



**MOODY
RAMBIN**

Relationships in Real Estate

± 228 ACRES FOR SALE ON FM 1314

FM 1314 & OLD HOUSTON ROAD, CONROE, TEXAS 77302

TANNER THOMPSON | 713.343.3843

JIM AUTENREITH | 713.773.5593

PROPERTY INFORMATION

± 228 ACRES FOR SALE ON FM 1314

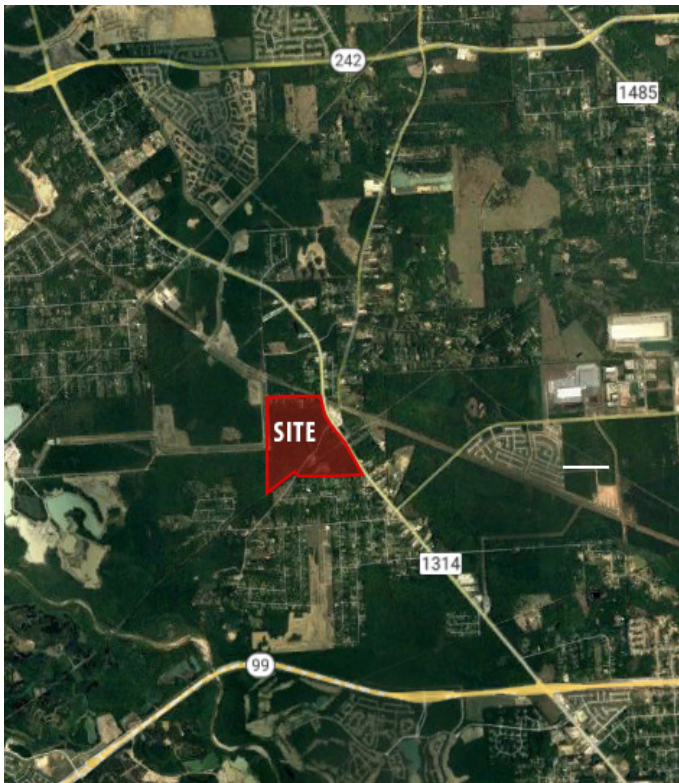
- Close Proximity to 99 Grand Parkway and SH 242
- ± 3,500 FT of Frontage on FM 1314
- Hard Corner at FM 1314 & Old Houston Road
- ± 17,000 Vehicles Per Day
- Residential and Commercial Use
- Montgomery County

▶ Tanner Thompson

Tthompson@moodyrambinint.com
713-343-3843

▶ Jim Autenreith

Jautenreith@moodyrambinint.com
713-773-5593



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
± 228.0 ACRES
- ▶ PRICE:
SUBJECT TO OFFER
- ▶ SCHOOL DISTRICT:
CONROE ISD
- ▶ FRONTAGE:
Approx. ± 3,500 Ft on FM 1314



307,111

2028 Population Projection
within a 10-mile radius



78,122

Owner Occupied Housing
within a 10-mile radius



\$120,747

Avg Household Income
within a 10-mile radius

DEVELOPMENT/AMENITIES MAP





AERIAL

PROPERTY PHOTOS



FLOODPLAIN MAP













DISCOVERY TRACT MO139d FM 1314 TRACT APPROX. 223 AC.

FLOODPLAIN EXHIBIT

CRYSTAL CREEK-WEST FORK SAN JACINTO RIVER WATERSHED (APPROX. 20 AC.)
PEACH CREEK-CANEY CREEK WATERSHED (APPROX. 203 AC.)
WHITE OAK CREEK-WEST FORK SAN JACINTO RIVER SUBWATERSHED (APPROX. 20 AC.)
WHITE OAK CREEK-FRONTAL LAKE HOUSTON SUBWATERSHED (APPROX. 203 AC.)

