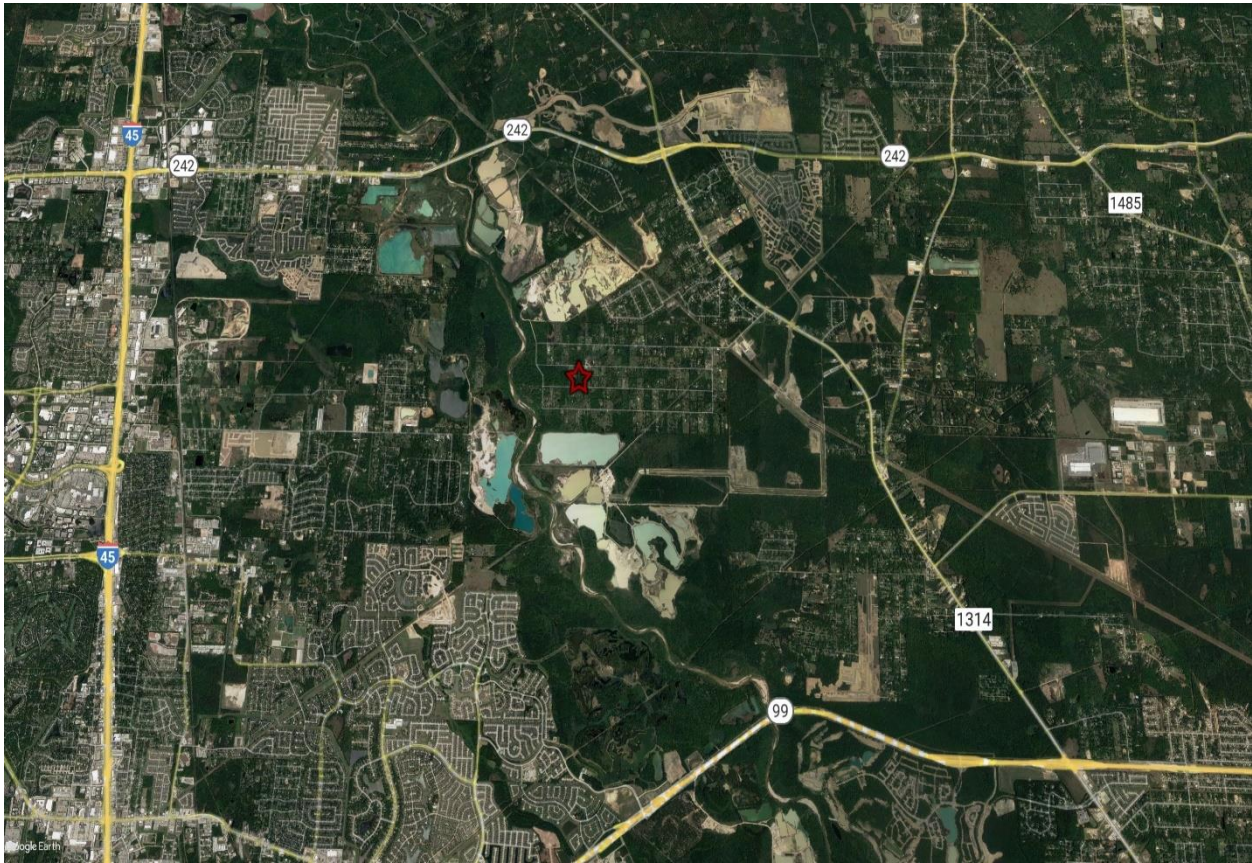


**10 ACRES AVAILABLE**  
**FOR SALE - \$179,000**  
LOTS 108 MCGREGOR ROAD,  
CONROE, TX 77302



**10 ACRES IN CONROE CLOSE TO HIGHWAY 242! NO HOA OR MUD TO WORRY ABOUT!**  
**ONLY A FEW MINUTES FROM I-45, GRAND PARKWAY, AND HIGHWAY 59!**

**CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!**

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

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**AERIAL & FLOOD MAP**



0 McGregor Road, Conroe, Texas 77302 Montgomery County

[Listing](#) [Tax](#) [Photos](#) [360 History](#) [Parcel Map](#) [Flood Map](#) [Foreclosure](#) [Property Archive](#) [Attachments](#)

Flood Zone Code:	<b>AE</b>	Special Flood Hazard Area (SFHA):	<b>In</b>
Flood Zone Date:	<b>08/18/2014</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>48339C0545G</b>	Flood Community Name:	<b>MONTGOMERY COUNTY</b>
Flood Code Description:	<b>Zone Ae-An Area Inundated By 100-Year Flooding</b>		



This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

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OFFER INSTRUCTIONS



Cell: (936) 672-2087  
Email: robert@arrowstarrealty.com

Thank you for submitting an offer on our listing!  
Below, you will find important information in order to complete your offer!  
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

**Preferred Title Company & Contact Information:**

Chicago Title 9720 Cypresswood Drive, Suite 100, Houston, TX 77070  
Charisse Simmons Phone: (281) 469-8200 Email: cypresswoodteam@ctt.com

**Seller's Name:**

Roy G Gullberg III Family Trust

**Earnest Money:**

A minimum of 1% of the sales price is recommended.

