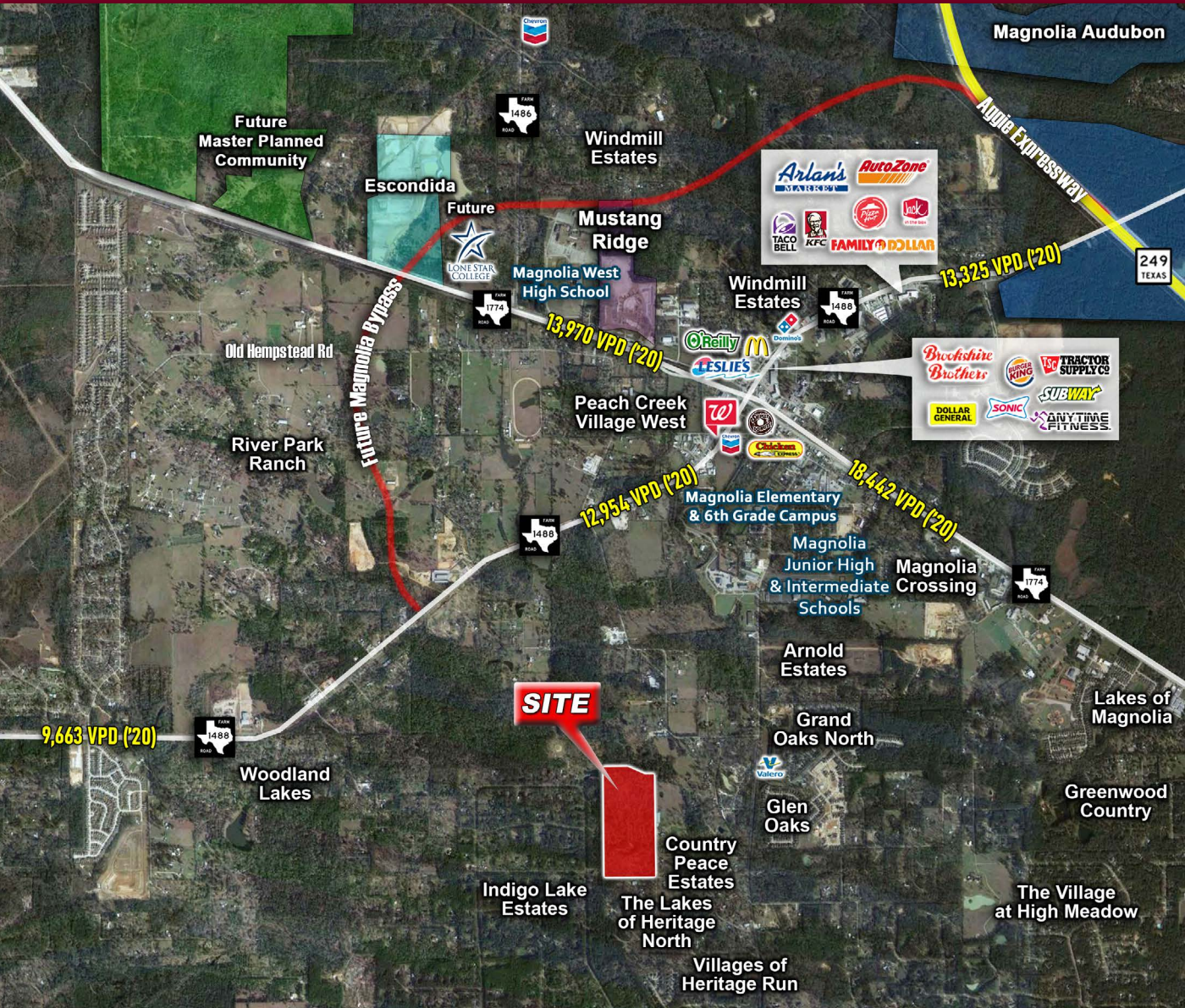




Nichols Sawmill Road

69.59 Acres For Sale | Magnolia, Texas



- SIZE:** 69.59 Acres
- PRICE:** \$54,000 Per Acre
or \$3,757,860
- LOCATION:** NWQ of Nichols Sawmill Rd & Country Place Rd in Magnolia
- USE:** Residential or Commercial Development
- PROPERTY HIGHLIGHTS:**
- Directly off Nichols Sawmill Rd
 - Surrounded by Residential Developments
 - Just South of Magnolia Elementary School
 - Approximately 6 minutes / 3.2 miles from FM 1774
 - Approximately 7 minutes / 3.4 miles from FM 1488

For more information, contact:
KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com
JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com



