



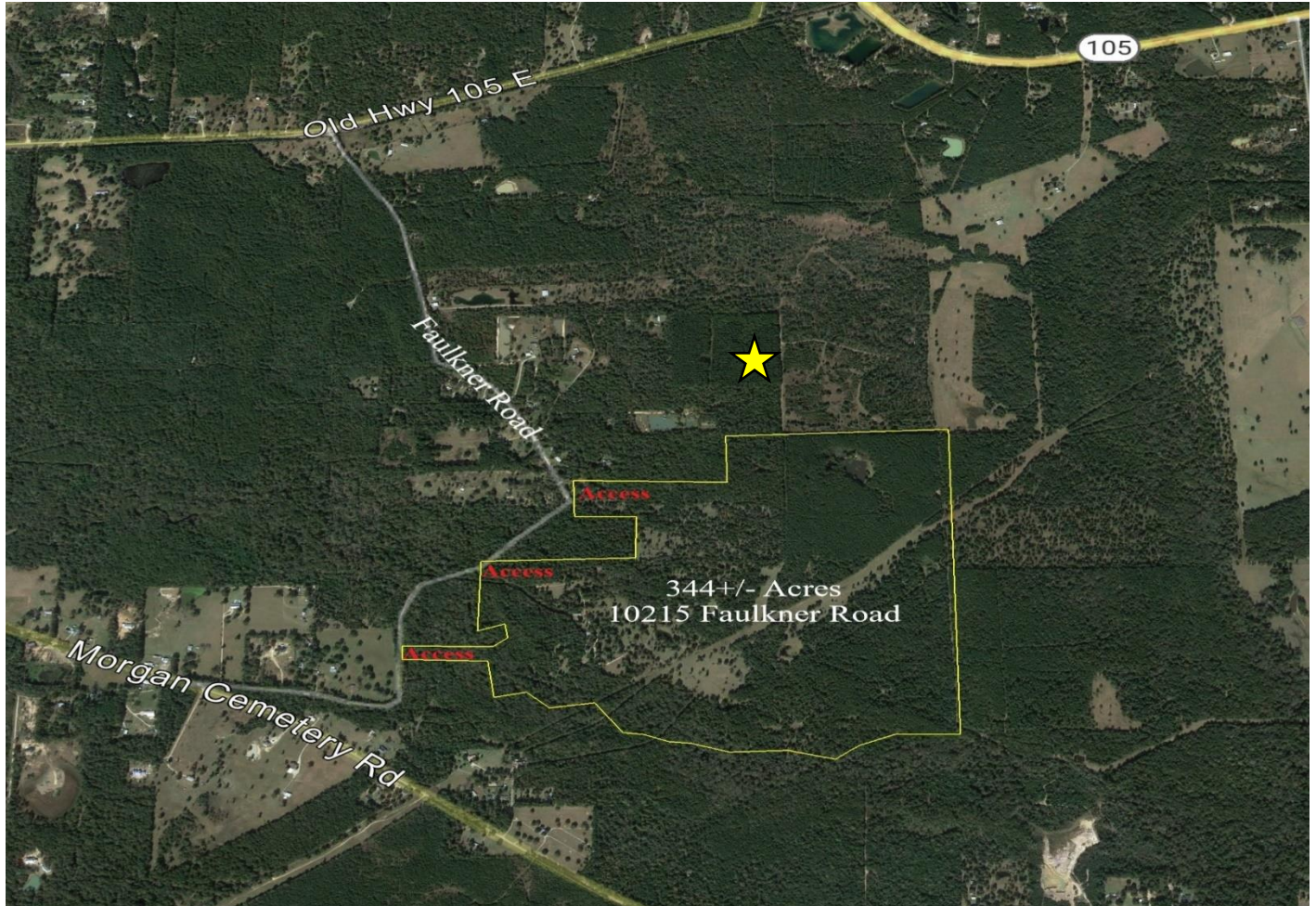
The Robert Graham TEAM



344 +/- UNRESTRICTED ACRES FOR SALE FOR \$5,499,000

LOCATED CLOSE TO HWY 105 & HWY 59!

