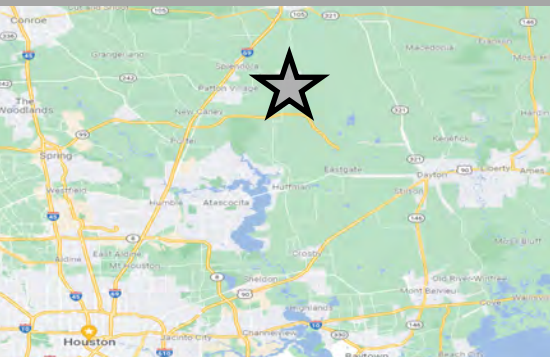




+/- 22.9 ACRES ON FM 1010 IN PLUM GROVE, TEXAS (NORTHEAST HOUSTON MSA)

MAP LOCATION



PROPERTY FEATURES

- +/- 22.9 Acres (per Survey)
 - Monopole Tower onsite for potential revenue
 - Great Manufactured Home, RV Site or Hold for Investment
 - Property has electrical, needs water and septic
 - Fenced
 - Great Rectangular Dimensions for development
 - 1,200'+ Frontage On CR 347
 - Location with population growth
 - City of Plum Grove, Texas
- Price: Call Broker**



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POINTS OF INTEREST



Interstate 69



Spondora Motocross Park

Plum Grove Volunteer Fire Dept

City of Plum Grove

SUBJECT PROPERTY

FM 2090

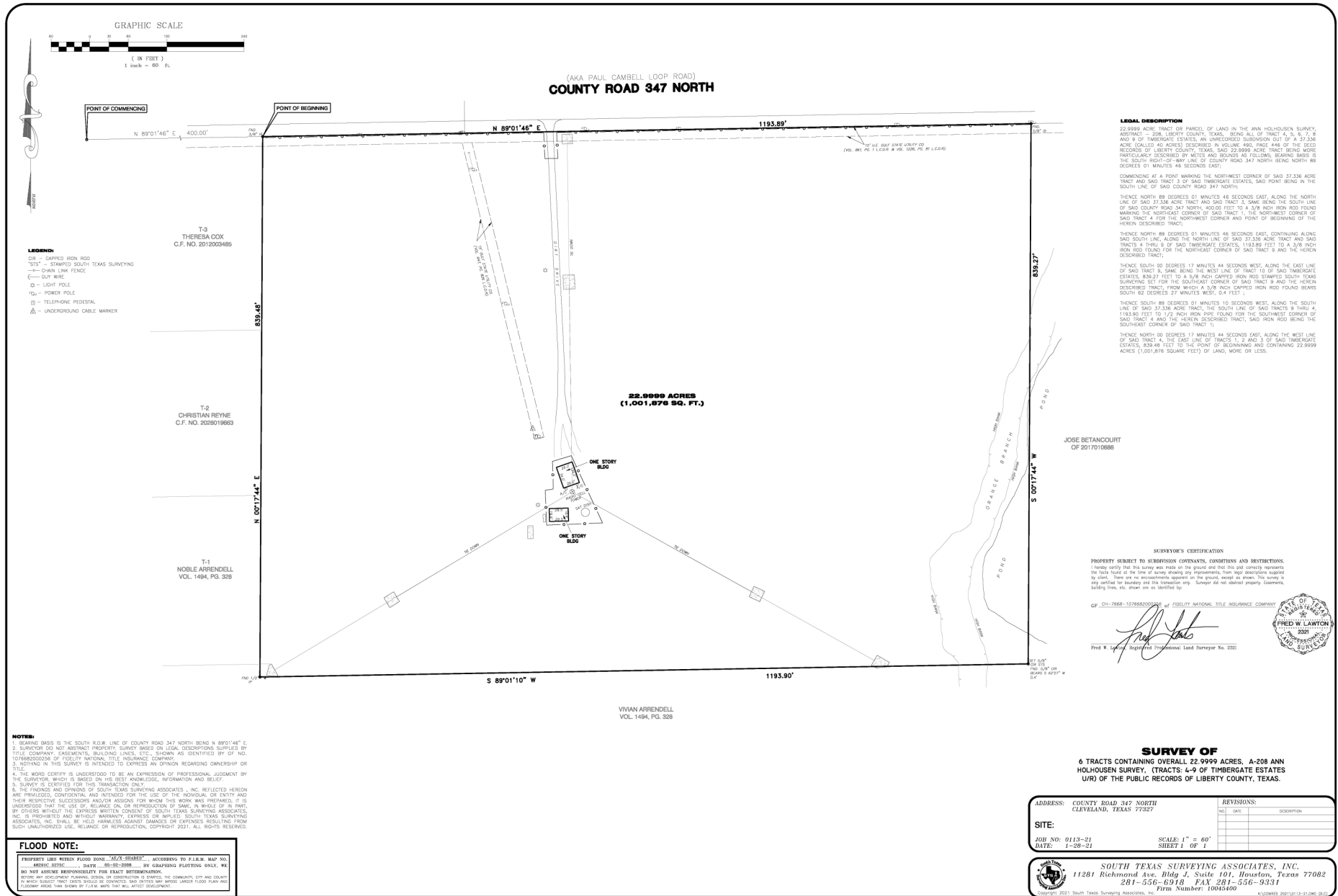
FM 1010 (Plum Grove Road)

