

The Robert Graham TEAM

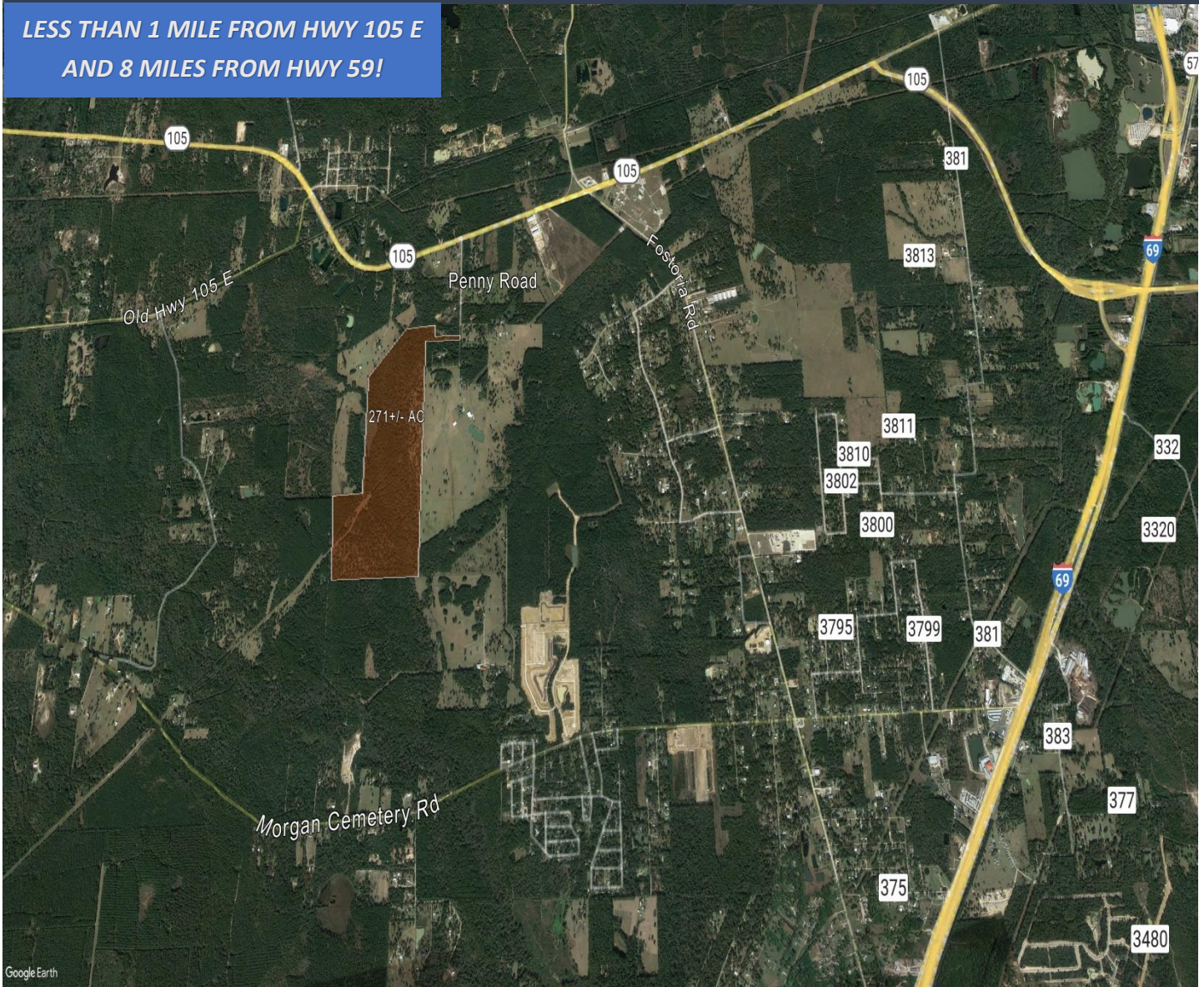


**271 +/- Acres
Penny Road
Cleveland, TX 77328**

**Unrestricted Acreage
Close to Hwy 105 E & Hwy 59!**

FOR SALE - \$3,500,000

**LESS THAN 1 MILE FROM HWY 105 E
AND 8 MILES FROM HWY 59!**

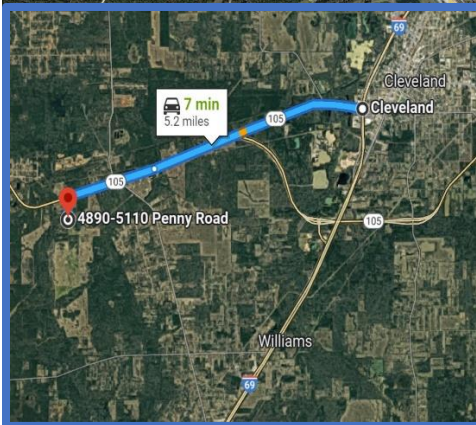


Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@arrowstarrealty.com

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**271 +/- UNRESTRICTED ACRES
FOR SALE \$3,500,000
PENNY ROAD
CLEVELAND, TX 77328**



UNRESTRICTED 271 +/- ACRES CLOSE TO HIGHWAY 105 E IN CLEVELAND, TEXAS! PRIVATE, WOODED ACREAGE OUTSIDE THE CITY LIMITS! LOW