**10215 FAULKNER ROAD
CLEVELAND, TX 77328**



344+/- UNRESTRICTED Acres Close to Highway 105 and Highway 59! Fenced acreage with improvements, such as pastures, multiple ponds, 3 pole barns, and a 1,404 SF mobile home with a 1,248 SF covered porch! Ideal location for a farm, ranch, or even single family development! There are THREE Access Points for this property off Faulkner Road! Most of this property is high and dry above Peach Creek and is only 5 minutes from Highway 105 and 11 minutes from Highway 59! Beautiful acreage in a convenient location!



Robert Graham
Cell: (936) 672-2087
Email: robert@arrowstarrealty.com
11452 Outpost Cove Drive
Willis, TX 77318

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OVERVIEW



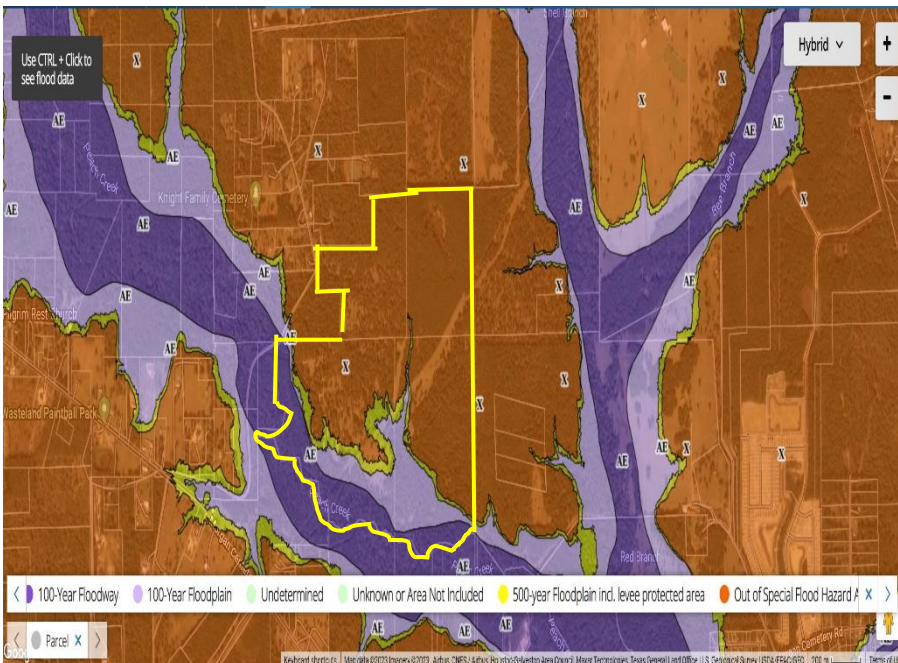
GREAT PRIVATE LOCATION!

344+/- ACRES
10215 FAULKNER ROAD
CLEVELAND, TX 77328
LISTED AT: \$5,499,000

- UNRESTRICTED!
- HAS 3 ACCESS POINTS!
- IMPROVEMENTS – MOBILE HOME & 2 POLE BARN!
- ONLY 5 MINUTES FROM HWY 105!
- 11 MINUTES FROM HWY 59!
- MOST OF PROPERTY HIGH & DRY!
- PERFECT FOR SINGLE FAMILY DEVELOPMENT
- NO HOA OR MUD!

CALL ROBERT GRAHAM FOR MORE DETAILS!

