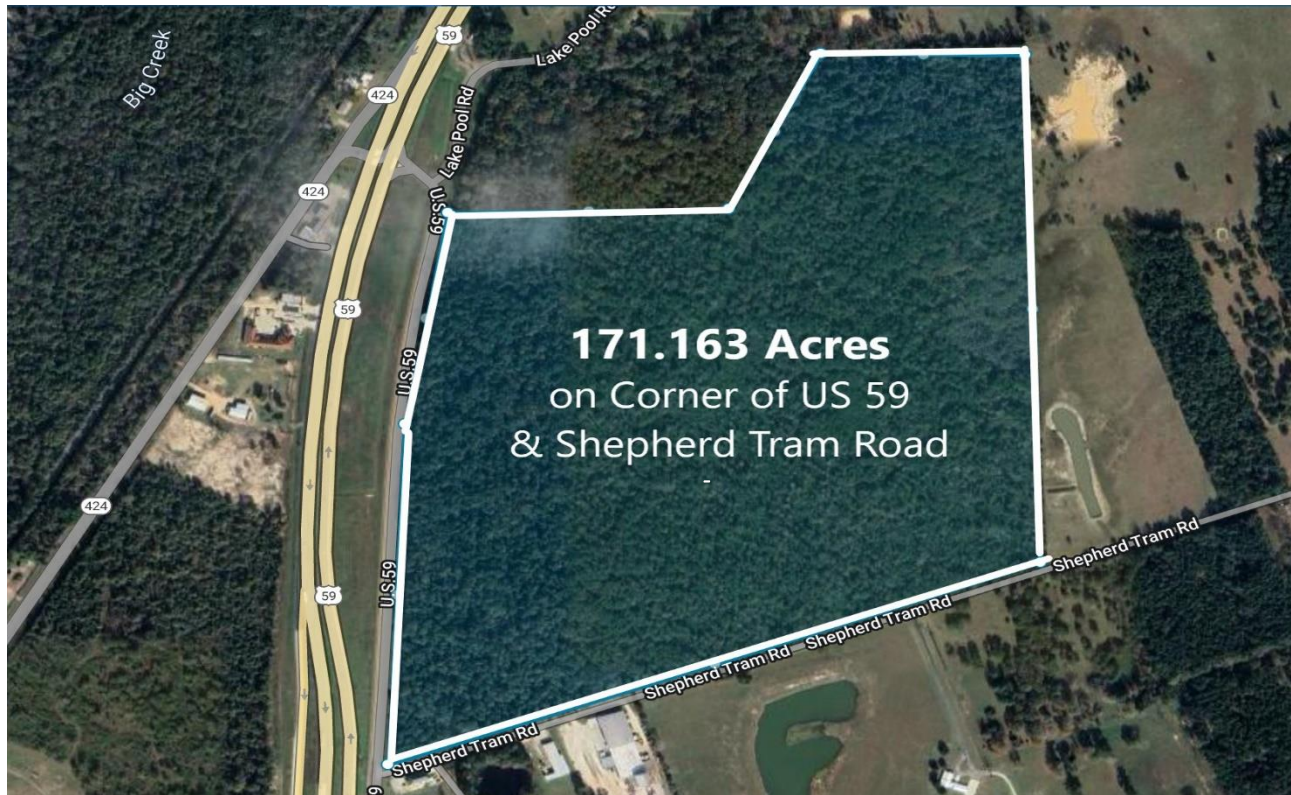




**171.613 UNRESTRICTED ACRES**  
**FOR SALE - \$6,521,294**  
**CORNER ACREAGE ON US 59 & SHEPHERD TRAM ROAD**  
**SHEPHERD, TX 77371**



**171.613 UNRESTRICTED ACRES ON THE CORNER OF US 59 AND SHEPHERD TRAM ROAD IN SHEPHERD, TX! THIS BEAUTIFUL WOODED ACREAGE IS PERFECT FOR MIXED USE, COMMERCIAL OR RESIDENTIAL DEVELOPMENT! HIGH AND DRY ACREAGE WITH HIGH VISIBILITY! \* OWNER WILL NOT DIVIDE \* THE SKY IS THE LIMIT WITH THIS PROPERTY!**