**Option Fee & Option Period:**

An option fee of \$250.00 is preferred for a 10-day option period.

**Prequalification Letter or Proof of Funds:**

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

**Exclusions:**

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

**Non-Realty Items:**

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham  
Arrowstar Realty  
License Number: 466722  
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087  
Email: robert@rgteamtx.com  
Licensed Supervisor: Kevin Hasara  
Broker License: 9005193

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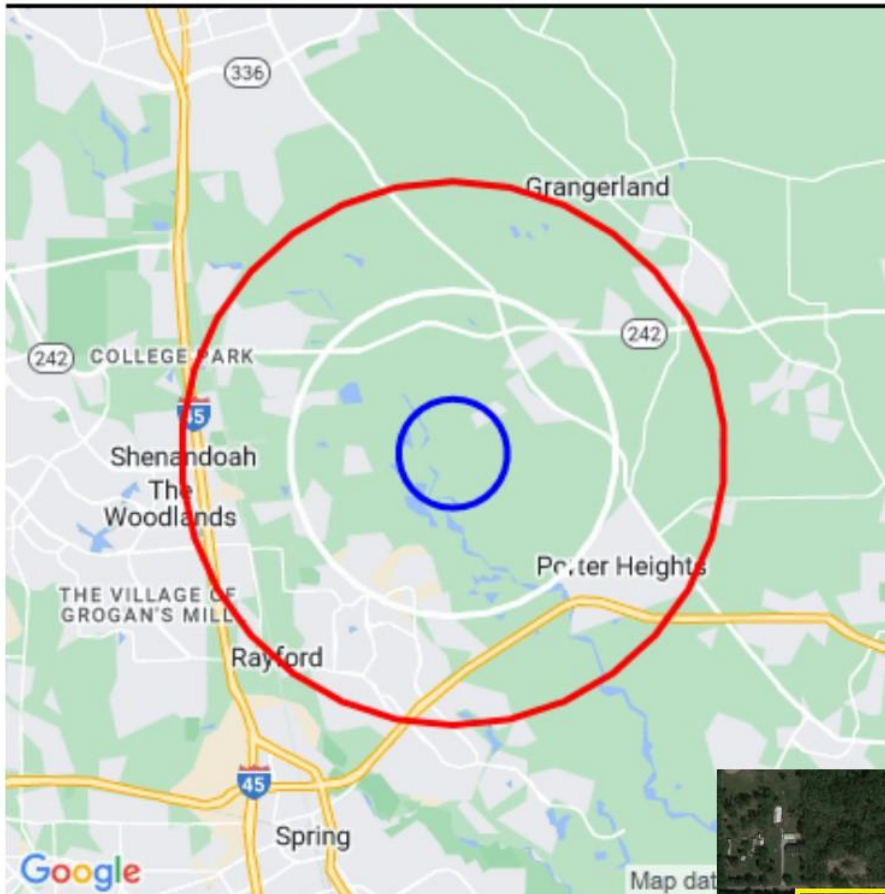
# McGregor Lots 108 & 113



Arrowstar Realty

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

## Demographic Report



### 00 McGregor

#### Population

Distance	Male	Female	Total
1- Mile	293	304	597
3- Mile	4,149	4,052	8,202
5- Mile	24,630	24,545	49,175



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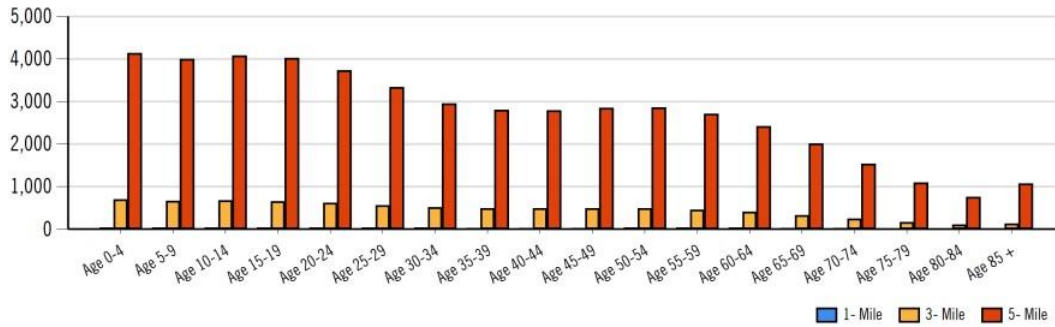
## McGregor Lots 108 & 113



