

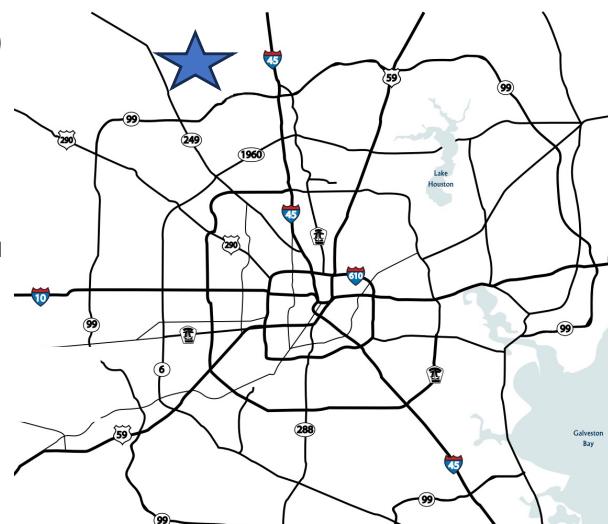


9359 FM 149
Montgomery, Texas 77356

LAND FOR SALE 16.8 Acres (Divisible)



- **Combined total of 16.8 Acres UNRESTRICTED (Divisible)**
 - **10.92** Acres (mostly cleared)
 - Dual curb cut access to FM 149
 - 380' Frontage along FM 149
 - Automated gate entrance with limestone columns and wood fence
 - On-site detention provided for and complete through 1.75-acre detention pond
 - Select fill dirt available on site for building pads
 - Water provided through Keenan Water Supply
 - Sewer provided through Septic System
 - No MUD tax
- **Can be combined with additional 5.88 Acres**



Flatrock Commercial Real Estate Group
21175 State Hwy 249 | Suite 296 | Houston TX 77070 | Main: 713.574.6433 | flatrockcompanies.com

For Information: Jodie Lawson
Direct: 281.730.5716 | Mobile: 713.838.5556 | jodie@flatrockcompanies.com