CR 347 (Paul Cambell Loop Road)

City of Cleveland

NORTH





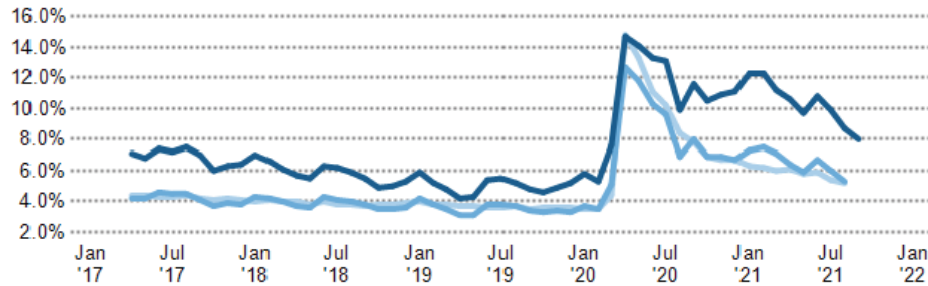
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Liberty County
- Texas
- USA

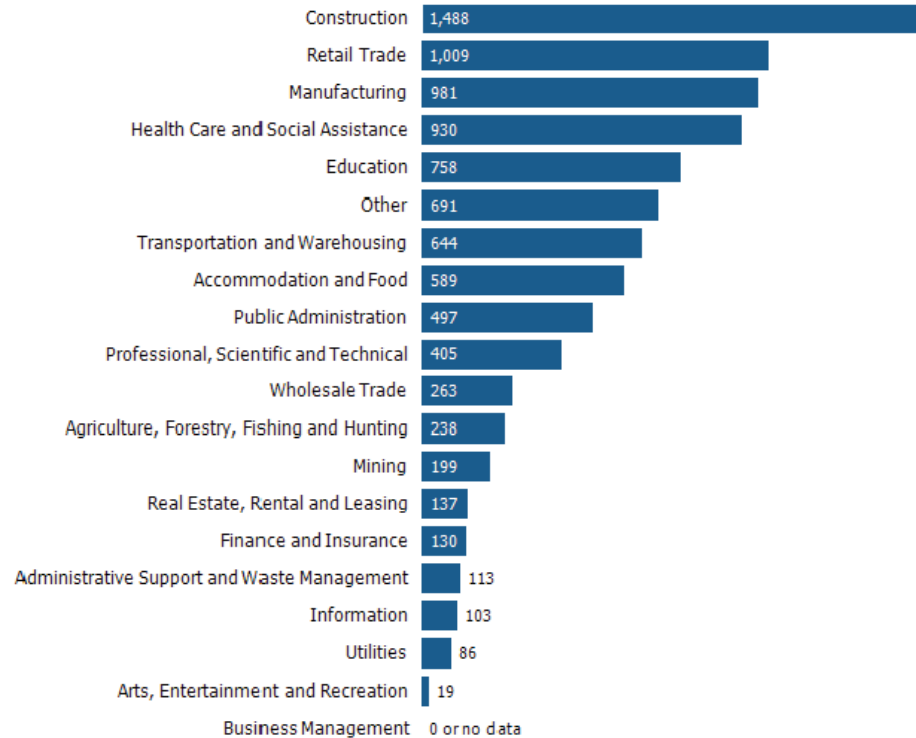


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Demographic source: Realtor Property Resource



