



11.15 ACRES FOR SALE

(Additional 23 Acres Available)



DEVIN BAKER

Broker Associate



(832) 631-9294



Devin@SenderoGroup.net

6107 FM 565 Road,
Old River-Winfree, Texas 77523



SENDERO
REAL ESTATE



PROPERTY HIGHLIGHTS

- ⊕ Outside Mont Belvieu City Limits (No Zoning)
- ⊕ 386' of frontage on FM565
- ⊕ \$130K Household Income (1 mile)
- ⊕ 1/2 mile to the new Barbers Hill Intermediate School
- ⊕ 5 minutes from Riceland and Eagle Pointe Golf Club
- ⊕ 8 min to Mont Belvieu, 20 min to Baytown/ Cedar Point Industrial Park, and 45 minutes to Downtown

 **13,805**
POPULATION

36.7 MEDIAN
AGE

 **\$308,062**
AVERAGE
HOME
VALUE

 **\$112,526**
AVG HH
INCOME

 **7.4%**
ANNUAL
POPULATION
GROWTH

 **338**
TOTAL
BUSINESSES

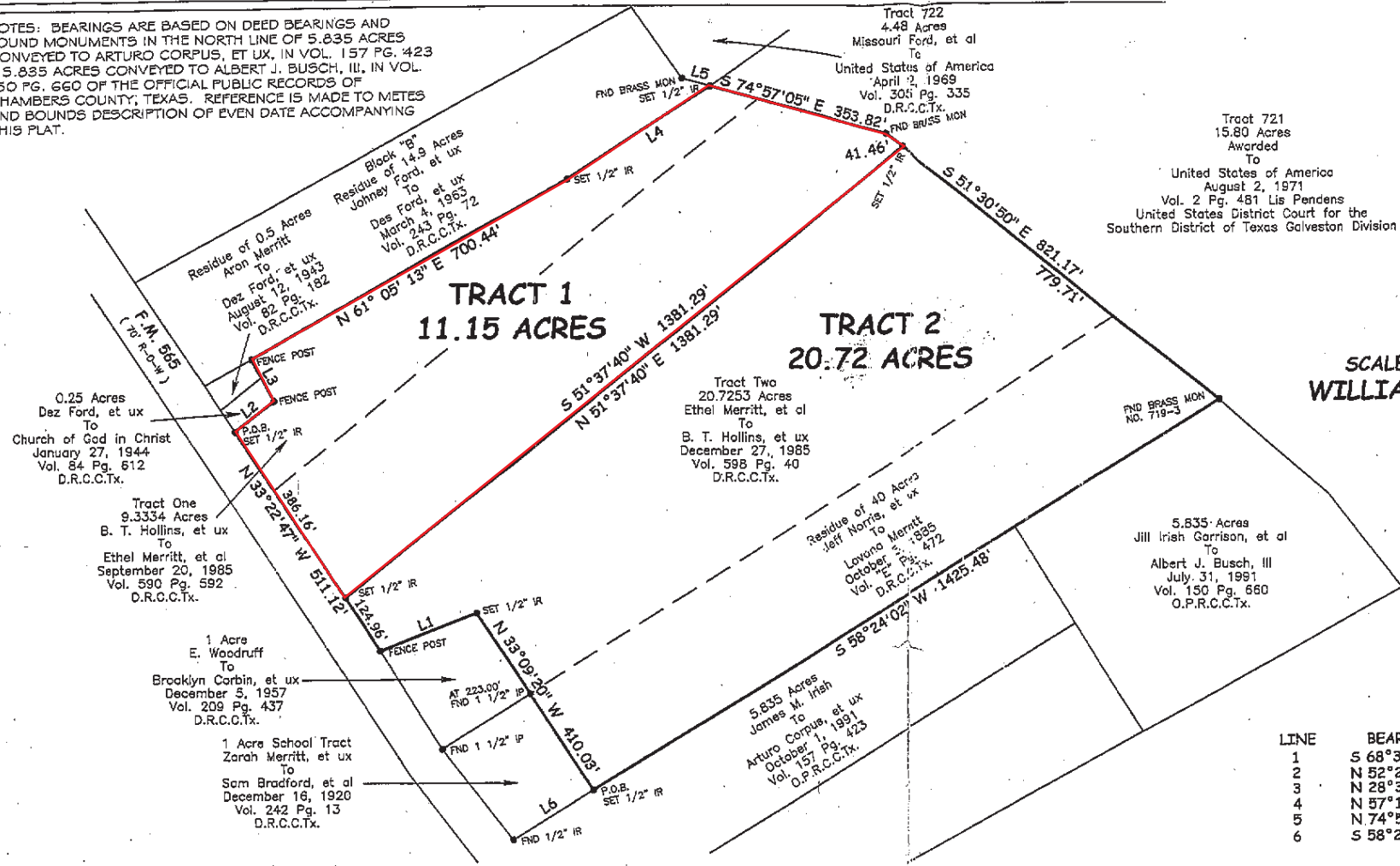
3 mile demographics, CoStar

Size	11.15± acres (additional 23 acres available)
Price	\$1,200,000
Location	FM 565, N of I-10, E of 99
Frontage	386' on FM 565
Utilities	Septic/well required
Flood Plain	<0.25 acre 100yr in NE corner
ISD	Barbers Hill ISD
Tax Rate	1.559%





NOTES: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF 5.835 ACRES CONVEYED TO ARTURO CORPUS, ET UX, IN VOL. 157 PG. 423 * 5.835 ACRES CONVEYED TO ALBERT J. BUSCH, III, IN VOL. 150 PG. 660 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.



Tract 721
15.80 Acres
Awarded
To
United States of America
August 2, 1971
Vol. 2 Pg. 481 Lis Pendens
United States District Court for the
Southern District of Texas Galveston Division

SCALE: 1 INCH = 200 FEET
WILLIAM HODGES LEAGUE
A - 13

LINE	BEARING	DISTANCE
1	S 68°36'11" W	199.89'
2	N 52°29'40" E	95.26'
3	N 28°36'20" W	90.16'
4	N 57°19'13" E	327.53'
5	N 74°57'05" W	55.68'
6	S 58°24'02" W	182.96'

LEGEND

- POWER POLE
- METER POLE
- GUY WIRE
- OVERHEAD POWER
- COVERED CONG
- CHAIN LINK FENCE
- WIRE FENCE

Michael W. Chandler

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision during September & October, 2012, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 2nd. day of October, A. D., 2012.

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE: 281-576-6788 FAX: 281-576-6724

DRWN BY:	LOT	SECTION
JWM	N/A	N/A
CHKD BY:	BLOCK	COUNTY
MWC	N/A	CHAMBERS
DATE:	JOB No.: 12-3074	
10/2/12	OF No.:	

SUBDIVISION:	
SURVEY:	WILLIAM HODGES LEAGUE A - 13
ADDRESS:	
SURVEY FOR:	RONALD COLEMAN



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.



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date