



28+/- UNRESTRICTED ACRES
FOR SALE - \$289,000
1955 & 1947 FELIX CURRIE ROAD
OAKHURST, TX 77359



28.185+/- UNRESTRICTED ACRES FOR SALE IN OAKHURST, TX! ONLY 5 MILES FROM HWY 190 AND 10 MILES FROM THE POINT BLANK PUBLIC BOAT RAMP - LAKE LIVINGSTON! THIS LAND IS PERFECT FOR MULTIPLE USES AND IS NOT LOCATED IN THE FLOOD ZONE! APPROXIMATELY 348 FT OF FRONTAGE ON FELIX CURRIE ROAD!

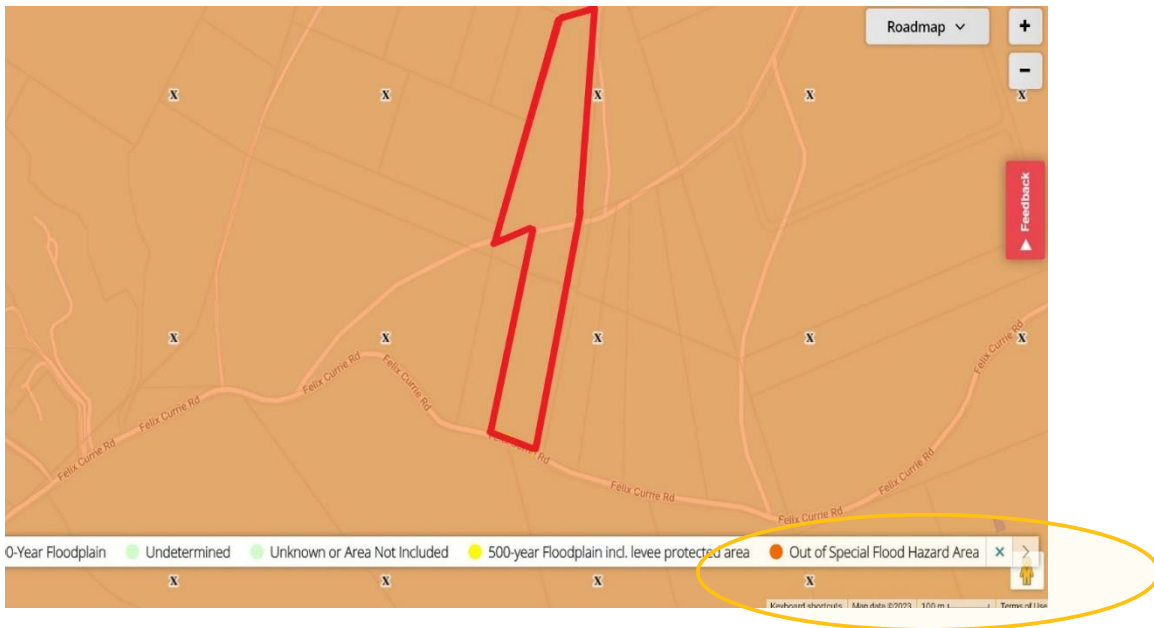
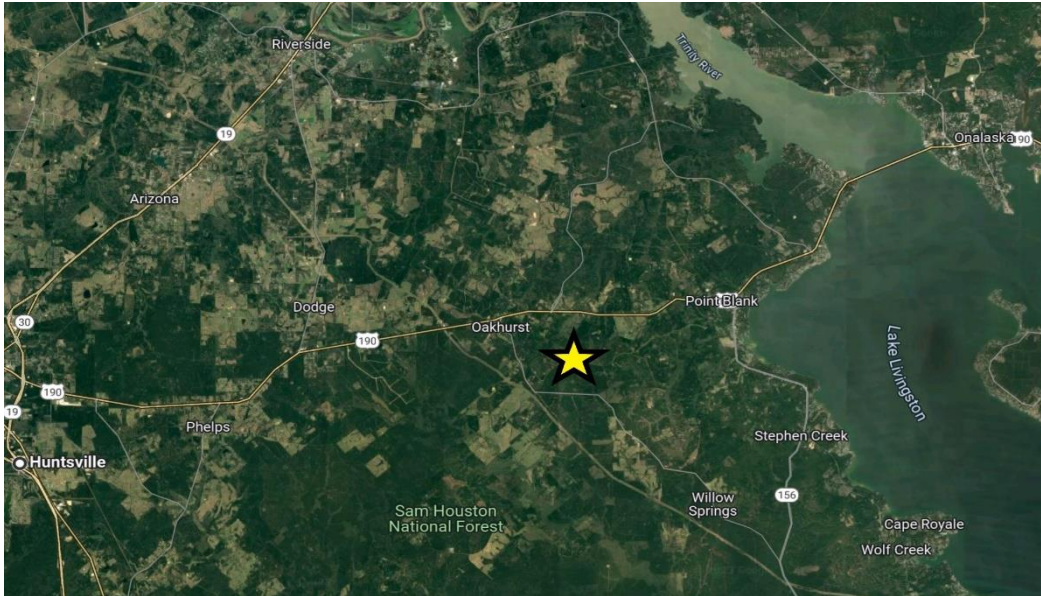
*** TOTAL OF 2 TRACTS FOR SALE – MEASUREMENTS ON PAGE 3 ***

