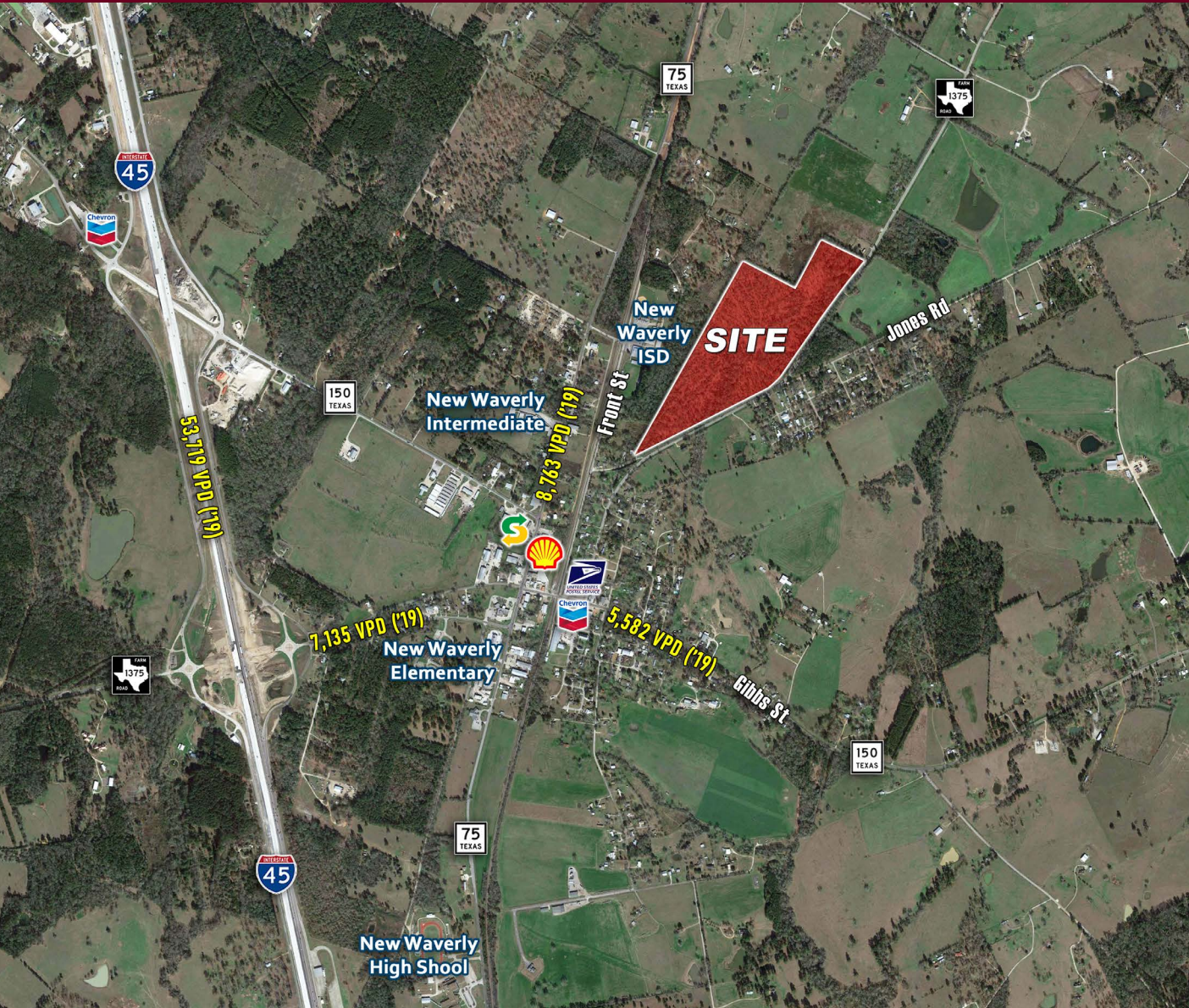




FM 1375 Land

60.16 Acres For Sale | New Waverly, Texas



SIZE: 60.16 Acres

PRICE: \$2,707,200 or \$45,000 per Acre

LOCATION: FM 1375, just northeast of Jones Rd in New Waverly, Texas

USE: Commercial Development

PROPERTY HIGHLIGHTS:

- Approximately 1,200 feet of Frontage on FM 1375
- Unrestricted
- ±2 miles to I-45
- ±2 Miles from New Waverly High School
- ±1 Mile from New Waverly Elementary School
- Less than a mile from State Highway 75

