

The Robert Graham TEAM



**1.32 Acres in Royal Forest Subdivision
Conroe, Texas 77303**

Residential Acres Consisting of 4 Lots!

FOR SALE - \$49,900

**Close to Royal Forest Lake
& Pavillion!**



Arrowstar Realty
Robert Graham
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1.325 RESIDENTIAL ACRES
FOR SALE AT \$49,900
3 LOTS ON ROYAL SPRINGS, 1 LOT ON ROYAL CREEK
CONROE, TX 77303



FOUR RESIDENTIAL LOTS CONSISTING OF 1.325 ACRES FOR SALE IN ROYAL FOREST SUBDIVISION IN CONROE! WITHIN CLOSE PROXIMITY TO THE ROYAL FOREST LAKE, BOAT LAUNCH, AND PAVILION! LOW HOA DUES - \$175/ LOT ONE-TIME TRANSFER FEE AND \$146/ LOT YEARLY DUES! GREAT LOCATION, AS THIS PROPERTY IS ONLY A FEW MINUTES FROM TOWN, I-45, FM 3083, AND HIGHWAY 105!

CALL ROBERT GRAHAM FOR MORE INFORMATION AT (936) 672-2087!

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OVERVIEW

**1.325 RESIDENTIAL ACRES
ROYAL SPRINGS & ROYAL CREEK
CONROE, TX 77303**

- 3 LOTS ON ROYAL SPRINGS
- 1 LOT ON ROYAL CREEK
- LESS THAN 1 MILE FROM ROYAL FOREST LAKE & PAVILION!
- PERFECT SPOT FOR SINGLE FAMILY DEVELOPMENT!
- LOW HOA DUES!
- CONVENIENT LOCATION!
- ONLY A FEW MINUTES FROM I-45!

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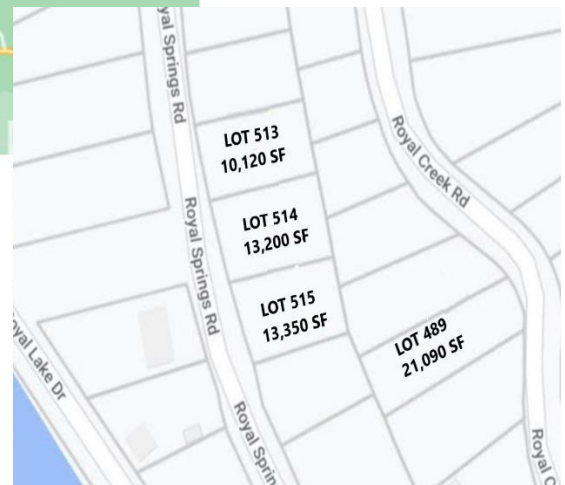
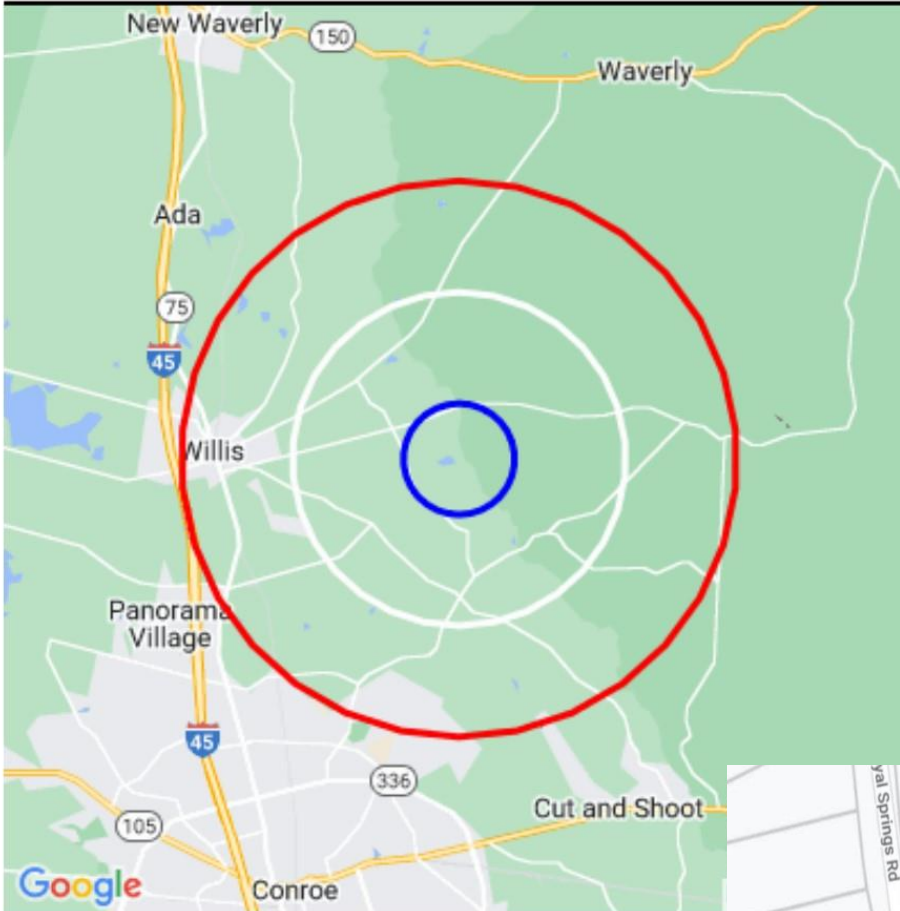
Royal Springs



