



**10.0214 UNRESTRICTED ACRES FOR SALE!**

**FOR SALE FOR \$499,000!**

8524 S WILLIAMS ROAD  
CONROE, TX 77303



**JUST REDUCED! 10.0214 UNRESTRICTED ACRES WITHIN A FEW MINUTES FROM HIGHWAY 105! 1-STORY CUSTOM 3 BEDROOM, 2 BATH HOUSE HAS 1,642 SF + A 2-CAR GARAGE! STOCKED 30 FT DEEP POND AND CLEARED PASTURE! FIREPLACE WITH HIGH CEILING & WOOD BURNING FIREPLACE AND MANTLE! SIZABLE KITCHEN WITH BREAKFAST BAR, FORMAL DINING ROOM, & UTILITY ROOM INSIDE HOME. METICULOUS ORIGINAL OWNER THAT HAS ADDED SO MANY SPECIAL TOUCHES THROUGHOUT THE HOME, UPGRADES INCLUDE: ROOF WAS REPLACED 6 YRS AGO, TILE FLOORING ADDED 5 YRS AGO, SOLAR SCREENS & CUSTOM BLINDS ADDED TO WINDOWS! THERE IS A HAY FIELD & 2 LARGE DOG PENS IN THE BACKYARD! PUBLIC WATER & ELECTRICITY FOR THIS PROPERTY. THERE IS ALSO A WELL THAT CAN BE TAPPED INTO! MOSTLY CLEARED, WITH THE EXCEPTION OF SOME FRUIT TREES AND CREPE MURTLES ALONG THE DRIVEWAY. PERFECT PLACE TO START YOUR OWN PERSONAL FARM, HAVE AS A RESIDENCE OR GREAT FOR OTHER POTENTIAL USES! ONLY HALF A MILE FROM FM 1484 & 3.4 MILES FROM HIGHWAY 105! COUNTRY LIVING NOT TOO FAR FROM THE CITY!**

**\*\*SURVEY 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**



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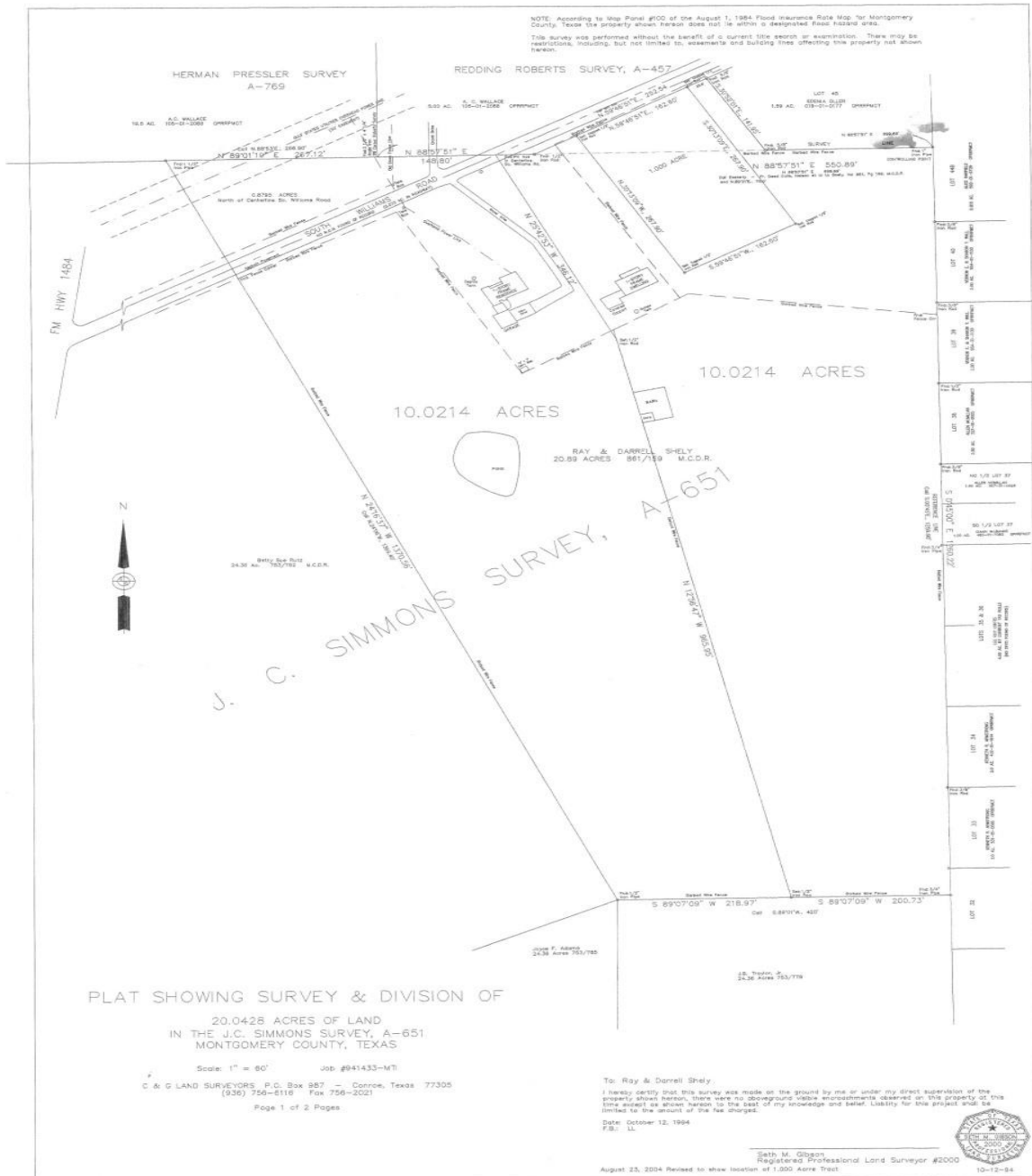


