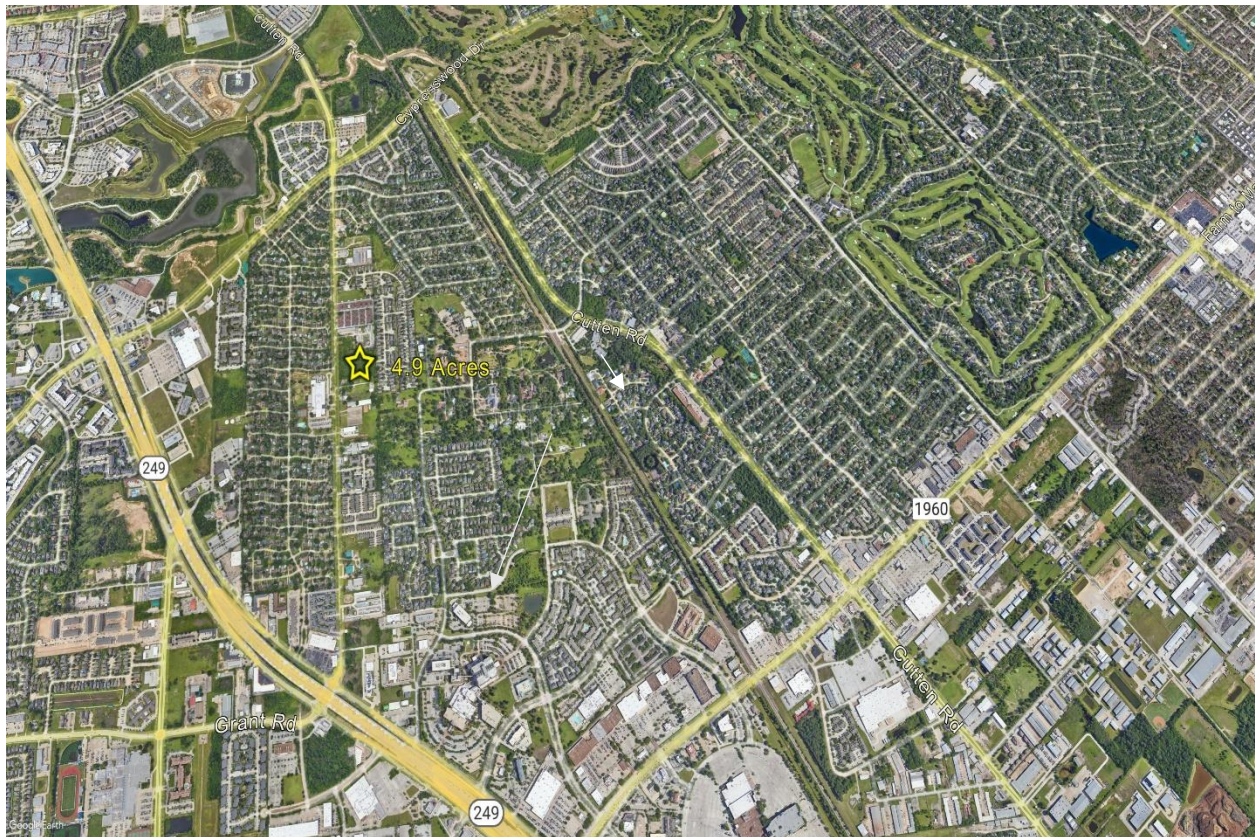


4.9 ACRES CLOSE TO HWY 249, 99, FM 1960, & BELTWAY 8!

FOR SALE - \$2,100,000

*****PROPERTY ACROSS FROM MIDDLEBURY LANE*****

**SCHROEDER ROAD
HOUSTON, TX 77070**



4.9 ACRE LOT WITH AVAILABLE UTILITIES LESS THAN 2 MILES FROM HIGHWAY 249! LOCATED IN PRESTONWOOD FOREST UTILITY DISTRICT ACROSS FROM HANCOCK ELEMENTARY SCHOOL. GREAT, CONVENIENT LOCATION! NOT IN A FLOODPLAIN! CLOSE TO HWY 249, 99, 1960, & BELTWAY 8!

