



* THE HIGHLANDS
4,000 HOMESITES

1314

99
TEXAS

Gould Chambers Rd

Ferne Dr

1314

SITE

FOR SALE

110 +/- ACRES
18993 FERNE DR
PORTER, TX



SENDERO
REAL ESTATE



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IN PARTNERSHIP WITH



TENANT SERVICES GROUP



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PROPERTY INFO

110 Acres
18993 Ferne Dr
Porter, TX



PROPERTY DETAILS

This 110-acre property, nestled in East Montgomery County is located less than 1 mile from Grand Pkwy and 1/2 mile from FM 1314. The tract is situated in a booming residential development corridor, just across the street from MPC "The Highlands." Strategically located 12 miles East of The Woodlands, and 4 miles West of Valley Ranch. The property was previously operated as a secluded, non-profit retreat with numerous improvements listed herein on page 12. The grounds & improvements have been well-maintained, making this a turn-key summer camp, corporate retreat, or non-profit campus.

LOCATION INFORMATION

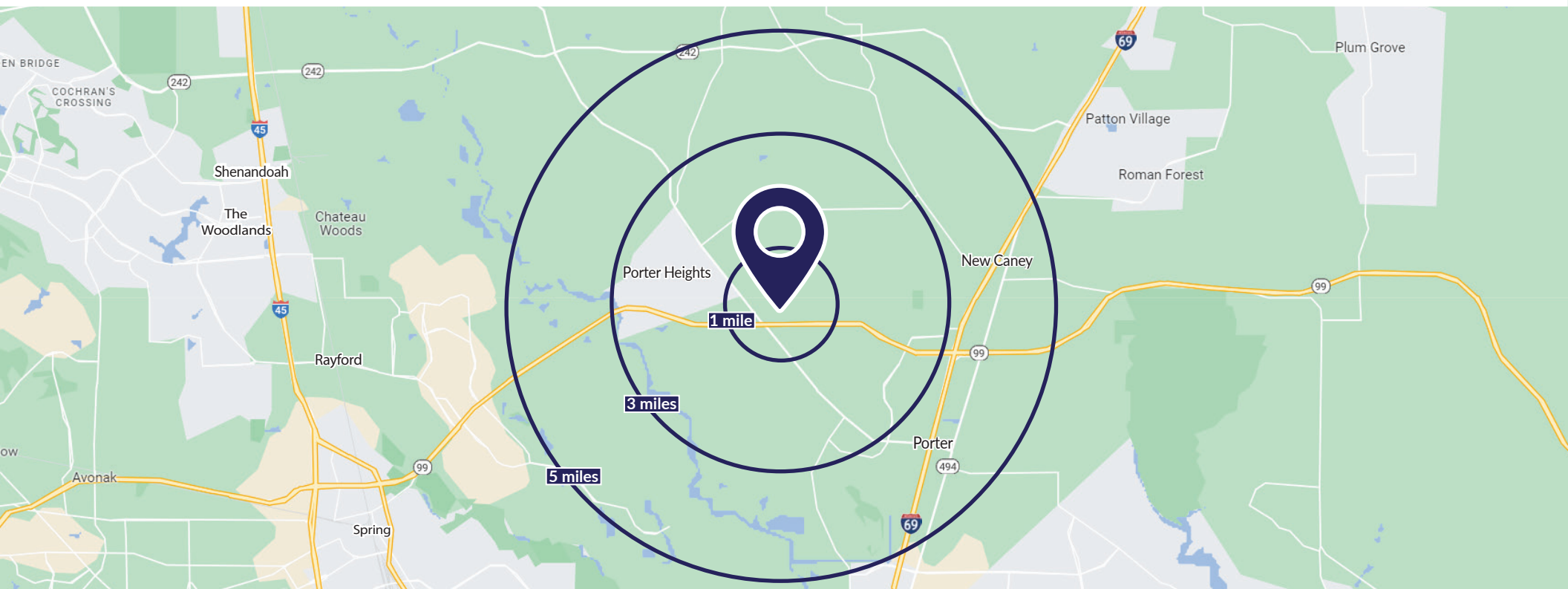
LOCATION	GOULD CHAMBERS RD, NORTH OF 99, EAST OF FM 1314
SUBMARKET	PORTER/E MONTOMGERY CO
SIZE	110-ACRES
PRICE	\$6,150,000
UTILITIES	PRIVATE
FLOOD PLAIN	MINIMAL FLOOD PLAIN
TAX RATE	2.1331%
SCHOOLS	NEW CANEY ISD
APN	0278-00-00900, 0278-00-00800, 0481-00-00114

