



FM 1488 & KATY LEE LN.

SEC OF FM 1488 & KATY LEE LN. | MAGNOLIA, TEXAS

LAND AVAILABLE FOR SALE

NICK RAMSEY | 281.477.4300

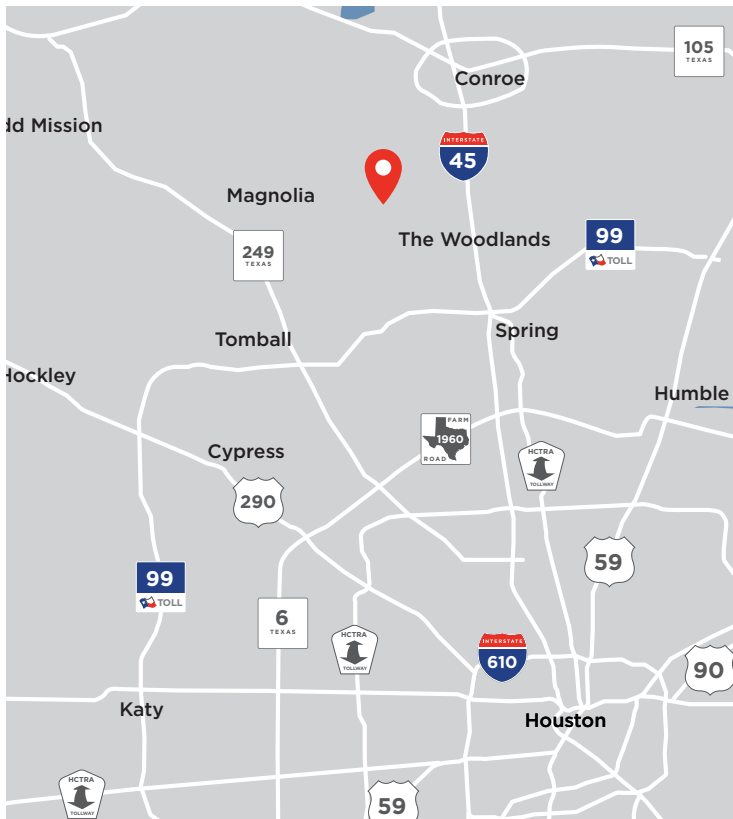
PROPERTY INSIGHTS

±2.35 ACRES AVAILABLE FOR SALE IN MAGNOLIA, TEXAS

► **NICK RAMSEY**

NRAMSEY@NEWQUEST.COM
281.477.4359

- ±2.35 acres available for sale
- High growth sub market within Houston MSA
- Excellent demographics (\$186,819 average HHI within 3 mile radius)
- Extremely tight trade area
- Strong traffic counts (48,824 VPD on FM 1488)
- Accessible via FM 1488 and Katy Lee Ln.
- Zoning: None (Montgomery County)