(936) 672-2087



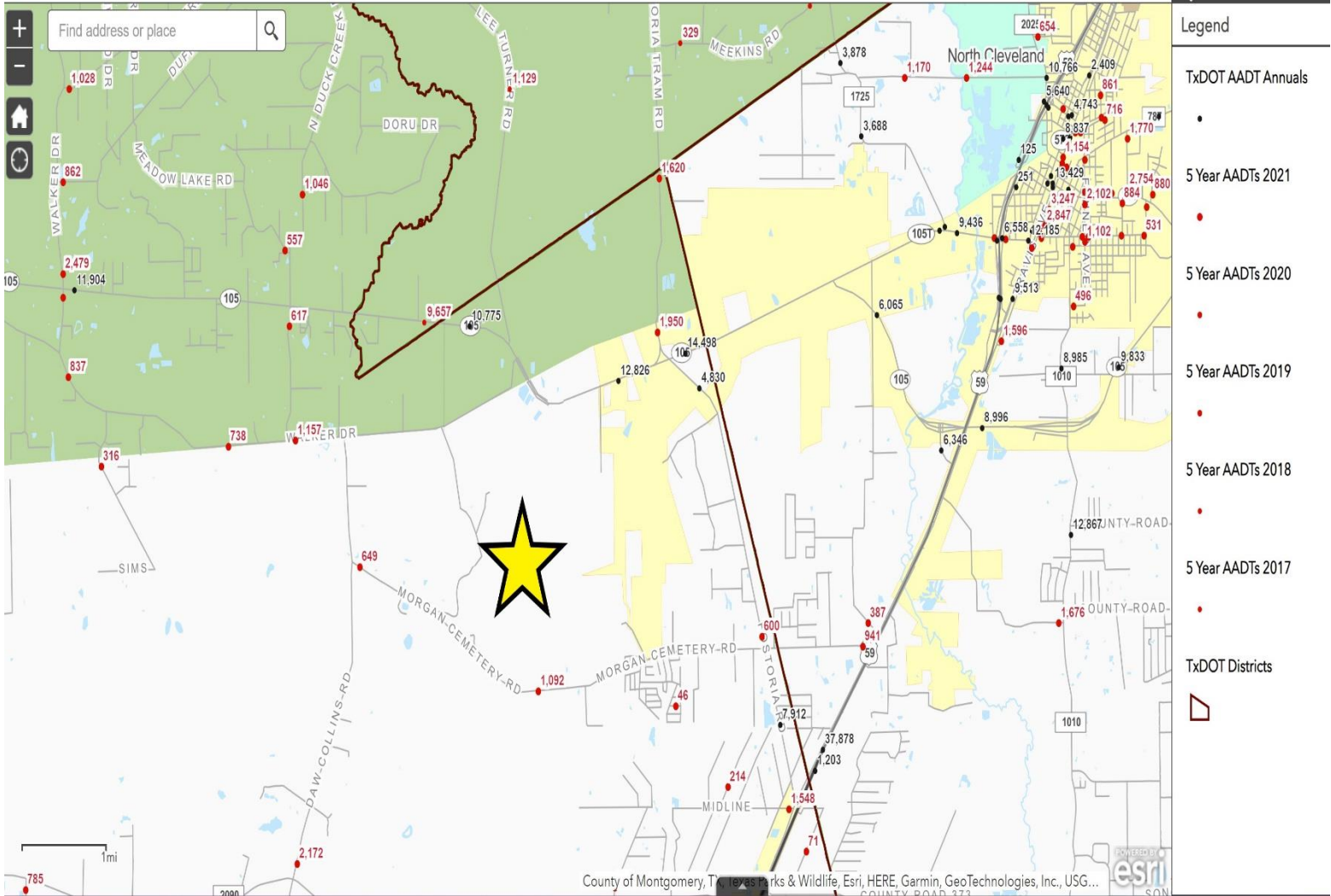
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TRAFFIC MAP

TPP District Traffic Web Viewer This web map displays TxDOT TPP Statewide Annual Average Daily Traffic (AADT) through year 2021. Zoom to view counts.



