



New Caney TX - Land For Sale

21394 Baptist Encampment Rd



Jeri
BLAKE
832.326.0097

jblake@evermarkcommercial.com



Baptist Encampment Rd

NEW CANEY TX - LAND FOR SALE

Property Highlights

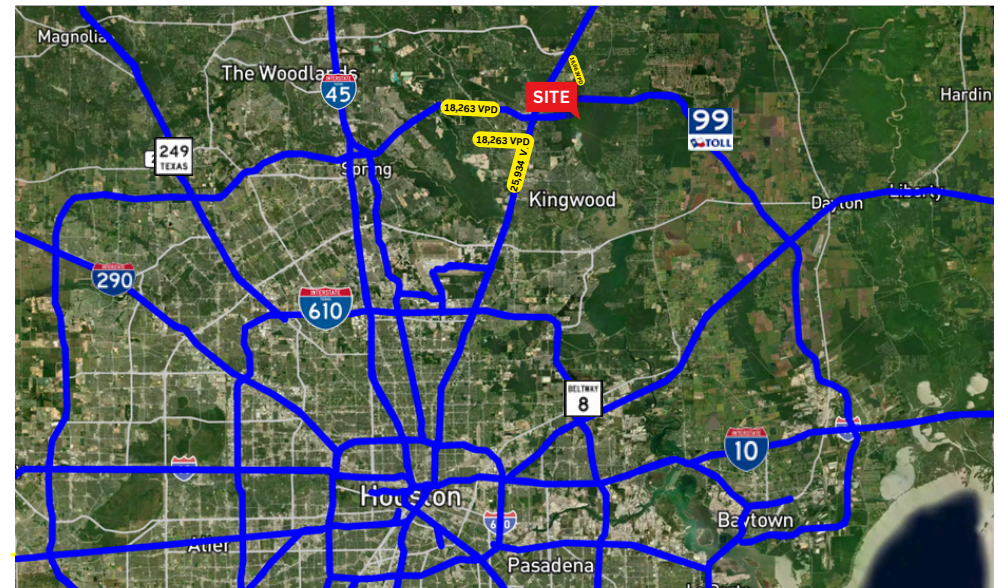
- **Total Land Area:** 3.5 Acres
- **Location:** 21394 Baptist Encampment Rd, New Caney, TX 77357
- **Zoning:** **Unrestricted** — suitable for residential, commercial, or mixed-use development
- **Access:** Direct access from Baptist Encampment Rd, with close proximity to Highway 59, Grand Parkway 99, and FM 1485
- **Topography:** Mostly level and cleared, ready for development with minimal site preparation
- **Utilities:** Access to New Caney MUD, electric, and other essential utilities in the area
- **Growth Corridor:** Located in one of the fastest-growing areas of Montgomery County, which is experiencing a surge in residential and commercial development
- **Surrounding Development:** Residential subdivisions, retail centers, industrial warehouses, and community services are all within a short distance

Location: New Caney Texas, Montgomery County

Traffic Counts:

FM 1485: $\pm 16,563$ VPD (TXDO)

Grand Prkwy (Hwy 99) : $\pm 18,263$ VPD (TXDOT)