AREA TRAFFIC GENERATORS



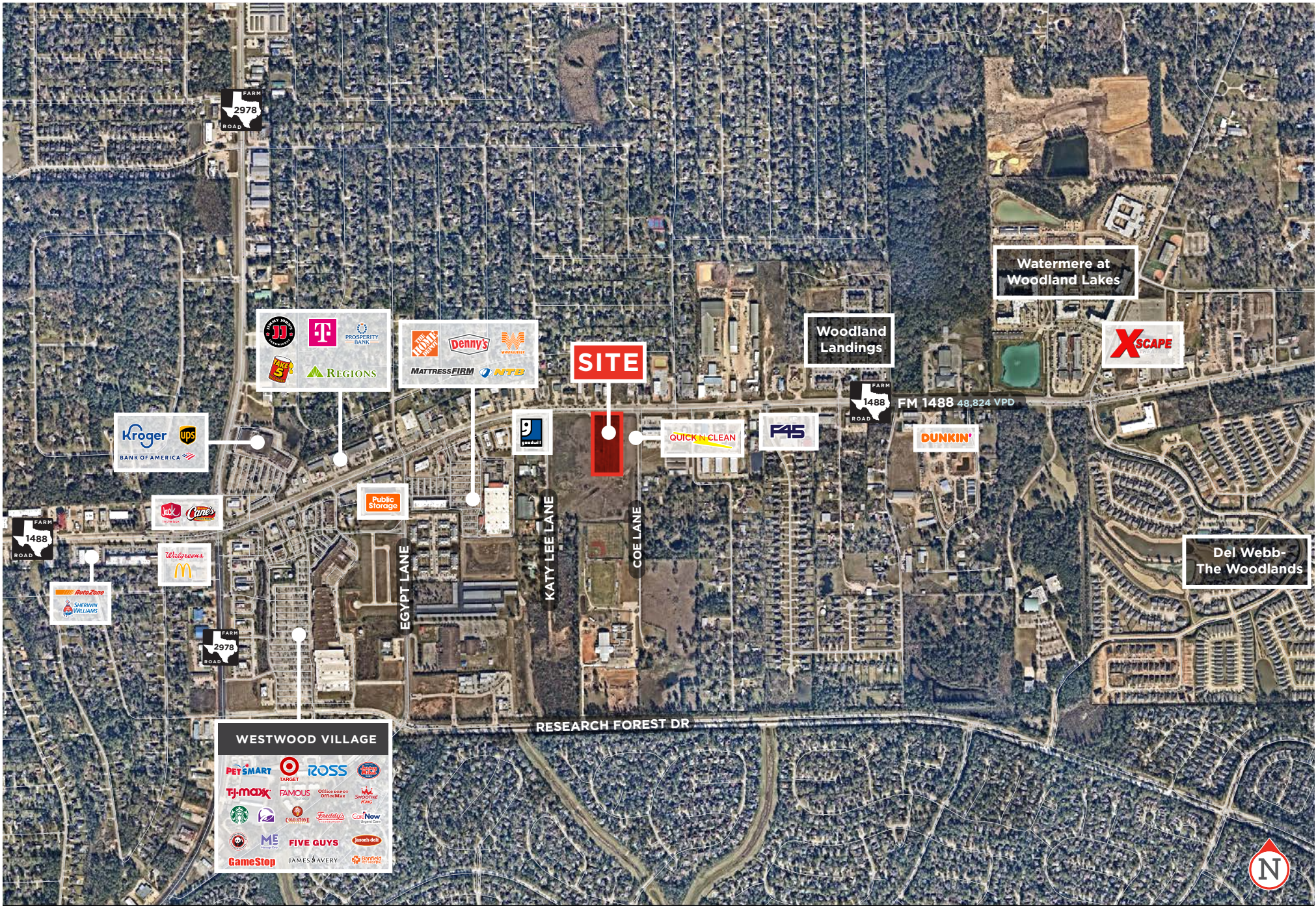
127,139
Current Population
Within a 5-Mile Radius



52.82%
Population Growth
Within a 5-mile Radius
from 2010 to 2021



\$186.819
Average HHI Within
a 3-Mile Radius



AERIALS + ACREAGE

F.M. 1488 (150' PUBLIC R.O.W.)
VOL. 433, PG. 560 M.C.D.R.
C.C.P. NO. 2007-121445 O.P.R.M.C.T.



FM 1488 KATY LEE, LLC
C.C.P. No. 2015061331, 201506286
2015062463 and 2015065211 O.P.R.M.C.T.

BENCHMARK NOTE
Description shows bench marks are based on the Project TBM shown above the northeast corner of the subject tract as shown on the plat of Williamsburg 1488, being a Concrete Monument with Brass Disk, Center 4 Inch Round Pipe, Reference Mark Number 150138, having an Elevation of 136.95 feet (MVD 1488, 2001 adjustment).
ELEVATION = 208.29 feet (MVD 1488, 2001 adjustment)

TBM A - Railroad spike in the southeast side of a gravel pit, approximately 27 feet west along the south R.O.W. line of S. 31° 1' 18" E from the southeast end of the utility corner on the west side of Cox Lane.
ELEVATION = 210.79 feet (MVD 1488, 2001 adjustment)

TBM B - Railroad spike in the west side of a gravel pit, approximately 47.5 feet east along the east side of Cox Lane from the south R.O.W. line.
ELEVATION = 204.34 feet (MVD 1488, 2001 adjustment)

RESTRICTED RESERVE "A"
WILLIAMSBURG 1488
CABINET Z, SHEET 3026-3027 M.C.M.R.