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

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AERIAL & FLOODPLAIN



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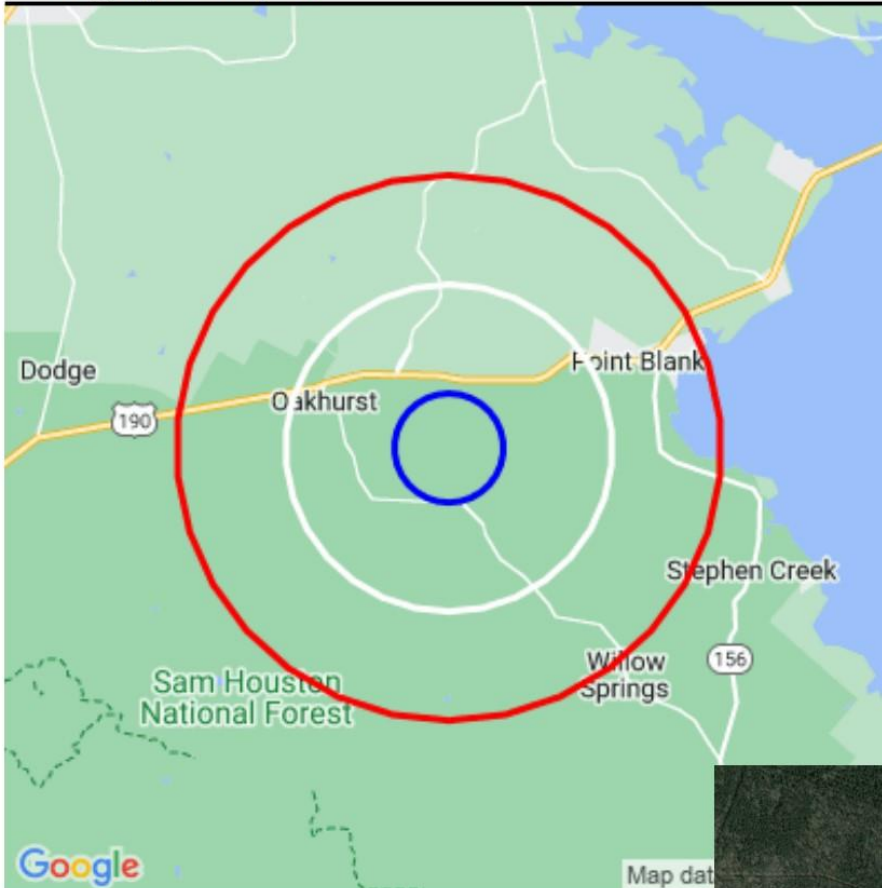
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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



Population

Distance	Male	Female	Total
1- Mile	41	41	82
3- Mile	319	312	631
5- Mile	812	840	1,652



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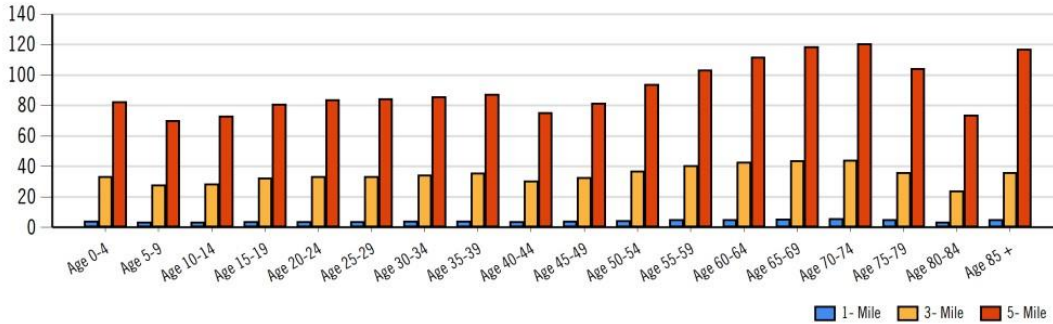