AUGUST 2023

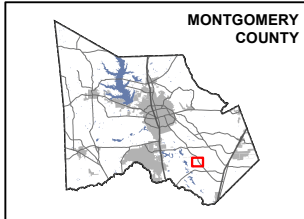
LEGEND

	DISCOVERY TRACT		FLOODWAY (APPROX. 0.1 AC.)
	SUBWATERSHED BOUNDARY		100 YEAR (APPROX. 1.3 AC.)
	WATERSHED BOUNDARY		500 YEAR
	CROSS SECTIONS		ZONE AO
	CHANNELS		ZONE A (APPROX. 15.8 AC.)
	CONTOURS		AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

DATA SOURCE: EFFECTIVE; FLOODPLAIN DATA, CHANNELS, AND CROSS SECTIONS - FEMA FIRM PANELS: 48339C05730 - 8/18/2014; CONTOURS (2 FT) - TNRS AND HCFCD 2018; WATERSHED LINE - TNRS; SUBWATERSHED LINE - TNRS



0 500 1,000 2,000 FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2023

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77042
Phone: 713.933.2200 TSP: F-1386
LJA.com



THE AUTHORS OF THIS EXHIBIT HAVE USED THEIR BEST EFFORTS IN ITS PREPARATION. THESE EFFORTS INCLUDE THE DEVELOPMENT, RESEARCH, AND TESTING OF THE THEORIES AND PROGRAMS TO DETERMINE THEIR EFFECTIVENESS. HOWEVER, NEITHER THE AUTHORS NOR THE U.S. GOVERNMENT NOR ANY AGENCY THEREOF, NOR ANY OF THEIR EMPLOYEES, NOR ANY OF THEIR CONTRACTORS, SUBCONTRACTORS, OR THEIR EMPLOYEES, MAKE ANY WARRANTY EXPRESS OR IMPLIED, OR ASSUME ANY LEGAL LIABILITY OR RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR USEFULNESS OF ANY INFORMATION APPARATUS, ALGORITHM, PRODUCT, OR PROCESS DISCLOSED, OR REPRESENT THAT ITS USE WOULD NOT INFRINGE ON PRIVATELY OWNED RIGHTS.

PIPELINE & WELL MAP

DISCOVERY TRACT MO139d

FM 1314 TRACT

APPROX. 223 AC.

PIPELINE AND WELL EXHIBIT

AUGUST 2023

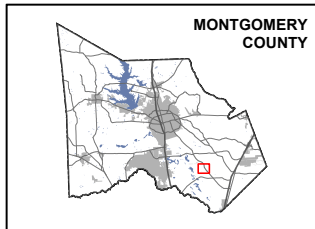
LEGEND

- DISCOVERY TRACT
- SURFACE WELL
- ABANDONED PIPELINE
- PIPELINE IN SERVICE

DATA SOURCE: PIPELINE AND SURFACE WELL - RAILROAD COMMISSION OF TEXAS (RRC)