ABBREVIATIONS LEGEND

- BL BUILDING LINE
- BLOD BUILDINGS
- (CA) CONTROL MONUMENT
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- CPP CORRUGATED PLASTIC PIPE
- DOC DOCUMENT
- ESEM EASEMENT
- ELEC ELECTRIC
- EK EXISTING
- FX FIRM CODE
- FL FLOODLINE
- FNC FENCE
- FND FOUND
- G GUTTER
- IP IRON PIPE
- IR IRON ROD
- M.C.C.F. MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. MONTGOMERY COUNTY MAP RECORDS
- M.C.P.R. MONTGOMERY COUNTY PLAT RECORDS
- INPV NOT FIELD VERIFIED
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY TEXAS
- NO NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- SAW SANITARY SEWER
- SN SIGN
- SG, FT SQUARE FEET
- STE STORE SEWER
- TC TOP OF CURB
- TG TOP OF GRATE
- TDOT TEXAS DEPARTMENT OF TRANSPORTATION
- TYP TYPICAL
- VOL PG VOLUME AND PAGE
- W WITH
- WCAP WITH PLASTIC CAP STAMPED "TERRA SURVEYING"
- WCS WITH PLASTIC CAP STAMPED
- SET IR SET 5/8" IR WITH PLASTIC CAP STAMPED "TERRA SURVEYING"

SYMBOLS LEGEND

- ⊕ BACKFLOW PREVENTER/BLOW OFF VALVE
- ⊗ ELECTRIC BOX
- ⊖ FIBER OPTIC CABLE MARKER
- ⊙ FIRE HYDRANT
- ⊕ GRATE ALLET
- ⊖ GUY ANCHOR
- ⊗ MAILBOX
- ⊙ POST
- ⊖ SIGN
- ⊗ TELEPHONE PEDESTAL
- ⊕ TELEPHONE PULLBOX
- ⊖ TELEPHONE MANHOLE
- ⊗ TRAFFIC PULLBOX
- ⊕ UTILITY POLE
- ⊖ WATER VALVE

**AVAILABLE
±2.35 ACRES**

4.408 ACRES
(191,934 SQ. FT.)

TY LEE, L.C., a Texas limited liability company
N. 2015061331, 201506286, 2015062463
and 2015065211 O.P.R.M.C.T.

QUICK N CLEAN

REMANCER OF 9.33 ACRES
EVELYN HICKS WEYMOUTH
VOL. 971, PG. 894 M.C.D.R. (FN 770995)

REMANCER OF 9.33 ACRES
EVELYN HICKS WEYMOUTH
VOL. 971, PG. 894 M.C.D.R. (FN 770995)

COE LINE (NO DEDICATION FOUND)
VOL. 489, PG. 181 M.C.D.R. (FN 137858)

REMANCER OF 9.33 ACRES
EVELYN HICKS WEYMOUTH
VOL. 971, PG. 894 M.C.D.R. (FN 770995)

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EVELYN HICKS WEYMOUTH
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RESTRICTED RESERVE "A"
WILLIAMSBURG 1488
CABINET Z, SHEET 3026-3027 M.C.M.R.

The Elevation Ltd. Schedule B
Fast Action, The Insurance Company, O.F. Number
MCC429245A.L, effective date July 21, 2017, issued August 11,
2017.

Item 1, does affect, but prohibits
Item 2, through 4 are reserved exceptions and not prohibitions
Item 10a, does affect, but prohibits
Item 10b, reserved exceptions and not prohibitions
Item 10c, horizontally reserved
Item 10d, does affect, but prohibits
Item 10e, does affect, but prohibits
Item 10f, does affect, but prohibits