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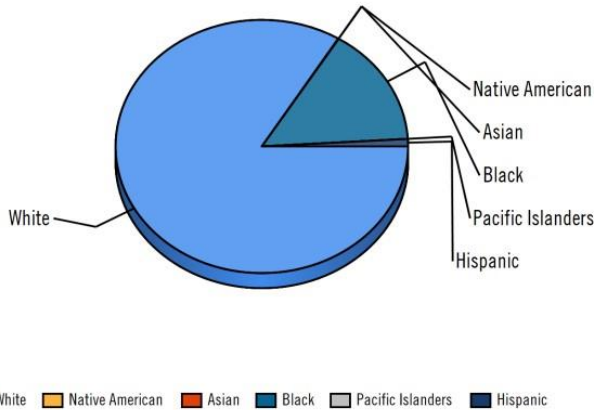
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Population by Distance and Age (2020)



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	28	1	0.07 %
3-Mile	211	5	0.58 %
5-Mile	560	12	0.73 %



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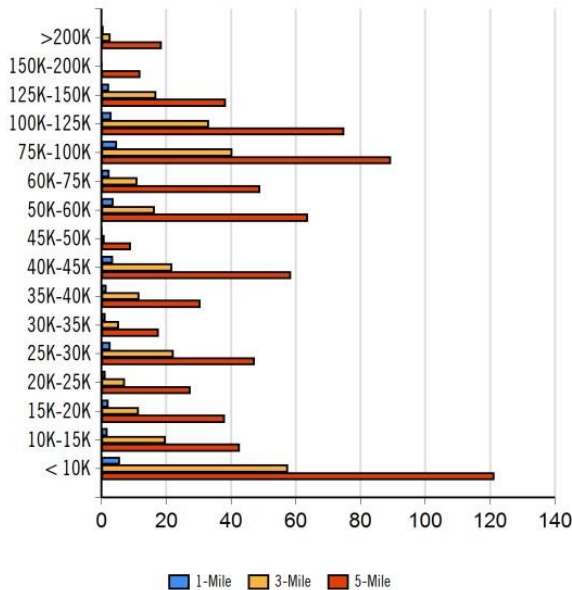
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	2	4	1	1	3	0	1	9	0	3	0
3-Mile	1	0	13	34	4	6	29	0	11	88	2	18	2
5-Mile	4	3	43	78	22	35	64	0	25	191	14	51	16

Household Income



Radius	Median Household Income
1-Mile	\$45,590.50
3-Mile	\$45,590.50
5-Mile	\$49,195.50

Radius	Average Household Income
1-Mile	\$54,140.50
3-Mile	\$54,140.50
5-Mile	\$59,771.50

Radius	Aggregate Household Income
1-Mile	\$1,995,361.55
3-Mile	\$14,229,998.83
5-Mile	\$42,329,180.77

Education

	1-Mile	3-mile	5-mile
Pop > 25	63	474	1,260
High School Grad	22	171	465
Some College	13	89	257
Associates	3	25	63
Bachelors	5	33	88
Masters	2	14	35
Prof. Degree	1	6	13
Doctorate	0	0	0

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	0 %	0 %
Households with 4+ Cars	2 %	22 %	23 %
Military Households	0 %	0 %	1 %
Mobile Homes	11 %	83 %	111 %
New Homes	1 %	12 %	14 %
New Households	2 %	15 %	20 %
Public Transportation Users	0 %	0 %	0 %
Teen's	2 %	21 %	25 %
Vacant Ready For Rent	8 %	63 %	79 %
Young Wealthy Households	0 %	0 %	0 %

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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The Robert Graham TEAM