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## SURVEY



**OFFER INSTRUCTIONS**



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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 – McKnight Title<br>3710 W Davis Street, Conroe, TX 77304 | Phone: (936) 267-4122<br>Email: christieherrin@mcknighttitle.com |
|---|--|

**Seller's Name:**

Janet Shely

**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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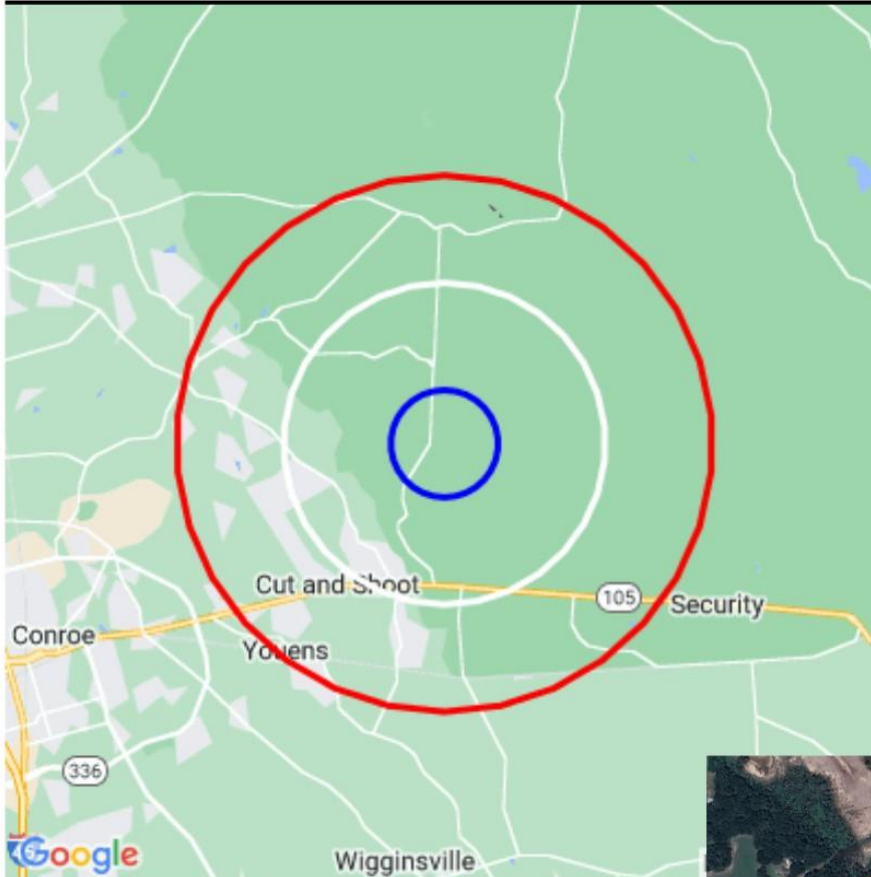
8524 S Williams Rd