TAX RATE AND NO HOME OWNER'S ASSOCIATION! CLOSE TO TOWN AND LESS THAN 10 MINUTES FROM HIGHWAY 59! PERFECT FOR SINGLE FAMILY DEVELOPMENT, PERSONAL RANCH, ETC! THE SKY IS THE LIMIT WITH THIS PROPERTY!

THERE ARE 3 TRACTS ASSOCIATED WITH THIS 271 +/- ACRE PROPERTY. TAX ID'S ARE AS FOLLOWS: 0593-00-00126 (187.5416 ACRES), 0593-00-00145 (69.1931 ACRES), AND 0593-00-00136 (15.085 ACRES). TOTAL ACREAGE COMES OUT TO 271.8197 ACRES. *PROPERTY WILL BE TO YOUR LEFT PAST 5050 PENNY ROAD (SEE PICTURE 4).

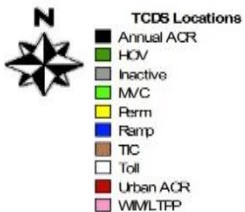
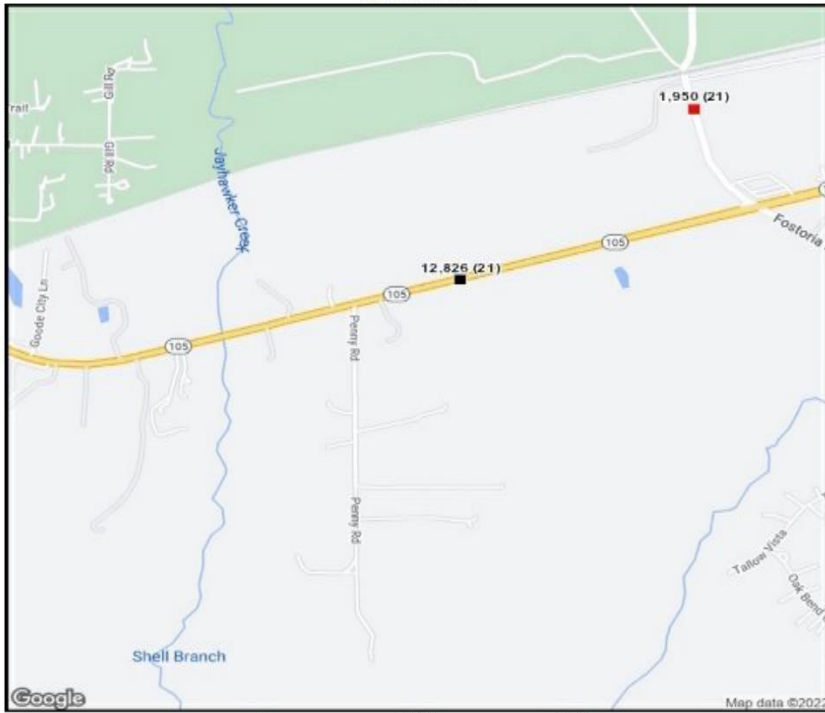
CALL ROBERT GRAHAM FOR MORE INFORMATION AT (936) 672-2087!