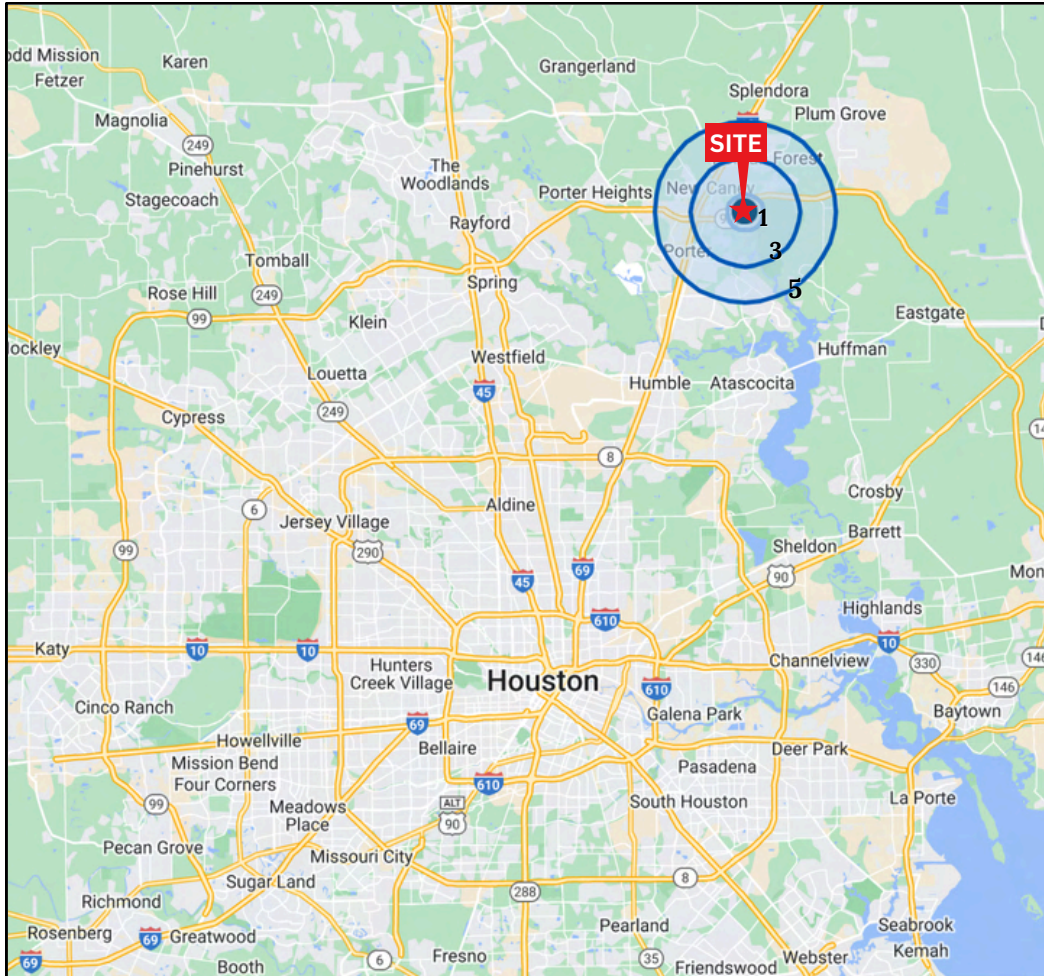
For more information Contact: 832-326-0097 | jblake@evermarkcommercial.com



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Summary

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Area Developments

- Valley Ranch Town Center: A nearby retail hub featuring national retailers, restaurants, and entertainment options, providing residents and businesses with access to essential goods and services.
- Residential Communities: Numerous new single-family housing developments are underway in the surrounding area, driven by high population growth and demand for affordable housing.
- Industrial Growth: The area has seen an increase in industrial warehouse and distribution center developments due to the strategic access to major highways like Highway 59 and Grand Parkway 99.
- Commercial Projects: Recent commercial developments include retail centers, healthcare facilities, and small business hubs, catering to the needs of the growing community.
- Education Infrastructure: The New Caney Independent School District (ISD) continues to expand with new schools and modernized facilities to support the area's growing population of young families.