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



Royal Springs

Population

Distance	Male	Female	Total
1- Mile	932	1,011	1,943
3- Mile	3,063	3,225	6,287
5- Mile	8,724	9,091	17,815



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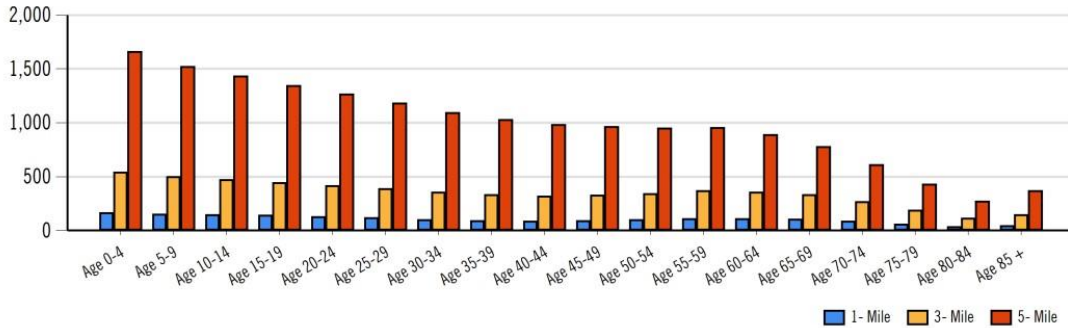
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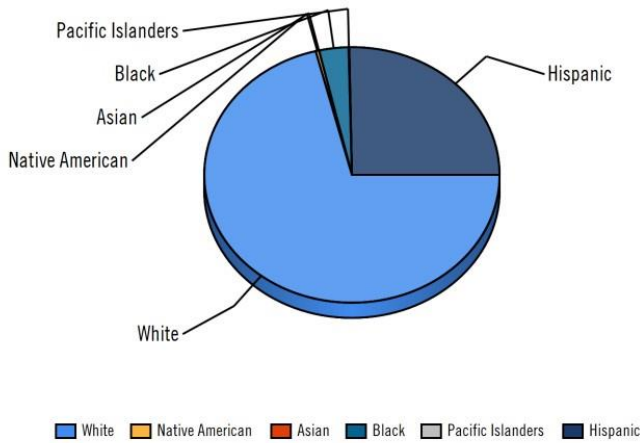
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Population by Distance and Age (2020)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	930	40	1.69 %
3-Mile	2,902	115	1.27 %
5-Mile	7,708	264	1.59 %



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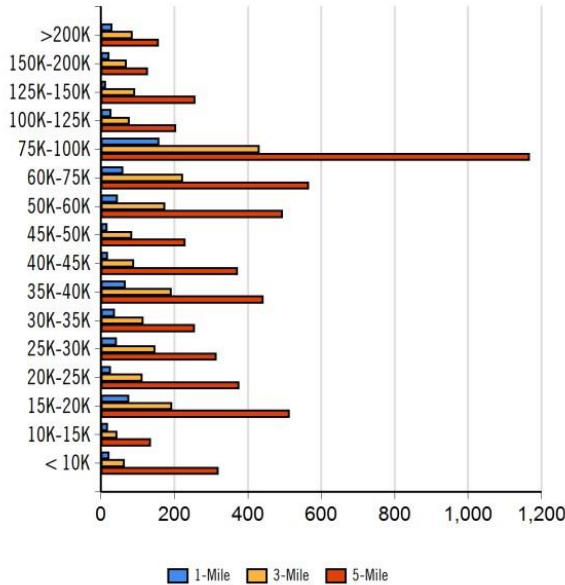
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	14	60	76	48	159	43	6	43	165	101	74	128
3-Mile	28	58	248	264	143	394	183	30	159	586	271	189	308
5-Mile	79	155	695	759	451	982	389	63	487	1,561	801	394	762

Household Income



Radius	Median Household Income
1-Mile	\$59,163.00
3-Mile	\$56,224.40
5-Mile	\$47,000.00

Radius	Average Household Income
1-Mile	\$63,629.00
3-Mile	\$64,097.80
5-Mile	\$55,387.27

Radius	Aggregate Household Income
1-Mile	\$43,548,727.94
3-Mile	\$141,512,316.20
5-Mile	\$359,424,348.10

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,191	3,895	10,564
High School Grad	451	1,538	4,504
Some College	251	808	2,010
Associates	48	128	321
Bachelors	62	236	592
Masters	15	75	188
Prof. Degree	8	38	113
Doctorate	8	25	62