0 500 1,000 2,000 FEET

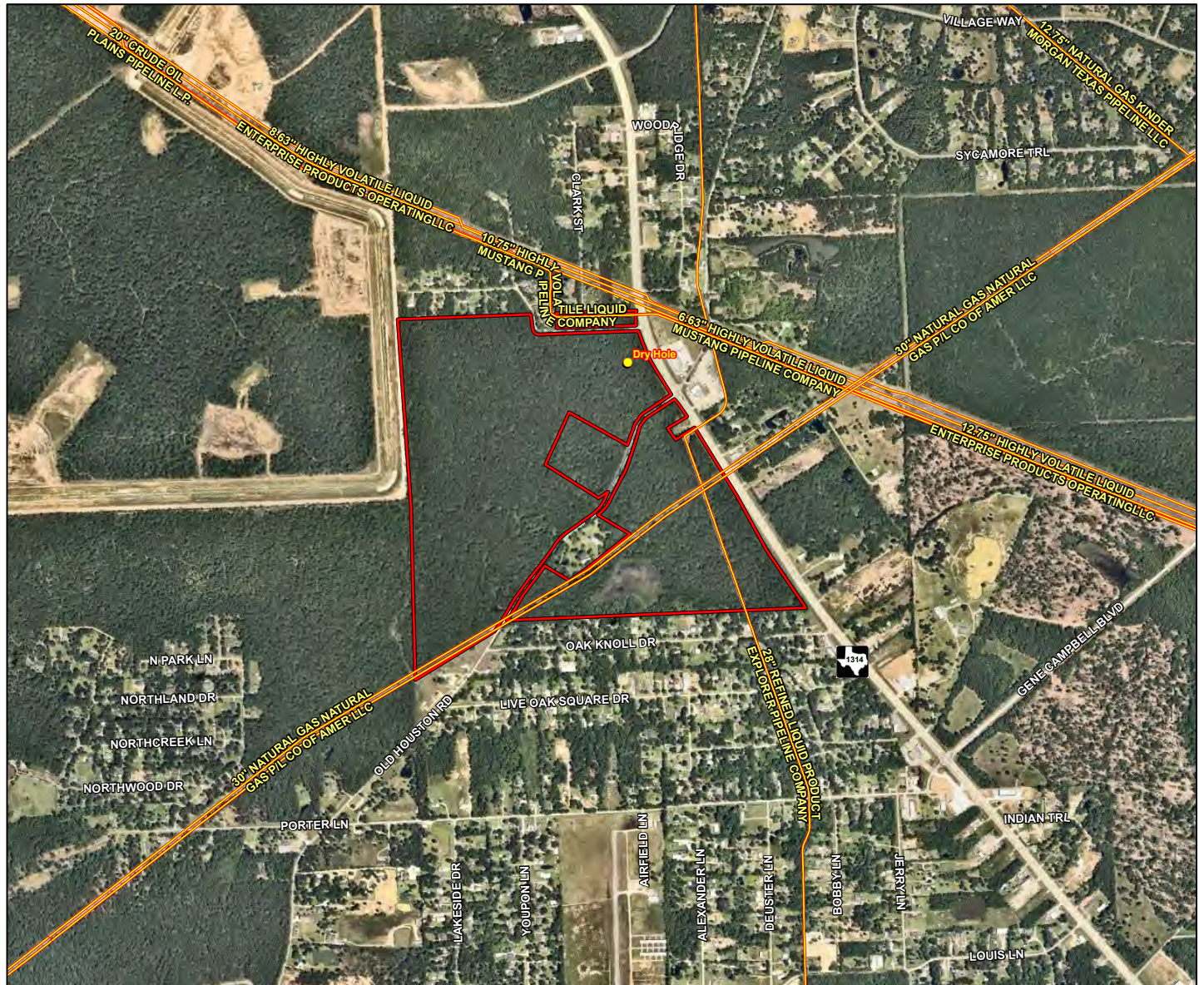


AERIAL PHOTOGRAPH DATE: NEARMAP 2023

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

LJA
LJA ENGINEERING

3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77062
Phone: 713.953.5200 TBE F-1386
LJA.com



Path: T:\0004\Enrich\MO139d\DiscoveryMO139d.aprx

VICINITY MAP

DISCOVERY TRACT MO139d

FM 1314 TRACT

APPROX. 223 AC.

VICINITY EXHIBIT

CITY OF CONROE ETJ
CONROE I.S.D.

PORTER MUD SEWER (APPROX. 5 AC.)

CRYSTAL SPRINGS WATER COMPANY
INC SEWER (APPROX. 61 AC.)

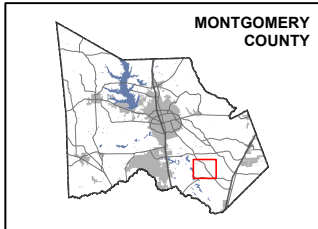
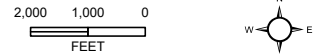
AUGUST 2023

LEGEND

-  DISCOVERY TRACT
-  SCHOOL DISTRICTS
-  MAJOR THOROUGHFARE PLAN
-  GRAND PARKWAY ALIGNMENT
-  MMD MUNICIPAL MANAGEMENT DISTRICT
-  PORTER SUD
-  CCN SEWER BOUNDARIES*
-  CCN WATER BOUNDARIES*