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

## Demographic Report



8524 S Williams Rd

### Population

| Distance | Male  | Female | Total  |
|----------|-------|--------|--------|
| 1- Mile  | 421   | 424    | 846    |
| 3- Mile  | 2,539 | 2,589  | 5,128  |
| 5- Mile  | 7,547 | 7,737  | 15,284 |



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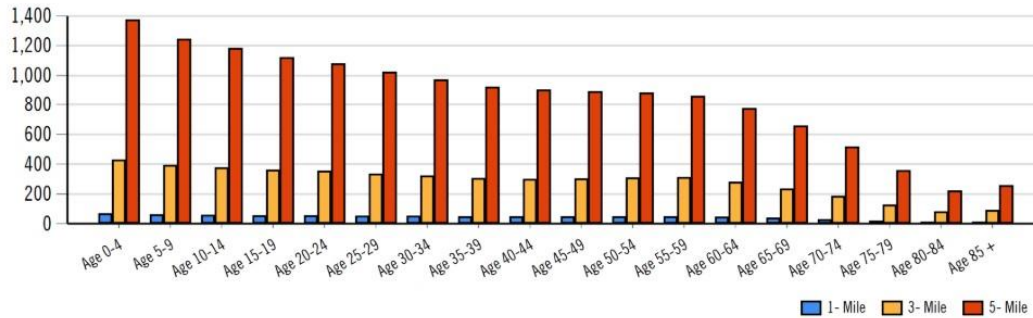
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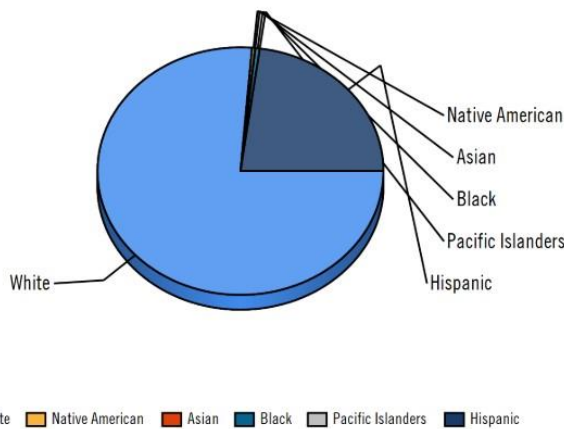
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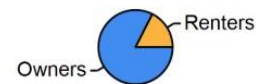
## Population by Distance and Age (2020)



## 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   | 348      | 17         | 0.68 %            |
| 3-Mile   | 2,106    | 101        | 1.74 %            |
| 5-Mile   | 6,284    | 265        | 2.15 %            |



