

LAND FOR SALE

34.8 ACRES AVAILABLE

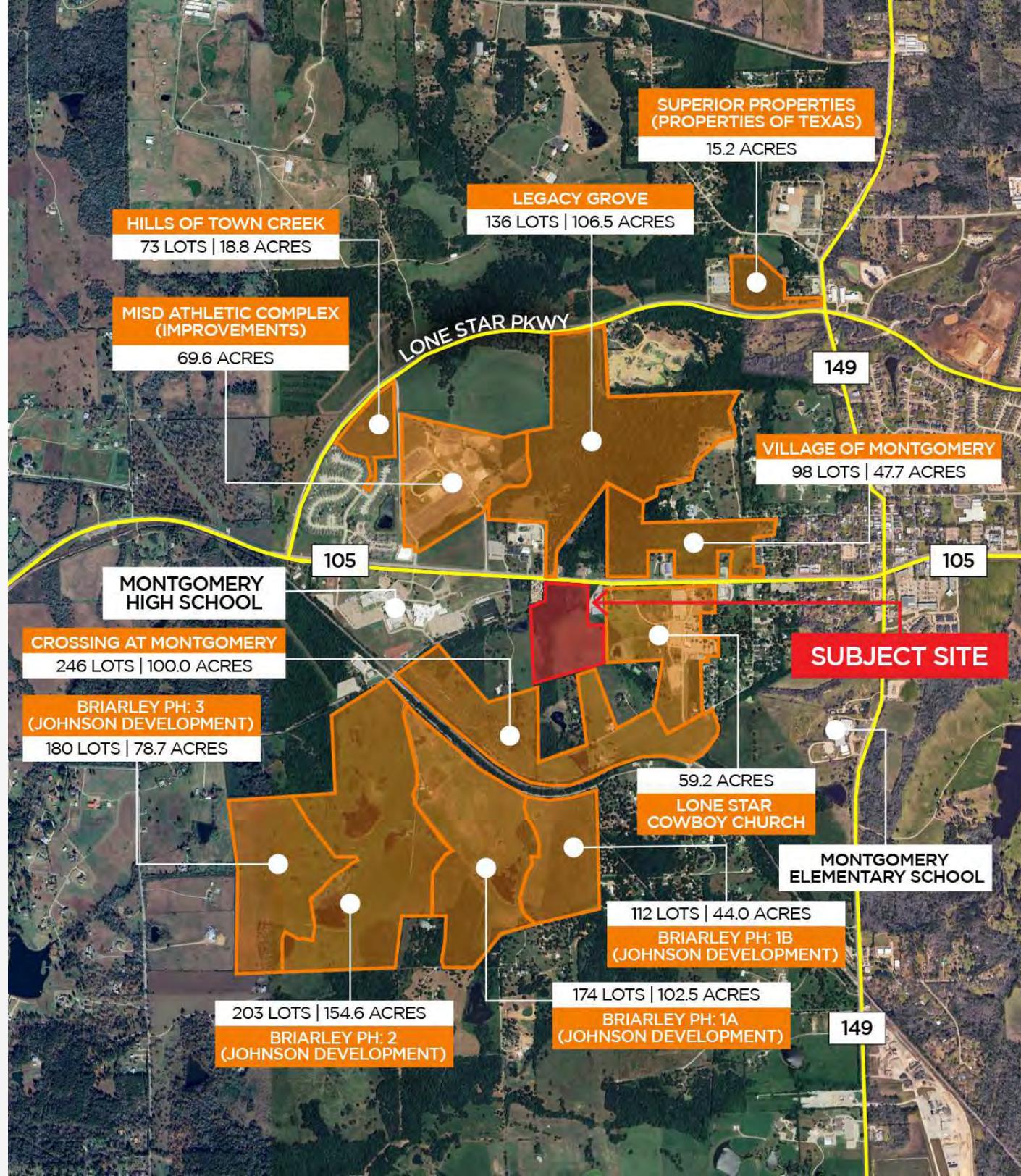
SH 105

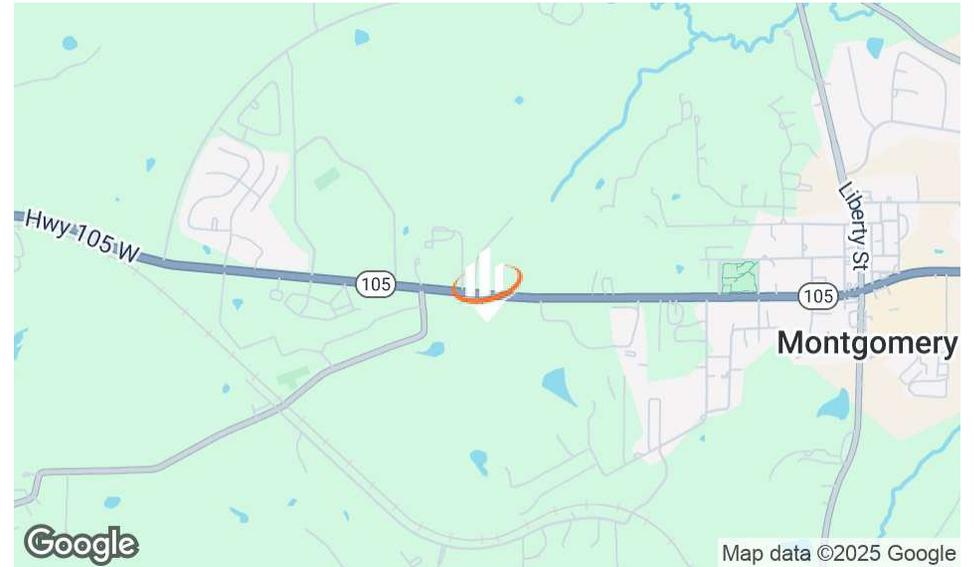
Montgomery, TX 77356

PRESENTED BY:

JEFF TINSLEY

O: 281.367.2220 x104





PROPERTY HIGHLIGHTS

- The City of Montgomery is currently in the planning, design & approval, and under construction phase of new development for 850 acres of land and 1,930 new single family residential lots
- 34.8 Acres located on the south side of SH 105 in Montgomery TX
- The property lies within the Montgomery City Limits and ETJ.
- City Utilities run along SH 105.
- Well positioned between Montgomery High School and Downtown Montgomery with approximately 850 Feet of frontage on SH 105.
- Montgomery county is one of the fastest growing counties in the nation.