PROPERTY HIGHLIGHTS

- ⊕ NESTLED IN EAST MONTGOMERY COUNTY, LOCATED LESS THAN 1 MILE FROM GRAND PKWY & 1/2 MILE FROM FM 1314
- ⊕ WATER IS CURRENTLY SERVED BY PRIVATE WATER COMPANY AND SEPTIC. COULD BE SERVED BY ADJOINING MUD DISTRICT FOR PUBLIC UTILITIES
- ⊕ MINIMAL FLOOD PLAIN ON THE EAST SIDE OF THE PROPERTY
- ⊕ DIRECTLY ACROSS FM 1314 FROM THE NEWLY BUILT MASTER PLANNED COMMUNITY "THE HIGHLANDS"
- ⊕ WELL MAINTAINED, TURN-KEY SUMMER CAMP, CORPORATE RETREAT OR NON- PROFIT CAMPUS
- ⊕ CENTRALLY LOCATED WITH EASY ACCESS TO FM 1314, HWY 242, GRAND PKWY, AND HWY 59/I-69

**It should be noted that the current owners are a 501(c)3 organization and are tax exempt.

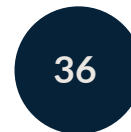
DEMOGRAPHICS



2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,297	19,722	54,566
Daytime Population	365	2,514	12,844
Households	1,053	6,058	17,730
Median Home Value	\$230,704	\$212,839	\$224,248
Average Household Size	3.1	3.2	3.1
Owner Occupied Housing Units	1,014	5,675	16,539
Renter Occupied Housing Units	264	1,624	4,872
Median Age	34.9	34.3	35.8
Average Household Income	\$124,907	\$109,639	\$114,229



