



**LAND FOR SALE – 55.37 ACRES**  
**803 DABNEY BOTTOM RD, CLEVELAND, TX 77328**



**PROPERTY HIGHLIGHTS:**

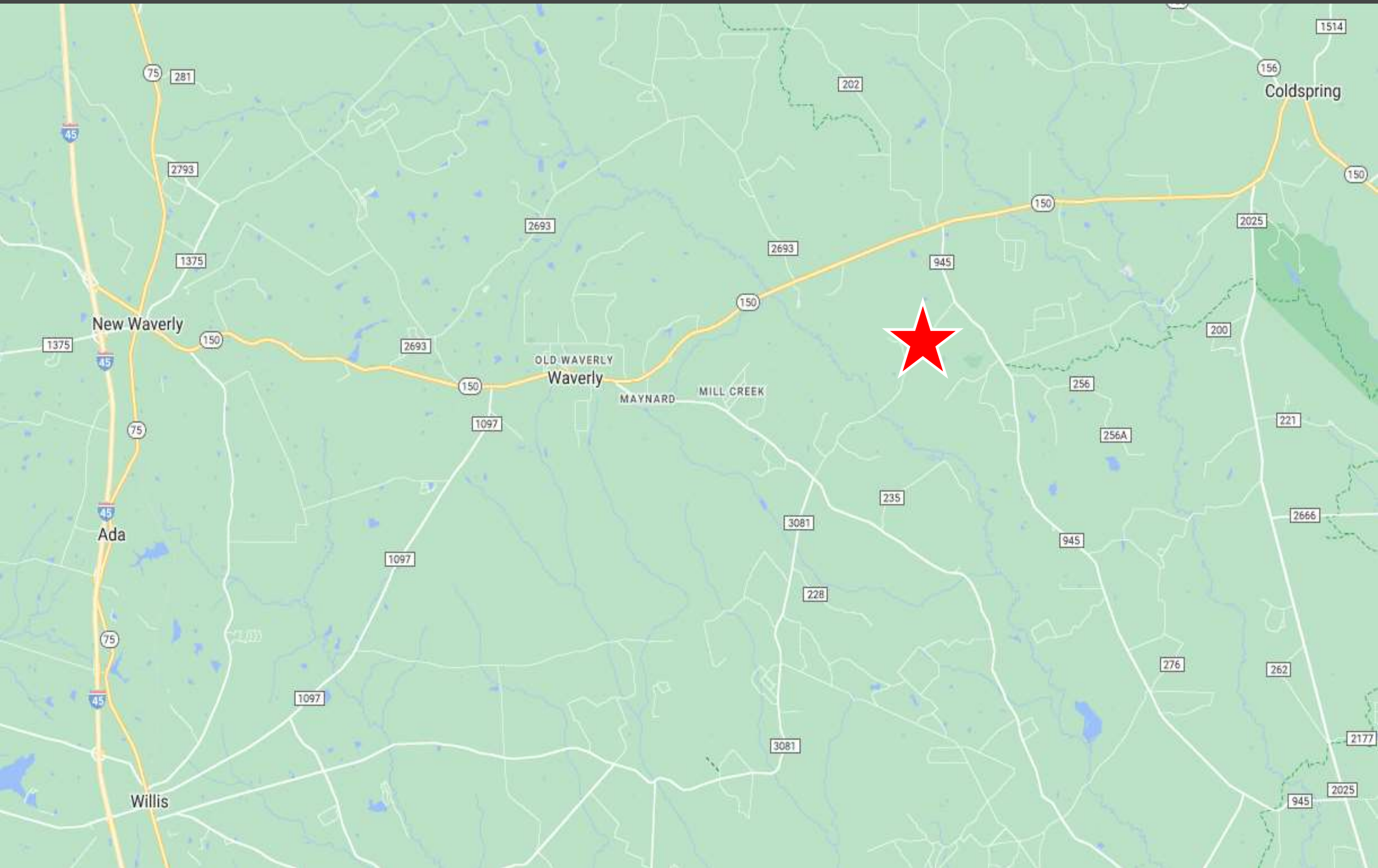
- 55.37 acres (*unrestricted*) located in unincorporated San Jacinto County.
- Comprised of two tax parcels (*38.5538 Acres & 16.8197 Acres*).
- Property is predominantly timbered with mix of hardwoods and softwoods.
- Gorgeous lake located towards the rear of the property.
- Situated in area of minimal flood hazard per FEMA maps (*Zone X*).
- Electric service to premises with meter in place via SHECO.
- Public water meter in place with service via One-Five-O Water Supply Corp (*CCN/Regnum: 12339*).