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## 8524 S Williams Rd



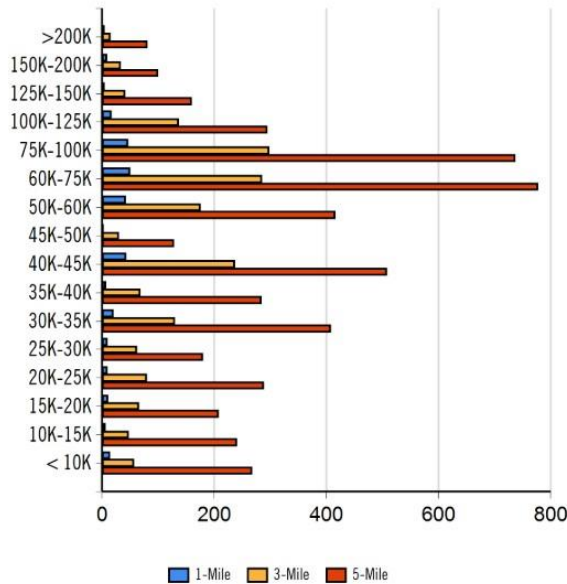
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### Labor & Income

|        | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportaion | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|---------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 10          | 1      | 40           | 45            | 3         | 40     | 37            | 17          | 33           | 62      | 21          | 14        | 22    |
| 3-Mile | 65          | 15     | 248          | 295           | 35        | 192    | 174           | 69          | 222          | 404     | 172         | 49        | 151   |
| 5-Mile | 116         | 105    | 970          | 794           | 195       | 825    | 471           | 116         | 559          | 1,052   | 464         | 184       | 383   |

### Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$60,133.00             |
| 3-Mile | \$53,582.50             |
| 5-Mile | \$49,370.78             |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$59,922.50              |
| 3-Mile | \$63,612.75              |
| 5-Mile | \$58,441.00              |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$17,509,431.31            |
| 3-Mile | \$105,929,515.07           |
| 5-Mile | \$296,247,020.49           |

### Education

|                  | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25         | 534    | 3,205  | 9,268  |
| High School Grad | 213    | 1,293  | 3,508  |
| Some College     | 125    | 733    | 1,971  |
| Associates       | 13     | 87     | 298    |
| Bachelors        | 41     | 204    | 473    |
| Masters          | 13     | 61     | 157    |
| Prof. Degree     | 8      | 43     | 112    |
| Doctorate        | 2      | 16     | 48     |

### Tapestry

|                             | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent       | 5 %    | 16 %   | 20 %   |
| Teen's                      | 15 %   | 41 %   | 57 %   |
| Expensive Homes             | 0 %    | 0 %    | 0 %    |
| Mobile Homes                | 69 %   | 216 %  | 302 %  |
| New Homes                   | 21 %   | 48 %   | 90 %   |
| New Households              | 10 %   | 27 %   | 43 %   |
| Military Households         | 0 %    | 1 %    | 3 %    |
| Households with 4+ Cars     | 23 %   | 51 %   | 62 %   |
| Public Transportation Users | 0 %    | 0 %    | 4 %    |
| 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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### Expenditures