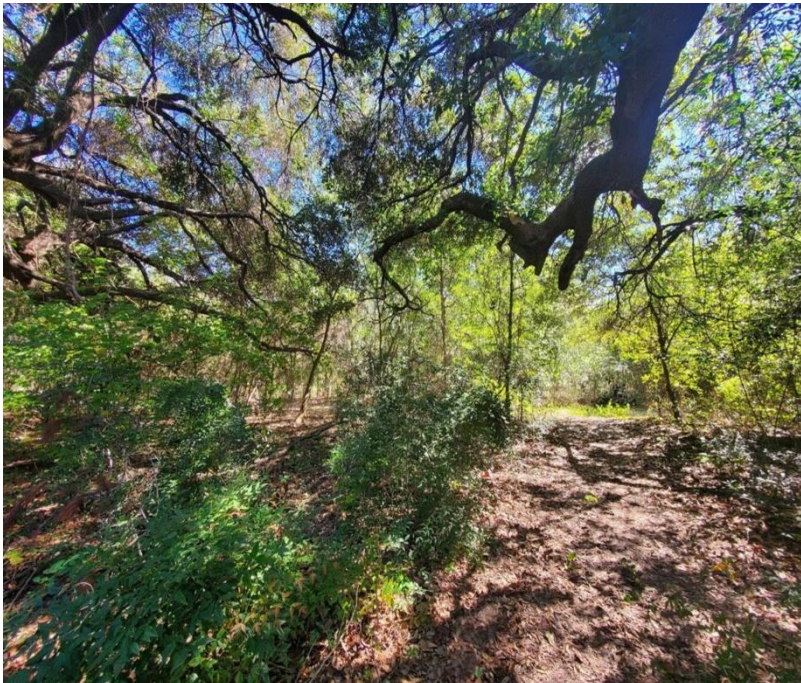
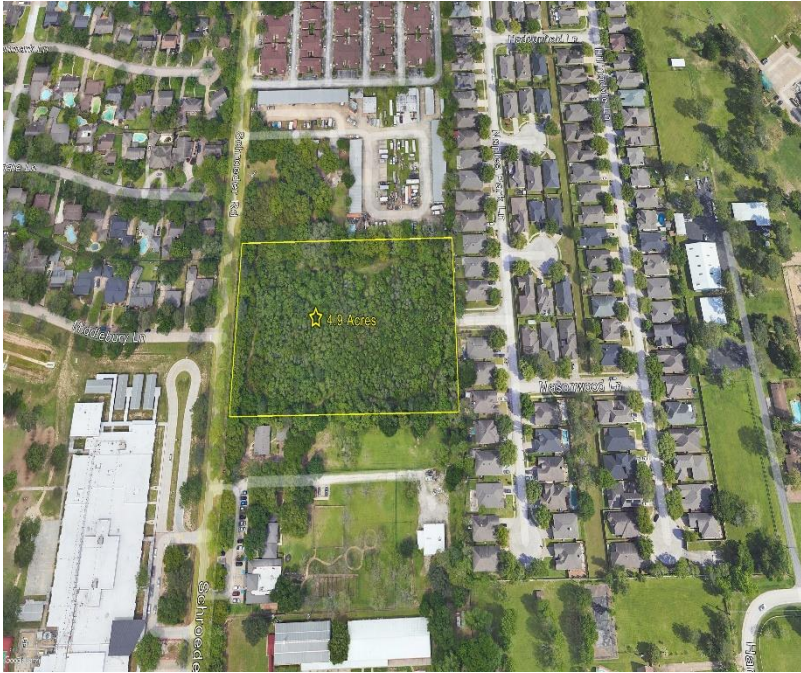
****SURVEY SITE PLAN ON PAGE 3 AND OFFER INSTRUCTIONS ON PAGE 4 OF THIS FLYER****