Criteria Used for Analysis

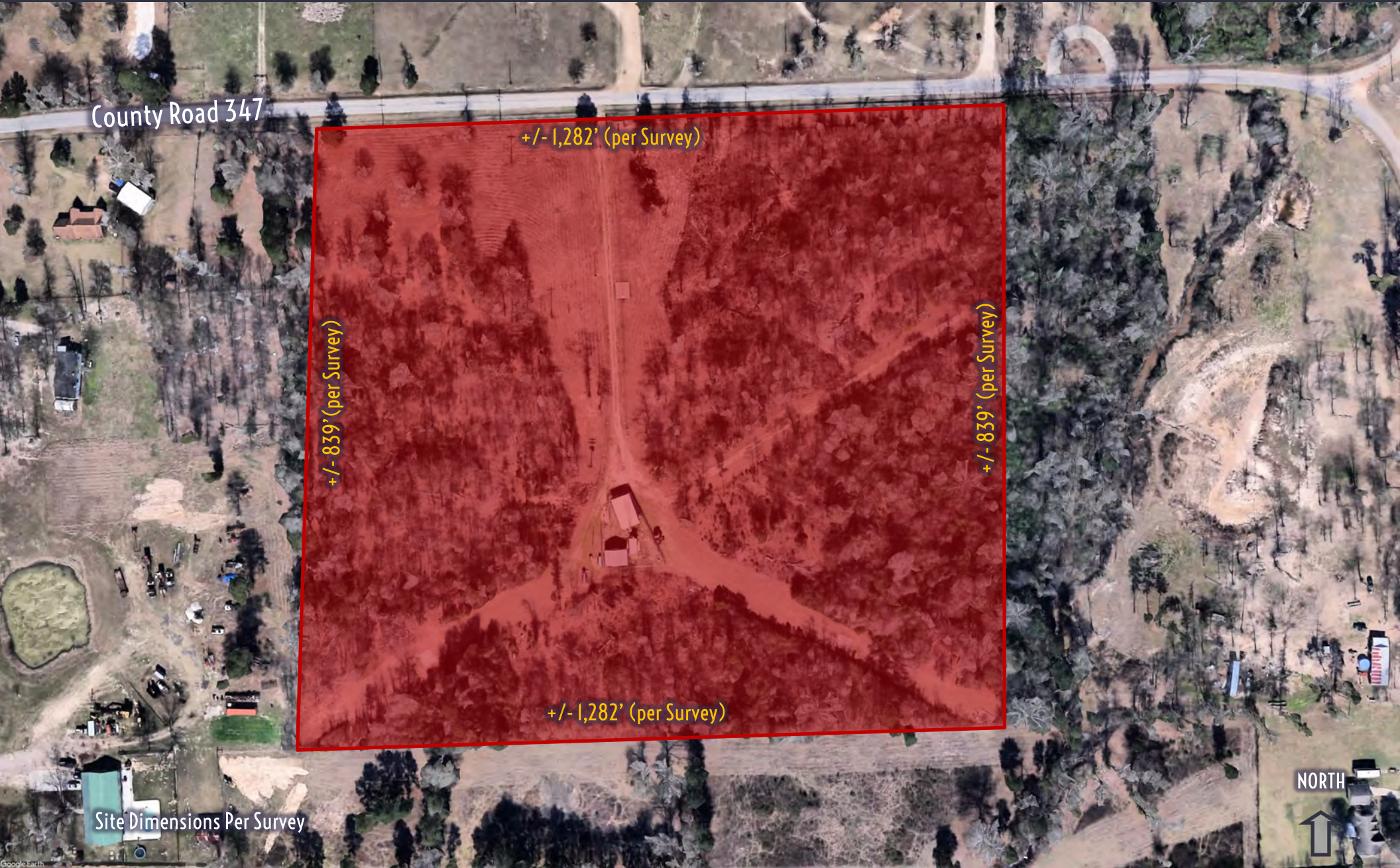
Income: Median Household Income \$39,730	Age: Median Age 37.5	Population Stats: Total Population 26,461	Segmentation: 1st Dominant Segment Southern Satellites
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Consumer Segmentation

