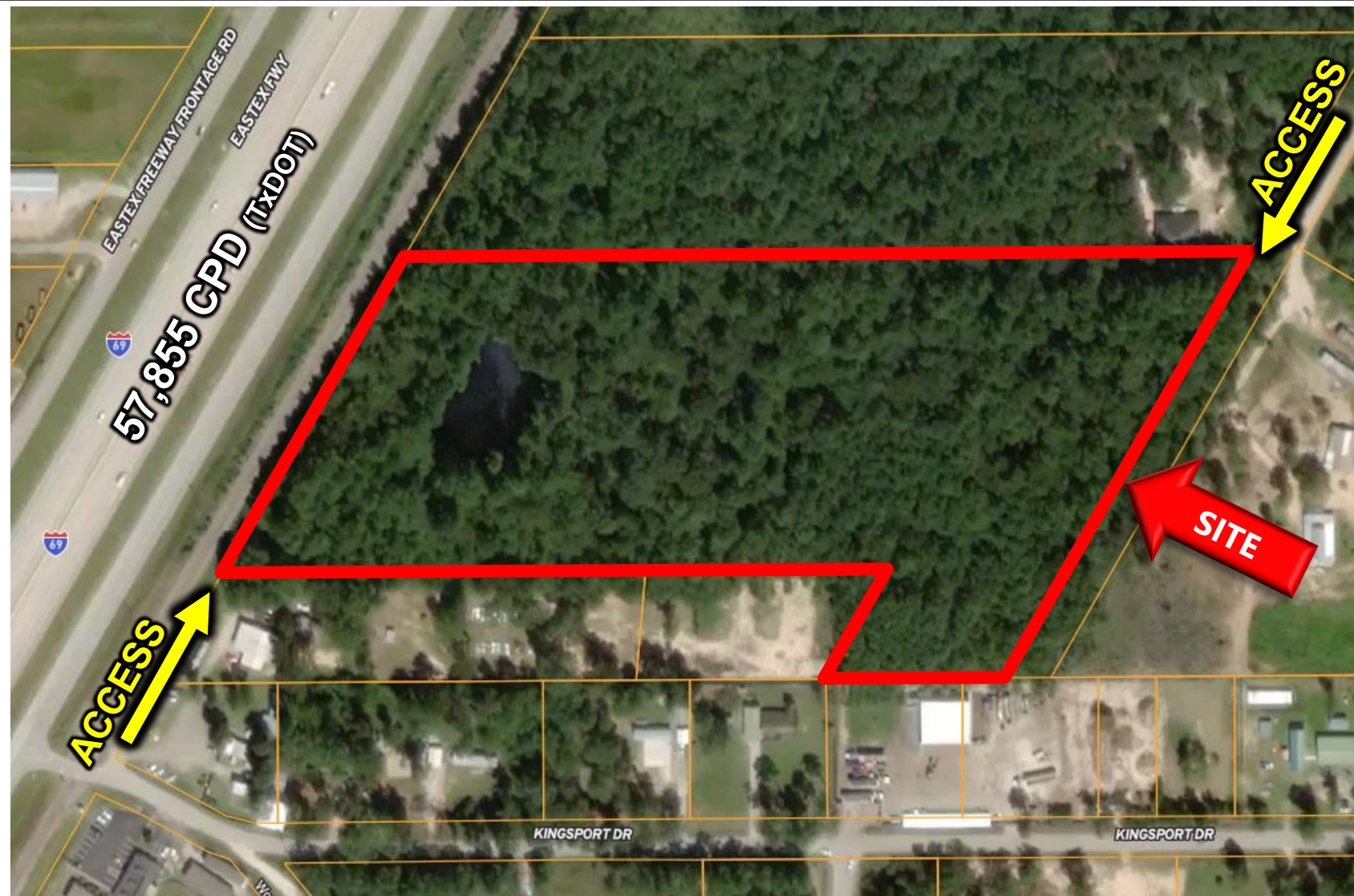




LAND FOR SALE - 15.12 ACRES
HIGHWAY 59, SPLENDORA, TX 77372

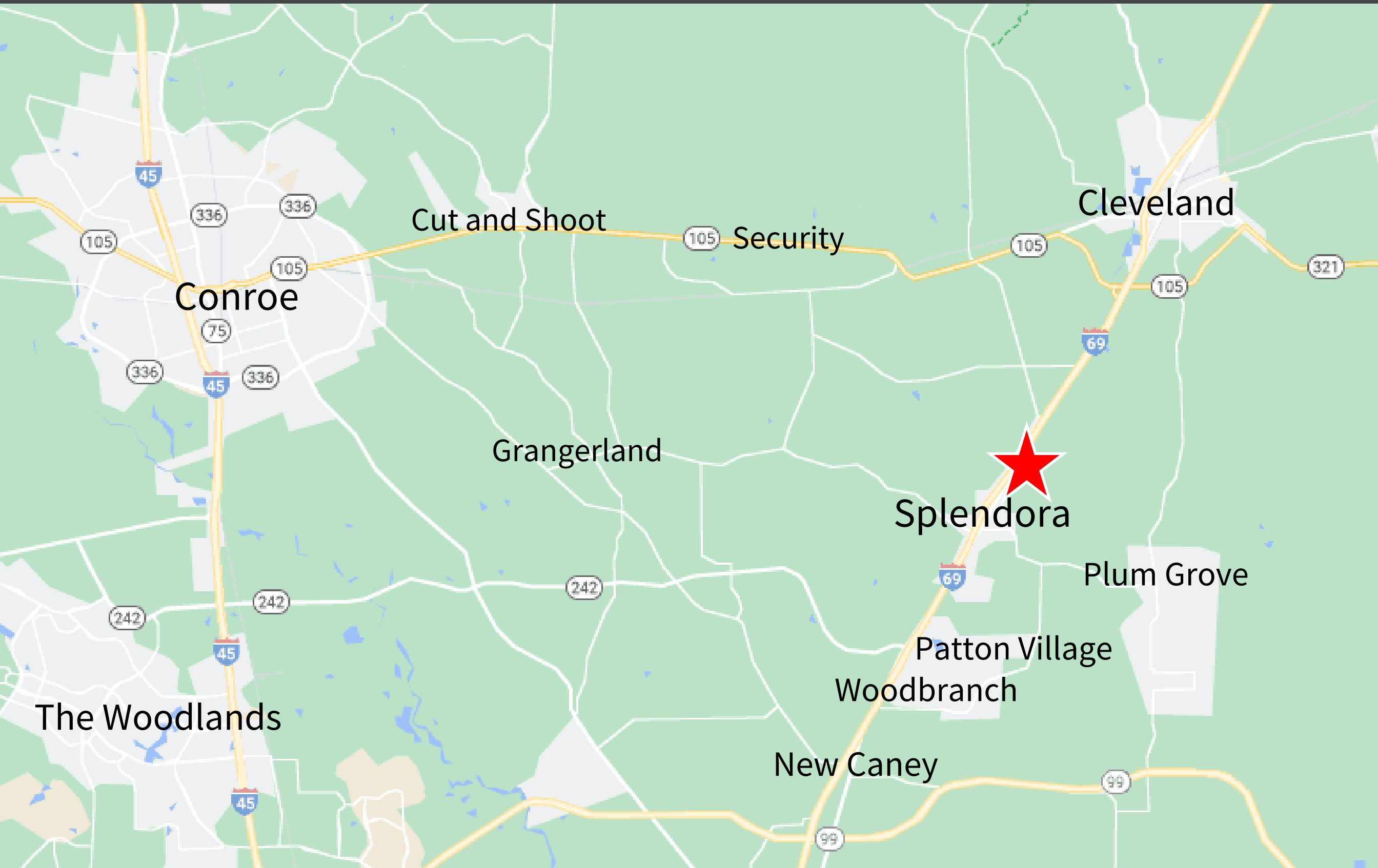


PROPERTY HIGHLIGHTS:

- 15.12 acres located approximately ~2.0 miles north of downtown Splendora, TX.
- Over 550 linear feet of frontage along US Highway 59.
- Multiple ingress / egress points of access at front and rear.
- Conveniently located near the intersection of Kingport Drive and Interstate 69 (US Hwy-59).
- Situated out of the floodplain per FEMA & County flood maps (Zone X).
- Property is free of pipelines and utility easements.
- Property borders City limits (*not currently annexed*).
- Application for utilities (*public water & sewer*) available via City of Splendora.



2021 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	1,033	9,471	18,458
Total Population	1,141	11,338	22,852
Total Households	374	3,708	7,487