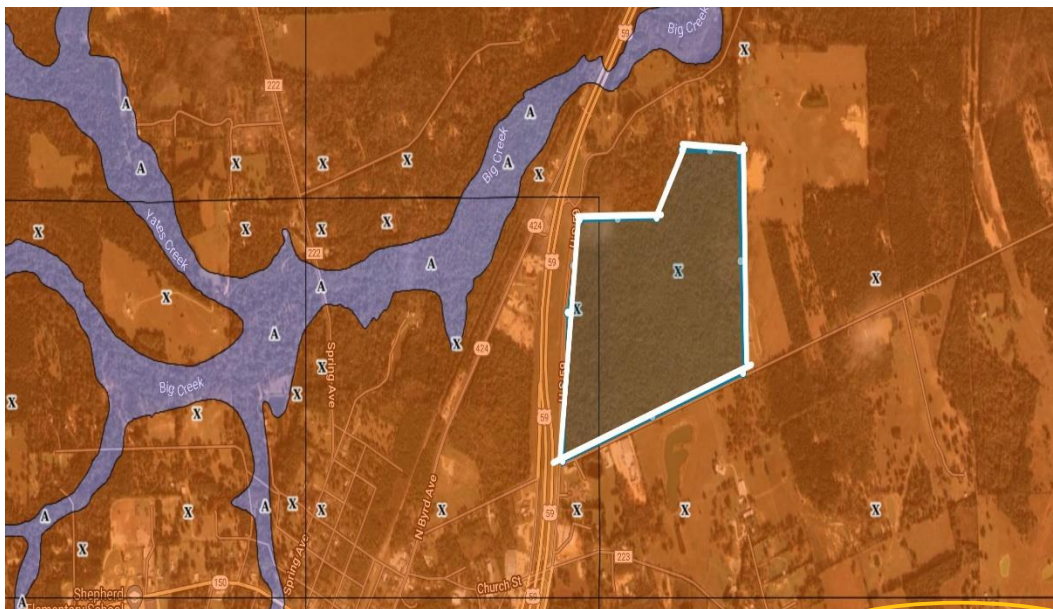
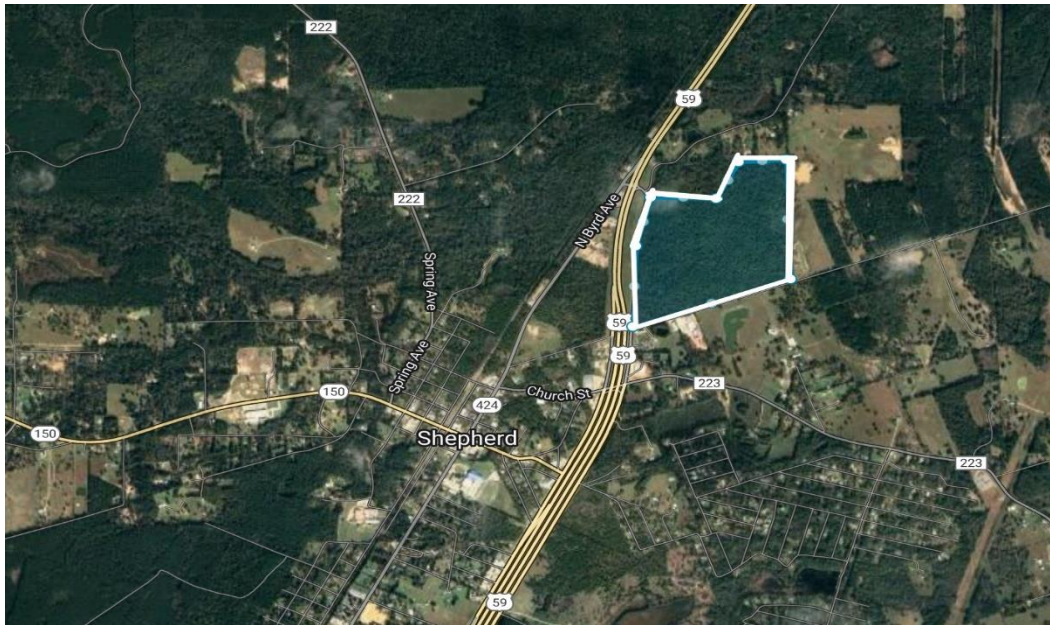
**\*SURVEYS ON PAGES 3 – 4\***