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

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

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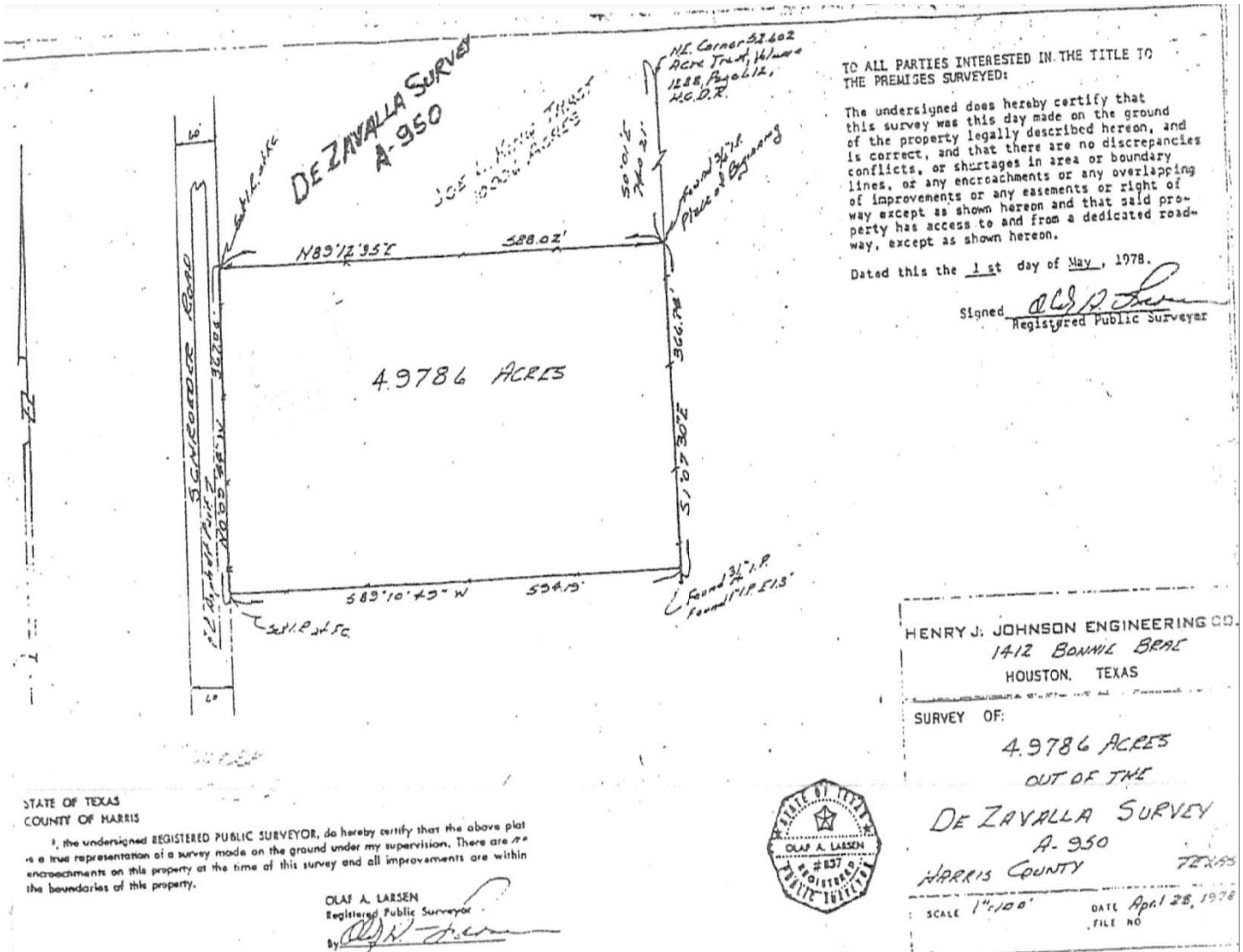
ADDITIONAL PHOTOS & FLOOD MAP



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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@texasitle.com

Seller's Name:

Roy Brock

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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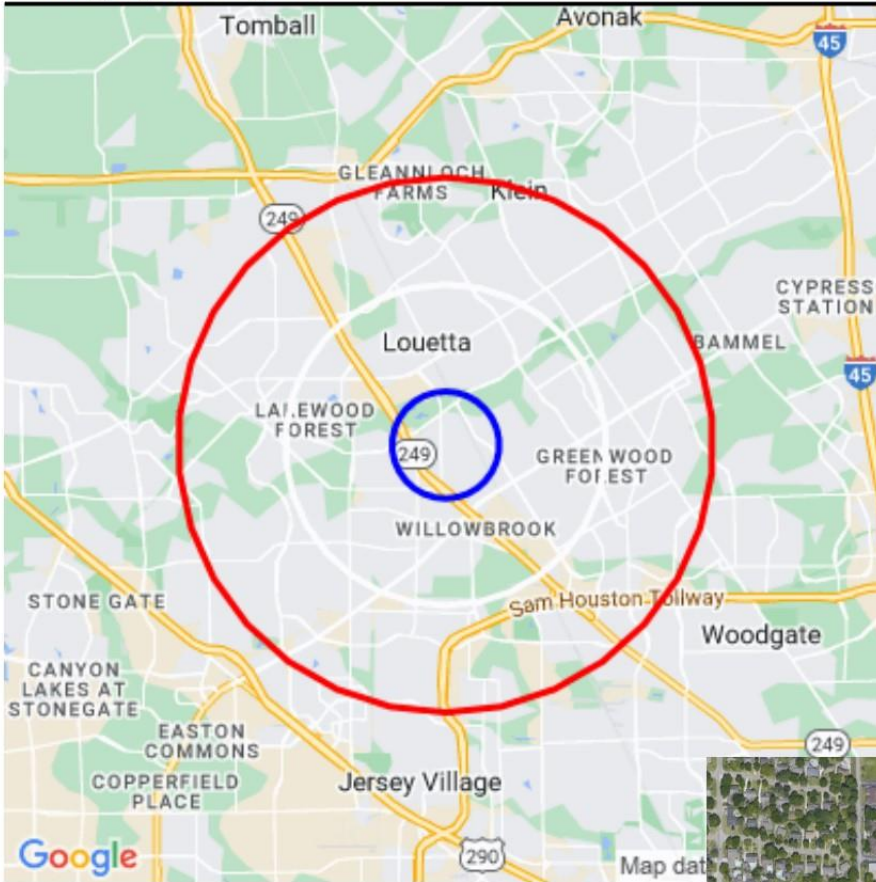
Schroeder Rd



Arrowstar Realty

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

Demographic Report



Schroeder Rd

Population

Distance	Male	Female	Total
1- Mile	5,008	5,368	10,375
3- Mile	39,364	41,318	80,682
5- Mile	111,895	115,328	227,223



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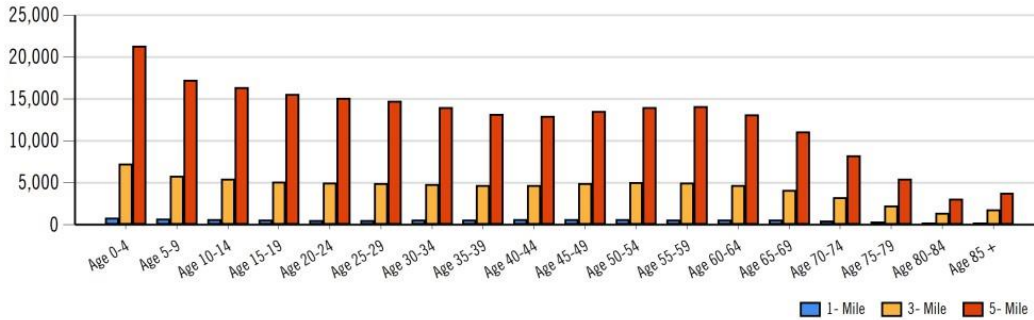
Schroeder Rd



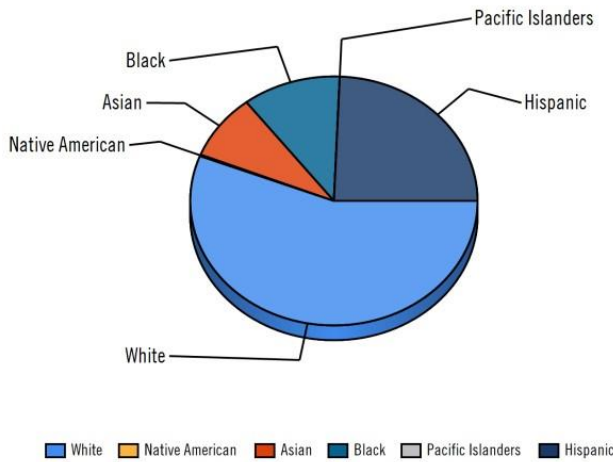
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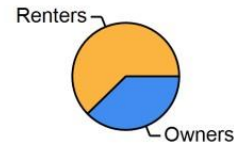
Population by Distance and Age (2020)