Frontage along Hwy 59/ Southern Pacific RR



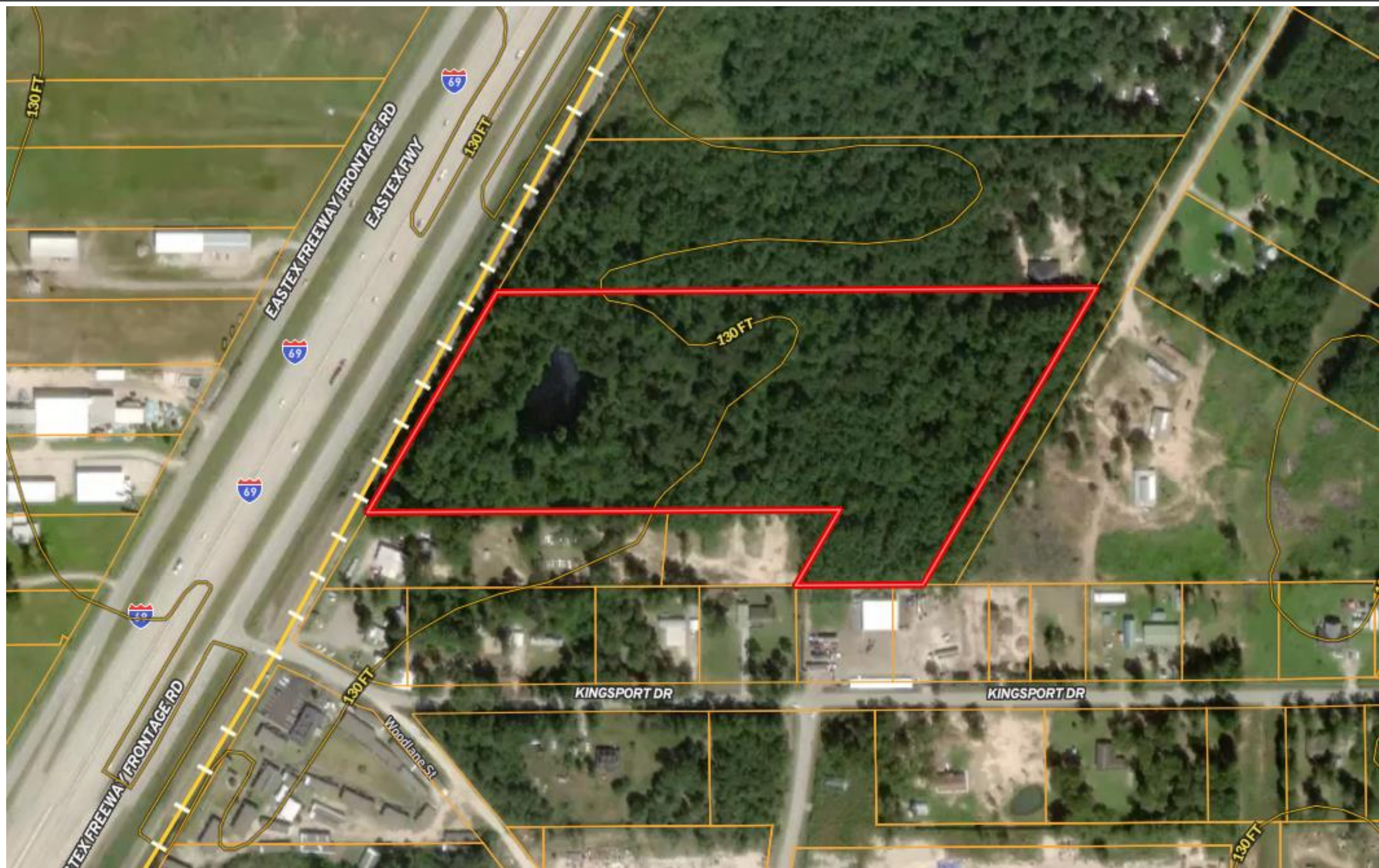
Kingport Dr.

