



FM 1314 Rd.

Cumberland Blvd.



Robert L Crippen
Elementary School

13.16
ACRES

LAND FOR SALE – 13.16 ACRES
CUMBERLAND BLVD, PORTER, TX 77365



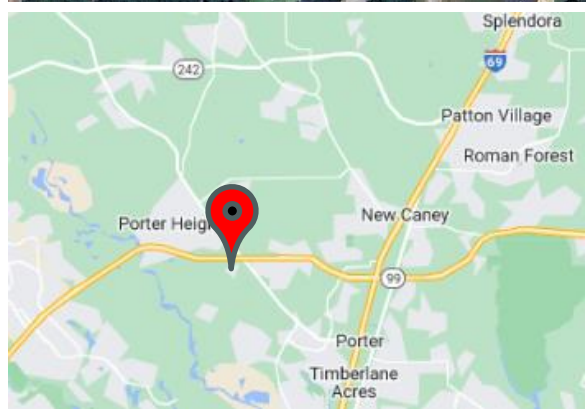


**13.16
 ACRES**

SITE

PROPERTY HIGHLIGHTS:

- 13.16 acres (*unrestricted*) located in unincorporated Montgomery County, TX.
- Situated near the highly trafficked intersection of FM 1314 @ Cumberland Blvd.
- Situated in area of minimal flood hazard per FEMA maps (*Zone X*).
- Application for utilities available via Montgomery County MUD #56 (*CCN/Regnum: P0372*).
- Property is currently land-locked and possesses no legal access via any public roadway.



2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	4,600	18,268	58,652
Total Population	6,533	26,703	68,204
Total Households	1,880	8,073	22,406

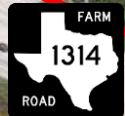


Robert L Crippen
Elementary School

13.16 ACRES

SITE

Cumberland Blvd



~24.7 ACRES OWNED
BY HEB GROCERY

FM 1314 Rd.



Grand Pkwy



13.16 ACRES

Approx. 890 Feet

~640 Feet

Cumberland Blvd.

Robert L Crippen
Elementary School



Grand Pkwy

26,377 VPD

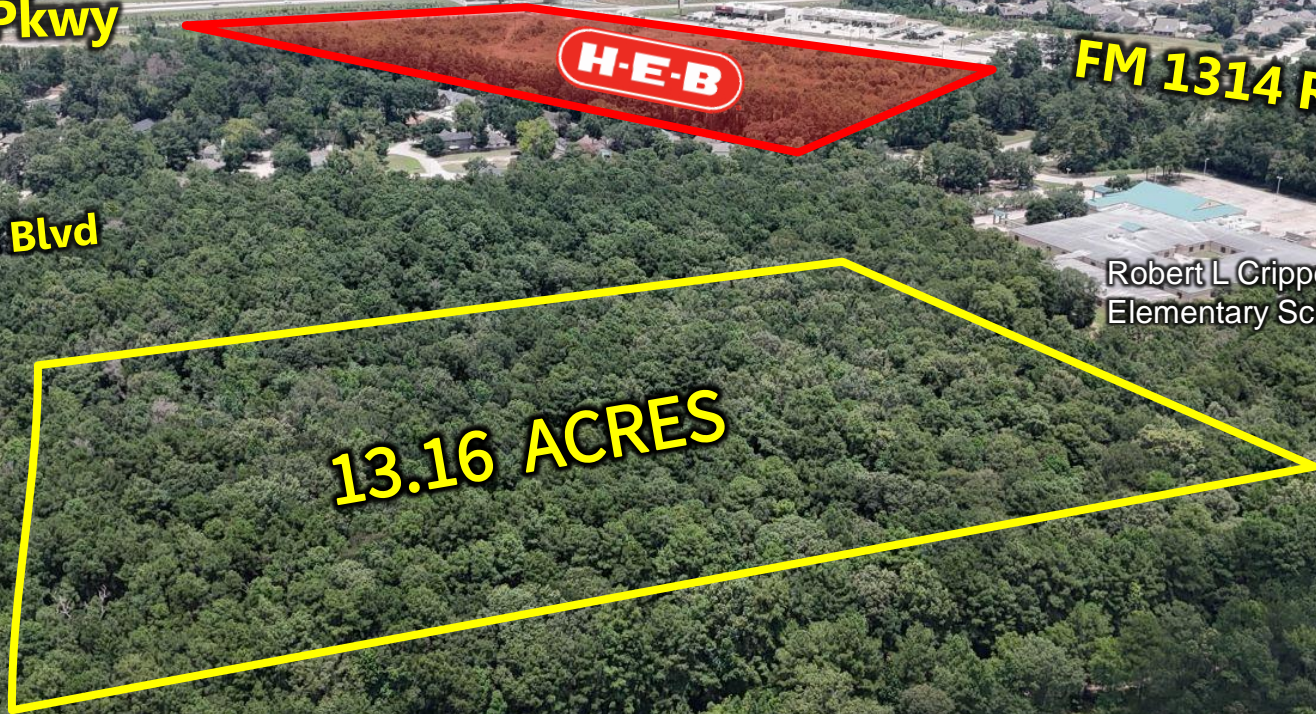


FM 1314 Rd.

