



10.0214 UNRESTRICTED ACRES FOR SALE!

FOR SALE FOR \$546,500

8524 S WILLIAMS ROAD
CONROE, TX 77303



JUST REDUCED! 10.0214 UNRESTRICTED ACRES WITHIN A FEW MINUTES FROM HIGHWAY 105!
ONE STORY 1,642 SF 3 BEDROOM, 2 BATH, 2 CAR GARAGE WITH A STOCKED POND AND
CLEARED PASTURE! FIREPLACE WITH HIGH CEILING AND WOOD BURNING FIREPLACE AND
MANTLE! SIZABLE KITCHEN WITH BREAKFAST BAR, FORMAL DINING ROOM, AND UTILITY ROOM
INSIDE HOME. UPDATES INCLUDE: ROOF WAS REPLACED 6 YEARS AGO, TILE FLOORING
THROUGHOUT, SOLAR SCREENS AND CUSTOM BLINDS ADDED TO WINDOWS! PUBLIC WATER
AND ELECTRICITY FOR THIS PROPERTY. 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 AND 3.4 MILES FROM HIGHWAY 105!

***ADJACENT ACREAGE ALSO AVAILABLE FOR SALE - 8534 S WILLIAMS ROAD - 9.915 ACRES -
MLS# 88076838 TO ASSEMBLE UP TO 20 ACRES OF LAND! THERE IS A 1,232 SF HOUSE ON THE
PROPERTY!

****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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

ADDITIONAL PHOTOS



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

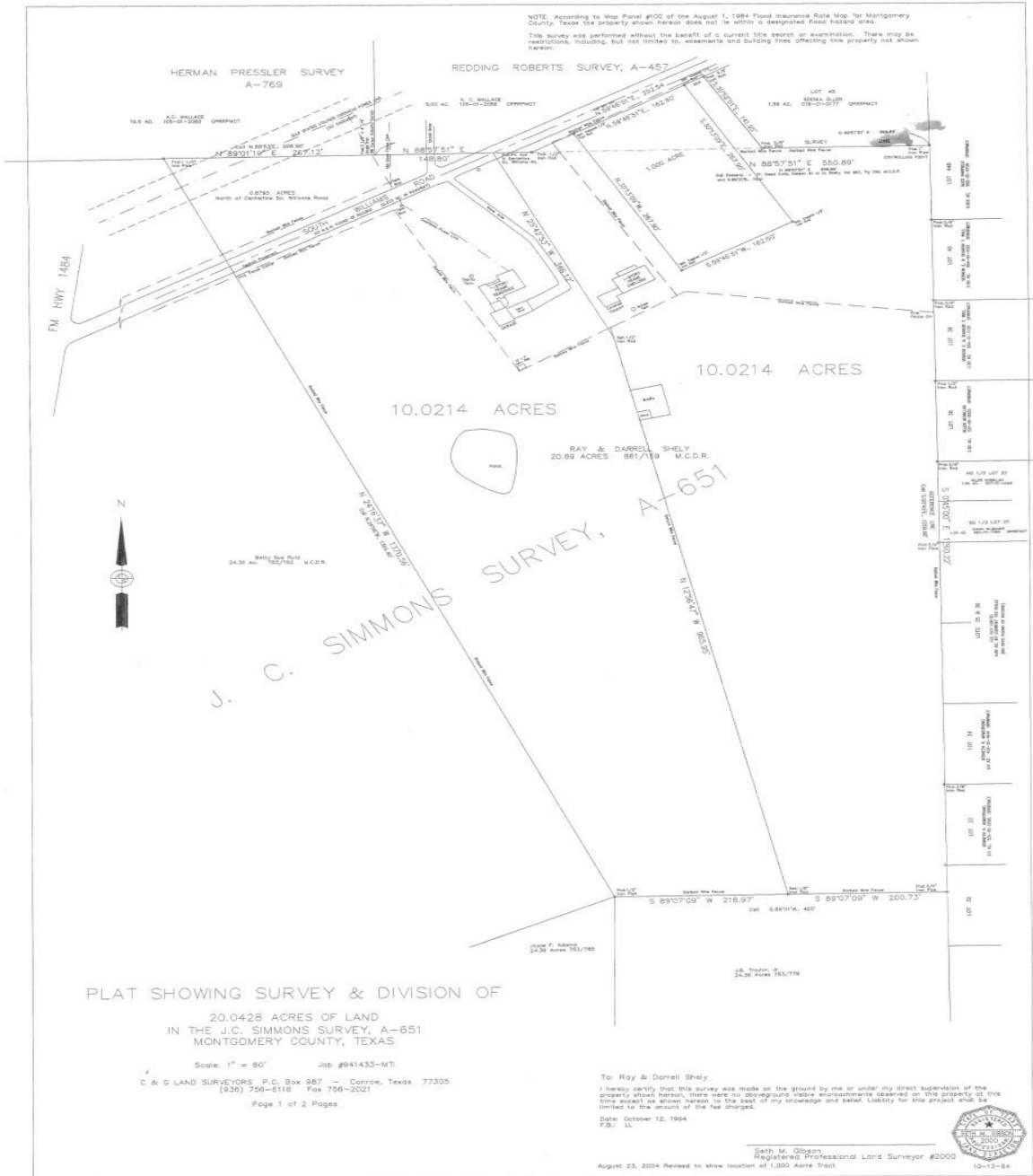
This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