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All Stations



11/30/2022

OVERVIEW

**271+/- ACRES
PENNY ROAD
CLEVELAND, TX 77328**

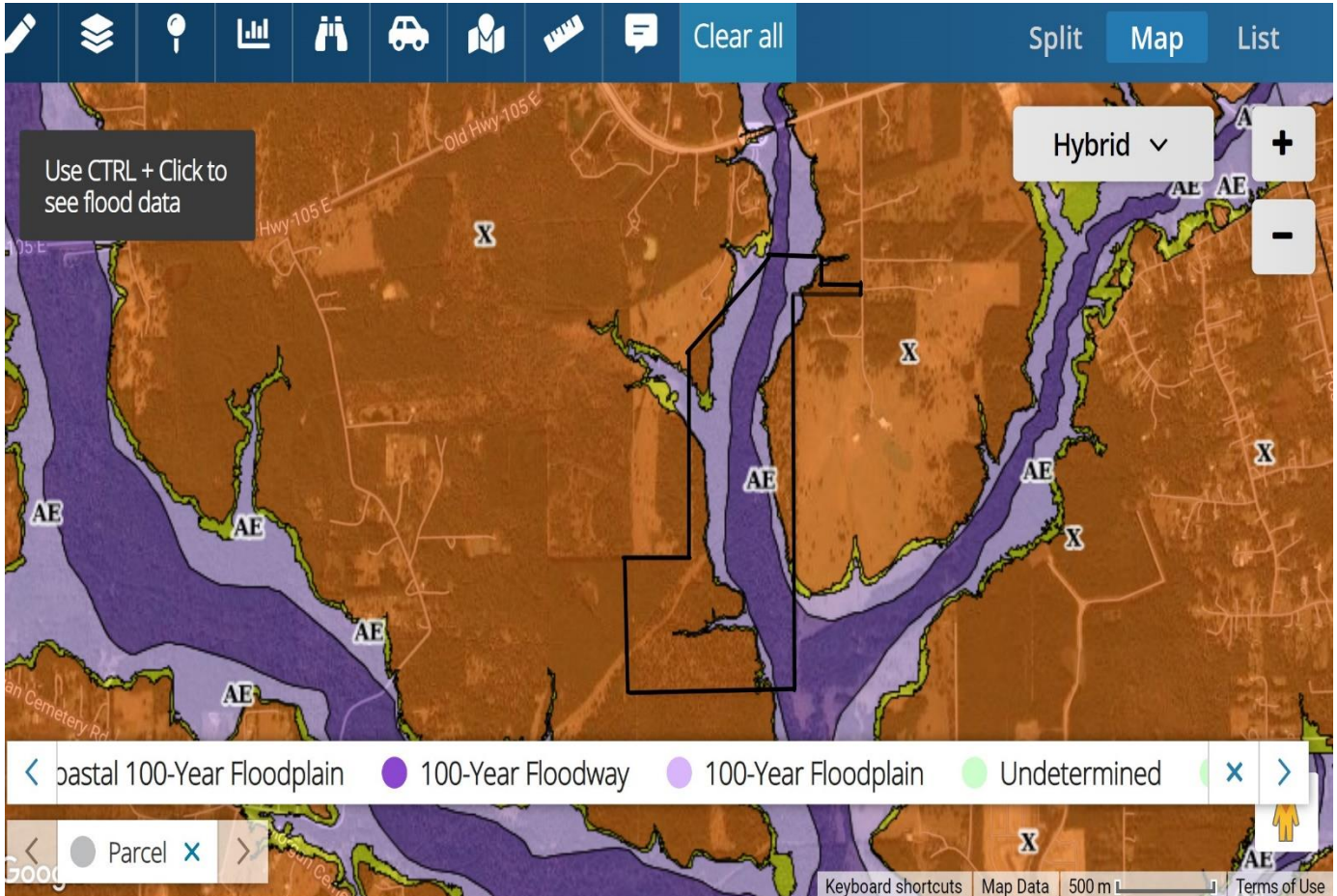
- UNRESTRICTED ACREAGE!
- CLOSE TO HIGHWAY 105 E!
- CLOSE TO HIGHWAY 59!
- PERFECT SPOT FOR SINGLE FAMILY DEVELOPMENT!
- NO HOA DUES!
- CONVENIENT LOCATION!

