

**8.434+/- UNRESTRICTED ACRES ON LAKE CONROE & FM 830!**

**FOR SALE - \$2,571,695**

**\*\*\*8.434 ACRES CAN BE DIVIDED AT \$304,919 PER ACRE! \*\*\***

12159 FM 830

WILLIS, TX 77318



Unrestricted 8.434 Acres on Lake Conroe located on FM 830! \*\*\* Can Be Divided! \*\*\* Rare property! Only 5 minutes from I-45 and close to town! Perfect for multiple developments! Convenient location in a heavy growth area with high visibility! 404 Ft of frontage on FM 830! No other property like this on Lake Conroe!

**\*\*Survey on Page 3 and Offer Instructions on Page 4 of This Flyer\*\***

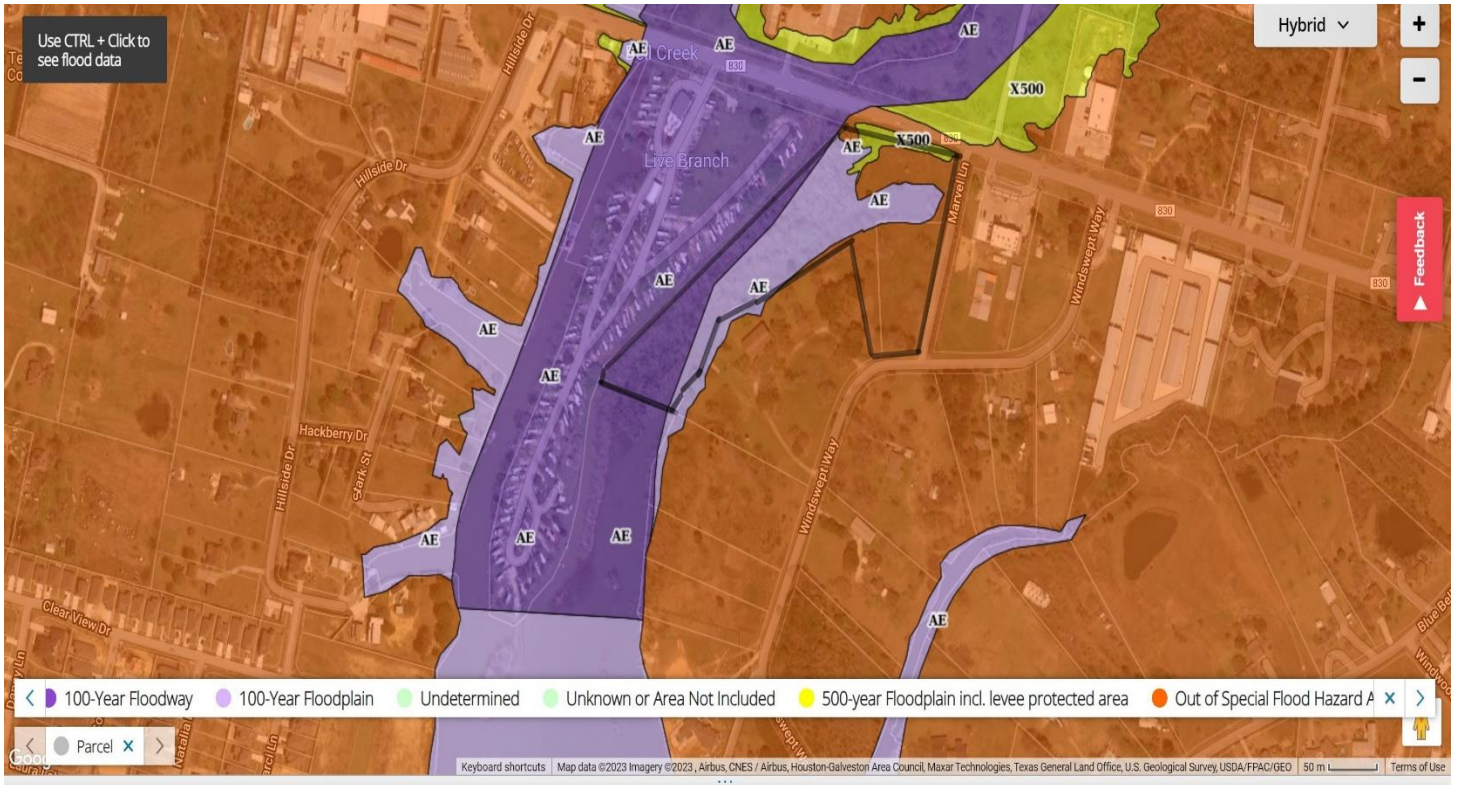
**CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!**