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

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**AERIAL & FLOODPLAIN**



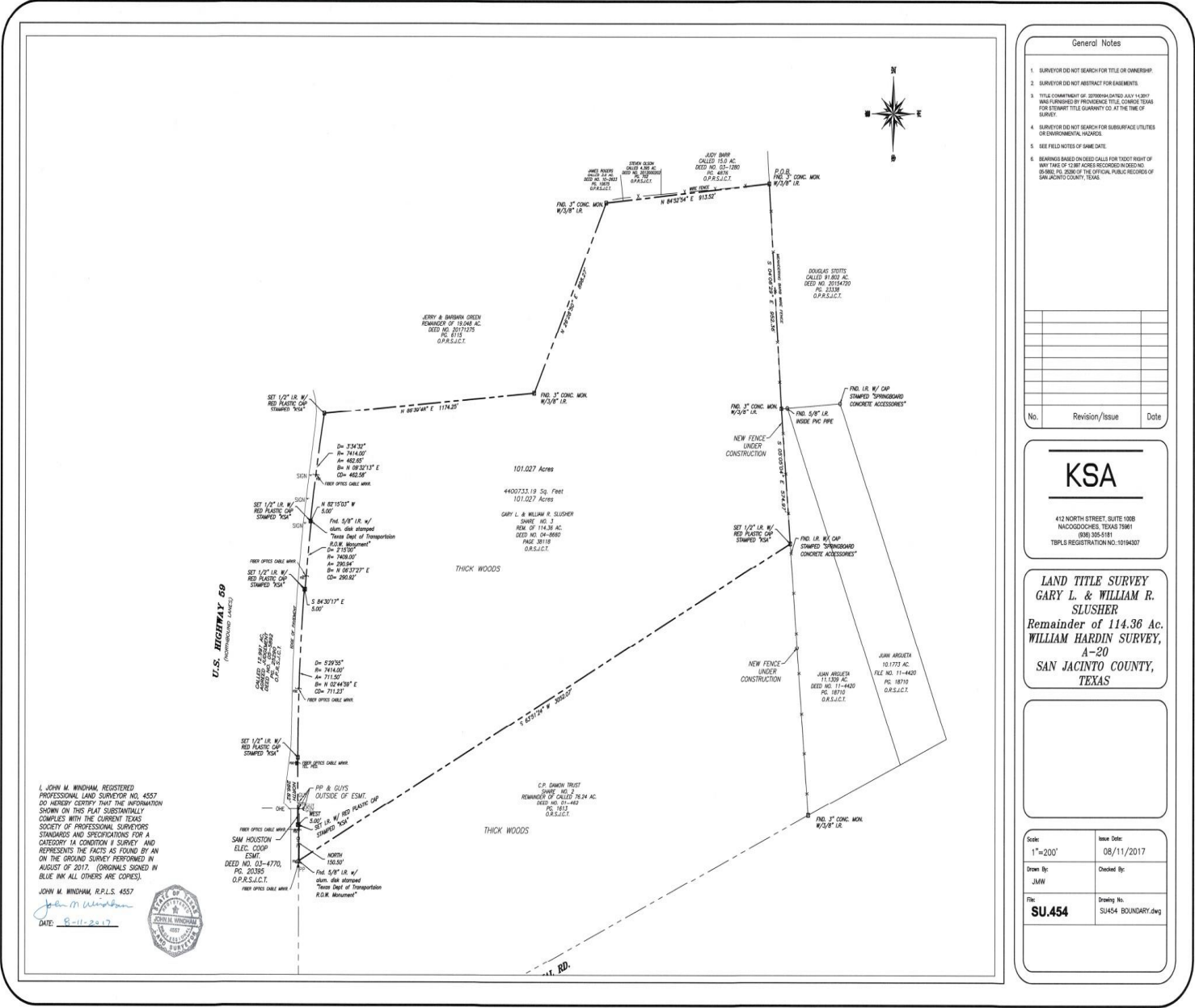
● 100-Year Floodplain  
 ● Undetermined  
 ● Unknown or Area Not Included  
 ● 500-year Floodplain incl. levee protected area  
 ● Out of Special Flood Hazard Area

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SURVEY - 101 ACRES



**General Notes**

1. SURVEYOR DID NOT SEARCH FOR TITLE OR OWNERSHIP.
2. SURVEYOR DID NOT ABSTRACT FOR ENCUMBRANCES.
3. TITLE COMMITMENT OF 3/20/2018 DATED JULY 14, 2017 WAS FURNISHED BY PROVIDENCE TITLE COMPANY TEXAS FOR STEWART TITLE GUARANTY CO. AT THE TIME OF SURVEY.
4. SURVEYOR DID NOT SEARCH FOR SUBSURFACE UTILITIES OR ENVIRONMENTAL HAZARDS.
5. SEE FIELD NOTES OF SAME DATE.
6. BEARINGS BASED ON DEED CALLS FOR T2007 RIGHT OF WAY FINE 12' EASEMENT (RECORDED IN DEED NO. 05-0560, PG. 3038, RECORD OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS).