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FLOOD MAP

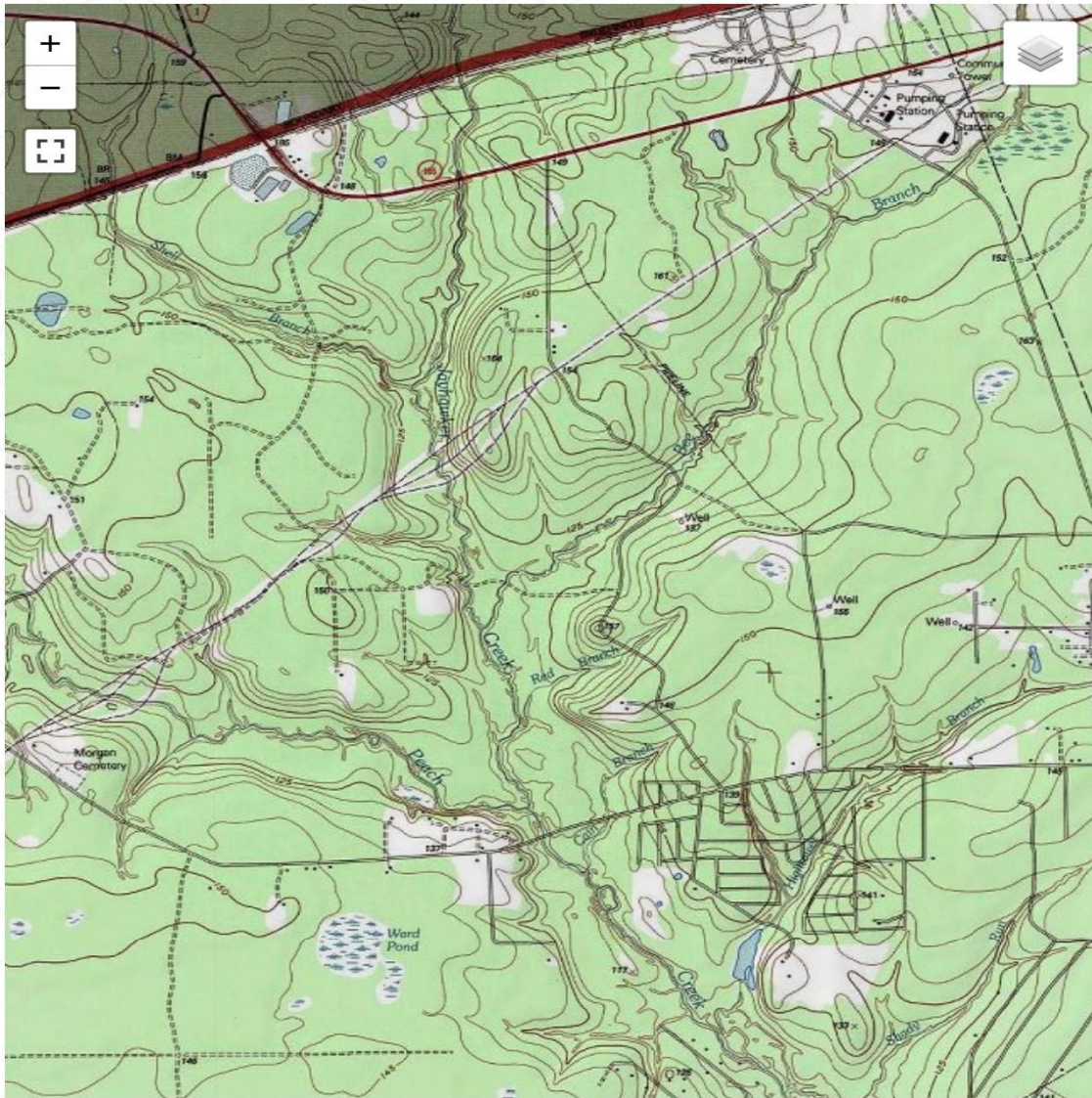


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TOPO MAP

Conroe Topo Map in Montgomery County Texas



Map provided by TopoZone.com

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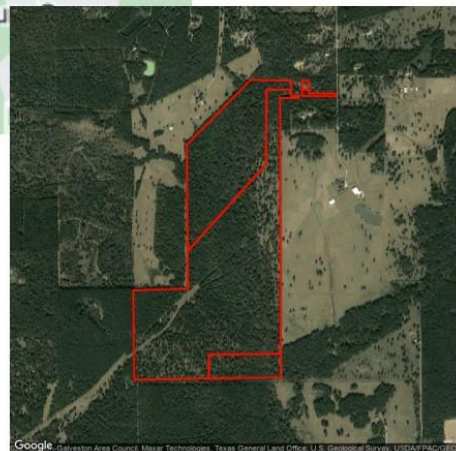
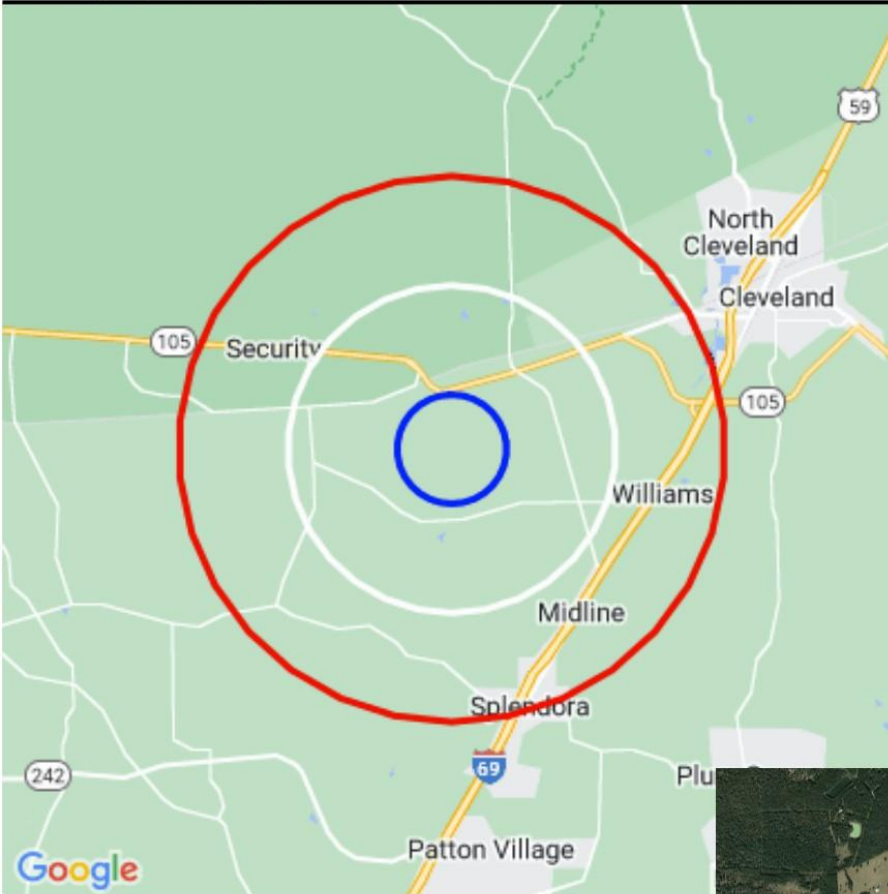