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OFFERING SUMMARY

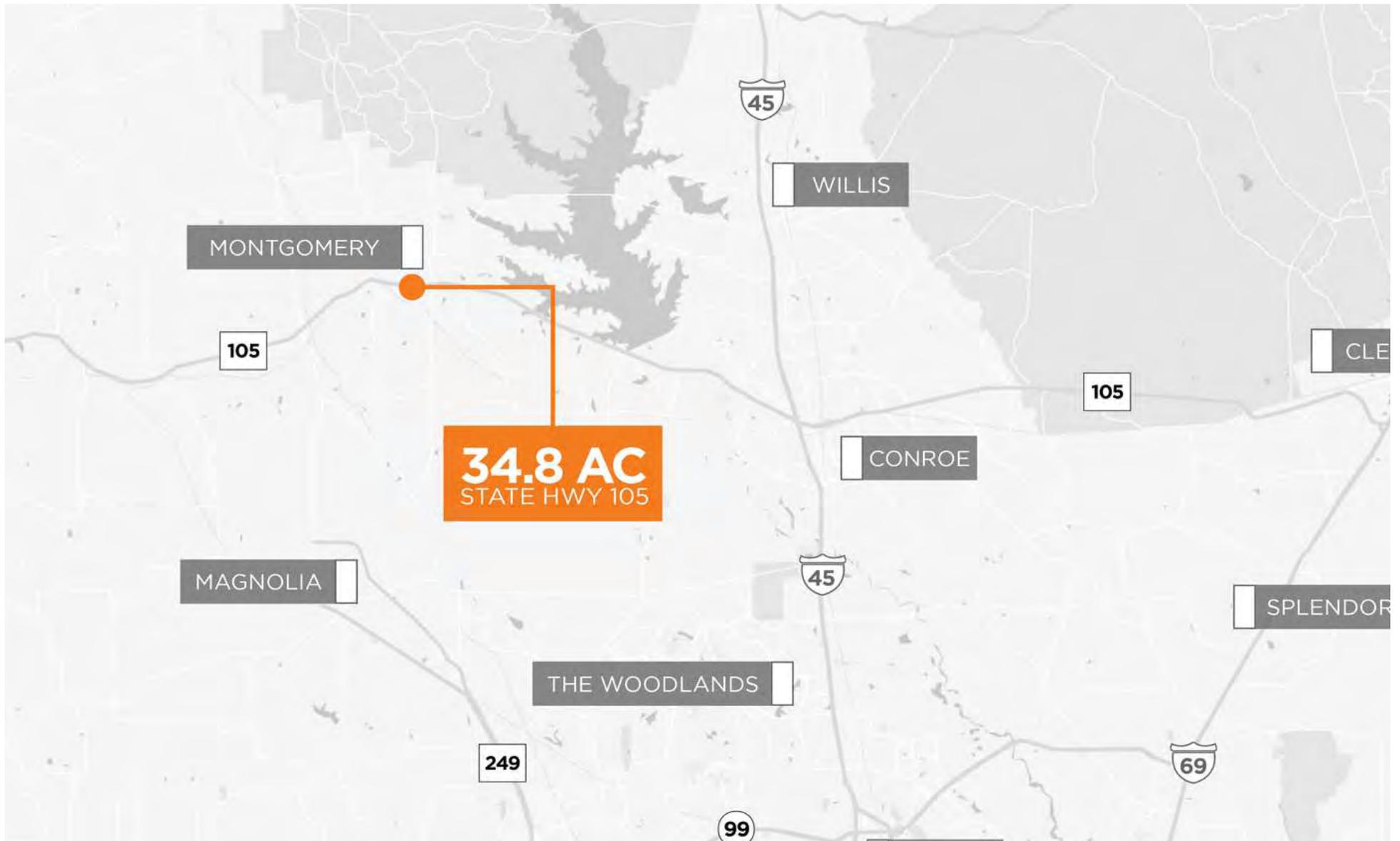
SALE PRICE:	Subject To Offer
LOT SIZE:	34.8 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	7,788	21,390	75,617
TOTAL DAYTIME POPULATION	9,167	20,742	63,080
AVERAGE INCOME	\$161,726	\$159,829	\$154,785



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SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 4



MONTGOMERY MARKET HIGHLIGHTS

Montgomery County's population grew 323 percent from 127,000 in 2006 to 538,000 residents in 2015. Population is expected to more than double, to 1,183,000 by 2040. The county seat, Conroe, was the United States' fastest growing city in 2016 with a population of 82,286 and a 7.8 percent annual population increase. The story of the county's urbanization began in the mid-1970s with the creation of The Woodlands, a master planned community, that grew from a population of 8,443 in 1980 to an estimated 109,679 in 2010. It is now the largest community in the county.

Although Montgomery County is largely residential (the majority of Montgomery County residents work in neighboring Harris County), Montgomery County's economy has grown in pace with its residential development.

Healthcare is a growing sector of the economy as many of the institutions based in the Texas Medical Center have opened or are planning to open hospitals in Montgomery County. Many of the county's estimated 24,000 manufacturing jobs are related to oil field services, comprising 9 percent of the county's employment. The county's annual agricultural production was estimated to be \$23.8 million in 2012, with half of the market value in livestock sales and half in crop sales.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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