



**LAND FOR SALE – 31.38 ACRES**  
**11192 FM 1484 RD, CONROE, TX 77303**





**PROPERTY HIGHLIGHTS:**

- 31.38 acres (*unrestricted*) located in unincorporated Montgomery County.
- Conveniently located near the intersection of FM 1484 and Willis-Waukegan Rd.
- Property Improvements:
  - 6,000 Sq.Ft. Warehouse
  - 1,800 Sq.Ft. Office
  - 1,200 Sq.Ft. Pole Barn
  - 3,548 Sq.Ft. Single-Family
  - 1,768 Sq.Ft. Mobile Home
- Utilities: electricity via SHECO, and with water-well & septic systems.
- Situated in area of minimal flood hazard per FEMA maps (*Zone X*).



2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	652	6,377	29,990
Total Population	1,069	9,228	31,883
Total Households	328	3,131	9,938



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

**31.38 ACRES – 11192 FM 1484 RD, CONROE, TX**





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P.O. BOX 1505, CONROE, TX 77305

| (936) 270-1024

| [HUTSONREALTYPARTNERS.COM](http://HUTSONREALTYPARTNERS.COM)



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## WILLIS / CONROE MARKET OVERVIEW

Conroe and Willis are the first and second largest cities in Montgomery County, respectively, and are located approximately fifty miles north of downtown Houston, Texas.

There are numerous new housing and master-planned community developments in the area, including:

- Johnson Development's Grand Central Park and Woodforest Developments;
- Howard Hughes newest master planned community, The Woodlands Hills;
- Chambers Creek, a new active adult community by Caldwell; and
- Patten Companies acreage homesite community, Republic Grand Ranch.

Current actively planned communities are providing an estimated additional 30,000+ homes to the area. Montgomery County is ranked as the 6th fastest growing county in Texas with its population more than doubling in the last twenty years.

Residential growth is spurring nearby business growth as companies expand, relocate, and enter the market. With a flourishing business climate and strategic location, Montgomery County offers an ideal environment for new companies to thrive.





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

IABS 1-0



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