

FOR SALE

E. Relza Dr.

River Rd.

**3.66
ACRES**

FM 2090 Rd.



LAND FOR SALE – 3.66 ACRES
28764 FM 2090 RD, SPLENDORA, TX 77372

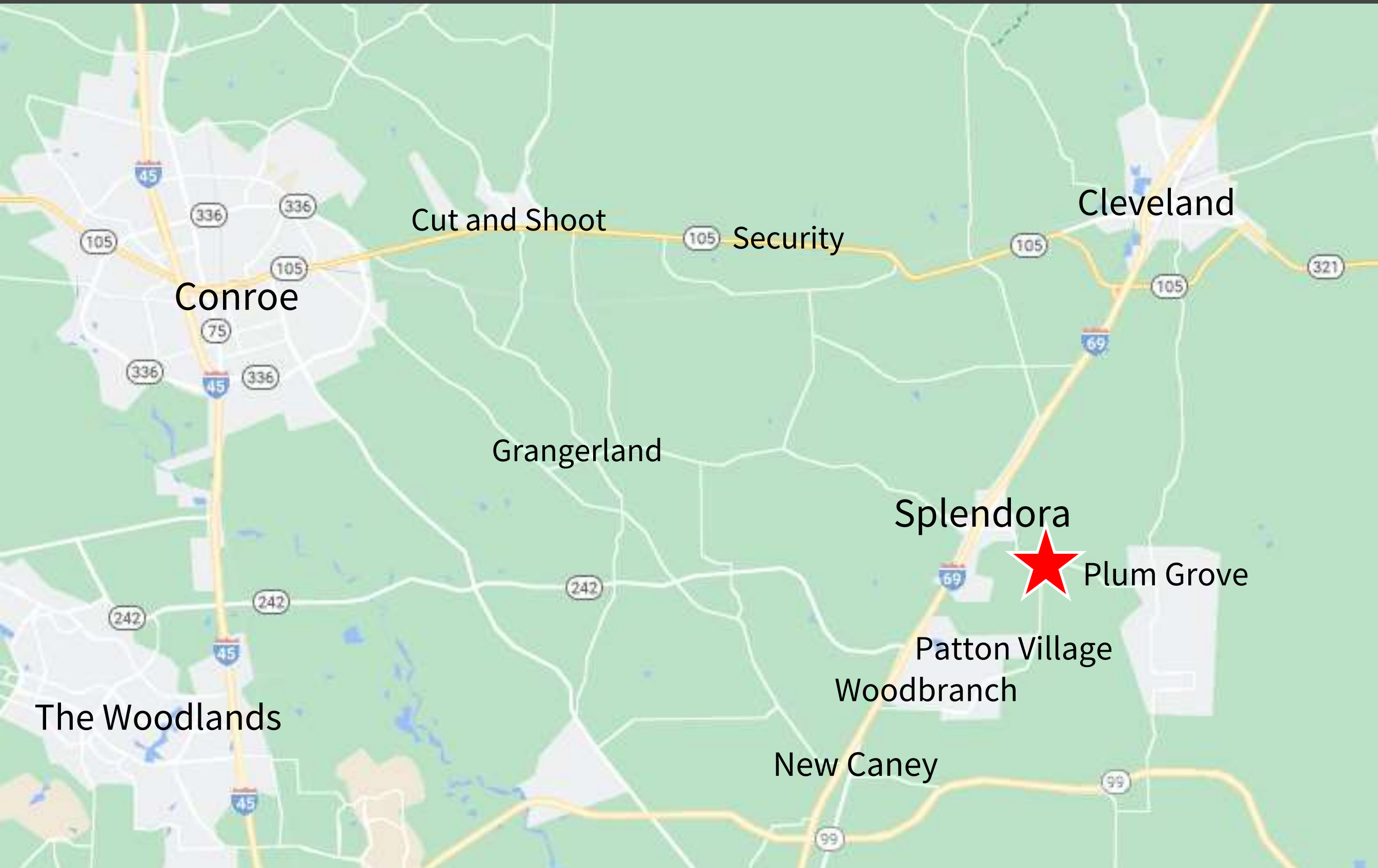


PROPERTY HIGHLIGHTS:

- 3.66 acres (*unrestricted*) located in unincorporated Montgomery County.
- 2,352 Sq.Ft. single-family residence on property, built in 1970 and remodeled in 2022.
- Home is 3 bedrooms / 2.5 baths with 2-car garage (*all bedrooms & full baths upstairs*).
- Approximately 283 linear feet of frontage on FM 2090 Rd.
- Situated in area of minimal flood hazard per FEMA maps (*Zone X*).
- Electric service with meter in place via Entergy Texas.
- Public water service via City of Splendora (*CCN/Regnum: 11727*)



2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	1,030	7,650	24,793
Total Population	1,512	10,552	33,559
Total Households	470	3,192	9,809



FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

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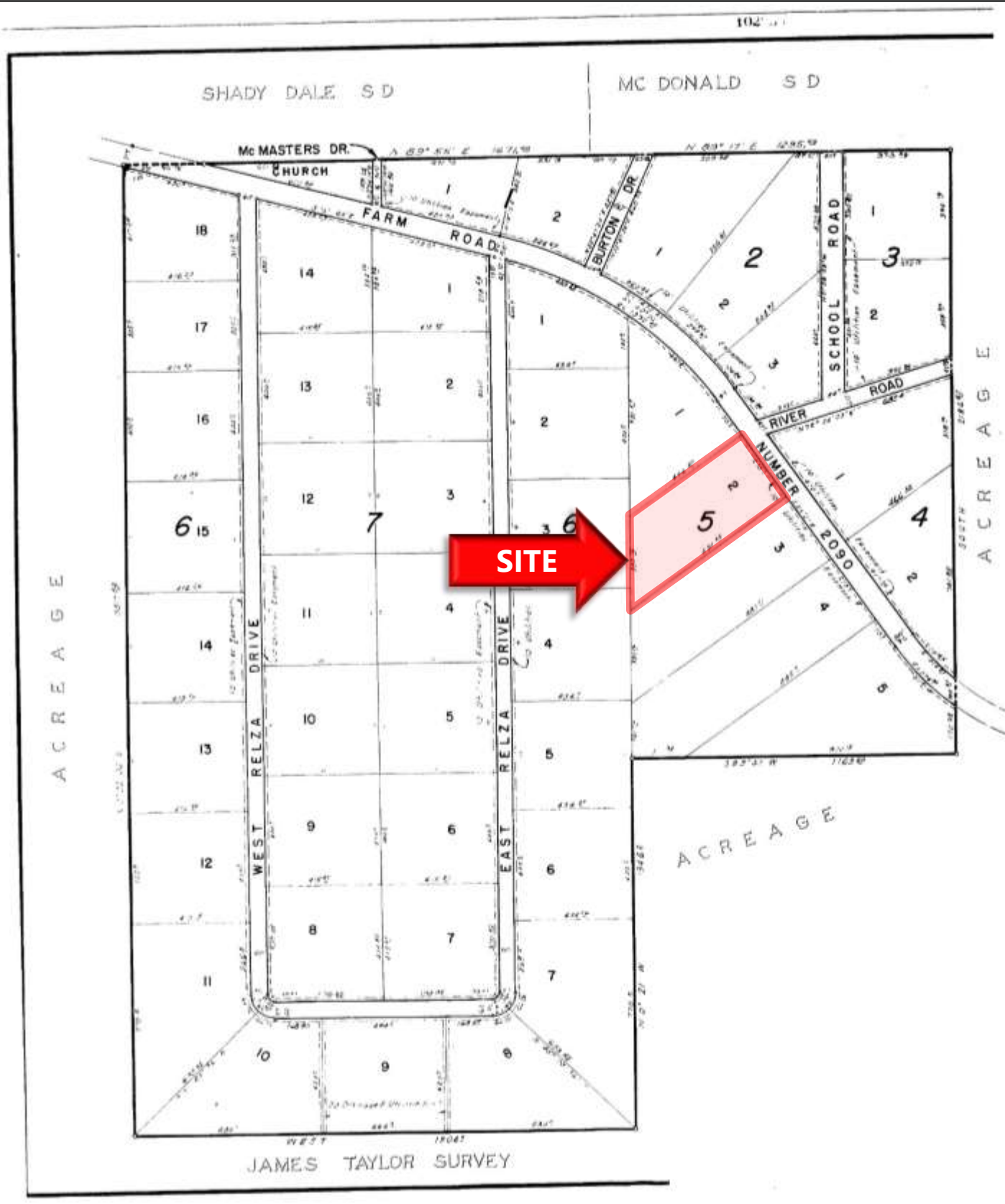


P.O. BOX 1505, CONROE, TX 77305

| (936) 270-1024

| HUTSONREALTYPARTNERS.COM







SPLENDORA MARKET OVERVIEW

Splendor is a city located in Montgomery County, approximately thirty-five miles north of downtown Houston, Texas. Splendor has a 2020 population of 2,474 and is currently growing at a rate of 3.04% annually. Splendor was named in reference to the "splendor of its floral environment."

There are numerous new housing and master-planned community developments in the area. Forestar Real Estate Group, Inc., is developing an 1,160-acre community south of FM 2090 (*opposite Splendor High School*) for a new residential development called Splendor Crossing.

Housing starts in SISD in 2021 increased 397% from 2020. Housing starts in the entire Houston metro area increased 20% in this same period.

Approximately six miles south is Valley Ranch, a 1,400-acre master-planned community, as well as Valley Ranch Town Center, one of the largest retail developments in Texas with over 1.5 million square feet of retail, shopping, dining.

Splendor's geographic position in the far northeast suburbs will continue to drive new job growth, housing construction, and commercial development long-term.





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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
<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>
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
<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

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