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

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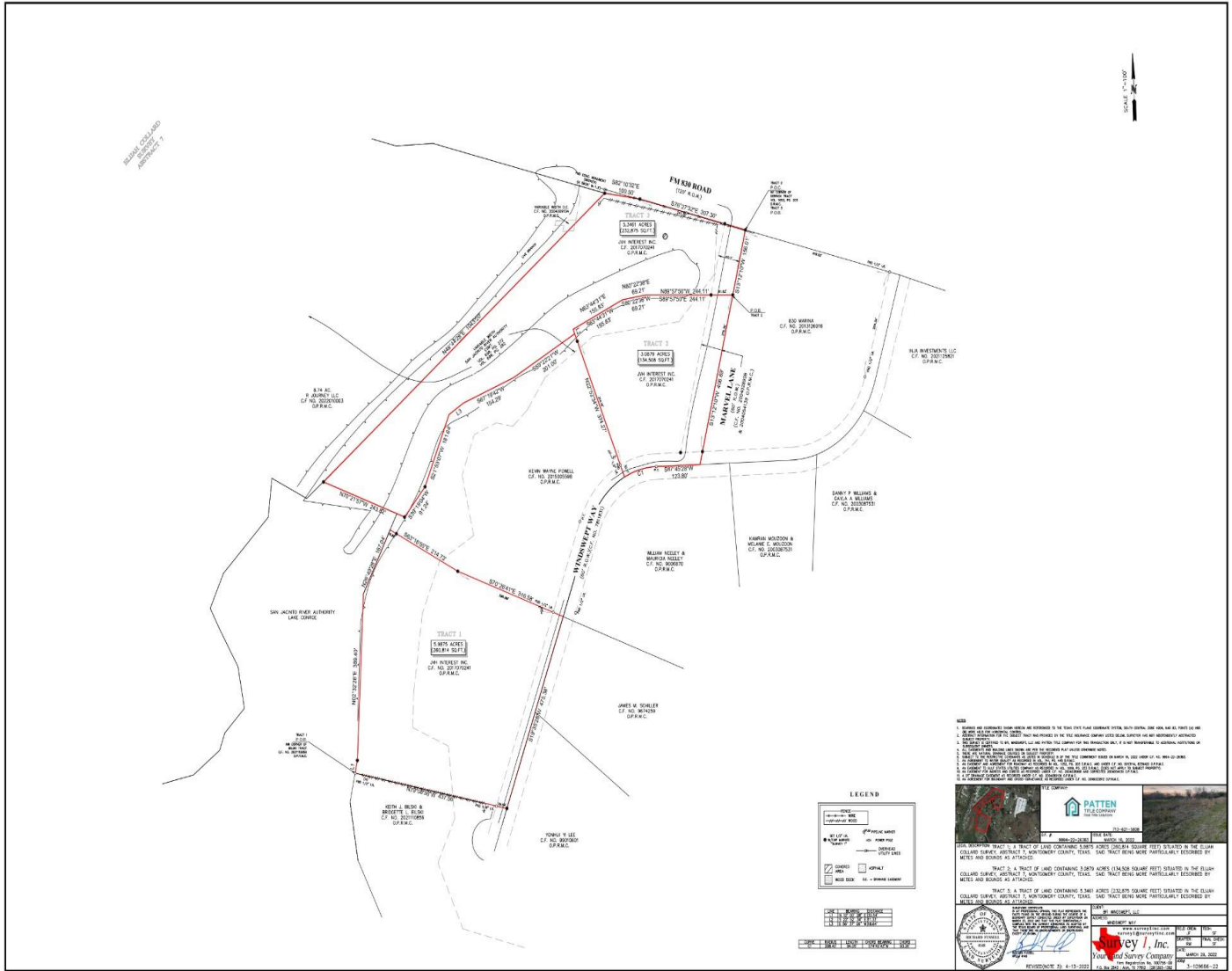
ADDITIONAL PHOTOS & FLOOD MAP



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**SURVEY**



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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      Phone: (936) 267-4122  
3710 W Davis Street, Conroe, TX 77304      Email: cherrin@texas-title.com