|                                 | 1-Mile     | %       | 3-Mile     | %       | 5-Mile      | %       |
|---------------------------------|------------|---------|------------|---------|-------------|---------|
| <b>Total Expenditures</b>       | 13,459,825 |         | 80,761,928 |         | 228,749,227 |         |
| <b>Average annual household</b> | 46,283     |         | 47,436     |         | 44,876      |         |
| <b>Food</b>                     | 6,004      | 12.97 % | 6,146      | 12.96 % | 5,870       | 13.08 % |
| Food at home                    | 3,986      |         | 4,061      |         | 3,912       |         |
| Cereals and bakery products     | 566        |         | 576        |         | 555         |         |
| Cereals and cereal products     | 203        |         | 204        |         | 198         |         |
| Bakery products                 | 363        |         | 371        |         | 357         |         |
| Meats poultry fish and eggs     | 797        |         | 812        |         | 789         |         |
| Beef                            | 187        |         | 191        |         | 184         |         |
| Pork                            | 147        |         | 150        |         | 144         |         |
| Poultry                         | 149        |         | 151        |         | 148         |         |
| Fish and seafood                | 123        |         | 126        |         | 123         |         |
| Eggs                            | 66         |         | 66         |         | 65          |         |
| Dairy products                  | 396        |         | 403        |         | 387         |         |
| Fruits and vegetables           | 804        |         | 816        |         | 786         |         |
| Fresh fruits                    | 119        |         | 119        |         | 115         |         |
| Processed vegetables            | 158        |         | 159        |         | 155         |         |
| Sugar and other sweets          | 147        |         | 152        |         | 145         |         |
| Fats and oils                   | 128        |         | 130        |         | 125         |         |
| Miscellaneous foods             | 753        |         | 767        |         | 737         |         |
| Nonalcoholic beverages          | 342        |         | 352        |         | 339         |         |
| Food away from home             | 2,018      |         | 2,085      |         | 1,958       |         |
| Alcoholic beverages             | 323        |         | 338        |         | 312         |         |
| <b>Housing</b>                  | 16,981     | 36.69 % | 17,225     | 36.31 % | 16,516      | 36.80 % |
| Shelter                         | 10,279     |         | 10,372     |         | 9,960       |         |
| Owned dwellings                 | 6,120      |         | 6,215      |         | 5,804       |         |
| Mortgage interest and charges   | 3,037      |         | 3,096      |         | 2,857       |         |
| Property taxes                  | 2,042      |         | 2,094      |         | 1,951       |         |
| Maintenance repairs             | 1,040      |         | 1,024      |         | 996         |         |
| Rented dwellings                | 3,403      |         | 3,366      |         | 3,416       |         |
| Other lodging                   | 756        |         | 790        |         | 738         |         |
| Utilities fuels                 | 4,112      |         | 4,149      |         | 4,005       |         |
| Natural gas                     | 377        |         | 385        |         | 365         |         |
| Electricity                     | 1,647      |         | 1,660      |         | 1,620       |         |
| Fuel oil                        | 159        |         | 158        |         | 153         |         |
| Telephone services              | 1,287      |         | 1,296      |         | 1,244       |         |
| Water and other public services | 641        |         | 649        |         | 621         |         |
| <b>Household operations</b>     | 1,106      | 2.39 %  | 1,159      | 2.44 %  | 1,085       | 2.42 %  |
| Personal services               | 289        |         | 323        |         | 292         |         |
| Other household expenses        | 817        |         | 835        |         | 792         |         |
| Housekeeping supplies           | 549        |         | 573        |         | 549         |         |
| Laundry and cleaning supplies   | 151        |         | 156        |         | 151         |         |
| Other household products        | 320        |         | 338        |         | 319         |         |
| Postage and stationery          | 78         |         | 79         |         | 79          |         |
| Household furnishings           | 934        |         | 970        |         | 916         |         |
| Household textiles              | 66         |         | 68         |         | 66          |         |
| Furniture                       | 184        |         | 197        |         | 184         |         |
| Floor coverings                 | 24         |         | 23         |         | 22          |         |
| Major appliances                | 155        |         | 145        |         | 141         |         |
| Small appliances                | 83         |         | 86         |         | 84          |         |
| Miscellaneous                   | 420        |         | 450        |         | 417         |         |
| <b>Apparel and services</b>     | 1,110      | 2.40 %  | 1,224      | 2.58 %  | 1,146       | 2.55 %  |
| Men and boys                    | 196        |         | 229        |         | 209         |         |
| Men 16 and over                 | 162        |         | 191        |         | 172         |         |
| Boys 2 to 15                    | 34         |         | 38         |         | 37          |         |
| Women and girls                 | 430        |         | 441        |         | 428         |         |



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|-------------------|-----|---|-----|
| Women 16 and over | 358 | 365   | 356 |
| Girls 2 to 15     | 72  | 75  | 72  |
| Children under 2  | 85  | 88  | 86  |