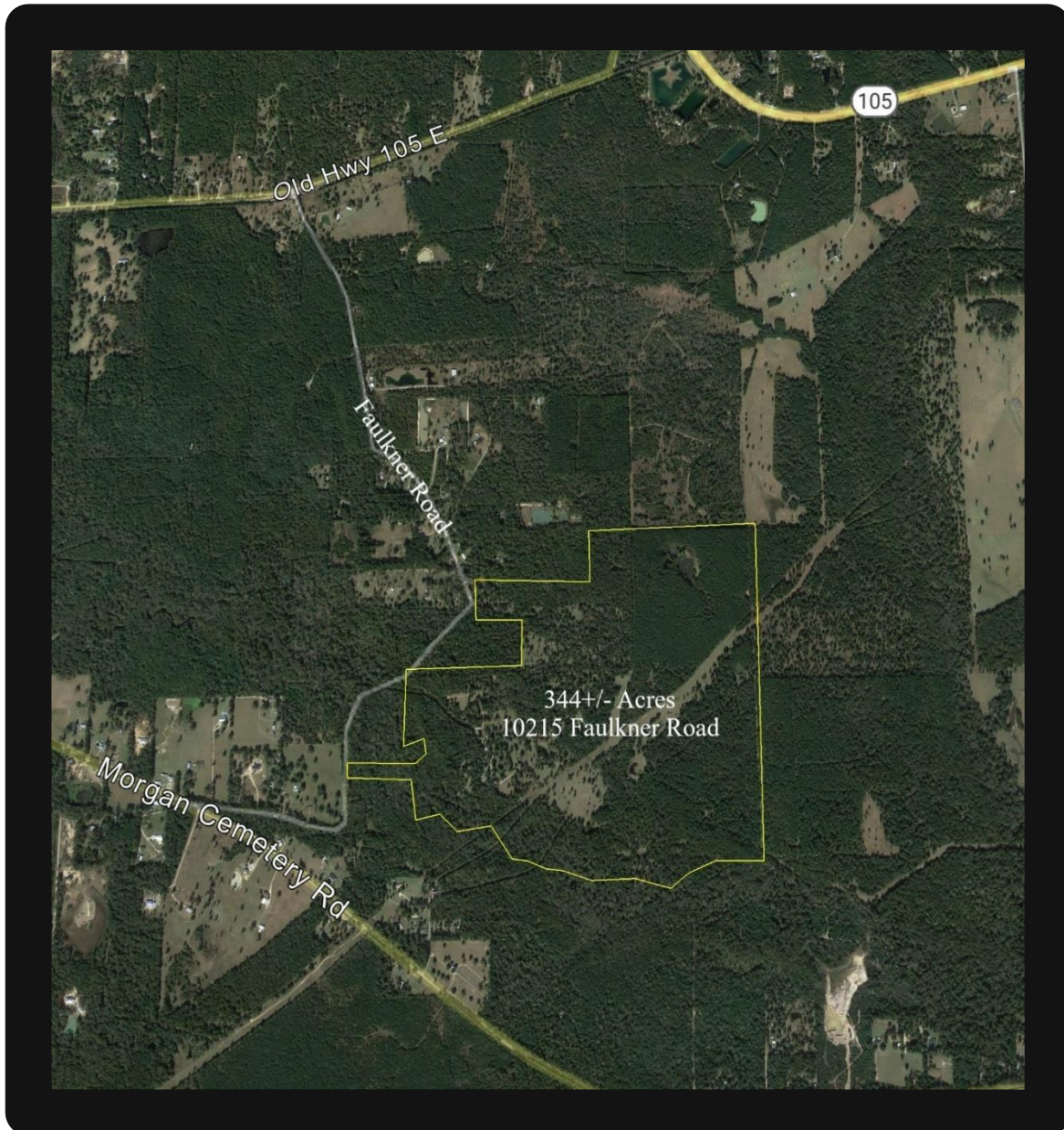
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AERIAL



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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:

Christie Herrin – Texas Title Company 3710 W Davis Street, Conroe, TX 77304	Phone: (936) 267-4122 Email: cherrin@texasitle.com
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Seller's Name:

Johnson 2010 Management 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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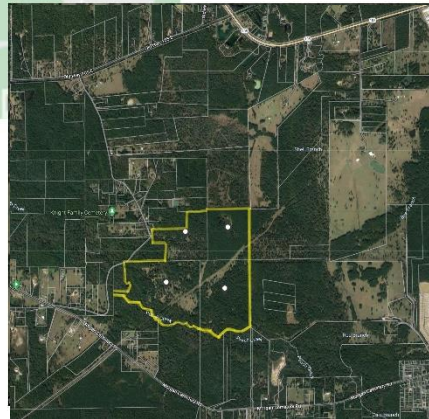
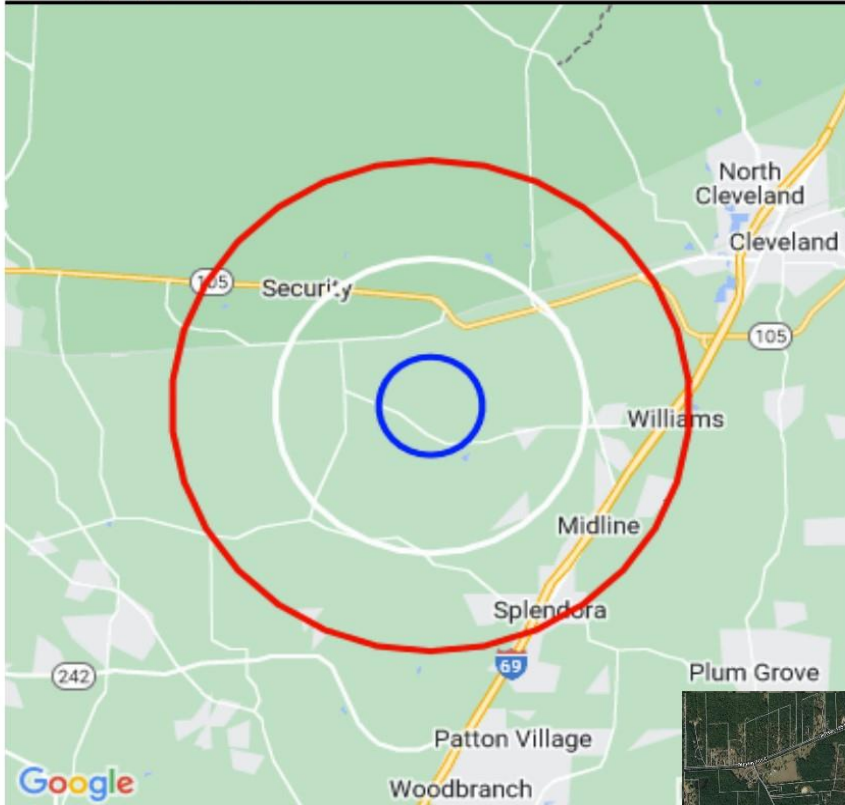
10215 Faulkner Rd



Arrowstar Realty

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

Demographic Report



10215 Faulkner Rd

Population

Distance	Male	Female	Total
1- Mile	32	32	64
3- Mile	1,256	1,294	2,550
5- Mile	5,669	5,843	11,512



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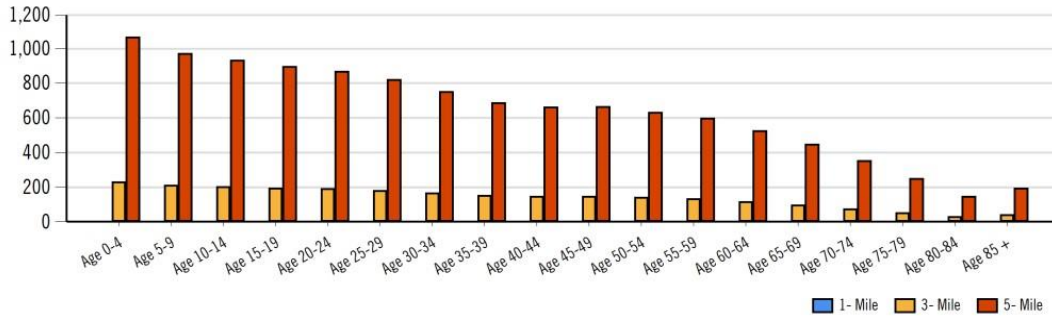
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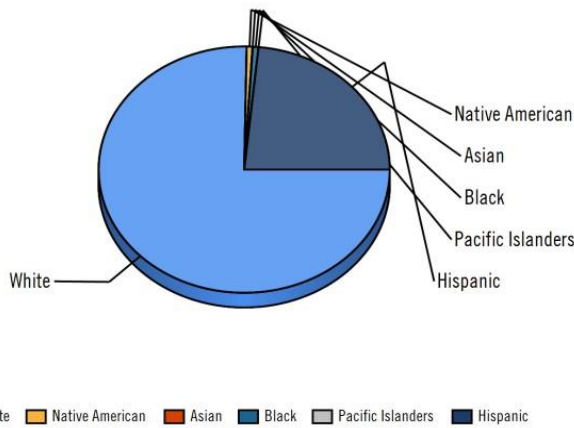
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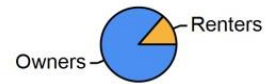
Population by Distance and Age (2020)