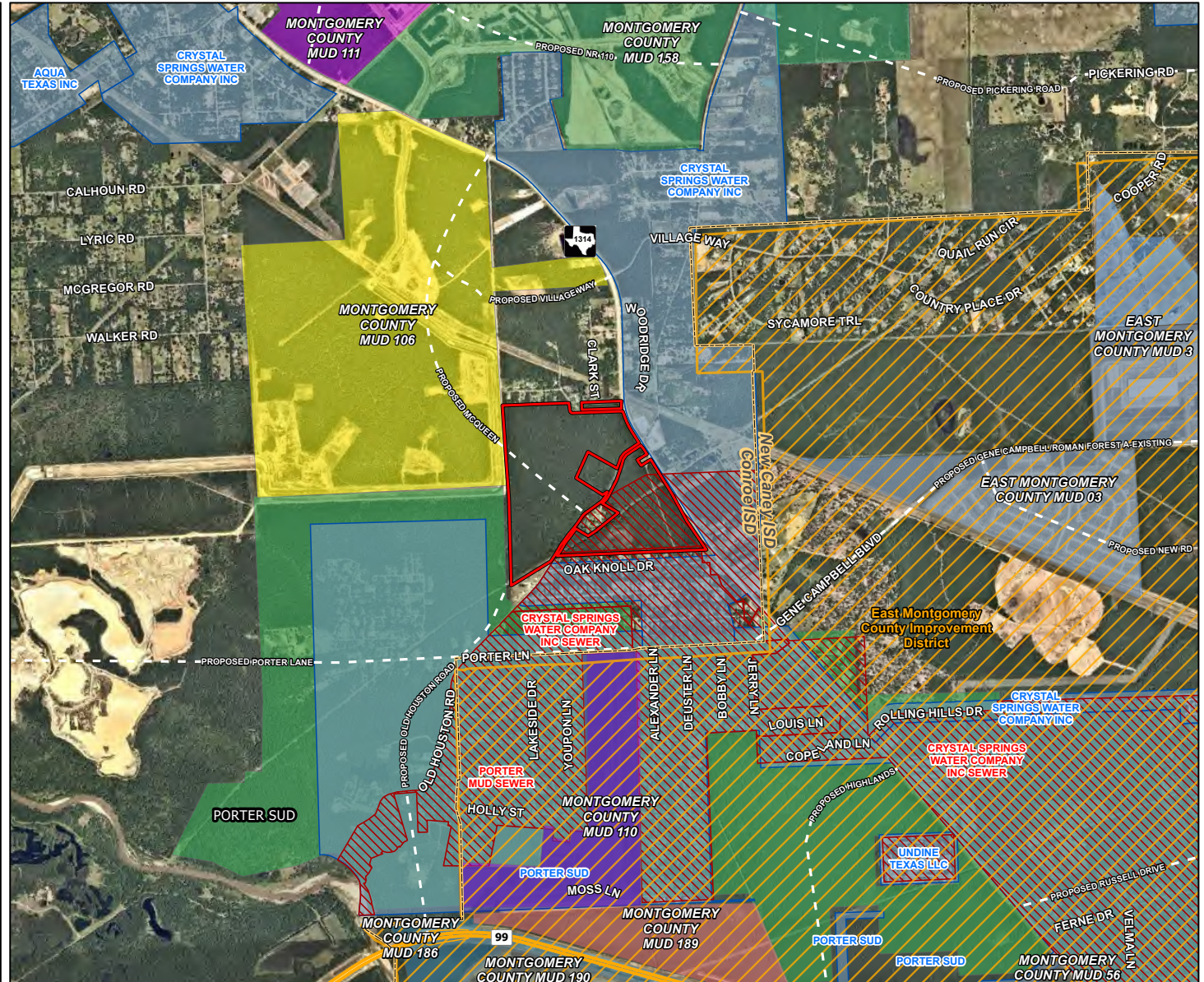
DATA SOURCE: SCHOOL DISTRICTS - TEA, MAJOR THOROUGHFARE PLAN - MONTGOMERY COUNTY, GP ALIGNMENT - GRAND PARKWAY ASSOCIATION, MUNICIPAL MANAGEMENT DISTRICT - TCEQ, MUDS* - MONTGOMERY CAD, TCEQ, CCNS - PUC, SPECIAL UTILITY DISTRICT - TCEQ

*DISTRICT BOUNDARIES FROM OFFICAL DATA RELEASE ARE OFTEN SHIFTED FROM ACTUAL BOUNDARY.



