

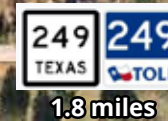
For Sale | Residential Investment with Land



Peden Rd

Haras Hacienda

Decker Prairie Rosehill Road



HMW

±9.05 Acres & 3 Rental Houses

26629-26633 Decker Prairie Rosehill Rd, Magnolia, TX 77355

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Property Overview

Decker Prairie Rosehill Road

Quick
Links

 [Decker Prairie
Rosehill Website](#)

 [Decker Prairie Survey](#)

 [Decker Prairie
Proposed Lot Layout](#)

Colliers is pleased to exclusively offer the opportunity to acquire a unique residential investment and development site in the path of new growth. The Property consists of ±9.0523 acres of land and 3 existing rental residential units.

The quadrant of Decker Prairie Rosehill, Decker Prairie Rd. and SH 249 is undergoing **significant transformation**, driven by mobility enhancements from the extension of SH 249 (Aggie Expressway) and the growth of surrounding neighborhoods.



Property Features

- Size: ±9.0523 Acres (*Survey link above*)
- Located between Magnolia and Tomball
- Tomball ISD
- Three existing residential rental units on property
- HMW SUD: Existing 4" water line with proposed 6" water line extension thru the site
- Sanitary sewer grinder pumps and force mains at each residence with capacity to extend to more lots
- Natural Gas Service
- Underground electrical and data service
- Proposed plan to add 11 more lots (*see link to layout above*)
- Outside any Flood Hazard area
- Pond with fountain
- 2 water wells

Purchase **Price**
\$2,200,000

Rental Units Specifics



26631 Decker Prairie Rosehill Road

- Restored 1895 Farmhouse/
Totally Renovated in 2007
- ±2,760 SF Living Area
- 3 Bedrooms
- 2 Full Baths
- 1 Half Bath
- Garage detached
- Carport
- Open Porches
- Rent: \$2,100 per month gross;
occupied on month-to-month term



26629 Decker Prairie Rosehill Road

- 2014 Year of Construction
- ±1,890 SF Living Area
- 3 Bedrooms
- 2 Full Baths
- Garage attached
- Open Porches
- Upstairs Balcony
- New Orleans French Design
- Rent: \$2,000 per month gross;
leased to 2-28-25

[▲ Floor Plan](#) | [Download PDF](#)