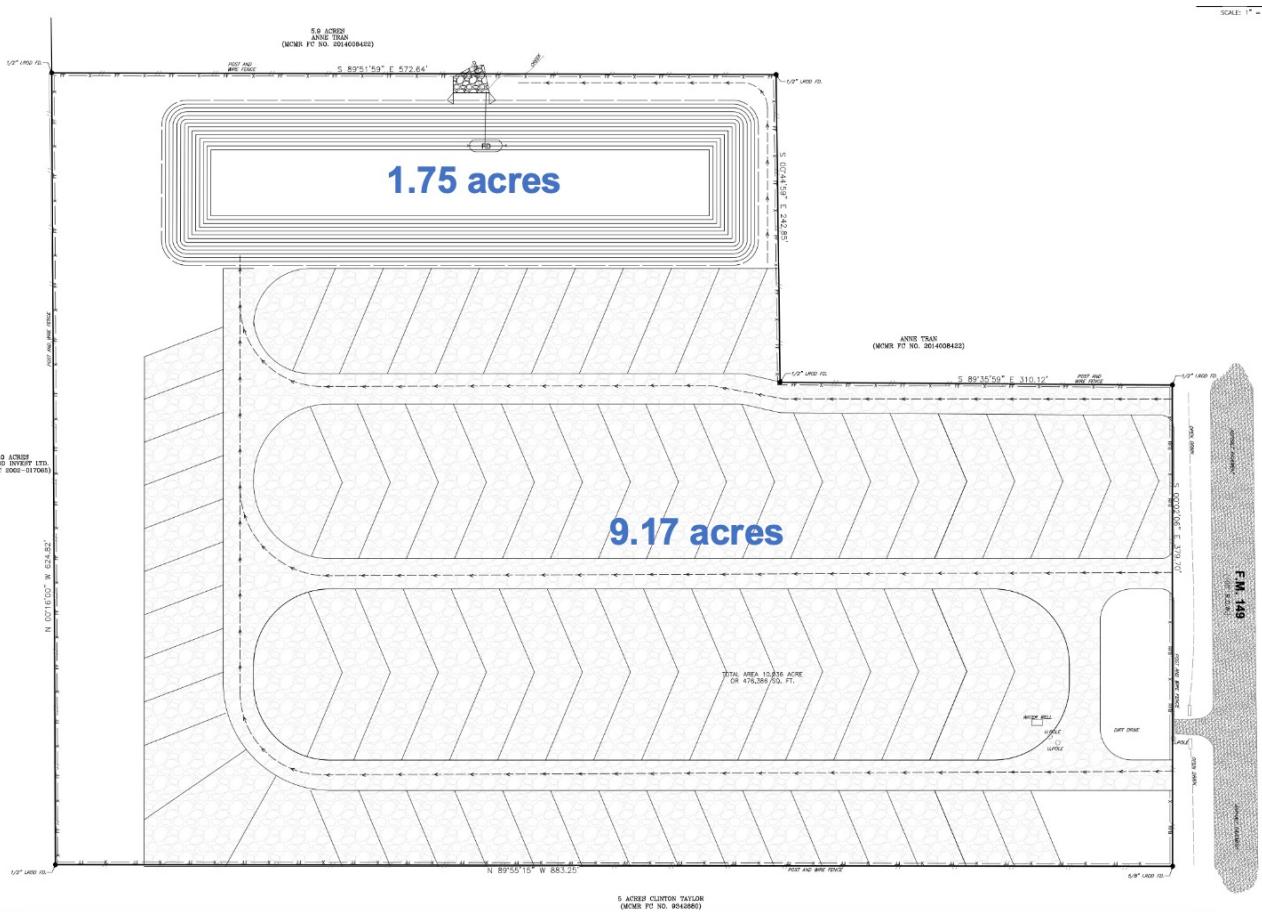


FLATROCK
COMMERCIAL REAL ESTATE GROUP

Storm | Detention
Plan
10.92 Acres

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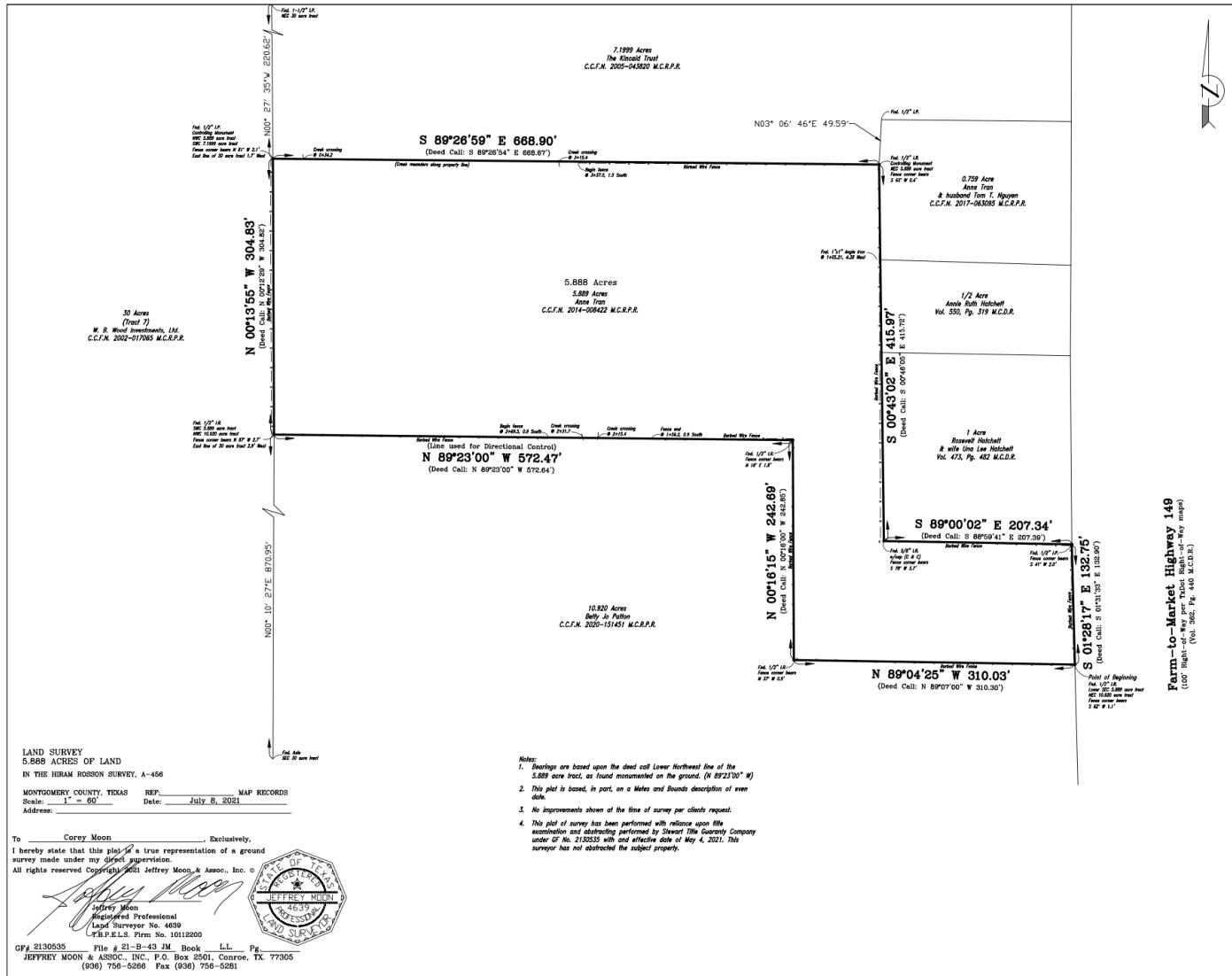
FLATROCK