No.	Revision/Issue	Date

**KSA**

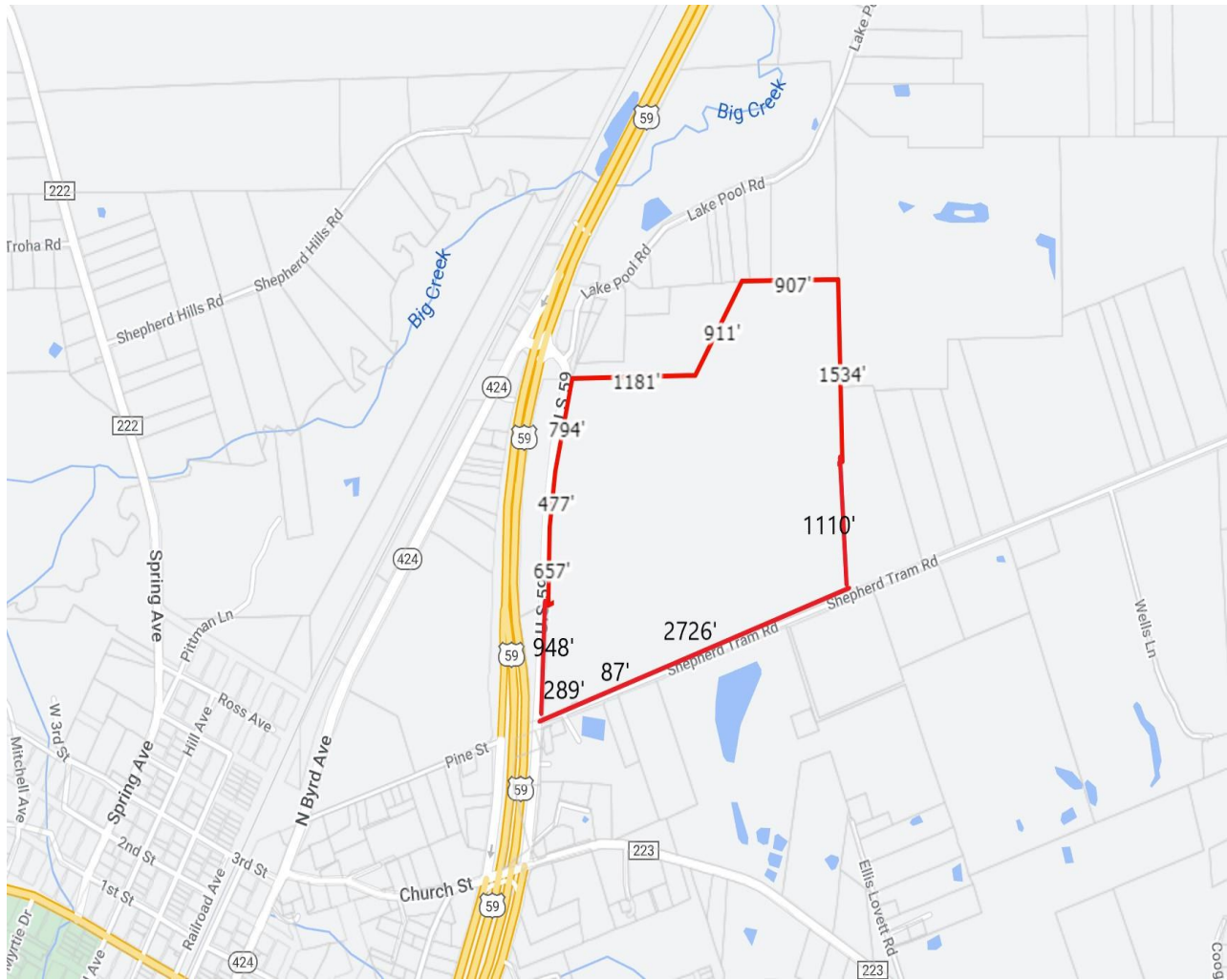
412 NORTH STREET, SUITE 100B  
MADDOGHECH, TEXAS 75861  
(936) 305-5181  
TPLS REGISTRATION NO. 10184307