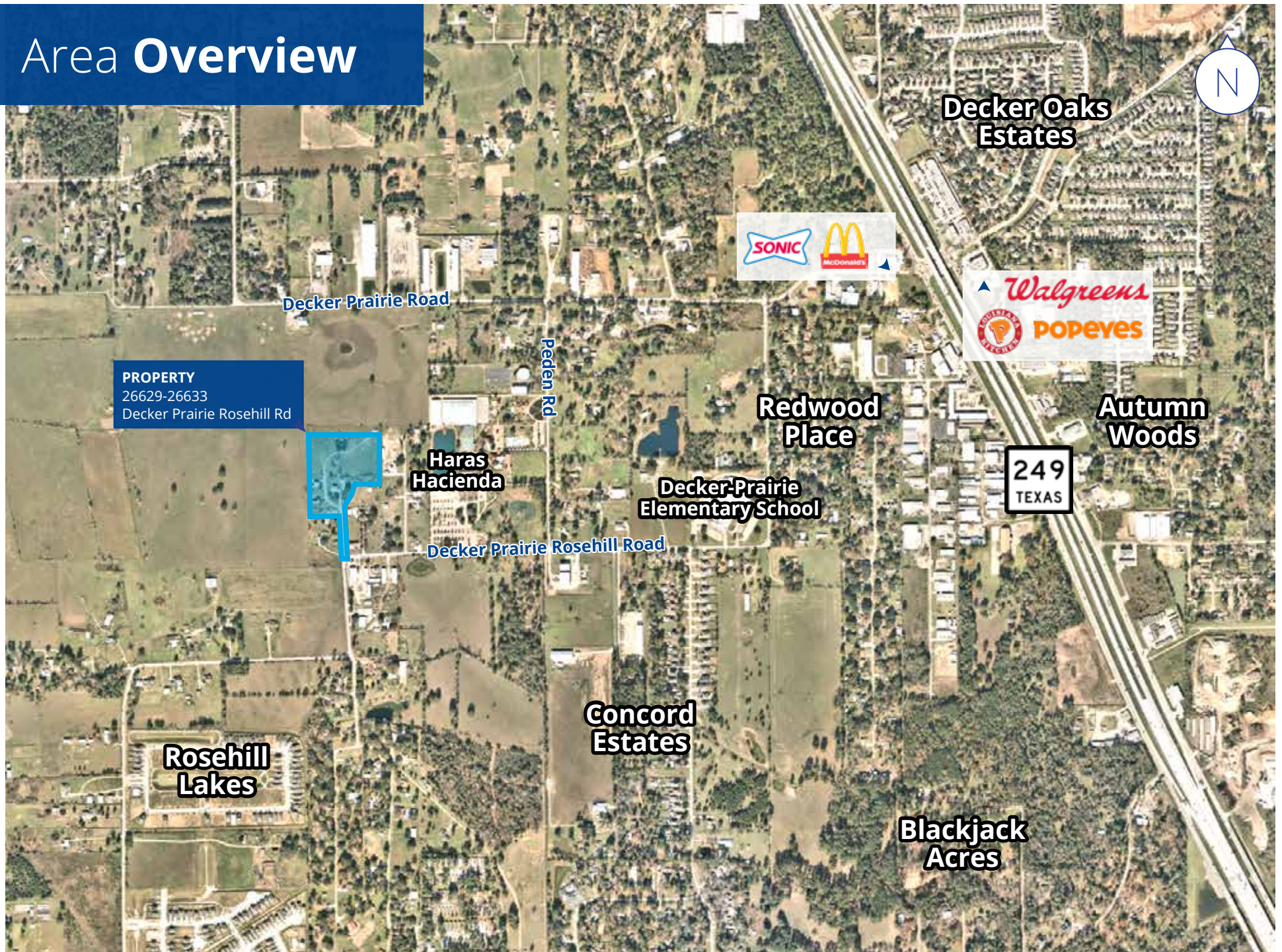


26633 Decker Prairie Rosehill Road

- 2014 Year of Construction
- ±1,914 SF Living Area
- 3 Bedrooms
- 2 Full Baths
- 1 Half Bath
- Garage detached
- Open Porches
- Rent: \$2,000 per month gross;
occupied on month-to-month term

[▲ Floor Plan](#) | [Download PDF](#)