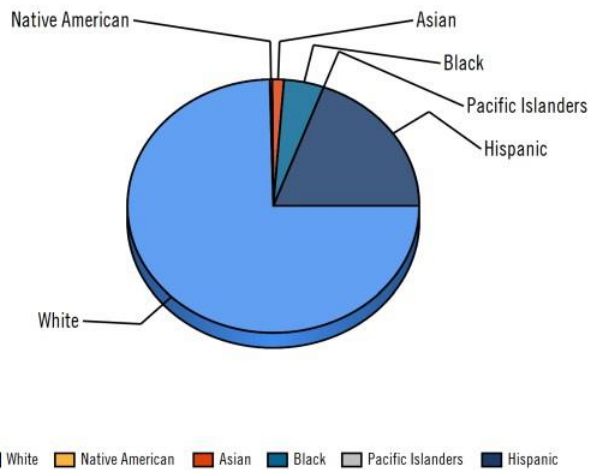
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### Population by Distance and Age (2020)



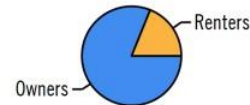
### Ethnicity within 5 miles



### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	276	13	0.83 %
3-Mile	3,941	150	1.19 %
5-Mile	24,752	750	2.01 %



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# McGregor Lots 108 & 113



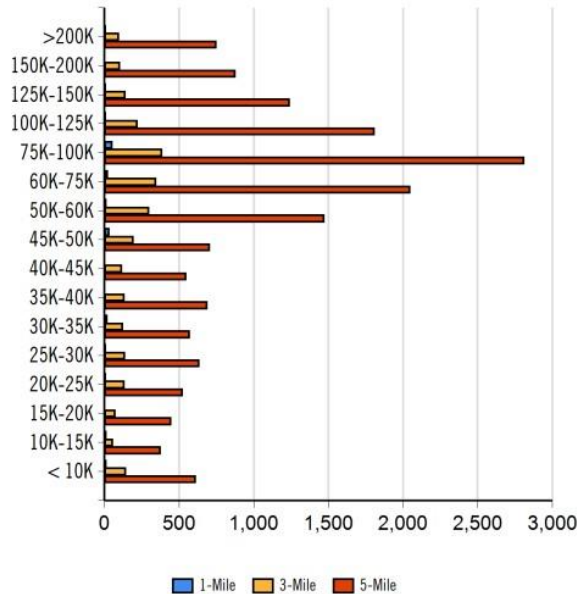
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	8	2	47	25	30	36	45	11	24	18	14	11	4
3-Mile	22	124	453	325	194	656	424	131	333	731	237	113	115
5-Mile	39	917	1,919	2,305	1,253	3,445	2,299	486	2,209	5,384	1,568	828	1,241

## Household Income



Radius	Median Household Income
1-Mile	\$58,339.33
3-Mile	\$64,667.00
5-Mile	\$75,749.37

Radius	Average Household Income
1-Mile	\$67,006.67
3-Mile	\$69,838.57
5-Mile	\$81,119.58

Radius	Aggregate Household Income
1-Mile	\$13,802,887.38
3-Mile	\$187,121,636.40
5-Mile	\$1,319,008,305.25

## Education

	1-Mile	3-mile	5-mile
Pop > 25	388	4,880	29,201
High School Grad	145	1,495	8,359
Some College	82	1,307	8,474
Associates	26	303	2,215
Bachelors	62	572	3,898
Masters	8	95	678
Prof. Degree	10	59	307
Doctorate	1	27	158

## Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	38 %	32 %
Households with 4+ Cars	1 %	11 %	48 %
Military Households	0 %	0 %	11 %
Mobile Homes	47 %	98 %	152 %
New Homes	15 %	77 %	115 %
New Households	14 %	27 %	51 %
Public Transportation Users	0 %	2 %	13 %
Teen's	16 %	30 %	71 %
Vacant Ready For Rent	6 %	8 %	25 %
Young Wealthy Households	0 %	7 %	40 %

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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# McGregor Lots 108 & 113



