



**DEVIN BAKER**

Broker Associate



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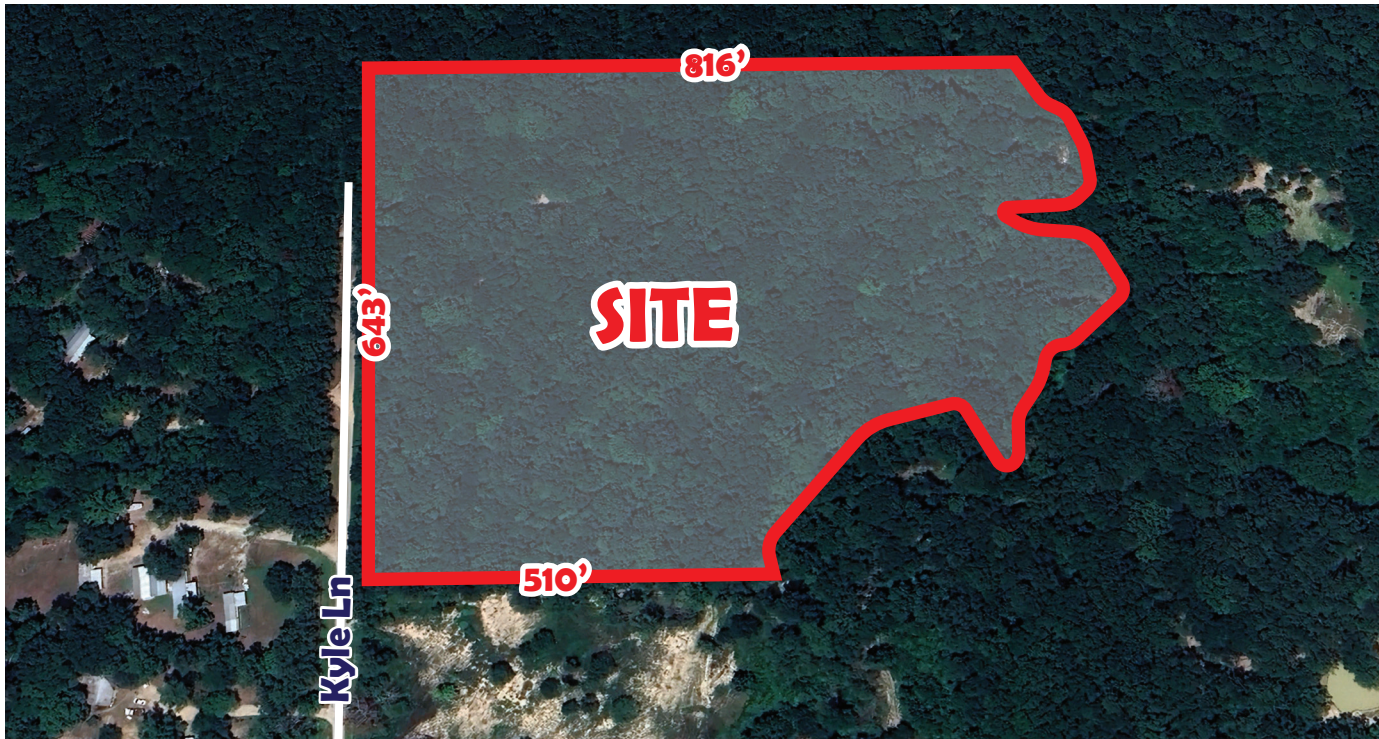
# 12.5 ACRES - FOR SALE

