

FOR SALE

SITE
+/- 38AC

Cypressbrook
Company

FM 1485 @ Grand Pkwy (SH 99) | Harris County | Huffman ISD

CALL FOR PRICING

± 38AC FM 1485 @ SH 99 (Grand Parkway)

SURROUNDED BY DEVELOPMENTS
ENORMOUS POTENTIAL | PRIME LOCATION | HARRIS COUNTY



CASTLE HILL TRACT

SITE
+/- 38AC

EAST RIVER ESTATES

Plum Grove

Meyer Rd

FEATURES

+/- 38 AC

HARRIS COUNTY

HUFFMAN ISD (HIGHEST TEA RANKING 2015/2016)

LOCATED AT ENTRANCE/EXIT RAMP TO SH 99

1,700 FT FRONTAGE ON FM 1485

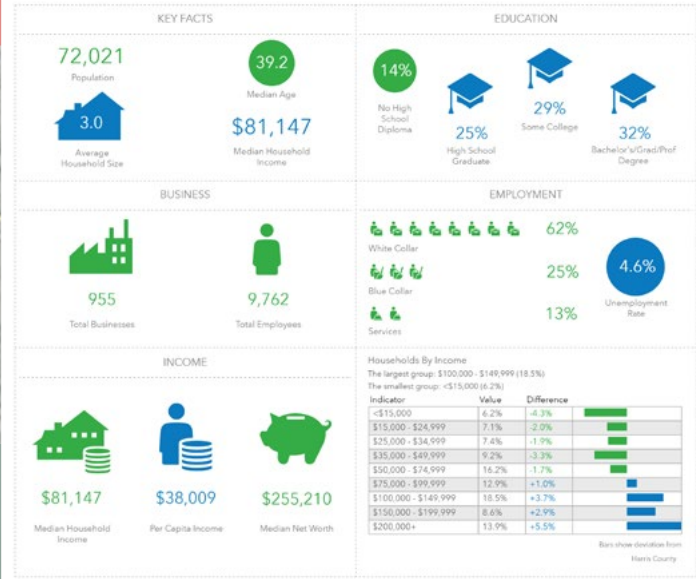
IN THE MIDST OF A DEVELOPMENT BOOM - ONE OF THE HOUSTON METRO AREA'S FASTEST GROWING MARKETS

SITE IS SURROUNDED BY EXISTING AND NEW MASTER-PLANNED DEVOLPMENTS

Key Facts

31780 Huffman New Caney Rd, New Caney, Texas, 77357 (7 miles)
31780 Huffman New Caney Rd, New Caney, Texas, 77357
Ring of 7 miles

Prepared by Esri
Latitude: 30.30884
Longitude: -95.11221



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019.
©2019 Esri Page 1 of 1

July 9, 2019





PROPOSED FM 1485 CONNECTOR ROAD
TO FM 2100 (PLUM GROVE)