Ethnicity within 5 miles



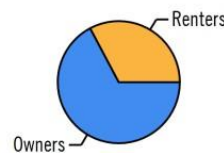
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	5,554	152	1.07 %
3-Mile	41,487	1,261	2.11 %
5-Mile	112,918	3,563	2.45 %



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Schroeder Rd



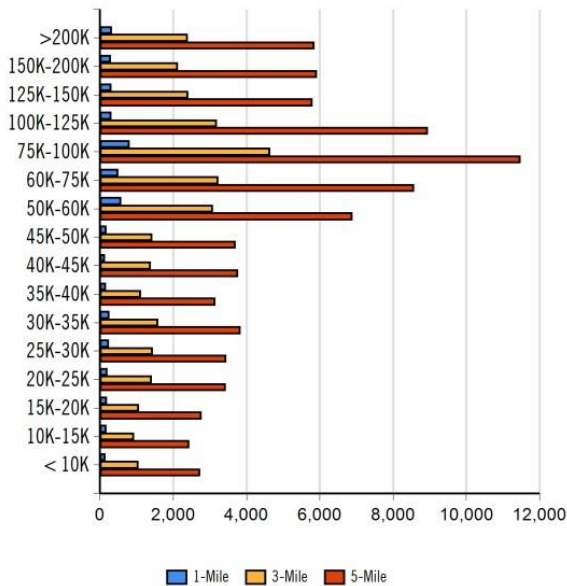
Arrowstar Realty

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	5	334	314	457	427	682	284	22	809	1,113	382	167	292
3-Mile	87	1,706	2,609	4,754	1,970	5,222	2,815	609	5,683	7,025	3,219	903	3,083
5-Mile	228	4,207	7,780	13,157	5,328	13,827	7,119	1,627	14,279	21,528	7,824	2,457	8,178

Household Income



Radius	Median Household Income
1-Mile	\$61,115.50
3-Mile	\$82,058.35
5-Mile	\$79,848.54

Radius	Average Household Income
1-Mile	\$77,429.88
3-Mile	\$93,926.86
5-Mile	\$88,723.74

Radius	Aggregate Household Income
1-Mile	\$374,393,351.49
3-Mile	\$2,771,457,450.61
5-Mile	\$7,089,740,254.50

Education

	1-Mile	3-mile	5-mile
Pop > 25	6,970	51,939	141,585
High School Grad	1,148	8,475	24,906
Some College	1,561	11,972	33,601
Associates	459	3,798	10,415
Bachelors	2,078	15,315	38,335
Masters	1,050	5,427	11,739
Prof. Degree	73	982	2,677
Doctorate	61	274	985

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	125 %	79 %	33 %
Households with 4+ Cars	25 %	65 %	71 %
Military Households	0 %	10 %	13 %
Mobile Homes	2 %	21 %	21 %
New Homes	210 %	203 %	154 %
New Households	68 %	87 %	92 %
Public Transportation Users	15 %	35 %	42 %
Teen's	36 %	67 %	82 %
Vacant Ready For Rent	38 %	77 %	78 %
Young Wealthy Households	24 %	114 %	81 %

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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Schroeder Rd