54,566
POPULATION



36 MEDIAN AGE



3.2 AVERAGE HH SIZE

\$114,229
AVG HH INCOME



1,372
TOTAL BUSINESSES



12,844
TOTAL EMPLOYEE

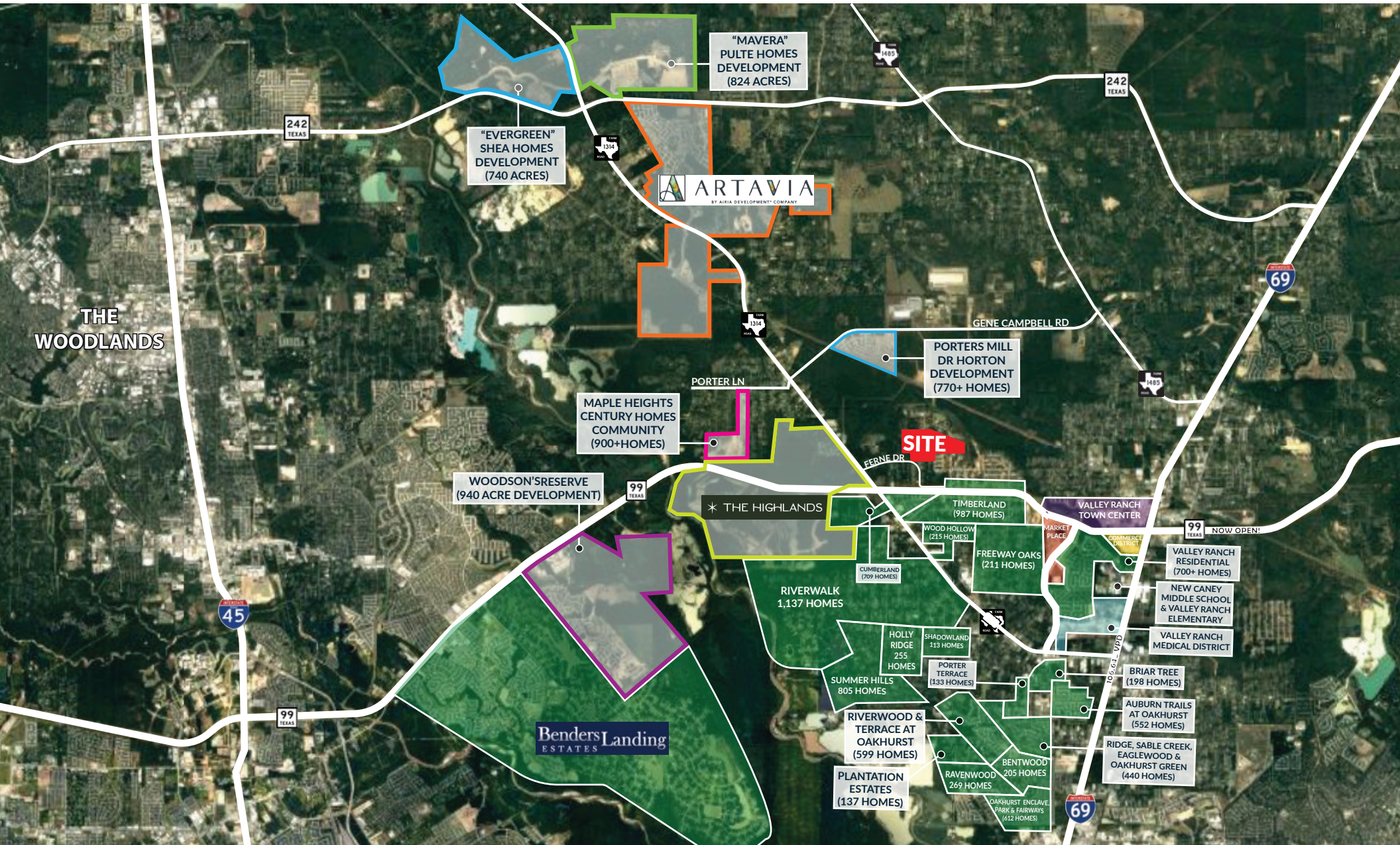
RETAIL MAP

110 Acres
18993 Ferne Dr
Porter, TX



RESIDENTIAL DEVELOPMENT MAP

110 Acres
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EXTERIOR PROPERTY IMAGES

110 Acres
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INTERIOR PROPERTY IMAGES

110 Acres
18993 Ferne Dr
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EXTERIOR PROPERTY IMAGES

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FRONT ENTRANCE GATE



PRIMARY HOUSE/LODGE



PRIMARY HOUSE LIVING AREA



PRIMARY HOUSE KITCHEN

INTERIOR PROPERTY IMAGES

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EXTERIOR PROPERTY IMAGES

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VOLLEYBALL COURTS



HORSE RIDING ARENA



POOL



SPORTS PAVILION

AERIAL PROPERTY IMAGES

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IMPROVEMENTS

110 Acres
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Primary Improvements						
Building Reference	Size	# of stories	Approx. Year Built	Description	#of Baths	Finish
Administrative Building	2,100 Sq. Ft.	1	2002	Manufactured Home/Comp. Roof	2 full baths	Typical
School Building	2,450 Sq. Ft.	1	1998	Manufactured Home/Comp. Roof	3 stalls, 1 tub/shwr combo	Typical
Heritage House/Cafeteria	4,390 Sq. Ft.	1	2001	Metal ext./Wood frame/slab/ Comp. Roof	2 half baths	Typical
Main House	11,596 Sq. Ft.	2	1996	Stone/wood/on slab/ Comp. Roof	13 baths	Typical
Cabin 1	1,235 Sq. Ft.	2	2002	Siding/wood frame/slab	3 shwr/2 stalls	Typical
Cabin 2	1,235 Sq. Ft.	1	2002	Siding/wood frame/slab	3 shwr/2 stalls	Typical
Cabin 3	1,235 Sq. Ft.	1	2002	Siding/wood frame/slab	3 shwr/2 stalls	Typical
Cabin 4	2,340 Sq. Ft.	1	2002	Siding/wood frame/slab	3 shwr/2 stalls	Typical
Total	26,581 Sq. Ft.					

Primary Improvements						
Building Reference	Floors	Ceiling Height	Exterior Walls	Condition	Comments	
Administrative Building	Carpet and Ceramic Tile	8' to 10'	Wood	Average	Covered Front Porch	
School Building	Vinyl and carpet	8' to 10'	Wood	Average	Covered Front Porch	
Heritage House/Cafeteria	Ceramic tile	9'	Stone and Metal	Average	Metal Roof	
Main House	Ceramic tile and carpet	8'	Stone and wood	Average	Metal roof; Front porch	
Cabin 1	Vinyl, laminate and tile	8'	Wood	Average	Front porch	
Cabin 2	Vinyl, laminate and tile	8'	Wood	Average	Front porch	
Cabin 3	Vinyl, laminate and tile	8'	Wood	Average	Front porch	
Cabin 4	Vinyl, laminate and tile	8'	Wood	Average	Front porch	

Site Improvements						
Building Reference	Size	# of stories	Approx. Year Built	Description	Finish	Condition
Storage	890 Sq. Ft.	1	2002/2014	Wood fram on slab	Minimal/ HVAC	Average
Pavillion	7,100 Sq. Ft.	1	2006	Metal roof/steel frame/slab	NA; Has Electric	Good
Pool and Pool House	500 Sq. Ft.	1	2006	Wood frame/concrete slab/ Composition Roof	NA; Has Electric	Average
Barn/Storage Shed	1,800 Sq. Ft.	1	2012	Wood frame/concrete slab/ Composition Roof	Minimal/ No HVAC	Average
Total	10,290 Sq. Ft.					



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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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