2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	17	604	1,488
Total Population	23	995	2,228
Total Households	2	380	902

**FOR MORE INFORMATION CONTACT:**  
RYAN HUTSON, CCIM

**55.37 ACRES – 803 DABNEY BOTTOM RD, CLEVELAND, TX**



P.O. BOX 1505, CONROE, TX 77305

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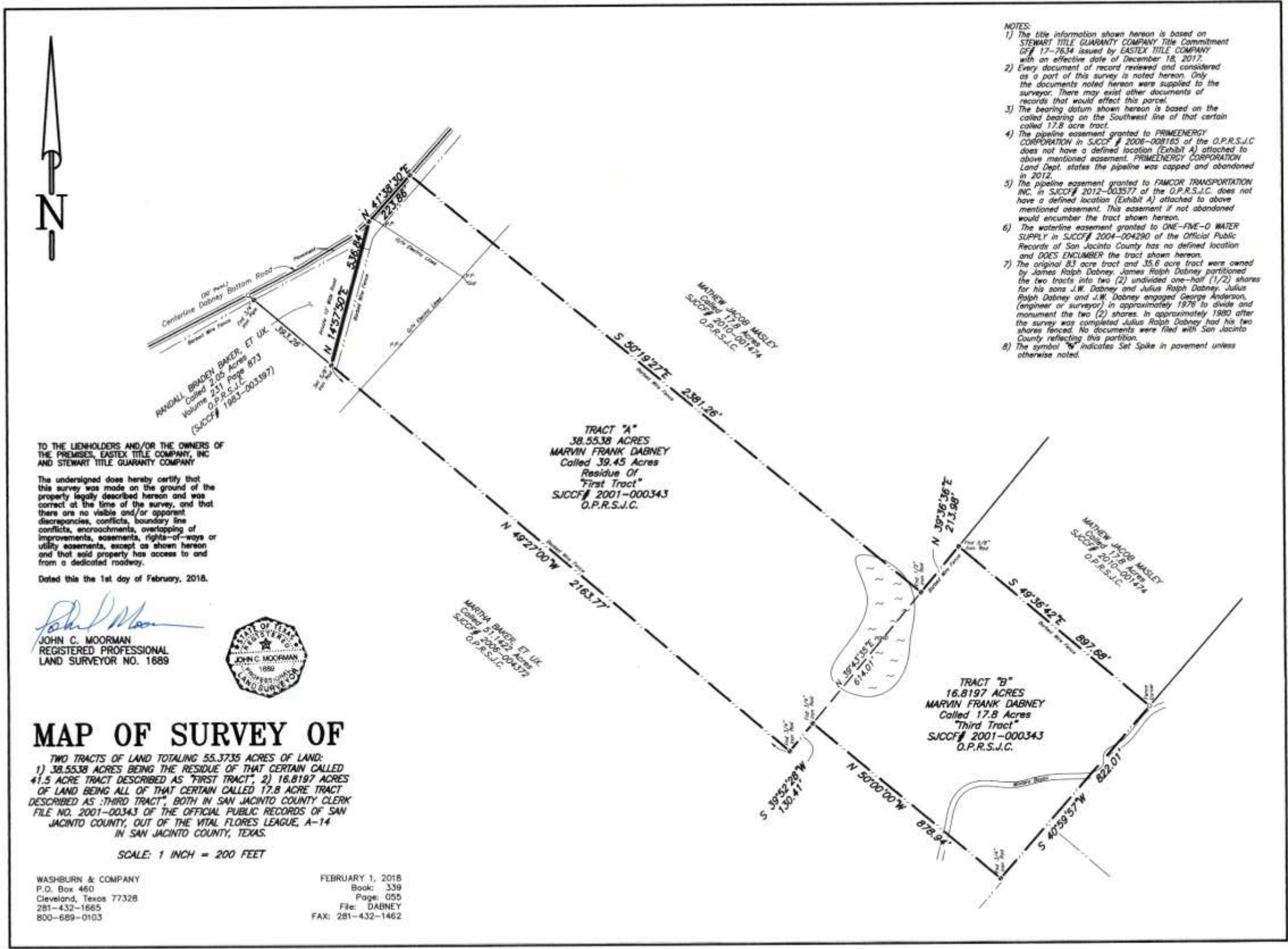
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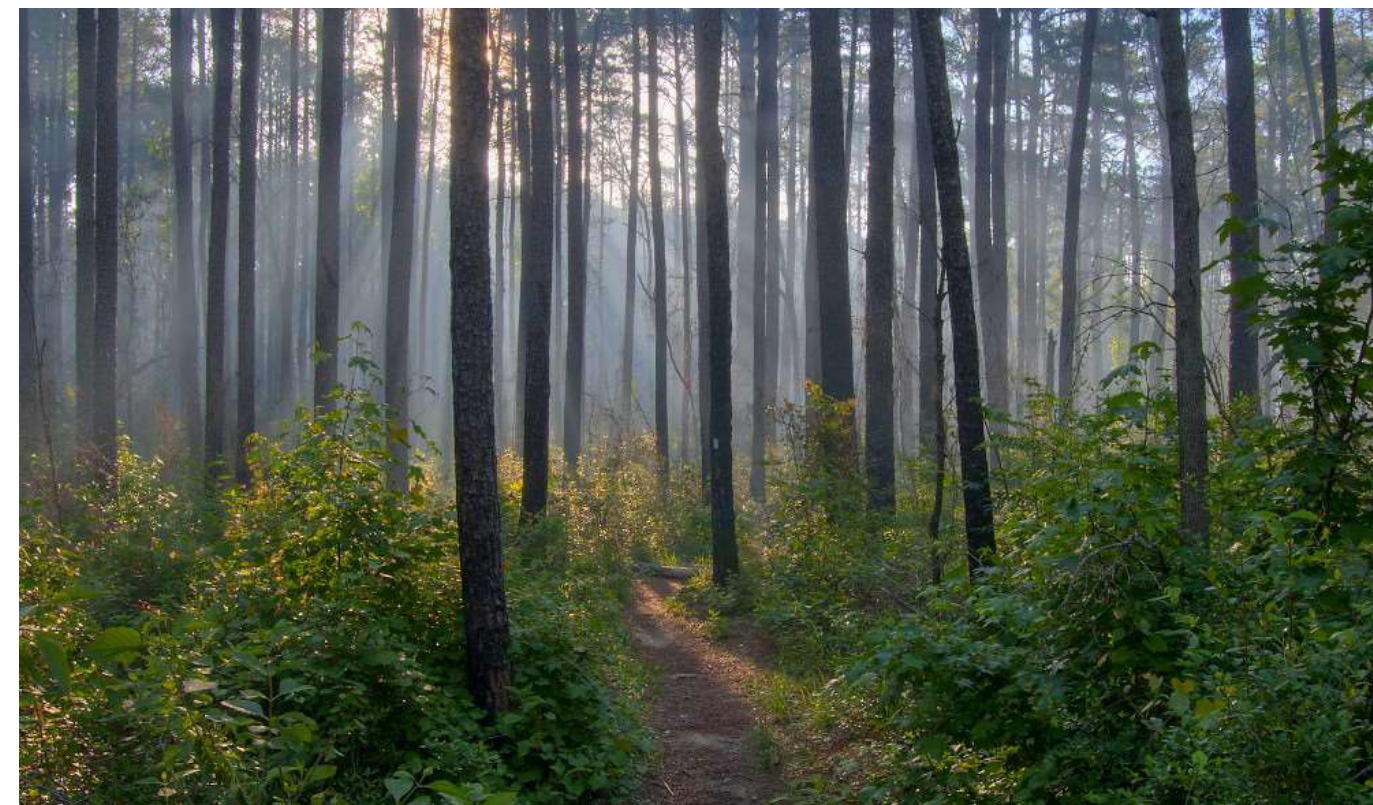


## SAN JACINTO COUNTY OVERVIEW

San Jacinto County has a population of 27,402 (*per 2020 census*) and its county seat is Coldspring. The county's name comes from the Battle of San Jacinto which secured Texas' independence from Mexico and established the republic in 1836.

San Jacinto County comprises 628 square miles of the East Texas Timberlands and is heavily wooded with longleaf and loblolly pine, cedar, oak, walnut, hickory, gum, ash, and pecan. Sixty percent of the county is in the Sam Houston National Forest, and 59 square miles (150 km<sup>2</sup>) (9.3%) of the county is covered by water.

Gently rolling hills characterize the area, and the soils are reddish with a loamy surface and mostly clayey subsoils that are high in iron.







**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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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](http://www.trec.texas.gov)

IABS 1-0



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