Area Overview



PROPERTY
26629-26633
Decker Prairie Rosehill Rd

Decker Oaks Estates



Decker Prairie Road

Peden Rd

Redwood Place

Autumn Woods

Haras Hacienda

Decker Prairie Elementary School

249
TEXAS

Decker Prairie Rosehill Road

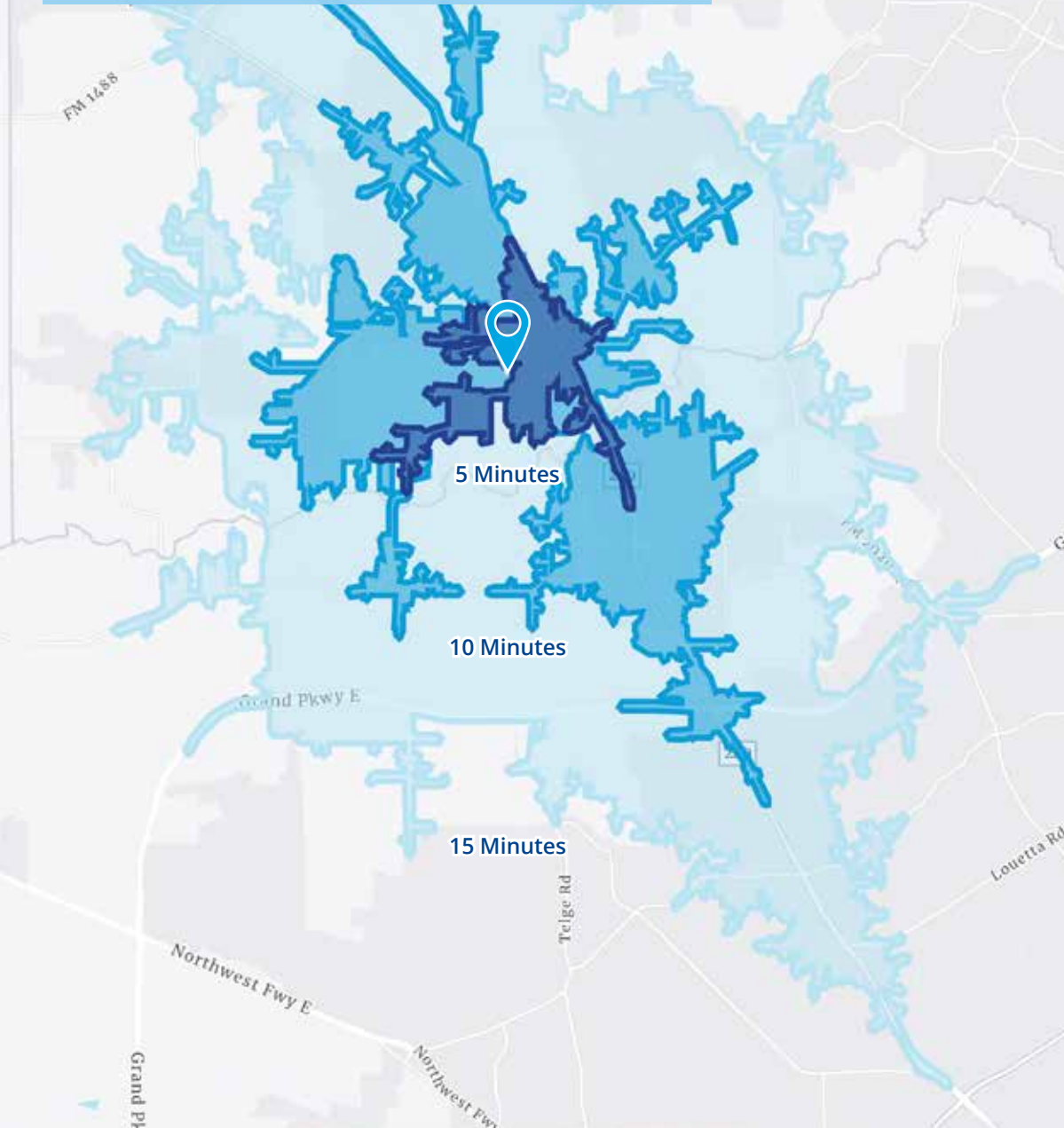
Concord Estates

Rosehill Lakes

Blackjack Acres

Location

Decker Prairie Rosehill Road



Demographics

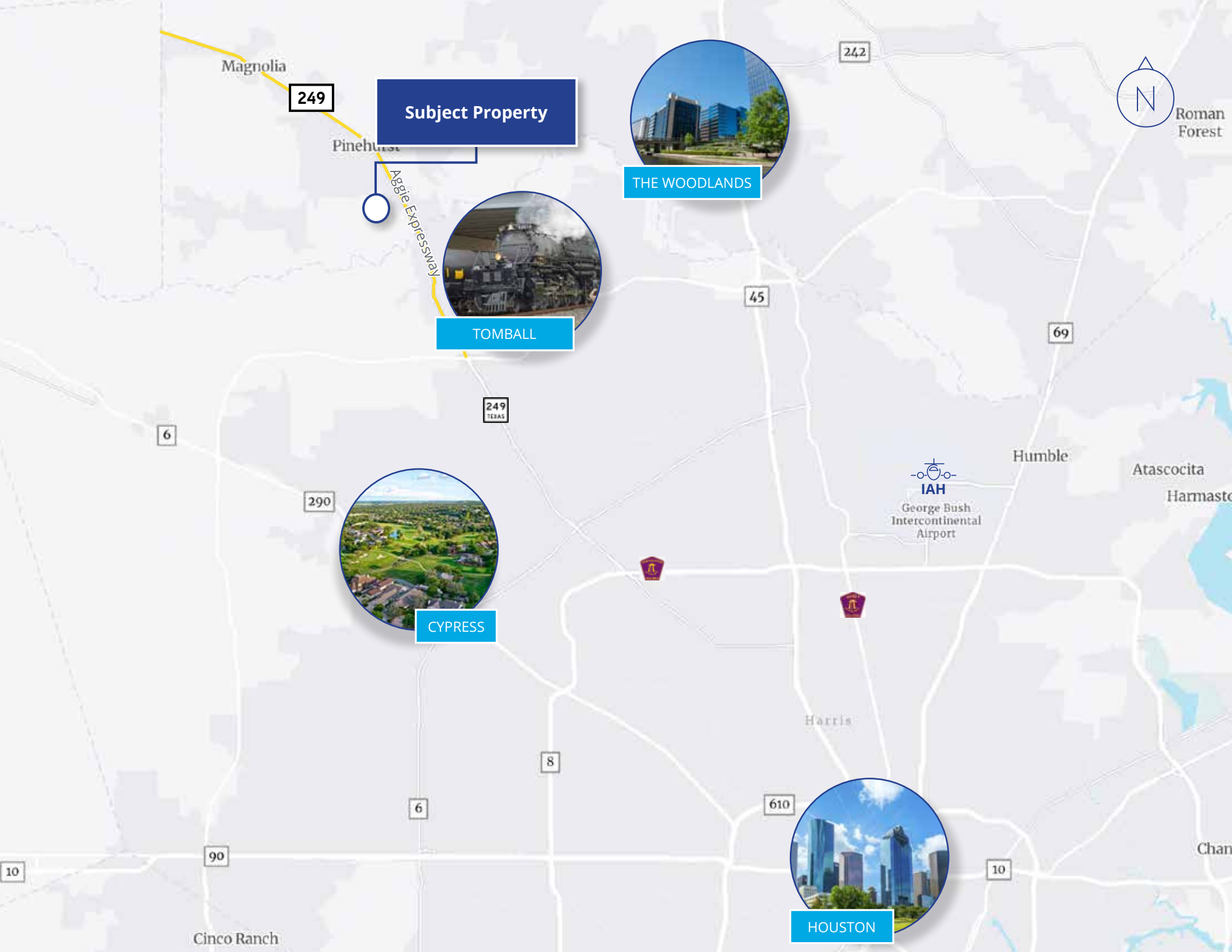
	1 MILE	5 MILE	10 MILE
Est Population (2023)	1,725	50,036	376,062
Projected Growth (2028)	43.1%	11.9%	5.1%
Est Households (2023)	631	17,522	124,931
Projected Households (2028)	45.5%	13.7%	6.3%
Avg HH Income (2023)	\$136,000	\$120,208	\$152,259

Ad Valorem Property Taxes

Tomball ISD	\$1.2300
Montgomery County	\$0.3742
ESD #10	\$0.0852
Montgomery County Hospital	\$0.0502
Lone Star College	\$0.1078
COMBINED TAX RATES	\$1.8474

Key Distances

	Time	Miles
SH 249	5 Minutes	2.2
Tomball	12 Minutes	5.2
Grand Parkway	10 Minutes	8.3
Magnolia	16 Minutes	9.3
Beltway 8	18 Minutes	17.7
The Woodlands	31 Minutes	25.5
Downtown Houston	42 Minutes	37.1



Magnolia

249

Subject Property

Pinehurst

Aggie Expressway



THE WOODLANDS



TOMBALL

45

69

6

249
TEXAS

290



CYPRESS



George Bush
Intercontinental
Airport

Humble

Atascocita

Harmasto



Harris

8

6

610



HOUSTON

10

Cinco Ranch

Chan



Roman
Forest

10

90

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle are three horizontal bars in yellow, red, and blue from top to bottom.

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 Google Map

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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date