**LAND TITLE SURVEY  
GARY L. & WILLIAM R. SLUSHER  
Remainder of 114.36 Ac.  
WILLIAM HARDIN SURVEY,  
A-20  
SAN JACINTO COUNTY,  
TEXAS**

Scale: 1"=200'	Issue Date: 08/11/2017
Drawn By: JMW	Checked By:
File: <b>SU.454</b>	Drawing No. SU454 BOUNDARY.dwg



MEASUREMENTS OFF TAX RECORD



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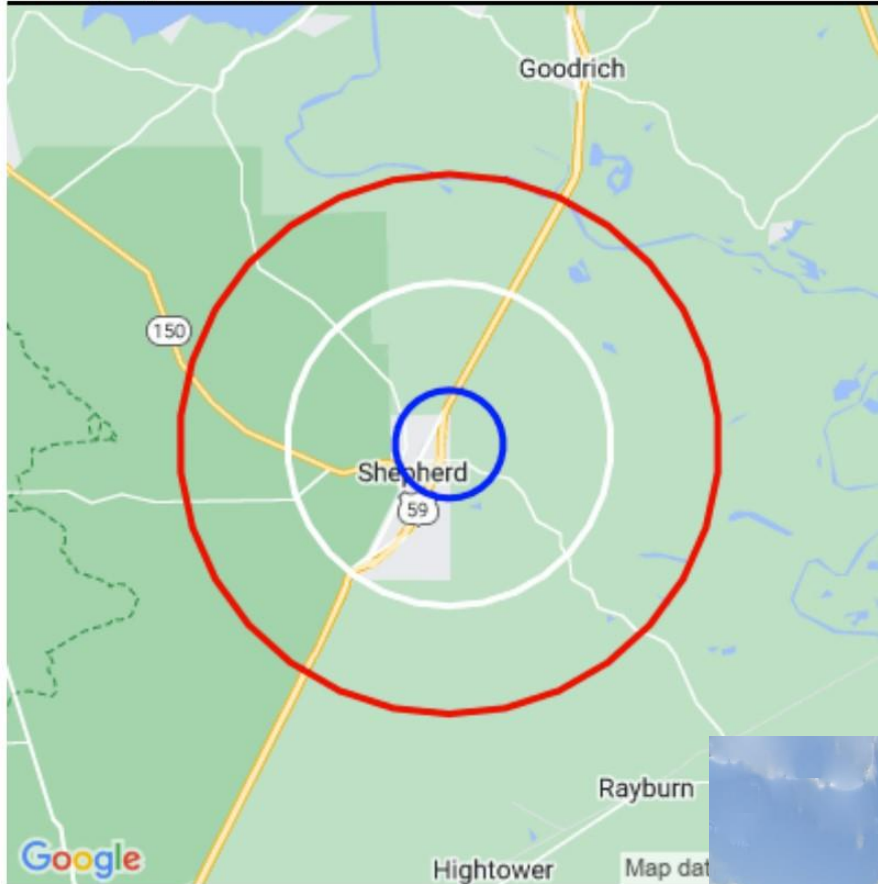
## US 59



Arrowstar Realty

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

### Demographic Report



### US 59

#### Population

Distance	Male	Female	Total
1- Mile	507	518	1,025
3- Mile	1,707	1,711	3,418
5- Mile	2,847	2,777	5,623



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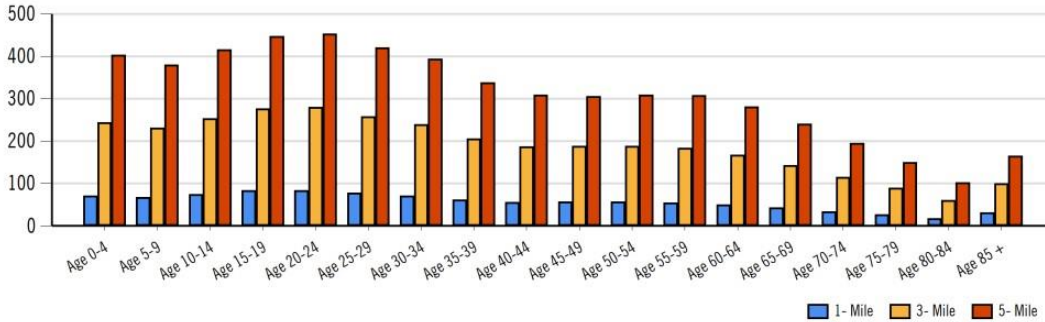