Arrowstar Realty

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	1,586,762		11,907,367		32,704,088	
Average annual household	43,328		43,328		44,902	
Food	5,710	13.18 %	5,710	13.18 %	5,890	13.12 %
Food at home	3,841		3,841		3,912	
Cereals and bakery products	542		542		553	
Cereals and cereal products	192		192		197	
Bakery products	350		350		356	
Meats poultry fish and eggs	770		770		791	
Beef	182		182		186	
Pork	139		139		142	
Poultry	143		143		148	
Fish and seafood	122		122		127	
Eggs	63		63		64	
Dairy products	388		388		391	
Fruits and vegetables	770		770		789	
Fresh fruits	113		113		116	
Processed vegetables	151		151		154	
Sugar and other sweets	144		144		144	
Fats and oils	121		121		124	
Miscellaneous foods	725		725		734	
Nonalcoholic beverages	337		337		338	
Food away from home	1,868		1,868		1,978	
Alcoholic beverages	306		306		318	
Housing	15,933	36.77 %	15,933	36.77 %	16,427	36.58 %
Shelter	9,539		9,539		9,870	
Owned dwellings	5,508		5,508		5,762	
Mortgage interest and charges	2,751		2,751		2,836	
Property taxes	1,827		1,827		1,933	
Maintenance repairs	930		930		993	
Rented dwellings	3,353		3,353		3,355	
Other lodging	678		678		751	
Utilities fuels	3,871		3,871		3,953	
Natural gas	354		354		363	
Electricity	1,573		1,573		1,601	
Fuel oil	145		145		153	
Telephone services	1,193		1,193		1,219	
Water and other public services	604		604		616	
Household operations	1,040	2.40 %	1,040	2.40 %	1,084	2.41 %
Personal services	285		285		293	
Other household expenses	755		755		791	
Housekeeping supplies	543		543		559	
Laundry and cleaning supplies	154		154		153	
Other household products	312		312		323	
Postage and stationery	77		77		82	
Household furnishings	939		939		959	
Household textiles	73		73		73	
Furniture	191		191		201	
Floor coverings	20		20		23	
Major appliances	128		128		134	
Small appliances	76		76		85	
Miscellaneous	449		449		441	
Apparel and services	1,200	2.77 %	1,200	2.77 %	1,200	2.67 %
Men and boys	225		225		223	
Men 16 and over	186		186		184	
Boys 2 to 15	39		39		39	
Women and girls	425		425		441	
Women 16 and over	350		350		368	
Girls 2 to 15	75		75		72	
Children under 2	83		83		84	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	1,586,762		11,907,367		32,704,088	
Average annual household	43,328		43,328		44,902	
Transportation	5,985	13.81 %	5,985	13.81 %	6,175	13.75 %
Vehicle purchases	1,353		1,353		1,391	
Cars and trucks new	637		637		688	
Cars and trucks used	678		678		666	
Gasoline and motor oil	1,968		1,968		1,999	
Other vehicle expenses	2,287		2,287		2,370	
Vehicle finance charges	155		155		158	
Maintenance and repairs	786		786		814	
Vehicle insurance	1,065		1,065		1,111	
Vehicle rental leases	279		279		286	
Public transportation	377		377		414	
Health care	3,439	7.94 %	3,439	7.94 %	3,573	7.96 %
Health insurance	2,282		2,282		2,370	
Medical services	701		701		727	
Drugs	346		346		360	
Medical supplies	109		109		115	
Entertainment	2,605	6.01 %	2,605	6.01 %	2,663	5.93 %
Fees and admissions	438		438		471	
Television radios	971		971		982	
Pets toys	951		951		977	
Personal care products	565		565		579	
Reading	48		48		52	
Education	995		995		1,095	
Tobacco products	394		394		396	
Miscellaneous	663	1.53 %	663	1.53 %	716	1.59 %
Cash contributions	1,186		1,186		1,244	
Personal insurance	4,295		4,295		4,570	
Life and other personal insurance	155		155		161	
Pensions and Social Security	4,140		4,140		4,409	

Distance	Year	Estimated Households		Change	Housing Occupied By			Housing Occupancy		Vacant
		2018	2020		1 Person	Family	Owner	Renter		
1-Mile	2020	972	1,098	-11.59 %	278	651	923	49	769	
3-Mile	2020	972	1,098	-11.59 %	278	651	923	49	769	
5-Mile	2020	2,096	2,383	-11.51 %	575	1,422	2,015	81	1,624	
1-Mile	2023	1,045	1,098	-4.95 %	298	700	959	86	690	
3-Mile	2023	1,045	1,098	-4.95 %	298	700	959	86	690	
5-Mile	2023	2,224	2,383	-5.83 %	609	1,508	2,088	136	1,501	



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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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