271+/- AC Penny Road



Arrowstar Realty

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

Demographic Report



271+/- AC Penny Road

Population

Distance	Male	Female	Total
1- Mile	48	48	96
3- Mile	1,786	1,833	3,619
5- Mile	5,527	5,650	11,177



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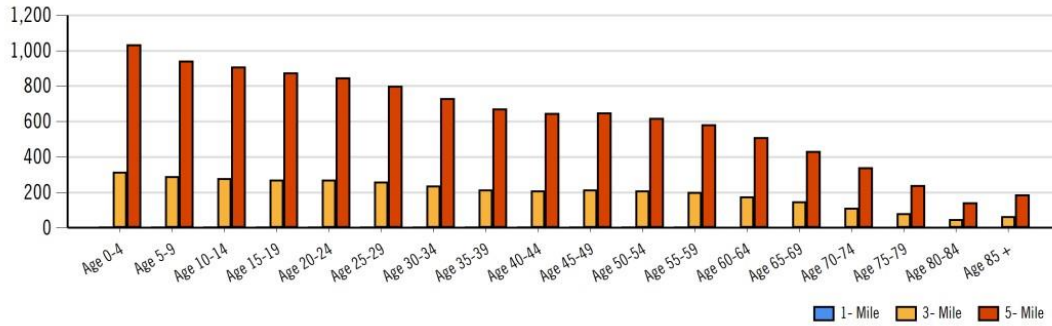
271+/- AC Penny Road