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	29 %	18 %	21 %
Teen's	46 %	37 %	57 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	213 %	163 %	239 %
New Homes	65 %	54 %	75 %
New Households	44 %	34 %	58 %
Military Households	0 %	0 %	1 %
Households with 4+ Cars	35 %	39 %	41 %
Public Transportation Users	4 %	2 %	3 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	32,257,294		104,158,518		271,913,822	
Average annual household	47,388		47,381		43,817	
Food	6,171	13.02 %	6,131	12.94 %	5,744	13.11 %
Food at home	4,078		4,063		3,864	
Cereals and bakery products	584		580		549	
Cereals and cereal products	210		207		196	
Bakery products	374		373		353	
Meats poultry fish and eggs	810		807		774	
Beef	187		188		180	
Pork	146		148		142	
Poultry	153		152		146	
Fish and seafood	130		125		120	
Eggs	67		66		64	
Dairy products	411		406		383	
Fruits and vegetables	822		815		770	
Fresh fruits	119		118		112	
Processed vegetables	158		158		152	
Sugar and other sweets	150		152		144	
Fats and oils	131		130		123	
Miscellaneous foods	770		768		734	
Nonalcoholic beverages	348		351		338	
Food away from home	2,093		2,067		1,879	
Alcoholic beverages	328		332		301	
Housing	17,245	36.39 %	17,262	36.43 %	16,235	37.05 %
Shelter	10,397		10,399		9,768	
Owned dwellings	6,170		6,192		5,610	
Mortgage interest and charges	3,066		3,079		2,780	
Property taxes	2,096		2,101		1,883	
Maintenance repairs	1,008		1,010		947	
Rented dwellings	3,416		3,403		3,459	
Other lodging	811		803		699	
Utilities fuels	4,113		4,150		3,953	
Natural gas	384		385		359	
Electricity	1,647		1,662		1,606	
Fuel oil	163		160		147	
Telephone services	1,280		1,295		1,229	
Water and other public services	639		647		611	
Household operations	1,158	2.44 %	1,150	2.45 %	1,064	2.43 %
Personal services	328		326		293	
Other household expenses	830		834		771	
Housekeeping supplies	576		576		543	
Laundry and cleaning supplies	158		158		152	
Other household products	333		337		313	
Postage and stationery	83		80		78	
Household furnishings	1,001		975		904	
Household textiles	67		67		65	
Furniture	221		209		185	
Floor coverings	25		23		20	
Major appliances	147		144		135	
Small appliances	86		85		78	
Miscellaneous	451		446		419	
Apparel and services	1,221	2.58 %	1,216	2.57 %	1,147	2.62 %
Men and boys	256		240		218	
Men 16 and over	215		202		181	
Boys 2 to 15	41		38		37	
Women and girls	446		439		415	
Women 16 and over	370		363		341	
Girls 2 to 15	76		75		74	
Children under 2	87		88		86	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	32,257,294		104,158,518		271,913,822	
Average annual household	47,388		47,381		43,817	
Transportation	6,518	13.75 %	6,500	13.72 %	6,015	13.73 %
Vehicle purchases	1,530		1,462		1,310	
Cars and trucks new	793		757		662	
Cars and trucks used	690		658		606	
Gasoline and motor oil	2,067		2,105		1,992	
Other vehicle expenses	2,490		2,520		2,342	
Vehicle finance charges	164		174		159	
Maintenance and repairs	850		847		788	
Vehicle insurance	1,173		1,201		1,121	
Vehicle rental leases	303		297		272	
Public transportation	429		412		370	
Health care	3,711	7.83 %	3,770	7.96 %	3,484	7.95 %
Health insurance	2,458		2,495		2,319	
Medical services	771		783		707	
Drugs	360		371		345	
Medical supplies	122		120		111	
Entertainment	2,763	5.83 %	2,806	5.92 %	2,590	5.91 %
Fees and admissions	506		501		437	
Television radios	1,016		1,040		989	
Pets toys	1,002		1,013		934	
Personal care products	608		601		555	
Reading	52		51		47	
Education	1,189		1,125		1,001	
Tobacco products	404		412		409	
Miscellaneous	758	1.60 %	789	1.67 %	720	1.64 %
Cash contributions	1,364		1,387		1,260	
Personal insurance	5,058		4,995		4,306	
Life and other personal insurance	154		160		146	
Pensions and Social Security	4,904		4,834		4,160	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy			Vacant
		2018	Change	2023	1 Person	Family	Owner	Renter		
1-Mile	2020	1,768	29.15 %	335	1,342	1,436	332	268		
3-Mile	2020	6,141	34.98 %	1,059	4,777	5,020	1,121	604		
5-Mile	2020	10,945	32.68 %	1,938	8,458	8,410	2,535	984		
1-Mile	2023	1,897	38.57 %	360	1,439	1,538	359	276		
3-Mile	2023	6,581	44.83 %	1,136	5,117	5,379	1,202	646		
5-Mile	2023	11,822	43.68 %	2,095	9,134	9,063	2,759	1,006		



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@arrowstarrealty.com	(936)672-2087
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 Date

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