14471 Kyle Lane, Conroe, Texas



**SENDERO**  
REAL ESTATE

# PROPERTY INFO



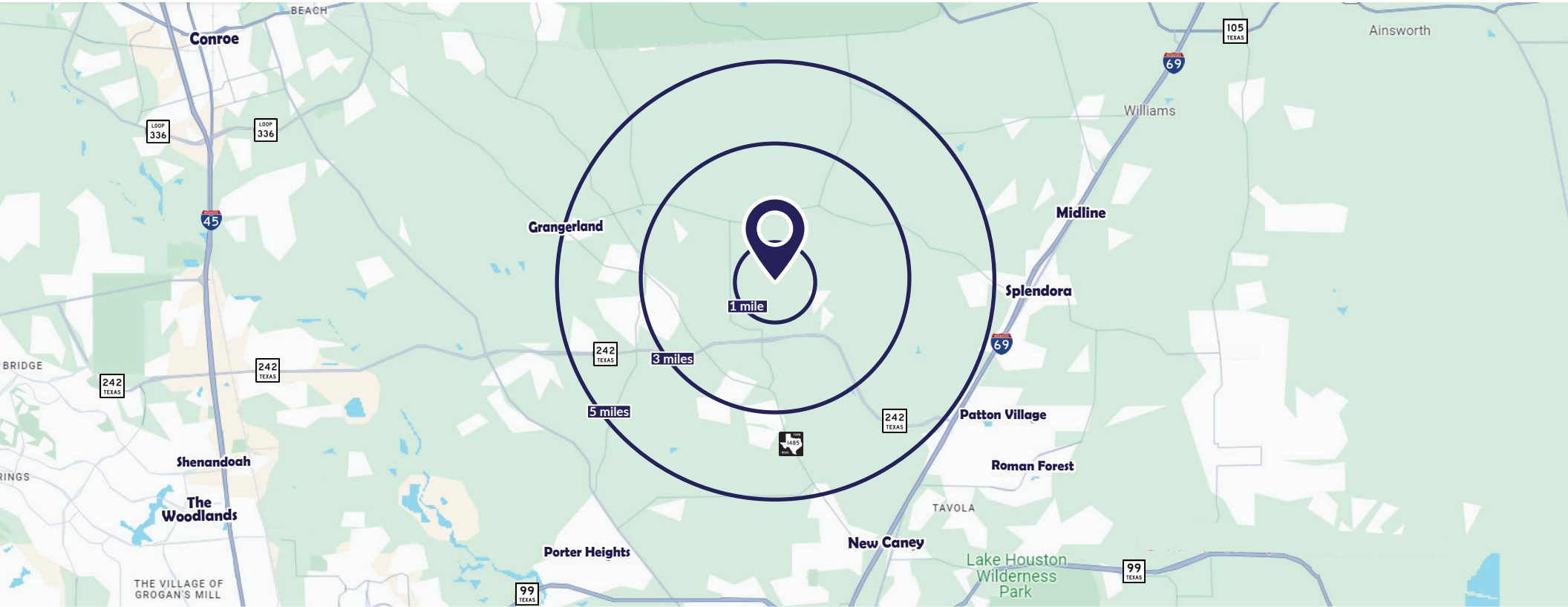
12.5 acres of wooded, gated acreage along Spring Branch tributary. Property is at the end of a dead-end street, six minutes from TX-242 and six minutes from FM 2090. Less than 30 minutes to Conroe or The Woodlands and less than 20 minutes to Valley Ranch Town Center. Property lies within the floodplain providing plenty of wildlife and seclusion. Electricity to site.

LOCATION	KYLE LN, EAST OF FIRE-TOWER ROAD, NORTH OF TX 242, SOUTH OF FM 2090
LAND	12.5± ACRES
PRICE	\$275,000 (\$22K/ACRE)
UTILITIES	ELECTRICITY ON SITE
FLOOD PLAIN	ZONE AE
TAX RATE	0.896% (2023)

## PROPERTY HIGHLIGHTS

- ⊕ SECLUDED & EASILY ACCESSIBLE
- ⊕ UNINCORPORATED MONTGOMERY COUNTY/NO KNOWN RESTRICTIONS
- ⊕ 645' FRONTAGE ON DEAD END STREET
- ⊕ ENTRY GATE & CLEARED DRIVE, NO BACK NEIGHBORS
- ⊕ ELECTRICITY ON SITE

# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	537	8,165	22,163
Households	192	2,646	7,224
Median Home Value	\$218,182	\$136,690	\$152,309
Average Household Size	2.7	3	3
Owner Occupied Housing Units	186	2,507	6,683
Renter Occupied Housing Units	52	757	2,282
Median Age	42.2	37.1	36.2
Average Household Income	\$83,622	\$70,948	\$79,719



**22,163**  
POPULATION

**36.2**

MEDIAN  
AGE



**3.0**  
AVERAGE  
HH SIZE

**\$83,622**

AVG HH INCOME



**341**  
TOTAL  
BUSINESSES



**3,386**  
TOTAL  
EMPLOYEE

# AERIAL IMAGE



# CITY MAP





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### 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>SENDERO REAL ESTATE</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9010551</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Designated Broker of Firm	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>JUAN C. SANCHEZ</b> Licensed Supervisor of Sales Agent/ Associate	<b>520895</b> License No.	<b>JUAN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> Phone
<b>DEVIN BAKER</b> Sales Agent/Associate's Name	<b>656289</b> License No.	<b>DEVIN@SENDEROGROUP.NET</b> Email	<b>281-407-0601</b> 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)

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