SURVEY



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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



OFFER INSTRUCTIONS



Robert Graham
(936) 672-2087
robert@rgteamtx.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 – McKnight Title Phone: (936) 267-4122
3710 W Davis Street, Conroe, TX 77304 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

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

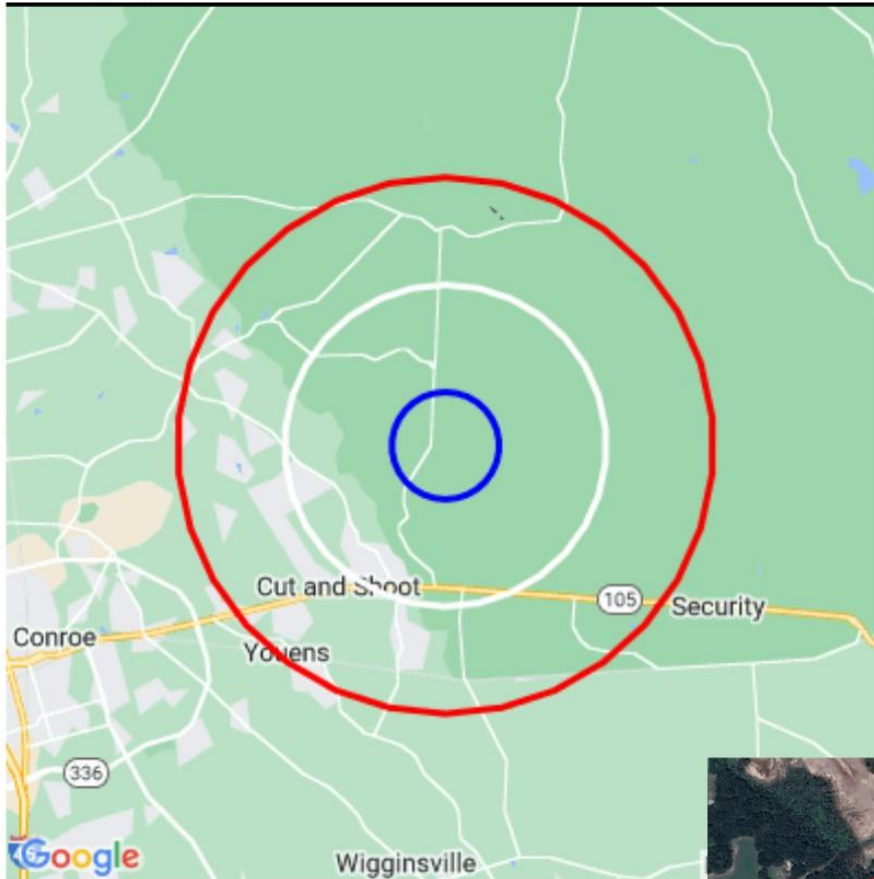
8524 S Williams Rd



Arrowstar Realty

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



Robert Graham
 robert@rgteamtx.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