COMMERCIAL REAL ESTATE GROUP

Survey 5.88 Acres

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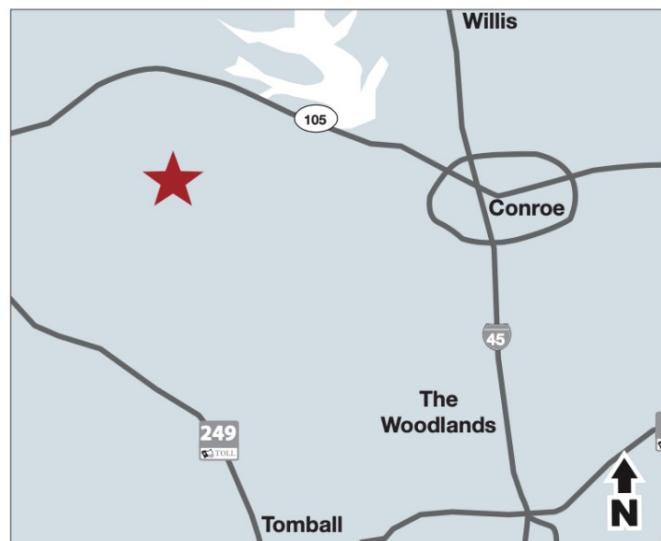
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Land For Sale 16.8 Acres (Divisible)

Traffic Count

Demographics

	1 mile	3 miles
Population	810	2,730
Households	316	1,023
Median Age	43.80	43.10
Median HH Income	\$142,982	\$129,074
Daytime Employees	40	376
Population Growth '24 - '29	▲ 22.35%	▲ 22.86%
Household Growth '24 - '29	▲ 22.15%	▲ 22.97%



Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
FM 149	Keenan Cut Off Rd...	4,423	2018	0.18 mi
Farm-to-Market R...	Reeder Rd S	7,089	2022	0.22 mi
FM 149	Johnson Lake Rd N	5,198	2022	0.52 mi
Warwick Glen Dr	Churchhill Downs ...	367	2022	2.42 mi
FM 149	Stillwater Blvd SW	5,450	2022	2.63 mi
Keenan Cut Off Rd	Hills Pkwy E	3,217	2022	2.71 mi
Hills Pkwy	Keenan Cut Off R...	664	2022	2.73 mi
Adoue Rd	Keenan Rd NE	912	2022	3.02 mi
Jackson Rd	FM 149 S	1,838	2022	3.10 mi
Keenan Cut Off Rd	Keenan Rd E	2,468	2022	3.13 mi

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Information About Brokerage Services

11-2-2015

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.

Flatrock Commercial Real Estate Group, LLC	9007453	jodie@flatrockcompanies.com	(713) 574-6433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Caleb Lawson	License No. 0468312	Email caleb@flatrockcompanies.com	Phone (713) 204-2110
Licensed Supervisor of Sales Agent/ Associate Jodie Lawson	License No. 512897	Email Jodie@flatrockcompanies.com	Phone (713) 838-5556
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

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TAR 2501

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