NOTES

1. This survey reflects boundary and easement information according to a contract for title insurance issued by First American Title Insurance Company, O.F. Number MCC429245A.L, effective date July 21, 2017, issued August 11, 2017. No additional research regarding the existence or easements or restrictions of record has been performed by Terra Surveying, Inc.
2. This tract lies in Zone "C" (unshaded), defined as "Areas determined to be suitable for the 0.2% annual chance floodplain" according to the National Flood Insurance Program Flood Map Number 48230245100, Community Panel Number 480483 0010, issue available on-line version dated August 12, 2014.
3. The subject property is located in Montgomery County, which does not have zoning regulations. Subject, according to a letter to Montgomery County, Texas, dated August 12, 2014, from the Montgomery County Planning and Zoning Department regarding "Code/Plat Violations in Unincorporated Areas of Montgomery County which State as Follows:
"CODE VIOLATION MAY CONCERN: Please be advised that Montgomery County does not have zoning regulations, and does not issue Certificates of Occupancy for buildings or structures. Certificates of Occupancy are issued by incorporated areas or local government associations. Building codes are not enforced for single family residential structures or multifamily complexes with less than four (4) units.
Effective January 1, 2008, The Montgomery County Fire Marshal will enforce fire codes and separate building codes under the 2012 IFC and IFPA for relevant commercial structures. No codes were enforced before this date. A Certificate of Compliance will be issued by the Montgomery County Fire Marshal's office for commercial Fire Code Permits after this inspection and approval.
Montgomery County does require public works, development permits, food service permits, and fire code permits, if applicable."
4. After signed by Fred D. Jones, CFM, Director, Permit Department on November 2, 2015, Address: 6014 Thompson, Suite 100, Conroe, Texas 77301, Phone (281) 539-7436.
5. Surface or subsurface features, easements, wells, wellhead designations or other environmental features have not been addressed unless the area lies within boundaries based on field observations.
6. Features shown herein are graphic only, with dimensions field shown at specific locations where they were physically measured; the true line may vary slightly between field measurements.
7. Underground utilities are shown herein as cleared from field surveys, which record drawings. Correction to verify actual location and existence of underground utilities prior to construction.
8. Current record utility maps have been inspected by this surveyor from CenterPoint Energy, and have not been received by the date of this survey. Upon receipt of said maps, the survey may need to be revised.
9. There is no evidence of record of any proposed changes to the stated R.O.W. lines, nor was any evidence of record shown or addressable construction or improvements in the process of conducting the field work.
10. The surveyor has no knowledge of any proposed changes to the stated R.O.W. lines, nor was any evidence of record shown or addressable construction or improvements in the process of conducting the field work.
11. Existing shown herein are based on the record information contained in the plat of WILLIAMSBURG 1488 as recorded in Cabinet C, Sheet 3026-3027 of the Montgomery County Map Records (M.C.M.R.).
12. The plat is subject to the recorded constraints recorded in Cabinet Z, Sheet 3026-3027 of the Montgomery County Map Records (M.C.M.R.).
13. O.G. Gas and other minerals, royalties, bonuses, rentals and other rights are not addressed within the scope of this survey.
14. There are no poles, power lines, straight or other natural obstructions within the subject tract.
15. This tract is subject to the terms, conditions and stipulations contained in Easement Agreement for Utilities as recorded under County Clerk's File Number 201447188 O.P.R.M.C.T.
16. This tract is subject to the Landowner's Subordination to Dedication of plat as recorded under County Clerk's File Number 201506286 O.P.R.M.C.T.
17. There is no other evidence of this tract being used as a well water dump, spring or sanitary landfill.
18. There are no poles or wires between the subject tract and adjoining boundary lines or along right-of-way.
19. In the process of conducting the fieldwork no markers were observed that would indicate there being a conveyance of other ground.
20. In the process of conducting the fieldwork no markers were observed that would indicate there being a conveyance of other ground.
21. Dated

SURVEY



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 12/21

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,138	17,264	43,449
Current Population	9,093	51,168	127,139
2010 Census Average Persons per Household	2.90	2.96	2.93
2010 Census Population	6,604	41,453	83,193
Population Growth 2010 to 2021	37.69%	23.44%	52.82%

CENSUS HOUSEHOLDS

1 Person Household	14.06%	14.83%	15.12%
2 Person Households	33.14%	29.58%	31.35%
3+ Person Households	52.80%	55.59%	53.53%
Owner-Occupied Housing Units	86.76%	85.25%	85.86%
Renter-Occupied Housing Units	13.24%	14.75%	14.14%

RACE AND ETHNICITY

2021 Estimated White	77.92%	73.46%	73.37%
2021 Estimated Black or African American	2.46%	2.72%	2.76%
2021 Estimated Asian or Pacific Islander	3.60%	6.76%	6.12%
2021 Estimated Other Races	15.60%	16.68%	17.30%
2021 Estimated Hispanic	14.79%	15.93%	17.13%

INCOME

2021 Estimated Average Household Income	\$123,763	\$186,819	\$167,599
2021 Estimated Median Household Income	\$105,258	\$126,885	\$132,047
2021 Estimated Per Capita Income	\$41,801	\$62,513	\$57,082

EDUCATION (AGE 25+)

2021 Estimated High School Graduate	21.78%	16.28%	15.56%
2021 Estimated Bachelors Degree	27.38%	33.35%	34.15%
2021 Estimated Graduate Degree	16.82%	22.03%	20.97%

AGE

2021 Median Age	38.2	37.3	38.5
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	(281)477-4300
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>



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