Life Mode What are the people like that live in this area?	Rustic Outposts Country life with older families, older homes	Urbanization Where do people like this usually live?	Rural Country living with older families, low density and low diversity
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Top Tapestry Segments	Southern Satellites	Down the Road	Rooted Rural	Small Town Simplicity	Modest Income Homes
% of Households	4,663 (50.2%)	1,720 (18.5%)	733 (7.9%)	562 (6.1%)	492 (5.3%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	Rustic Outposts	Hometown	Hometown
Urbanization Group	Rural	Semirural	Rural	Semirural	Urban Periphery
Residence Type	Single Family or Mobile Homes	Mobile Homes	Single Family or Mobile Homes	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Singles
Average Household Size	2.65	2.74	2.47	2.25	2.56
Median Age	39.7	34.3	44.1	40	36.1
Diversity Index	38.6	70.5	28.2	49.1	33.3
Median Household Income	\$44,000	\$36,000	\$38,000	\$27,000	\$22,000
Median Net Worth	\$70,000	\$30,000	\$72,000	\$14,000	\$13,000
Median Home Value	\$119,000	\$104,000	\$104,000	\$88,000	—
Homeownership	78.6 %	66.4 %	80.5 %	50.9 %	46.3 %
Average Monthly Rent	—	—	—	—	\$720
Employment	Services, Professional or Administration	Services or Administration	Services, Professional or Administration	Services or Professional	Services or Administration
Education	High School Graduate	High School Graduate	High School Graduate	High School Graduate	High School Graduate
Preferred Activities	Go hunting, fishing . Own a pet dog.	Visit chat rooms; play games online . Go hunting, fishing.	Shop with coupons; buy generic products . Go hunting, fishing.	Visit the doctor regularly . Go hunting, fishing, target shooting.	Shop at low-cost retailers, warehouse clubs . Play basketball.
Financial	Shop at Walmart	Prefer convenience of frozen meals, fast food	Pay bills in person	Shop with coupons at discount stores	Pay bills in person
Media	Listen to country music; watch CMT	Watch Animal Planet on satellite TV	Listen to faith-based radio, gospel music	Read newspapers; watch TV	Listen to gospel, R&B radio
Vehicle	Own, maintain truck	Bought used vehicle last year	Own, maintain cars, ATVs	Own, maintain domestic trucks, ATVs	Take public transportation

Demographic source: Realtor Property Resource



County Road 347

+/- 1,282' (per Survey)

+/- 839' (per Survey)

+/- 839' (per Survey)