For more information, contact:
 KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com
 JAKE GALLOWAY | 281.664.6643 | JGalloway@CaldwellCos.com



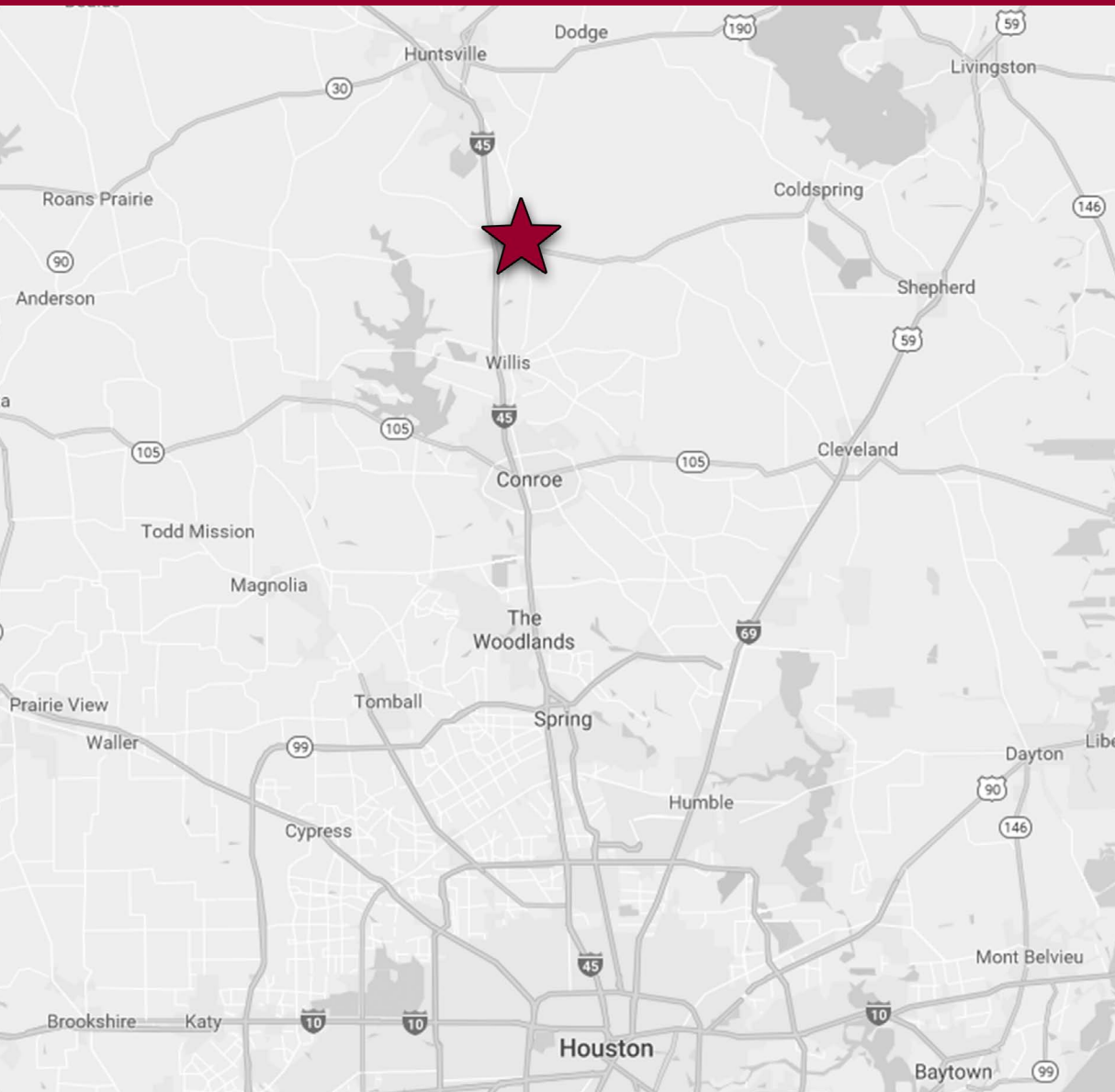
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FM 1375 Land

60.16 Acres For Sale | New Waverly, Texas



LOCATION:

North Side FM 1375, just northeast of Jones Rd
New Waverly, Texas 77358

TAXES:

New Waverly ISD	\$1.36
Walker County	\$0.55
Walker Co. Hospital	\$0.12
City of New Waverly	\$0.00
<u>Walker Co. ESD #2</u>	<u>\$0.10</u>
TOTAL TAXES	\$2.13