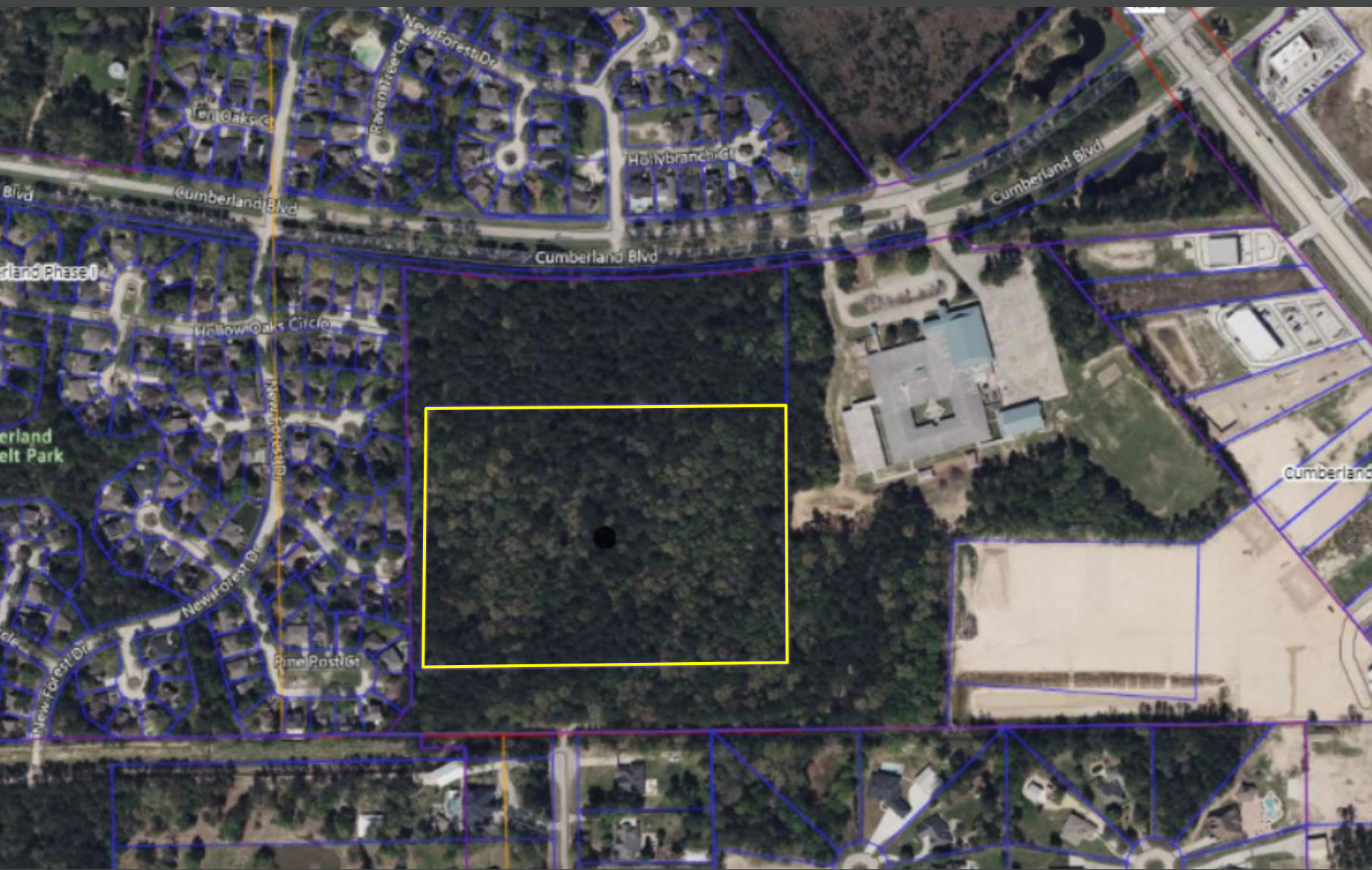


Cumberland Blvd

Robert L Crippen
Elementary School



13.16 ACRES







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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
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



This information contained herein has been obtained from reliable sources; however, Hutson Realty Partners, LLC makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.