**Seller's Name:**

Keith Bilski

**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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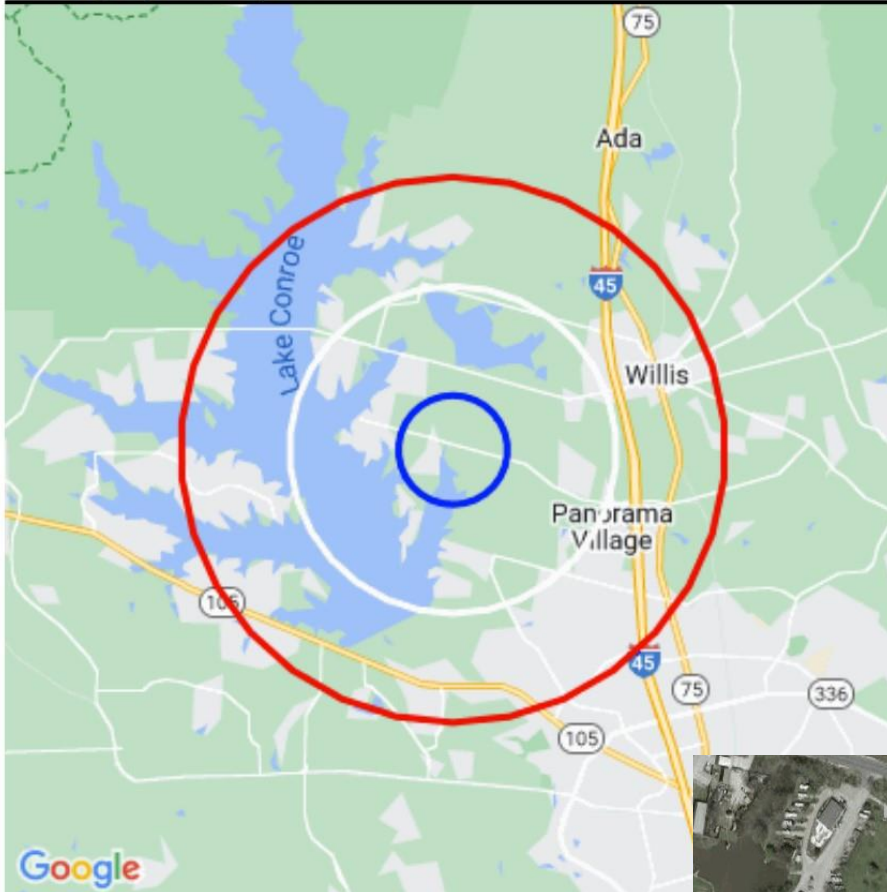
12159 FM830



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

Demographic Report



12159 FM 830

Population

Distance	Male	Female	Total
1- Mile	543	554	1,097
3- Mile	5,185	5,322	10,507
5- Mile	17,696	18,029	35,726



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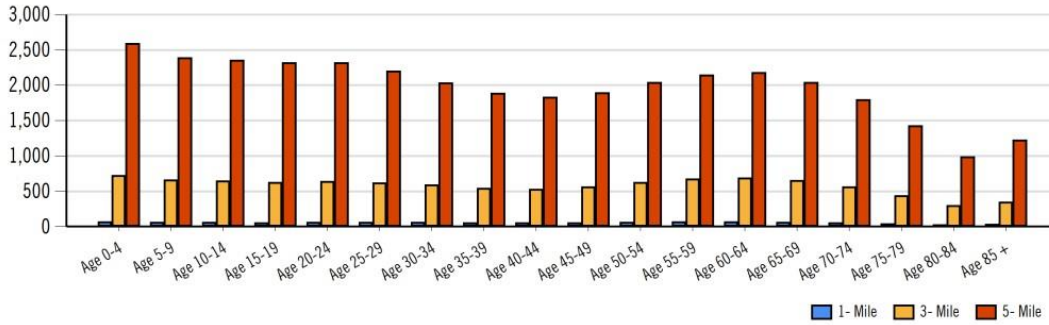
12159 FM830