Arrowstar Realty

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

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	245,357,397		1,726,056,076		4,418,630,918	
Average annual household	51,128		56,456		55,212	
Food	6,613	12.93 %	7,243	12.83 %	7,095	12.85 %
Food at home	4,243		4,548		4,478	
Cereals and bakery products	605		647		637	
Cereals and cereal products	216		230		227	
Bakery products	389		417		410	
Meats poultry fish and eggs	847		903		889	
Beef	195		211		206	
Pork	151		159		157	
Poultry	161		171		168	
Fish and seafood	138		150		147	
Eggs	68		71		71	
Dairy products	429		468		460	
Fruits and vegetables	863		926		913	
Fresh fruits	126		136		134	
Processed vegetables	163		172		170	
Sugar and other sweets	155		166		163	
Fats and oils	134		143		141	
Miscellaneous foods	796		852		839	
Nonalcoholic beverages	358		377		373	
Food away from home	2,369		2,695		2,616	
Alcoholic beverages	375		428		415	
Housing	18,285	35.76 %	19,726	34.94 %	19,387	35.11 %
Shelter	11,078		11,988		11,775	
Owned dwellings	6,625		7,444		7,272	
Mortgage interest and charges	3,349		3,816		3,734	
Property taxes	2,246		2,530		2,461	
Maintenance repairs	1,029		1,097		1,076	
Rented dwellings	3,491		3,403		3,418	
Other lodging	961		1,140		1,084	
Utilities fuels	4,200		4,390		4,353	
Natural gas	396		425		419	
Electricity	1,669		1,716		1,707	
Fuel oil	163		174		171	
Telephone services	1,306		1,368		1,358	
Water and other public services	664		705		697	
Household operations	1,278	2.50 %	1,423	2.52 %	1,384	2.51 %
Personal services	384		437		422	
Other household expenses	893		986		962	
Housekeeping supplies	619		678		659	
Laundry and cleaning supplies	164		175		172	
Other household products	363		401		389	
Postage and stationery	91		101		97	
Household furnishings	1,109		1,244		1,212	
Household textiles	82		92		90	
Furniture	264		309		295	
Floor coverings	29		35		34	
Major appliances	135		133		136	
Small appliances	95		106		102	
Miscellaneous	501		566		553	
Apparel and services	1,396	2.73 %	1,567	2.78 %	1,522	2.76 %
Men and boys	274		318		306	
Men 16 and over	229		265		256	
Boys 2 to 15	45		52		50	
Women and girls	499		551		536	



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Moody's
 ANALYTICS

Catlyst

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Schroeder Rd



Arrowstar Realty		14500 Hasara Lane Willis, TX 77378 936-672-2472	
Women 16 and over	427	478	463
Girls 2 to 15	72	73	73
Children under 2	95	98	97

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	245,357,397		1,726,056,076		4,418,630,918	
Average annual household	51,128		56,456		55,212	
Transportation	6,912	13.52 %	7,578	13.42 %	7,446	13.49 %
Vehicle purchases	1,625		1,857		1,811	
Cars and trucks new	839		971		944	
Cars and trucks used	745		842		823	
Gasoline and motor oil	2,150		2,271		2,256	
Other vehicle expenses	2,608		2,823		2,780	
Vehicle finance charges	179		192		191	
Maintenance and repairs	906		1,005		985	
Vehicle insurance	1,192		1,248		1,236	
Vehicle rental leases	330		376		366	
Public transportation	527		625		598	
Health care	3,852	7.53 %	4,123	7.30 %	4,062	7.36 %
Health insurance	2,524		2,673		2,635	
Medical services	816		891		878	
Drugs	382		418		412	
Medical supplies	128		140		136	
Entertainment	2,995	5.86 %	3,310	5.86 %	3,248	5.88 %
Fees and admissions	603		724		696	
Television radios	1,043		1,087		1,079	
Pets toys	1,091		1,215		1,189	
Personal care products	659		737		718	
Reading	58		64		62	
Education	1,463		1,760		1,664	
Tobacco products	394		388		390	
Miscellaneous	833	1.63 %	922	1.63 %	900	1.63 %
Cash contributions	1,349		1,432		1,411	
Personal insurance	5,939		7,171		6,887	
Life and other personal insurance	170		193		189	
Pensions and Social Security	5,769		6,977		6,697	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	13,062	10,994	17.99 %	4,895	7,228	4,594	8,468	2,416
3-Mile	2020	45,702	39,376	12.84 %	12,318	30,881	27,925	17,777	9,279
5-Mile	2020	115,053	96,454	17.08 %	24,840	84,654	79,519	35,534	18,354
1-Mile	2023	13,140	10,994	18.75 %	4,913	7,279	4,509	8,631	3,321
3-Mile	2023	45,860	39,376	12.85 %	12,344	30,991	27,913	17,947	12,363
5-Mile	2023	116,485	96,454	18.65 %	25,115	85,728	80,783	35,702	24,984



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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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