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	26	1	0.08 %
3-Mile	1,017	37	0.71 %
5-Mile	4,630	171	1.67 %



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10215 Faulkner Rd

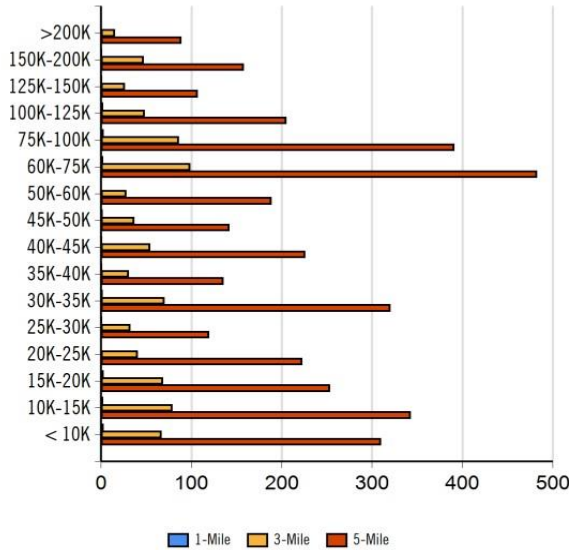
Arrowstar Realty

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

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	4	4	2	2	3	1	3	3	1	0	2
3-Mile	9	18	167	126	60	84	149	22	73	164	44	22	79
5-Mile	49	101	787	523	242	510	586	74	308	782	230	120	309

Household Income



Radius	Median Household Income
1-Mile	\$42,378.00
3-Mile	\$38,728.50
5-Mile	\$46,765.13

Radius	Average Household Income
1-Mile	\$58,342.00
3-Mile	\$58,774.50
5-Mile	\$60,139.88

Radius	Aggregate Household Income
1-Mile	\$1,283,516.45
3-Mile	\$48,595,348.45
5-Mile	\$215,300,827.03

Education

	1-Mile	3-mile	5-mile
Pop > 25	39	1,508	6,767
High School Grad	16	612	2,569
Some College	13	354	1,484
Associates	2	62	220
Bachelors	3	75	248
Masters	0	9	72
Prof. Degree	0	9	52
Doctorate	0	5	29

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	0 %	0 %
Households with 4+ Cars	1 %	10 %	29 %
Military Households	0 %	0 %	0 %
Mobile Homes	11 %	101 %	257 %
New Homes	4 %	38 %	93 %
New Households	2 %	17 %	42 %
Public Transportation Users	0 %	0 %	3 %
Teen's	2 %	23 %	53 %
Vacant Ready For Rent	1 %	10 %	26 %
Young Wealthy Households	0 %	29 %	51 %

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.



Robert Graham
 robert@rgteamtx.com
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The Robert Graham TEAM