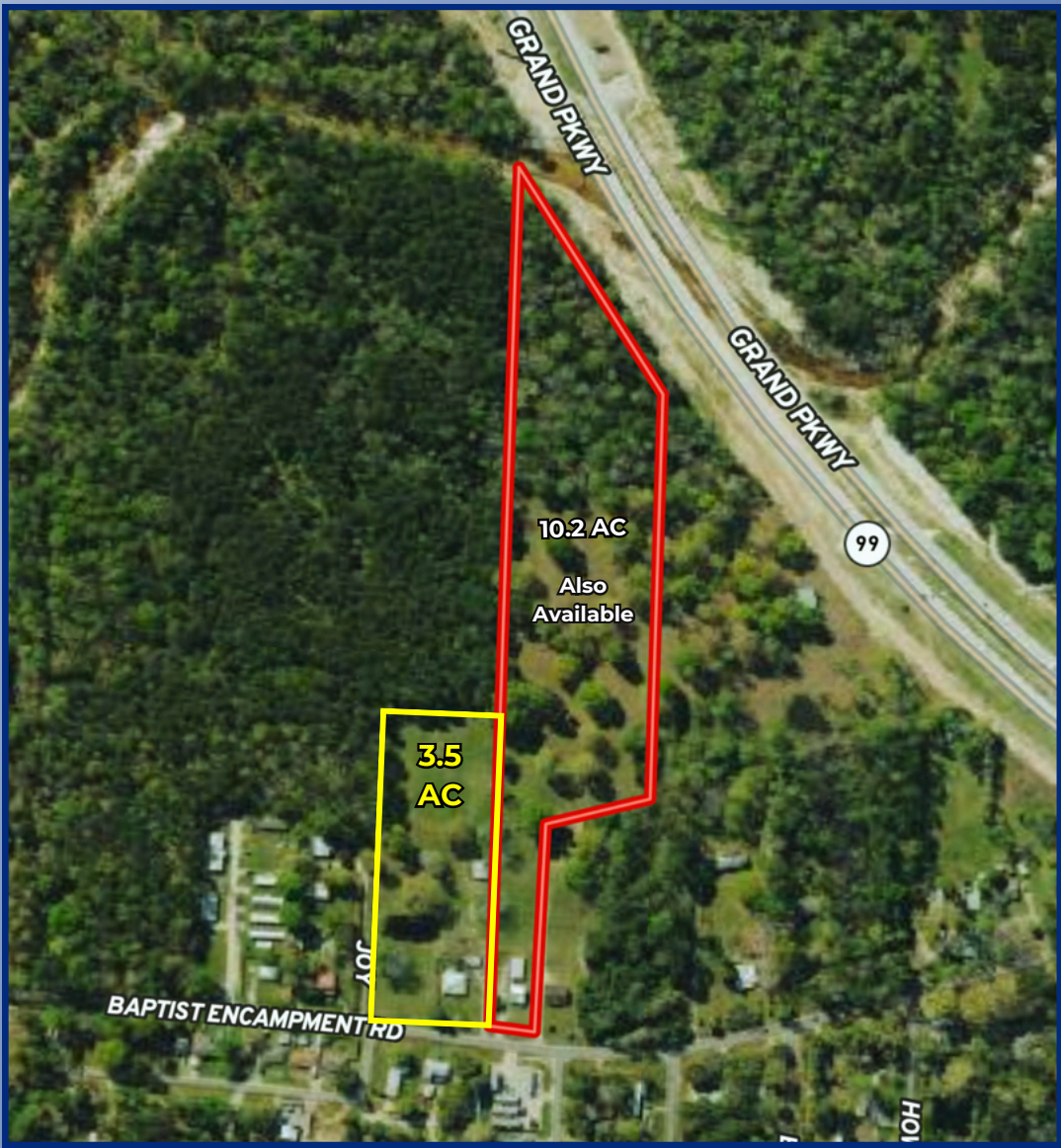
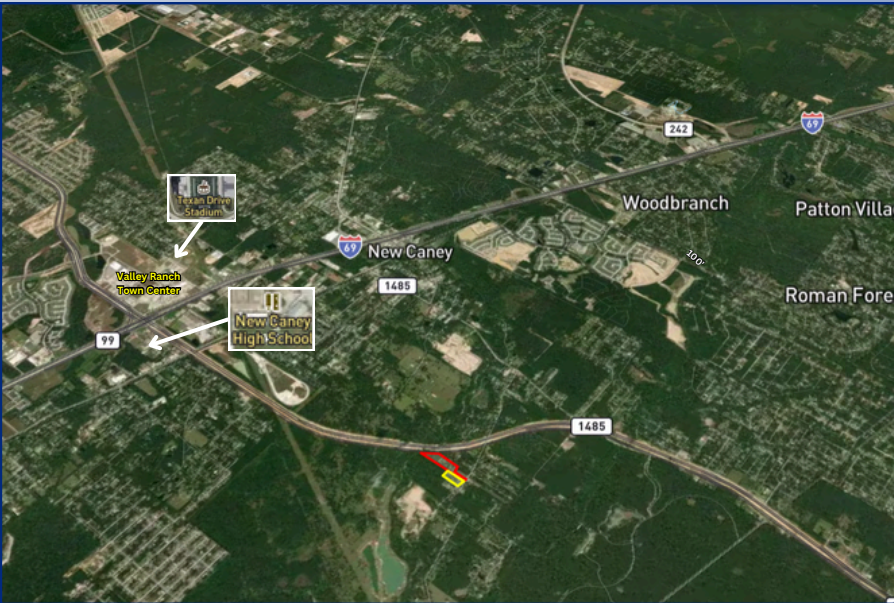
Demographics

	1 Mile	3 Miles	5 Miles
Total Households	371	5,769	24,575
Total Population	1,080	26,187	89,167
Median HH Income	\$42,132	\$80,009	\$83,406