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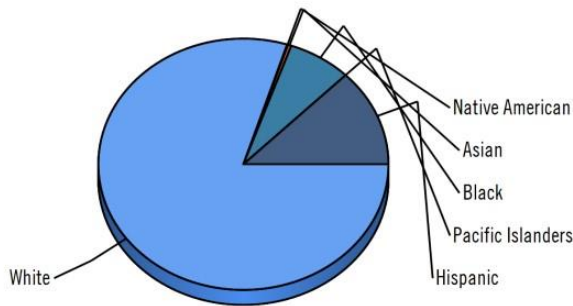
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### Population by Distance and Age (2020)

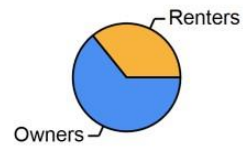


### Ethnicity within 5 miles

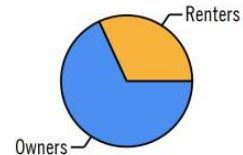


White Native American Asian Black Pacific Islanders Hispanic

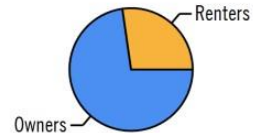
#### Home Ownership 1 Mile



#### Home Ownership 3 Mile



#### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	456	25	0.94 %
3-Mile	1,517	81	2.15 %
5-Mile	2,485	131	2.61 %



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## US 59



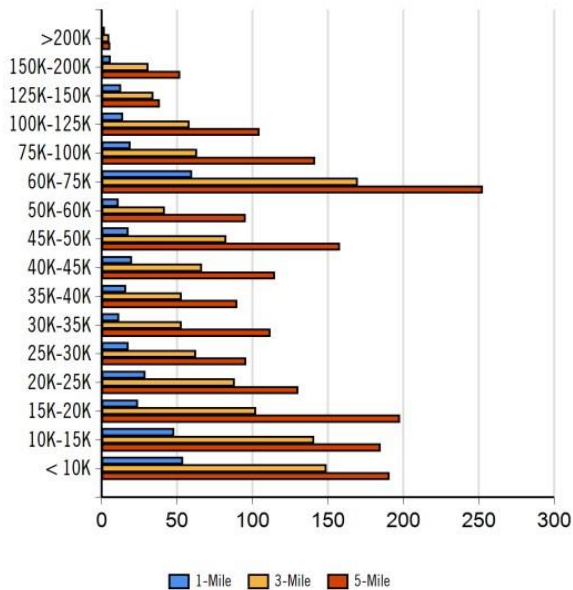
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	9	21	46	15	61	78	0	50	91	15	24	40
3-Mile	14	48	83	185	54	185	212	0	141	307	68	74	137
5-Mile	36	76	186	295	111	327	304	0	188	508	114	124	197

### Household Income



Radius	Median Household Income
1-Mile	\$36,662.00
3-Mile	\$41,233.25
5-Mile	\$41,927.40

Radius	Average Household Income
1-Mile	\$48,145.67
3-Mile	\$47,570.25
5-Mile	\$48,826.40

Radius	Aggregate Household Income
1-Mile	\$16,305,403.50
3-Mile	\$55,653,752.29
5-Mile	\$93,716,469.09

### Education

	1-Mile	3-mile	5-mile
Pop > 25	642	2,131	3,523
High School Grad	251	840	1,377
Some College	120	397	679
Associates	14	40	52
Bachelors	25	73	115
Masters	10	28	44
Prof. Degree	2	6	9
Doctorate	0	1	4