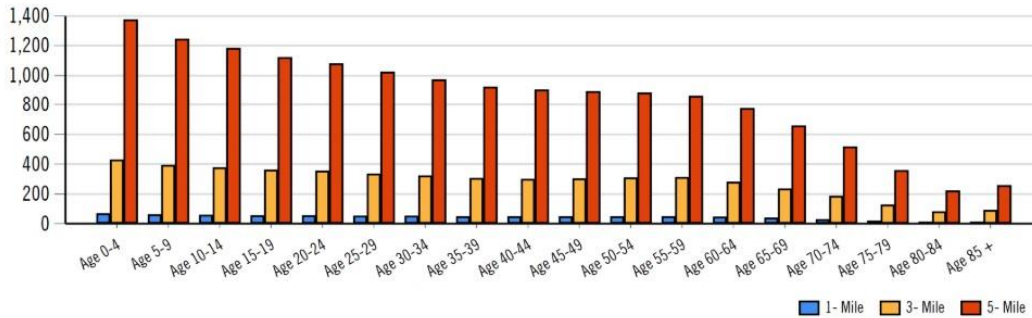
8524 S Williams Rd



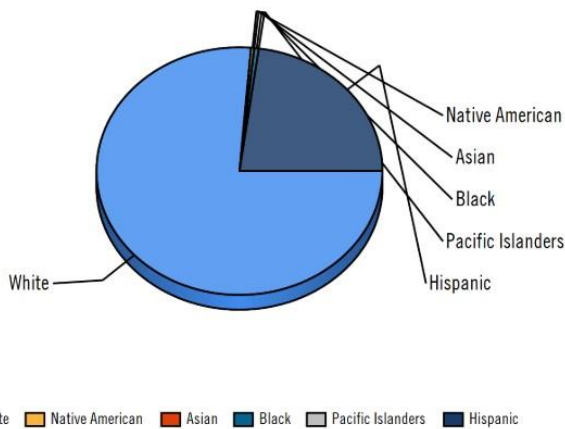
Arrowstar Realty

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

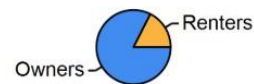
Population by Distance and Age (2020)



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 %



Robert Graham
robert@rgteamtx.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

8524 S Williams Rd



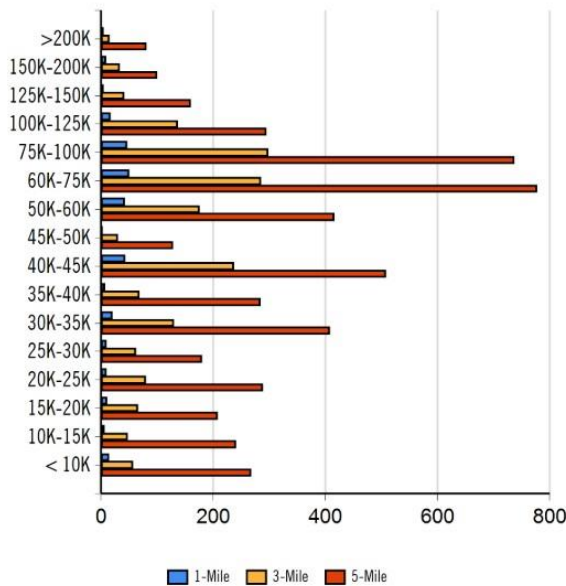
Arrowstar Realty

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

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.



Robert Graham
 robert@rgteamtx.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

8524 S Williams Rd



Arrowstar Realty

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

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	13,459,825		80,761,928		228,749,227	
Average annual household	46,283		47,436		44,876	
Food	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	
Housing	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	
Household operations	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	
Apparel and services	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	



Robert Graham
robert@rgteamtx.com
936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.

8524 S Williams Rd



Arrowstar Realty		14500 Hasara Lane Willis, TX 77378 936-672-2472	
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	%
Total Expenditures	13,459,825		80,761,928		228,749,227	
Average annual household	46,283		47,436		44,876	
Transportation	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	
Health care	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	
Entertainment	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	
Miscellaneous	809	1.75 %	797	1.68 %	755	1.68 %
Cash contributions	1,397		1,368		1,295	
Personal insurance	4,700		4,991		4,469	
Life and other personal insurance	161		171		157	
Pensions and Social Security	4,539		4,820		4,312	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Year	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



Robert Graham
 robert@rgteamtx.com
 936-672-2087



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.



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

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

This information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Arrowstar Realty, its affiliates, or by any agent, independent associate, parent, or subsidiary of Arrowstar Realty. This information is subject to change at any time and without notice. This presentation is to be used solely for information, and under no circumstances is it to be deemed any form of a binding commitment.