PROPOSED CONNECTOR ROAD

SITE

1485

McMullen Ln

Burk Way

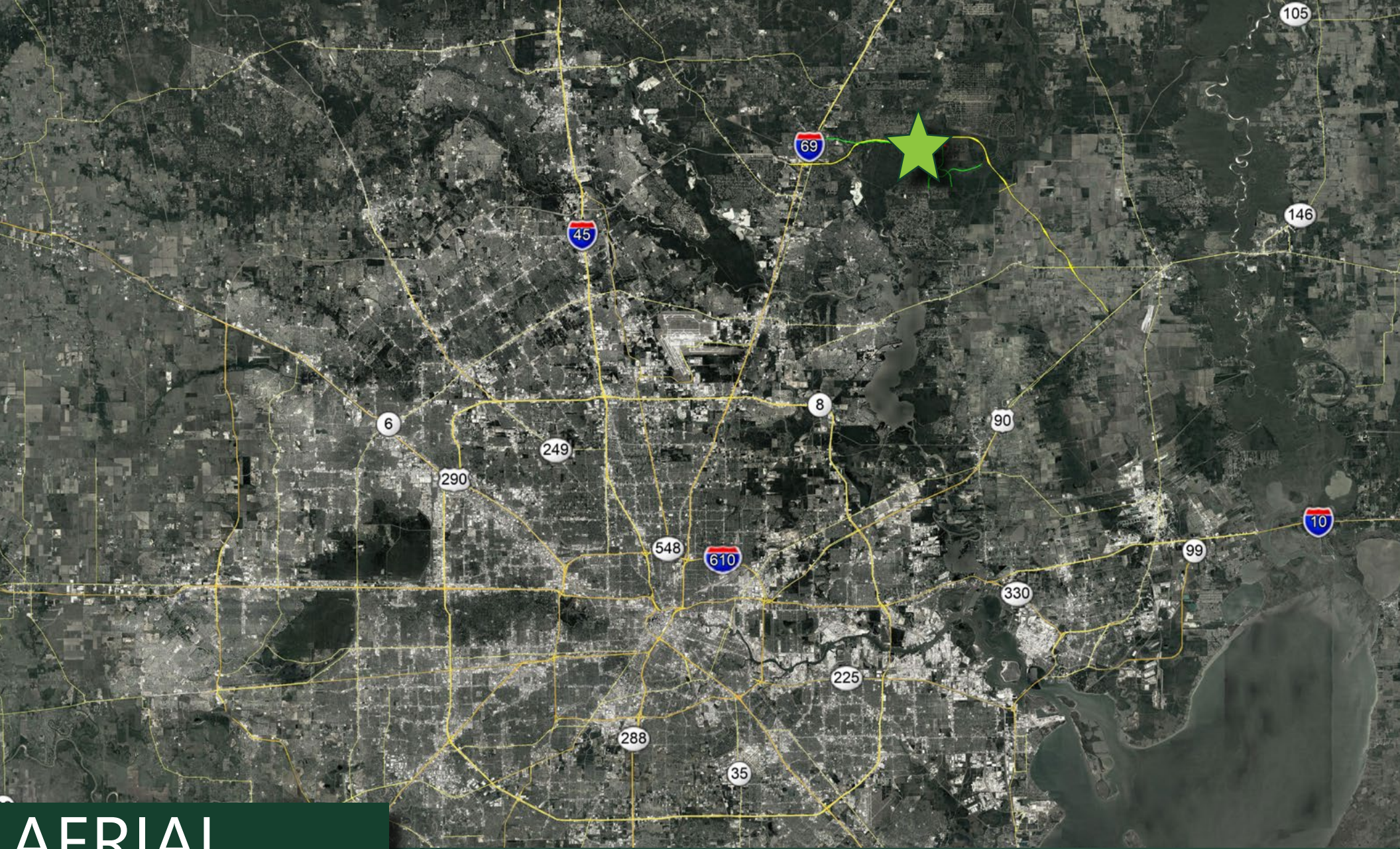
Masonville Ln

SITE

Kimberly DeVos



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com | woodlandscre.com



AERIAL



Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com | woodlandscre.com



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.

Cypressbrook Company Michael E Novelli Licensed Broker/Broker Firm Name or Primary Assumed Business Name	367491 License No.	mnovelli@cypressbrook.com Email	(832) 403-2860 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly DeVos Sales Agent/Associate's Name	533677 License No.	kdevos@cypressbrook.com Email	(823) 403-2860 Phone