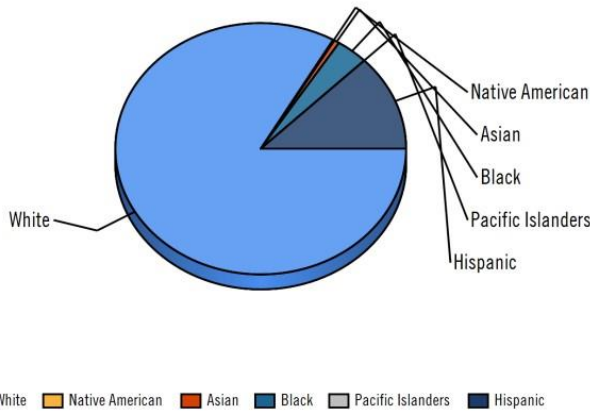
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## Population by Distance and Age (2020)



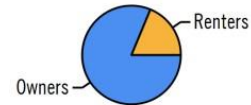
## Ethnicity within 5 miles



### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	500	4	0.21 %
3-Mile	4,814	55	0.54 %
5-Mile	15,792	302	1.06 %



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## 12159 FM830



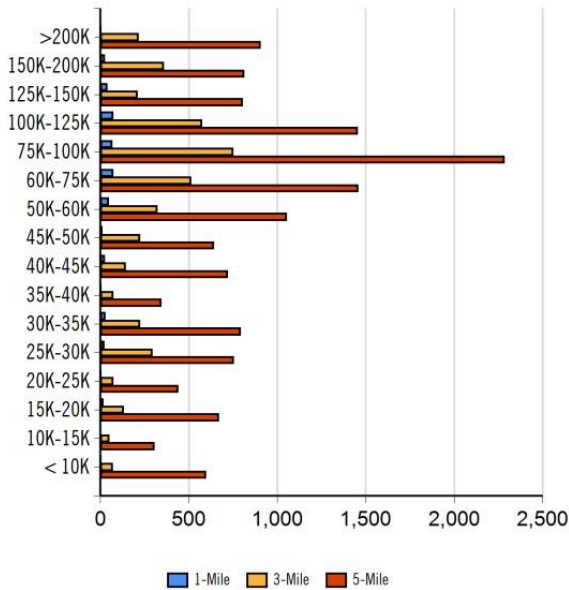
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	23	55	40	7	55	25	15	5	81	43	23	115
3-Mile	65	165	441	417	137	617	274	130	464	867	241	295	550
5-Mile	159	456	1,378	1,287	680	1,949	762	260	1,637	3,022	1,327	760	1,594

### Household Income



Radius	Median Household Income
1-Mile	\$80,077.33
3-Mile	\$74,182.38
5-Mile	\$69,593.86

Radius	Average Household Income
1-Mile	\$85,465.00
3-Mile	\$83,986.38
5-Mile	\$79,004.38

Radius	Aggregate Household Income
1-Mile	\$36,870,827.97
3-Mile	\$377,599,746.02
5-Mile	\$1,170,444,168.90

### Education

	1-Mile	3-mile	5-mile
Pop > 25	769	7,188	23,736
High School Grad	264	2,003	6,825
Some College	216	2,148	6,628
Associates	22	365	1,105
Bachelors	115	1,408	4,722
Masters	14	333	1,217
Prof. Degree	0	84	404
Doctorate	0	8	51

### Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	9 %	46 %	31 %
Households with 4+ Cars	26 %	47 %	40 %
Military Households	8 %	27 %	17 %
Mobile Homes	82 %	95 %	142 %
New Homes	59 %	142 %	144 %
New Households	21 %	55 %	69 %
Public Transportation Users	0 %	1 %	3 %
Teen's	20 %	45 %	58 %
Vacant Ready For Rent	23 %	56 %	69 %
Young Wealthy Households	0 %	20 %	41 %

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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12159 FM830