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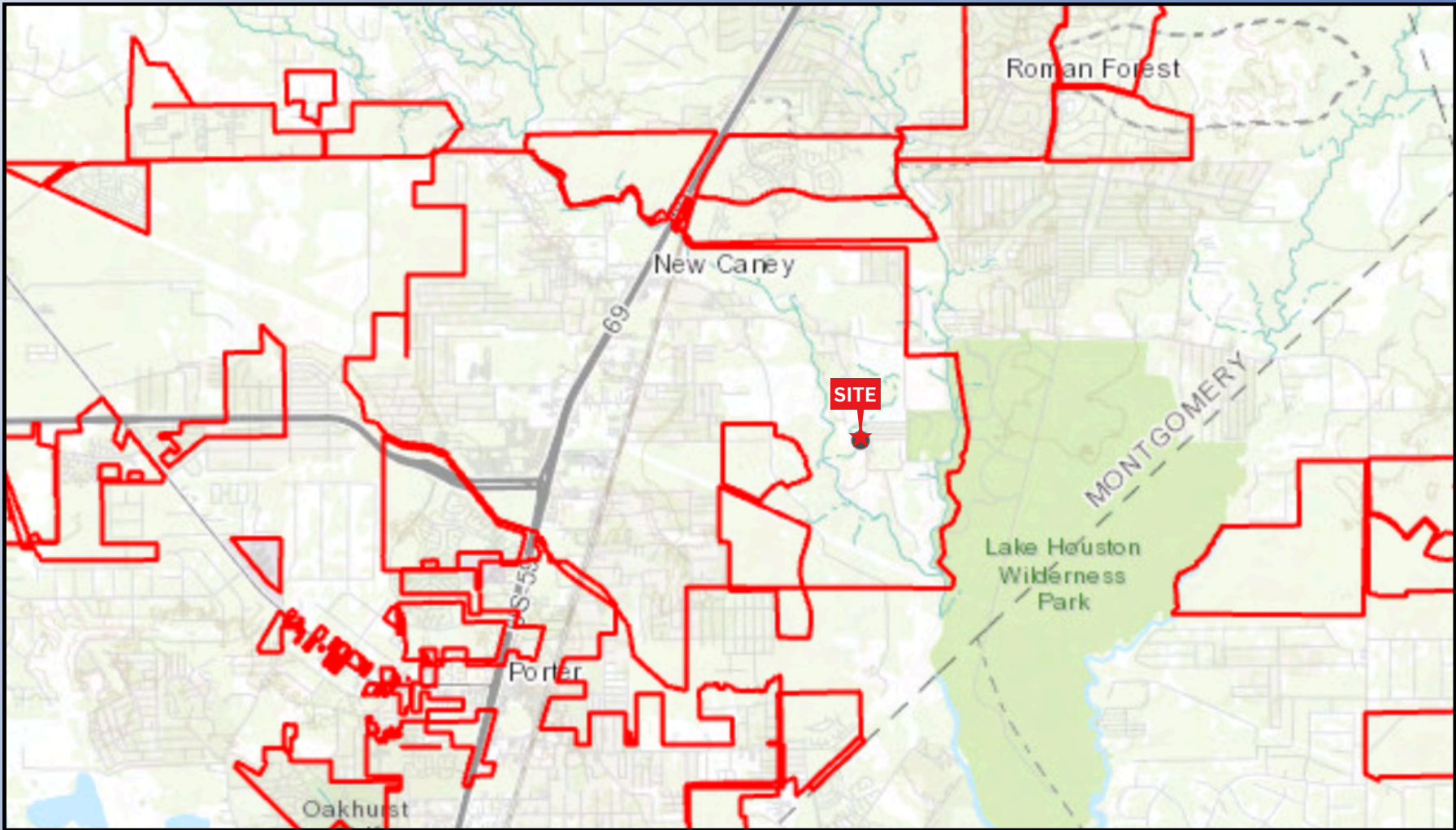
Baptist Encampment Rd

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NEW CANEY MUD UTILITIES





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.

Evermark Commercial Group by Jla Realty	9000562	houston@evermarkcommercial.com	(713)489-8130
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Altic	572287	jaltic@jla realestate.com	(713)489-8130
Designated Broker of Firm	License No.	Email	Phone
J. Wes Pratka	648815	wpratka@gmail.com	(936)402-5779
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeri Blake	685387	jblake@evermarkcommercial.com	(832)326-0097
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date