Arrowstar Realty

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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	10,242,317		131,552,373		845,260,897	
<b>Average annual household</b>	48,477		48,802		52,715	
<b>Food</b>	6,314	13.02 %	6,346	13.00 %	6,794	12.89 %
Food at home	4,143		4,146		4,356	
Cereals and bakery products	588		588		619	
Cereals and cereal products	210		210		220	
Bakery products	378		378		399	
Meats poultry fish and eggs	823		821		858	
Beef	191		189		199	
Pork	149		149		153	
Poultry	154		154		161	
Fish and seafood	132		132		140	
Eggs	67		67		70	
Dairy products	419		417		445	
Fruits and vegetables	840		843		888	
Fresh fruits	122		124		130	
Processed vegetables	161		162		168	
Sugar and other sweets	153		153		160	
Fats and oils	132		132		138	
Miscellaneous foods	780		784		822	
Nonalcoholic beverages	354		354		367	
Food away from home	2,171		2,200		2,437	
Alcoholic beverages	344		352		393	
<b>Housing</b>	17,480	36.06 %	17,592	36.05 %	18,659	35.40 %
Shelter	10,554		10,632		11,285	
Owned dwellings	6,356		6,415		6,966	
Mortgage interest and charges	3,210		3,263		3,572	
Property taxes	2,134		2,137		2,342	
Maintenance repairs	1,011		1,014		1,051	
Rented dwellings	3,377		3,401		3,349	
Other lodging	820		816		968	
Utilities fuels	4,142		4,155		4,286	
Natural gas	390		388		407	
Electricity	1,648		1,652		1,687	
Fuel oil	160		159		168	
Telephone services	1,291		1,301		1,340	
Water and other public services	651		654		682	
<b>Household operations</b>	1,176	2.43 %	1,192	2.44 %	1,312	2.49 %
Personal services	334		345		396	
Other household expenses	842		846		916	
Housekeeping supplies	583		579		627	
Laundry and cleaning supplies	161		160		169	
Other household products	340		338		368	
Postage and stationery	82		80		89	
Household furnishings	1,024		1,032		1,146	
Household textiles	75		76		85	
Furniture	218		215		261	
Floor coverings	25		25		29	
Major appliances	144		147		141	
Small appliances	87		86		94	
Miscellaneous	473		481		534	
<b>Apparel and services</b>	1,269	2.62 %	1,272	2.61 %	1,421	2.70 %
Men and boys	252		247		289	
Men 16 and over	212		207		243	
Boys 2 to 15	40		39		46	
Women and girls	458		458		499	



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# McGregor Lots 108 & 113



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Women 16 and over	383	382	423
Girls 2 to 15	75	75	76
Children under 2	88	89	92

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	10,242,317		131,552,373		845,260,897	
<b>Average annual household</b>	48,477		48,802		52,715	
<b>Transportation</b>	6,680	13.78 %	6,748	13.83 %	7,204	13.67 %
Vehicle purchases	1,578		1,590		1,749	
Cars and trucks new	811		818		895	
Cars and trucks used	722		727		808	
Gasoline and motor oil	2,131		2,155		2,221	
Other vehicle expenses	2,521		2,546		2,701	
Vehicle finance charges	173		178		187	
Maintenance and repairs	874		879		942	
Vehicle insurance	1,159		1,171		1,221	
Vehicle rental leases	314		317		350	
Public transportation	449		455		532	
<b>Health care</b>	3,793	7.82 %	3,820	7.83 %	4,002	7.59 %
Health insurance	2,494		2,500		2,598	
Medical services	795		810		867	
Drugs	381		387		404	
Medical supplies	122		122		132	
<b>Entertainment</b>	2,881	5.94 %	2,924	5.99 %	3,151	5.98 %
Fees and admissions	540		549		636	
Television radios	1,033		1,043		1,072	
Pets toys	1,045		1,059		1,151	
Personal care products	624		625		685	
Reading	52		52		58	
Education	1,189		1,161		1,432	
Tobacco products	402		402		396	
<b>Miscellaneous</b>	784	1.62 %	790	1.62 %	840	1.59 %
<b>Cash contributions</b>	1,352		1,344		1,387	
<b>Personal insurance</b>	5,308		5,369		6,290	
Life and other personal insurance	167		171		186	
Pensions and Social Security	5,141		5,198		6,104	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,224	3,105	32.37 %	793	3,241	3,513	711	365
3-Mile	2020	12,182	8,790	34.31 %	1,950	9,618	10,015	2,167	443
5-Mile	2020	23,593	17,661	29.85 %	3,713	18,770	19,985	3,608	1,658
1-Mile	2023	4,536	3,105	42.10 %	852	3,479	3,762	774	324
3-Mile	2023	13,037	8,790	43.80 %	2,088	10,291	10,699	2,338	571
5-Mile	2023	25,201	17,661	38.72 %	3,968	20,048	21,337	3,864	1,882



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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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
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
<b>Robert Graham</b>	<b>466722</b>	<b>robert@rgteamtx.com</b>	<b>(936)672-2087</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date

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