Arrowstar Realty

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

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	23,165,444		228,155,073		728,874,926	
<b>Average annual household</b>	53,652		52,979		50,996	
<b>Food</b>	6,857	12.78 %	6,816	12.87 %	6,599	12.94 %
Food at home	4,389		4,368		4,260	
Cereals and bakery products	626		622		605	
Cereals and cereal products	223		221		215	
Bakery products	403		400		390	
Meats poultry fish and eggs	860		861		848	
Beef	200		200		198	
Pork	156		154		151	
Poultry	160		161		159	
Fish and seafood	138		140		137	
Eggs	71		70		68	
Dairy products	448		447		434	
Fruits and vegetables	902		893		863	
Fresh fruits	134		132		127	
Processed vegetables	170		168		164	
Sugar and other sweets	161		160		156	
Fats and oils	140		139		135	
Miscellaneous foods	824		820		801	
Nonalcoholic beverages	368		367		360	
Food away from home	2,467		2,447		2,338	
Alcoholic beverages	400		392		372	
<b>Housing</b>	18,972	35.36 %	18,747	35.39 %	18,191	35.67 %
Shelter	11,468		11,339		11,006	
Owned dwellings	7,196		7,035		6,692	
Mortgage interest and charges	3,659		3,574		3,374	
Property taxes	2,419		2,371		2,263	
Maintenance repairs	1,117		1,088		1,054	
Rented dwellings	3,279		3,320		3,363	
Other lodging	993		984		950	
Utilities fuels	4,384		4,314		4,203	
Natural gas	413		409		397	
Electricity	1,718		1,695		1,667	
Fuel oil	177		172		166	
Telephone services	1,375		1,348		1,307	
Water and other public services	699		686		665	
<b>Household operations</b>	1,328	2.48 %	1,311	2.47 %	1,259	2.47 %
Personal services	388		385		364	
Other household expenses	940		925		894	
Housekeeping supplies	632		632		622	
Laundry and cleaning supplies	167		168		166	
Other household products	375		372		363	
Postage and stationery	90		91		92	
Household furnishings	1,158		1,149		1,099	
Household textiles	86		85		82	
Furniture	262		265		255	
Floor coverings	32		31		29	
Major appliances	151		144		136	
Small appliances	93		94		93	
Miscellaneous	533		528		502	
<b>Apparel and services</b>	1,375	2.56 %	1,397	2.64 %	1,364	2.67 %
Men and boys	271		281		272	
Men 16 and over	229		237		227	
Boys 2 to 15	41		44		45	
Women and girls	501		503		492	



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## 12159 FM830



<b>Arrowstar Realty</b>	14500 Hasara Lane Willis, TX 77378   936-672-2472		
Women 16 and over	427	429	419
Girls 2 to 15	74	74	72
Children under 2	89	91	91

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	23,165,444		228,155,073		728,874,926	
<b>Average annual household</b>	53,652		52,979		50,996	
<b>Transportation</b>	7,377	13.75 %	7,253	13.69 %	6,924	13.58 %
Vehicle purchases	1,788		1,769		1,650	
Cars and trucks new	962		935		866	
Cars and trucks used	778		788		742	
Gasoline and motor oil	2,279		2,231		2,151	
Other vehicle expenses	2,768		2,712		2,606	
Vehicle finance charges	196		186		176	
Maintenance and repairs	965		953		916	
Vehicle insurance	1,250		1,219		1,178	
Vehicle rental leases	356		352		335	
Public transportation	541		540		516	
<b>Health care</b>	4,218	7.86 %	4,083	7.71 %	3,898	7.64 %
Health insurance	2,725		2,650		2,549	
Medical services	926		883		825	
Drugs	431		415		394	
Medical supplies	135		133		128	
<b>Entertainment</b>	3,233	6.03 %	3,157	5.96 %	3,005	5.89 %
Fees and admissions	646		637		601	
Television radios	1,099		1,074		1,042	
Pets toys	1,187		1,159		1,102	
Personal care products	696		689		662	
Reading	62		60		58	
Education	1,357		1,414		1,406	
Tobacco products	405		399		398	
<b>Miscellaneous</b>	872	1.63 %	852	1.61 %	830	1.63 %
<b>Cash contributions</b>	1,444		1,407		1,361	
<b>Personal insurance</b>	6,380		6,305		5,920	
Life and other personal insurance	193		185		174	
Pensions and Social Security	6,187		6,119		5,745	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	2,783	2,201	27.10 %	553	2,113	2,440	343	762	
3-Mile	2020	10,301	8,036	27.82 %	2,335	7,453	7,748	2,553	2,249	
5-Mile	2020	27,053	21,449	25.09 %	5,751	20,001	21,270	5,783	7,494	
1-Mile	2023	2,914	2,201	32.78 %	578	2,212	2,577	337	868	
3-Mile	2023	10,772	8,036	33.45 %	2,443	7,790	8,160	2,612	2,635	
5-Mile	2023	28,300	21,449	31.52 %	6,026	20,904	22,352	5,948	8,682	



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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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