### Expenditures (Continued)

|                                   | 1-Mile     | %       | 3-Mile     | %       | 5-Mile      | %       |
|-----------------------------------|------------|---------|------------|---------|-------------|---------|
| <b>Total Expenditures</b>         | 13,459,825 |         | 80,761,928 |         | 228,749,227 |         |
| <b>Average annual household</b>   | 46,283     |         | 47,436     |         | 44,876      |         |
| <b>Transportation</b>             | 6,391      | 13.81 % | 6,541      | 13.79 % | 6,168       | 13.74 % |
| Vehicle purchases                 | 1,415      |         | 1,455      |         | 1,349       |         |
| Cars and trucks new               | 779        |         | 743        |         | 698         |         |
| Cars and trucks used              | 591        |         | 669        |         | 613         |         |
| Gasoline and motor oil            | 2,114      |         | 2,129      |         | 2,034       |         |
| Other vehicle expenses            | 2,464      |         | 2,540      |         | 2,391       |         |
| Vehicle finance charges           | 176        |         | 178        |         | 165         |         |
| Maintenance and repairs           | 840        |         | 855        |         | 808         |         |
| Vehicle insurance                 | 1,159      |         | 1,207      |         | 1,138       |         |
| Vehicle rental leases             | 287        |         | 299        |         | 278         |         |
| Public transportation             | 398        |         | 416        |         | 394         |         |
| <b>Health care</b>                | 3,771      | 8.15 %  | 3,800      | 8.01 %  | 3,609       | 8.04 %  |
| Health insurance                  | 2,491      |         | 2,508      |         | 2,396       |         |
| Medical services                  | 782        |         | 787        |         | 736         |         |
| Drugs                             | 380        |         | 384        |         | 361         |         |
| Medical supplies                  | 117        |         | 120        |         | 114         |         |
| <b>Entertainment</b>              | 2,745      | 5.93 %  | 2,847      | 6.00 %  | 2,658       | 5.92 %  |
| Fees and admissions               | 487        |         | 509        |         | 465         |         |
| Television radios                 | 1,030      |         | 1,046      |         | 999         |         |
| Pets toys                         | 987        |         | 1,032      |         | 966         |         |
| Personal care products            | 580        |         | 600        |         | 565         |         |
| Reading                           | 50         |         | 52         |         | 50          |         |
| Education                         | 1,001      |         | 1,091      |         | 1,045       |         |
| Tobacco products                  | 417        |         | 410        |         | 410         |         |
| <b>Miscellaneous</b>              | 809        | 1.75 %  | 797        | 1.68 %  | 755         | 1.68 %  |
| <b>Cash contributions</b>         | 1,397      |         | 1,368      |         | 1,295       |         |
| <b>Personal insurance</b>         | 4,700      |         | 4,991      |         | 4,469       |         |
| Life and other personal insurance | 161        |         | 171        |         | 157         |         |
| Pensions and Social Security      | 4,539      |         | 4,820      |         | 4,312       |         |

| Estimated Households |      |            |       |         | Housing Occupied By |        | Housing Occupancy |        |        |
|----------------------|------|------------|-------|---------|---------------------|--------|-------------------|--------|--------|
| Distance             | Year | Projection | 2018  | Change  | 1 Person            | Family | Owner             | Renter | Vacant |
| 1-Mile               | 2020 | 2,338      | 1,753 | 31.72 % | 440                 | 1,791  | 1,928             | 410    | 224    |
| 3-Mile               | 2020 | 4,595      | 3,388 | 34.93 % | 778                 | 3,594  | 3,939             | 656    | 373    |
| 5-Mile               | 2020 | 9,918      | 7,466 | 33.03 % | 1,700               | 7,765  | 8,111             | 1,807  | 806    |
| 1-Mile               | 2023 | 2,519      | 1,753 | 41.92 % | 474                 | 1,929  | 2,078             | 441    | 243    |
| 3-Mile               | 2023 | 4,938      | 3,388 | 45.03 % | 835                 | 3,862  | 4,229             | 709    | 392    |
| 5-Mile               | 2023 | 10,762     | 7,466 | 44.15 % | 1,842               | 8,429  | 8,715             | 2,047  | 623    |



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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<br>Primary Assumed Business Name | License No.    | Email                      | Phone                |
| Designated Broker of Firm   | License No.    | Email                      | Phone                |
| Licensed Supervisor of Sales Agent/<br>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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