Buyer/Tenant/Seller/Landlord Initials

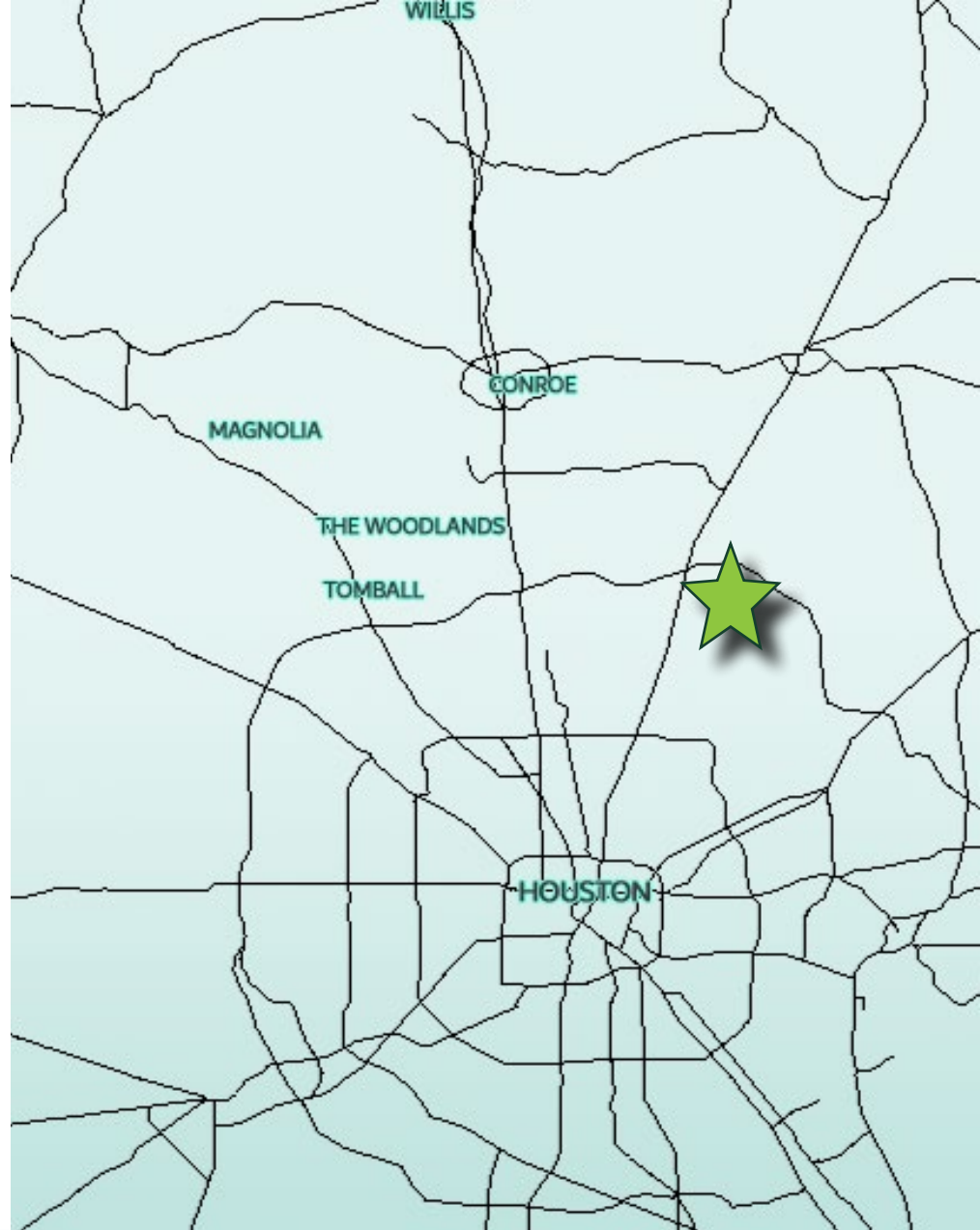
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Phone: 281.961.9512 Fax: 281.364.1743
Michigan 48026 www.ziplogix.com KD-Dr Code Purchase



IABS

The information contained herein was obtained from sources believed reliable, however, Cypressbrook Management Company, LP d/b/a Cypressbrook Company makes no guaranties, warranties or representations as to the completeness thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, or withdrawal without notices.

Kimberly DeVos kdevos@cypressbrook.com | Direct: 832.403.2860 | Cell: 281.723.9599
1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com | woodlandscre.com