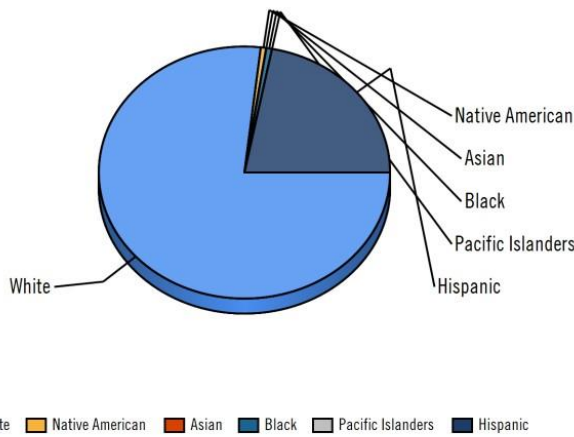
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Population by Distance and Age (2020)



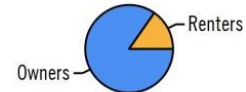
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	39	1	0.12 %
3-Mile	1,443	55	0.90 %
5-Mile	4,459	177	1.54 %



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271+/- AC Penny Road



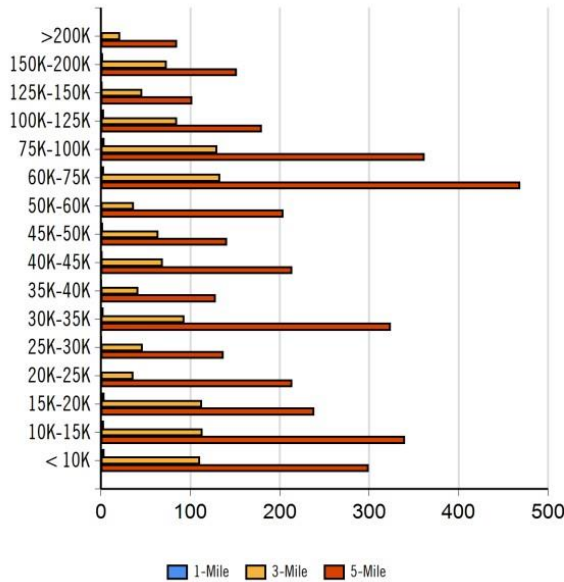
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	1	6	7	4	3	4	2	4	5	1	0	3
3-Mile	16	28	217	214	106	90	207	44	123	220	50	17	112
5-Mile	48	98	760	499	223	446	550	73	295	811	219	126	307

Household Income



Radius	Median Household Income
1-Mile	\$42,378.00
3-Mile	\$38,156.40
5-Mile	\$46,075.22

Radius	Average Household Income
1-Mile	\$58,342.00
3-Mile	\$58,959.40
5-Mile	\$58,490.56

Radius	Aggregate Household Income
1-Mile	\$1,925,274.67
3-Mile	\$72,521,576.51
5-Mile	\$206,040,854.69

Education

	1-Mile	3-mile	5-mile
Pop > 25	59	2,187	6,563
High School Grad	25	925	2,443
Some College	19	597	1,698
Associates	4	106	197
Bachelors	5	137	231
Masters	0	9	76
Prof. Degree	0	6	45
Doctorate	0	3	24

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	2 %	14 %	22 %
Teen's	4 %	28 %	47 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	16 %	124 %	231 %
New Homes	6 %	46 %	85 %
New Households	3 %	21 %	38 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	2 %	13 %	28 %
Public Transportation Users	0 %	0 %	3 %
Young Wealthy Households	0 %	25 %	50 %

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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271+/- AC Penny Road