10215 Faulkner Rd



Arrowstar Realty

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	994,263		37,199,933		164,568,544	
Average annual household	45,312		44,788		45,227	
Food	6,000	13.24 %	5,911	13.20 %	5,946	13.15 %
Food at home	3,965		3,926		3,937	
Cereals and bakery products	559		556		557	
Cereals and cereal products	199		199		198	
Bakery products	360		357		358	
Meats poultry fish and eggs	800		796		793	
Beef	188		185		185	
Pork	142		143		142	
Poultry	151		151		150	
Fish and seafood	130		127		127	
Eggs	65		64		64	
Dairy products	402		391		394	
Fruits and vegetables	794		785		791	
Fresh fruits	117		114		116	
Processed vegetables	154		153		154	
Sugar and other sweets	145		144		144	
Fats and oils	125		125		124	
Miscellaneous foods	753		741		744	
Nonalcoholic beverages	342		340		339	
Food away from home	2,035		1,984		2,009	
Alcoholic beverages	321		310		319	
Housing	16,499	36.41 %	16,442	36.71 %	16,563	36.62 %
Shelter	9,956		9,928		10,009	
Owned dwellings	5,794		5,726		5,814	
Mortgage interest and charges	2,907		2,825		2,890	
Property taxes	1,926		1,928		1,946	
Maintenance repairs	961		972		977	
Rented dwellings	3,402		3,440		3,425	
Other lodging	760		761		769	
Utilities fuels	3,901		3,933		3,947	
Natural gas	360		361		361	
Electricity	1,577		1,595		1,597	
Fuel oil	148		149		151	
Telephone services	1,208		1,216		1,222	
Water and other public services	608		610		614	
Household operations	1,105	2.44 %	1,088	2.43 %	1,097	2.43 %
Personal services	314		300		304	
Other household expenses	791		788		793	
Housekeeping supplies	562		561		558	
Laundry and cleaning supplies	157		154		154	
Other household products	320		322		320	
Postage and stationery	85		84		83	
Household furnishings	975		931		950	
Household textiles	76		70		72	
Furniture	205		196		198	
Floor coverings	23		23		23	
Major appliances	127		129		133	
Small appliances	84		86		85	
Miscellaneous	460		426		437	
Apparel and services	1,253	2.77 %	1,196	2.67 %	1,197	2.65 %
Men and boys	244		227		225	
Men 16 and over	198		186		183	
Boys 2 to 15	46		41		41	
Women and girls	450		440		442	
Women 16 and over	375		369		370	
Girls 2 to 15	75		71		71	
Children under 2	87		88		88	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	994,263		37,199,933		164,568,544	
Average annual household	45,312		44,788		45,227	
Transportation	6,209	13.70 %	6,104	13.63 %	6,172	13.65 %
Vehicle purchases	1,443		1,366		1,390	
Cars and trucks new	712		699		711	
Cars and trucks used	696		632		643	
Gasoline and motor oil	1,979		1,982		2,003	
Other vehicle expenses	2,353		2,337		2,357	
Vehicle finance charges	151		154		159	
Maintenance and repairs	828		808		814	
Vehicle insurance	1,077		1,091		1,095	
Vehicle rental leases	297		283		287	
Public transportation	434		418		421	
Health care	3,444	7.60 %	3,493	7.80 %	3,530	7.81 %
Health insurance	2,277		2,321		2,337	
Medical services	702		706		724	
Drugs	351		351		353	
Medical supplies	114		114		114	
Entertainment	2,670	5.89 %	2,621	5.85 %	2,661	5.88 %
Fees and admissions	497		477		486	
Television radios	964		970		979	
Pets toys	981		960		971	
Personal care products	586		571		577	
Reading	50		51		51	
Education	1,197		1,155		1,154	
Tobacco products	393		404		402	
Miscellaneous	708	1.56 %	735	1.64 %	741	1.64 %
Cash contributions	1,185		1,223		1,244	
Personal insurance	4,797		4,570		4,667	
Life and other personal insurance	156		150		155	
Pensions and Social Security	4,641		4,419		4,512	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2018	Change	%	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,082	829	30.52 %	194	838	934	148	140
3-Mile	2020	5,510	4,239	29.98 %	906	4,373	4,433	1,077	411
5-Mile	2020	8,526	6,721	25.77 %	1,462	6,662	6,961	1,565	961
1-Mile	2023	1,169	829	41.01 %	210	904	1,003	166	131
3-Mile	2023	6,038	4,239	42.23 %	993	4,792	4,782	1,256	214
5-Mile	2023	9,350	6,721	37.89 %	1,602	7,306	7,508	1,842	635



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936-672-2087



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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@rgteamtx.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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