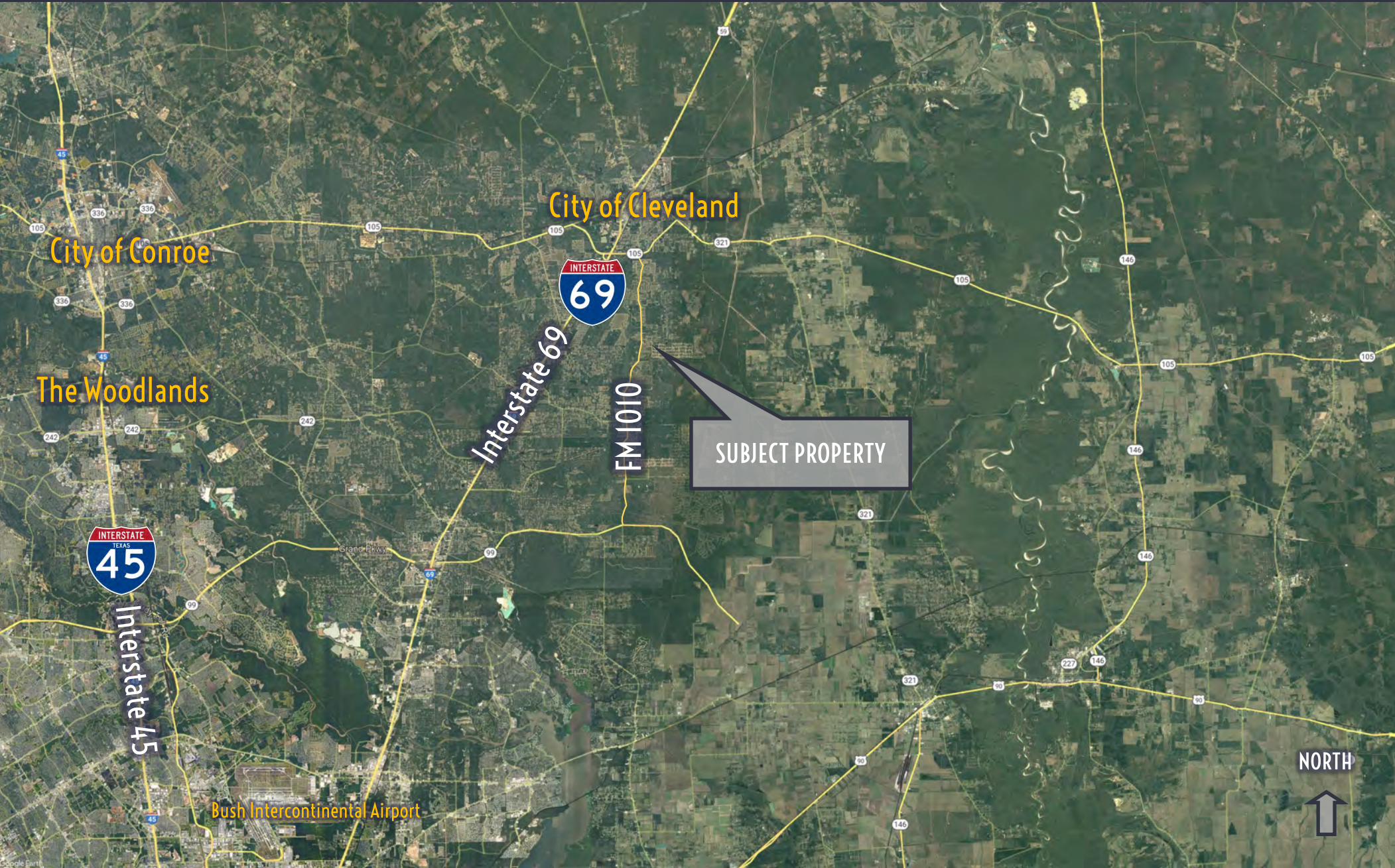
+/- 1,282' (per Survey)

Site Dimensions Per Survey

NORTH



+/- 22.9 ACRES ON FM 1010 IN PLUM GROVE, TEXAS (NORTHEAST HOUSTON MSA)





INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

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

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Joel Hill	555773	joel@joelghill.com	832.444.3566
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0