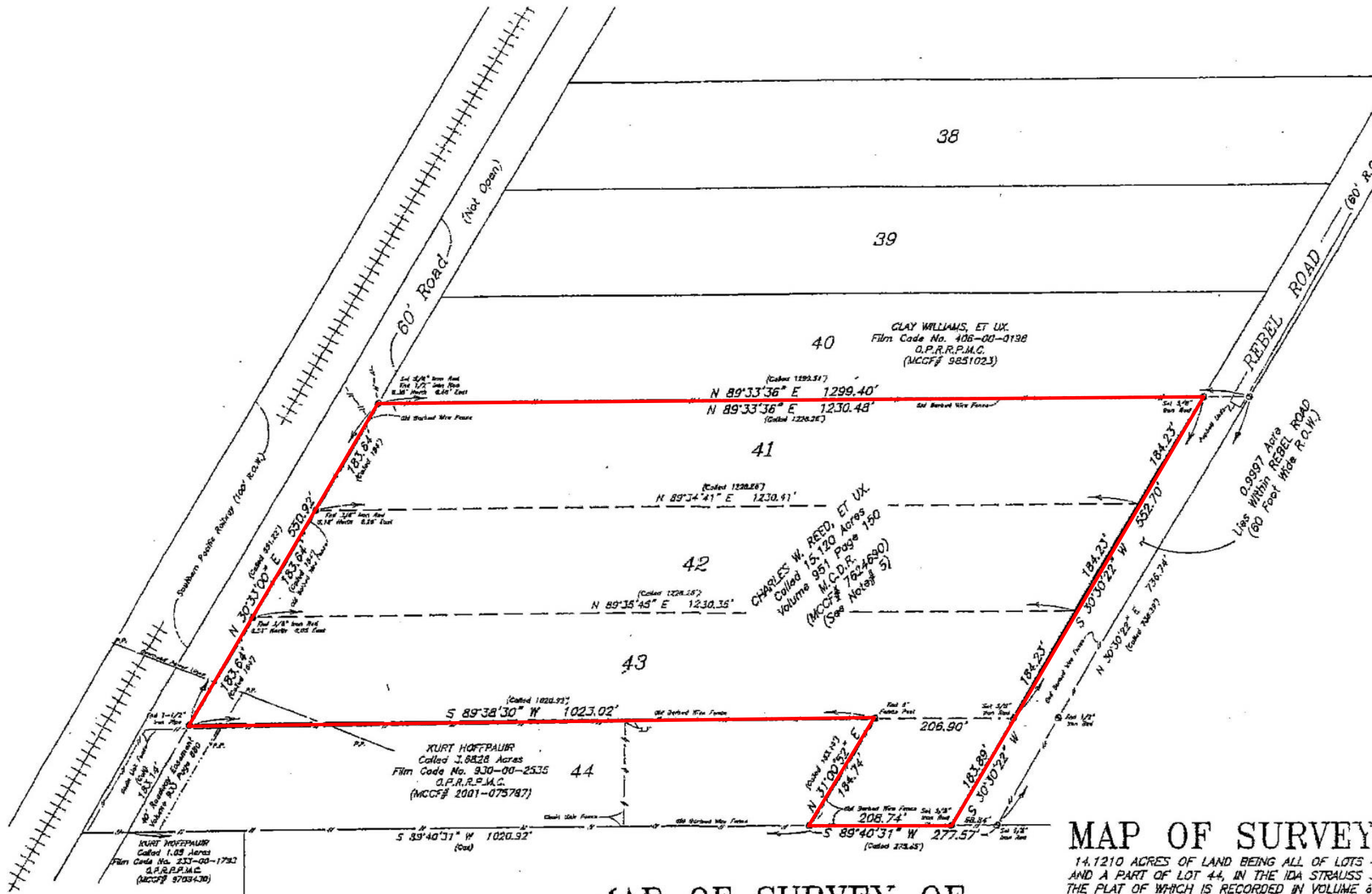


60' access road from Kingport Dr.



Access via Rebel Rd.





HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND JANUARY 3, 2000 UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE CTS AS FOUND AT THE TIME OF THE SURVEY.

John C. Moorman
 JOHN C. MOORMAN
 REGISTERED PROFESSIONAL



MAP OF SURVEY OF
 14.1210 ACRES OF LAND BEING ALL OF LOTS 41, 42, 43 AND A PART OF LOT 44, IN THE IDA STRAUSS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN VOLUME 67 PAGE 383 OF THE MONTGOMERY COUNTY DEED RECORDS, AND REVISED IN VOLUME 6 PAGE 21 OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE JOHN COLE LEAGUE A-211 IN MONTGOMERY COUNTY, TEXAS.

MAP OF SURVEY
 14.1210 ACRES OF LAND BEING ALL OF LOTS 41, 42, 43 AND A PART OF LOT 44, IN THE IDA STRAUSS SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN VOLUME 67 PAGE 383 OF THE MONTGOMERY COUNTY DEED RECORDS, AND REVISED IN VOLUME 6 PAGE 21 OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE JOHN COLE LEAGUE A-211 IN MONTGOMERY COUNTY, TEXAS.

SCALE: 1 INCH = 100 FEET

WASHBURN & COMPANY
 P.O. Box 480
 Cleveland, Texas 77328
 281-432-1665
 800-629-0103

SEPTEMBER 27, 2001
 Book 27
 Page 97
 File: REE
 FAX: 281-432-1481



SPLENDORA MARKET OVERVIEW

Splendora is a city located in Montgomery County, approximately thirty-five miles north of downtown Houston, Texas. Splendora has a 2020 population of 2,474 and is currently growing at a rate of 3.04% annually. Splendora was named in reference to the "splendor of its floral environment."

There are numerous new housing and master-planned community developments in the area. Forestar Real Estate Group, Inc., is developing an 1,160-acre community south of FM 2090 (*opposite Splendora High School*) for a new residential development called Splendora Crossing.

Housing starts in SISD in 2021 increased 397% from 2020. Housing starts in the entire Houston metro area increased 20% in this same period.

Approximately six miles south is Valley Ranch, a 1,400-acre master-planned community, as well as Valley Ranch Town Center, one of the largest retail developments in Texas with over 1.5 million square feet of retail, shopping, dining.

Splendora's geographic position in the far northeast suburbs will continue to drive new job growth, housing construction, and commercial development long-term.





Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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