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	2 %	6 %	12 %
Teen's	22 %	51 %	61 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	74 %	189 %	251 %
New Homes	18 %	38 %	50 %
New Households	16 %	37 %	45 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	17 %	39 %	55 %
Public Transportation Users	1 %	2 %	2 %
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>	14,317,491		48,284,186		80,314,168	
<b>Average annual household</b>	40,786		40,810		41,237	
<b>Food</b>	5,445	13.35 %	5,438	13.33 %	5,494	13.32 %
Food at home	3,698		3,699		3,742	
Cereals and bakery products	521		522		529	
Cereals and cereal products	186		187		189	
Bakery products	335		335		339	
Meats poultry fish and eggs	758		757		762	
Beef	177		177		178	
Pork	138		139		141	
Poultry	144		143		144	
Fish and seafood	120		118		119	
Eggs	62		62		62	
Dairy products	364		363		369	
Fruits and vegetables	735		735		745	
Fresh fruits	108		108		109	
Processed vegetables	147		147		148	
Sugar and other sweets	136		136		138	
Fats and oils	117		117		119	
Miscellaneous foods	700		700		708	
Nonalcoholic beverages	325		325		329	
Food away from home	1,747		1,739		1,752	
Alcoholic beverages	273		271		271	
<b>Housing</b>	15,297	37.51 %	15,332	37.57 %	15,438	37.44 %
Shelter	9,198		9,220		9,277	
Owned dwellings	5,114		5,147		5,229	
Mortgage interest and charges	2,487		2,500		2,545	
Property taxes	1,703		1,708		1,741	
Maintenance repairs	924		938		943	
Rented dwellings	3,456		3,460		3,432	
Other lodging	627		613		614	
Utilities fuels	3,760		3,791		3,821	
Natural gas	337		339		345	
Electricity	1,548		1,558		1,564	
Fuel oil	138		139		140	
Telephone services	1,159		1,173		1,184	
Water and other public services	577		581		587	
<b>Household operations</b>	973	2.39 %	972	2.38 %	977	2.37 %
Personal services	252		248		249	
Other household expenses	721		723		728	
Housekeeping supplies	521		515		523	
Laundry and cleaning supplies	146		144		147	
Other household products	296		293		298	
Postage and stationery	78		77		77	
Household furnishings	844		834		840	
Household textiles	65		62		62	
Furniture	164		158		159	
Floor coverings	20		20		20	
Major appliances	126		131		131	
Small appliances	77		76		75	
Miscellaneous	391		385		390	
<b>Apparel and services</b>	1,089	2.67 %	1,067	2.61 %	1,077	2.61 %
Men and boys	195		186		193	
Men 16 and over	157		149		157	
Boys 2 to 15	37		36		35	
Women and girls	405		402		402	



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## US 59



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Women 16 and over	334	329	330
Girls 2 to 15	70	72	72
Children under 2	83	82	82

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	14,317,491		48,284,186		80,314,168	
<b>Average annual household</b>	40,786		40,810		41,237	
<b>Transportation</b>	5,607	13.75 %	5,645	13.83 %	5,720	13.87 %
Vehicle purchases	1,190		1,191		1,232	
Cars and trucks new	592		605		634	
Cars and trucks used	568		555		565	
Gasoline and motor oil	1,880		1,903		1,923	
Other vehicle expenses	2,180		2,203		2,215	
Vehicle finance charges	141		143		143	
Maintenance and repairs	748		754		763	
Vehicle insurance	1,038		1,053		1,050	
Vehicle rental leases	253		252		258	
Public transportation	356		347		349	
<b>Health care</b>	3,256	7.98 %	3,288	8.06 %	3,349	8.12 %
Health insurance	2,181		2,201		2,238	
Medical services	637		643		659	
Drugs	333		338		347	
Medical supplies	104		104		105	
<b>Entertainment</b>	2,395	5.87 %	2,403	5.89 %	2,438	5.91 %
Fees and admissions	393		388		394	
Television radios	929		938		945	
Pets toys	875		877		891	
Personal care products	518		516		524	
Reading	46		46		46	
Education	939		891		877	
Tobacco products	402		406		409	
<b>Miscellaneous</b>	663	1.63 %	673	1.65 %	674	1.63 %
<b>Cash contributions</b>	1,125		1,146		1,155	
<b>Personal insurance</b>	3,726		3,685		3,760	
Life and other personal insurance	138		138		138	
Pensions and Social Security	3,587		3,546		3,622	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,145	2,238	-4.52 %	513	1,536	1,655	490	390
3-Mile	2020	2,983	3,011	-1.29 %	669	2,176	2,344	639	501
5-Mile	2020	3,555	3,636	-2.73 %	828	2,544	2,893	662	1,092
1-Mile	2023	2,445	2,238	8.80 %	584	1,751	1,839	606	237
3-Mile	2023	3,409	3,011	12.78 %	763	2,488	2,601	808	258
5-Mile	2023	4,032	3,636	10.16 %	936	2,889	3,174	858	792



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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 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
<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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