AERIAL PHOTOGRAPH DATE: NEARMAP 2023
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

LJA ENGINEERING
3600 W Sam Houston Parkway S, Suite 600
Houston, Texas 77062
Phone 713.953.5200 TBP# F-1386
LJA.com

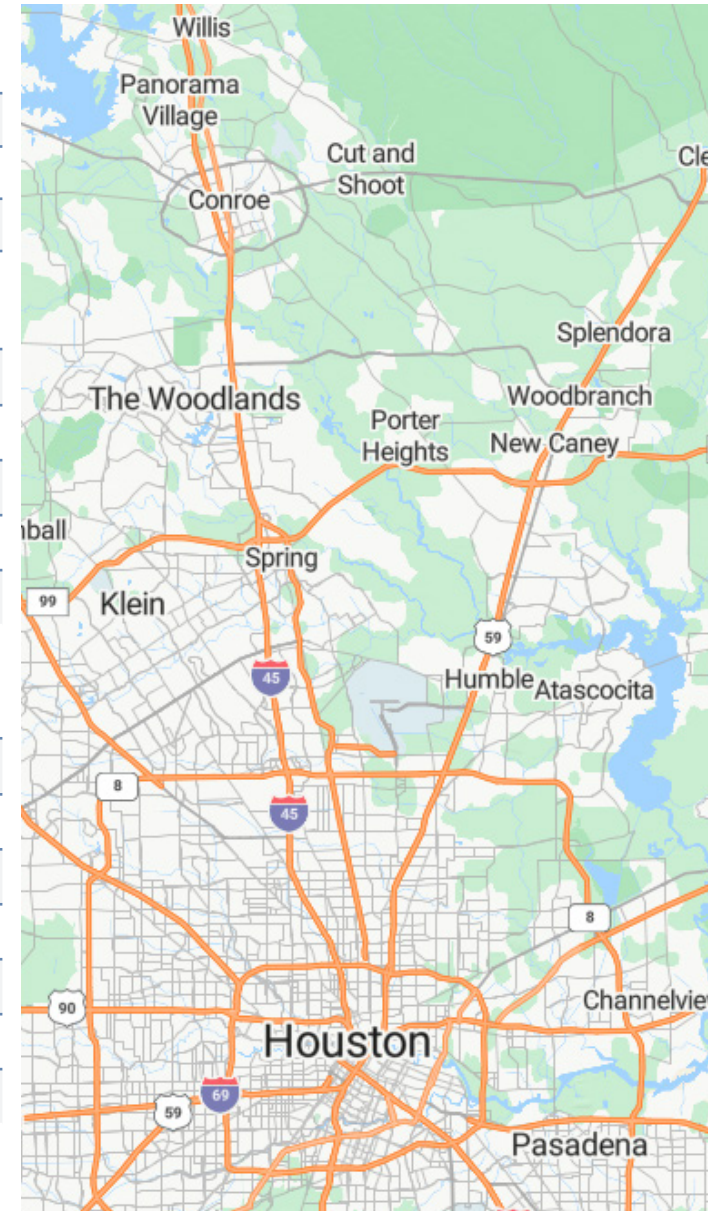


DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
2023 POPULATION	2,070	25,566	192,530
MEDIAN AGE	33.2	35.4	36.6
BACHELOR'S DEGREE OR HIGHER	9%	11%	31%

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
2023 HOUSEHOLDS	654	8,396	99,561
MEDIAN HOME VALUE	\$177,814	\$171,097	\$243,341
AVERAGE HOUSEHOLD SIZE	3.2	3.1	2.8
AVERAGE HOUSEHOLD INCOME	\$86,887	\$92,771	\$120,747
AVERAGE CONSUMER SPENDING	\$21.9 M	\$288.1M	\$3.7B

POPULATION BY RACE	1 MILE	5 MILES	10 MILES
WHITE	1,885	23,146	237,711
HISPANIC ORIGIN	737	8,946	90,060
BLACK	90	1,025	23,346
ASIAN	24	377	11,125
AMERICAN INDIAN/ALASKAN NATIVE	24	482	3,319
HAWAIIAN & PACIFIC ISLANDER	1	27	450
TWO OR MORE RACES	45	509	6,385



The information contained herein was obtained from sources believed reliable; however, Moody Rabin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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:
 - 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.

MRIO, Inc.	542512	-	(713)773-5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell II	385561	bcromwell@moodyrambinint.com	(713)773-5500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



1455 West Loop South | Suite 700 | Houston, Texas 77027 | 713.773.5500

The information contained herein was obtained from sources believed reliable; however, Moody Rambin makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.