TRAFFIC COUNTS:

FM 1375: 7,135 VPD @ I-45 | I-45: 53,719 VPD
Hwy 75: 8,763 VPD | Gibbs St: 5,582 VPD (TXDOT 2019)

DEMOGRAPHICS:

	5 Miles	10 Miles	15 Miles
2020 Population	4,945	42,190	159,092
Daytime Population	5,040	36,318	142,877
Avg. HH Income	\$81,904	\$80,596	\$82,708

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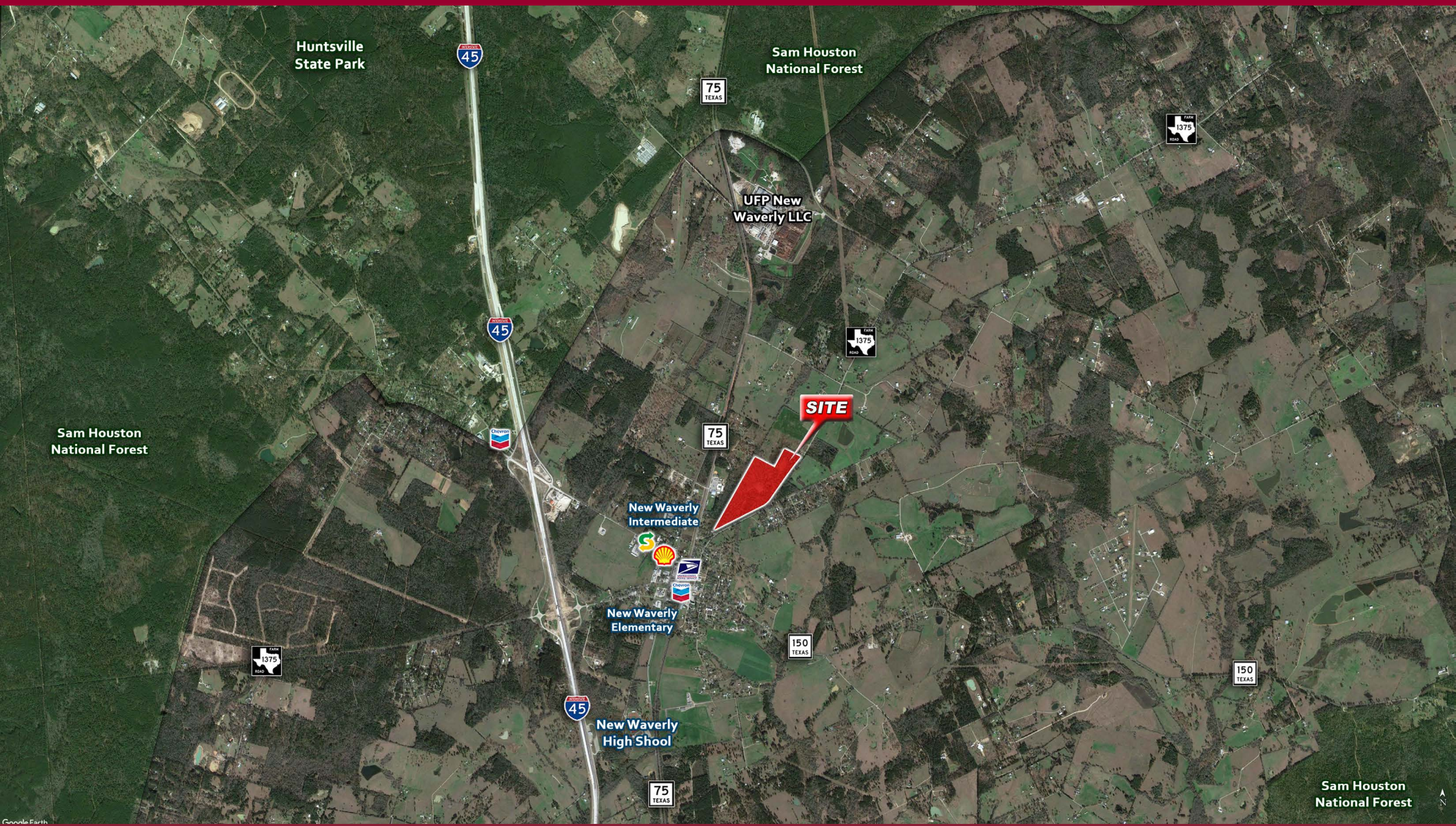
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FM 1375 Land

60.16 Acres For Sale | New Waverly, Texas



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 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ 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
IABS 1-0

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