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	1,491,394		55,133,404		158,998,527	
Average annual household	45,312		45,013		44,699	
Food	6,000	13.24 %	5,934	13.18 %	5,882	13.16 %
Food at home	3,965		3,935		3,906	
Cereals and bakery products	559		557		553	
Cereals and cereal products	199		198		197	
Bakery products	360		358		356	
Meats poultry fish and eggs	800		797		787	
Beef	188		186		183	
Pork	142		143		142	
Poultry	151		151		149	
Fish and seafood	130		127		126	
Eggs	65		64		64	
Dairy products	402		393		389	
Fruits and vegetables	794		786		786	
Fresh fruits	117		115		116	
Processed vegetables	154		153		154	
Sugar and other sweets	145		145		143	
Fats and oils	125		125		124	
Miscellaneous foods	753		743		738	
Nonalcoholic beverages	342		341		337	
Food away from home	2,035		1,998		1,976	
Alcoholic beverages	321		314		313	
Housing	16,499	36.41 %	16,495	36.64 %	16,419	36.73 %
Shelter	9,956		9,960		9,913	
Owned dwellings	5,794		5,751		5,741	
Mortgage interest and charges	2,907		2,847		2,845	
Property taxes	1,926		1,934		1,920	
Maintenance repairs	961		968		975	
Rented dwellings	3,402		3,438		3,424	
Other lodging	760		770		747	
Utilities fuels	3,901		3,934		3,936	
Natural gas	360		362		358	
Electricity	1,577		1,595		1,595	
Fuel oil	148		149		150	
Telephone services	1,208		1,216		1,219	
Water and other public services	608		611		611	
Household operations	1,115	2.44 %	1,095	2.43 %	1,082	2.42 %
Personal services	314		304		297	
Other household expenses	791		791		785	
Housekeeping supplies	562		563		552	
Laundry and cleaning supplies	157		154		152	
Other household products	320		324		317	
Postage and stationery	85		84		82	
Household furnishings	975		940		935	
Household textiles	76		71		71	
Furniture	205		199		192	
Floor coverings	23		23		23	
Major appliances	127		128		134	
Small appliances	84		86		84	
Miscellaneous	460		432		430	
Apparel and services	1,253	2.77 %	1,213	2.69 %	1,174	2.63 %
Men and boys	244		230		218	
Men 16 and over	198		188		178	
Boys 2 to 15	46		42		40	
Women and girls	450		444		436	
Women 16 and over	375		372		364	
Girls 2 to 15	75		72		71	
Children under 2	87		89		87	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	1,491,394		55,133,404		158,998,527	
Average annual household	45,312		45,013		44,699	
Transportation	6,209	13.70 %	6,123	13.60 %	6,121	13.69 %
Vehicle purchases	1,443		1,371		1,371	
Cars and trucks new	712		695		702	
Cars and trucks used	696		641		632	
Gasoline and motor oil	1,979		1,986		1,996	
Other vehicle expenses	2,353		2,344		2,342	
Vehicle finance charges	151		155		158	
Maintenance and repairs	828		811		806	
Vehicle insurance	1,077		1,091		1,094	
Vehicle rental leases	297		285		282	
Public transportation	434		421		412	
Health care	3,444	7.60 %	3,490	7.75 %	3,522	7.88 %
Health insurance	2,277		2,318		2,333	
Medical services	702		707		722	
Drugs	351		350		353	
Medical supplies	114		114		113	
Entertainment	2,670	5.89 %	2,637	5.86 %	2,637	5.90 %
Fees and admissions	497		482		474	
Television radios	964		973		976	
Pets toys	981		965		964	
Personal care products	586		575		569	
Reading	50		51		50	
Education	1,197		1,177		1,107	
Tobacco products	393		402		404	
Miscellaneous	708	1.56 %	737	1.64 %	731	1.64 %
Cash contributions	1,185		1,226		1,231	
Personal insurance	4,797		4,634		4,533	
Life and other personal insurance	156		152		154	
Pensions and Social Security	4,641		4,482		4,379	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	1,082	829	30.52 %	194	838	934	148	140	
3-Mile	2020	6,105	4,854	23.33 %	1,017	4,820	4,922	1,183	531	
5-Mile	2020	9,714	7,861	23.37 %	1,642	7,623	7,929	1,785	983	
1-Mile	2023	1,169	829	41.01 %	210	904	1,003	166	131	
3-Mile	2023	6,748	4,854	36.87 %	1,125	5,325	5,330	1,418	223	
5-Mile	2023	10,775	7,861	36.45 %	1,818	8,458	8,608	2,167	635	



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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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