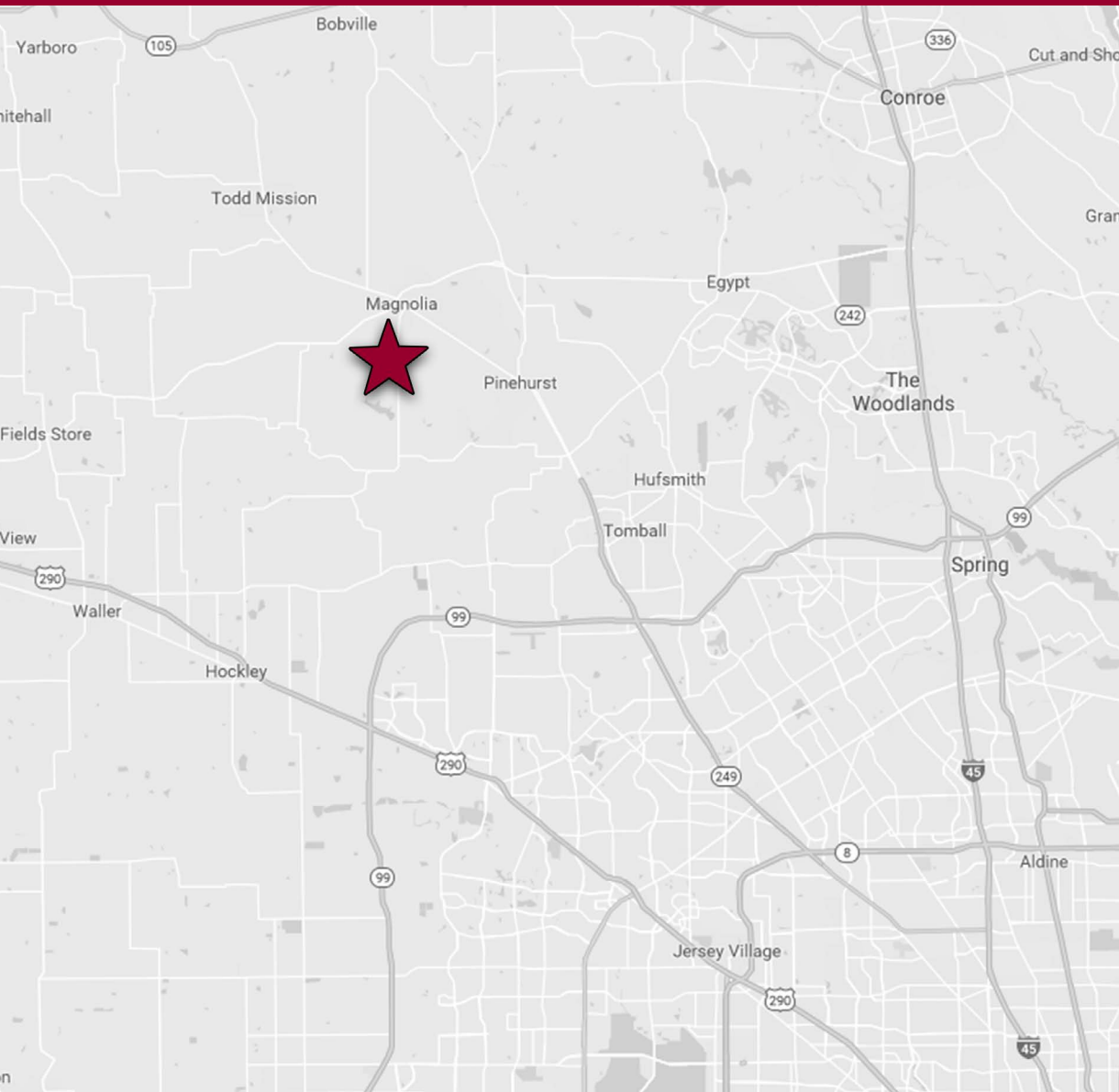
713-690-0000 | CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



Nichols Sawmill Road

69.59 Acres For Sale | Magnolia, Texas



LOCATION:

NWQ of Nichols Sawmill Rd & Country Place Rd
Magnolia, Texas 77355

TAXES:

Magnolia ISD	\$1.27
Montgomery County	\$0.43
Mont Co. Hospital	\$0.06
ESD #10	\$0.10
<u>Lone Star College</u>	<u>\$0.11</u>
TOTAL TAXES	\$1.97

TRAFFIC COUNTS:

FM 1774: 18,442 VPD | FM 1488: 12,954 VPD
(TXDOT 2020)

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
2021 Population	15,342	36,409	55,507
2026 Proj. Population	17,880	14,886	63,416
Avg. HH Income	\$120,434	\$112,364	\$114,820

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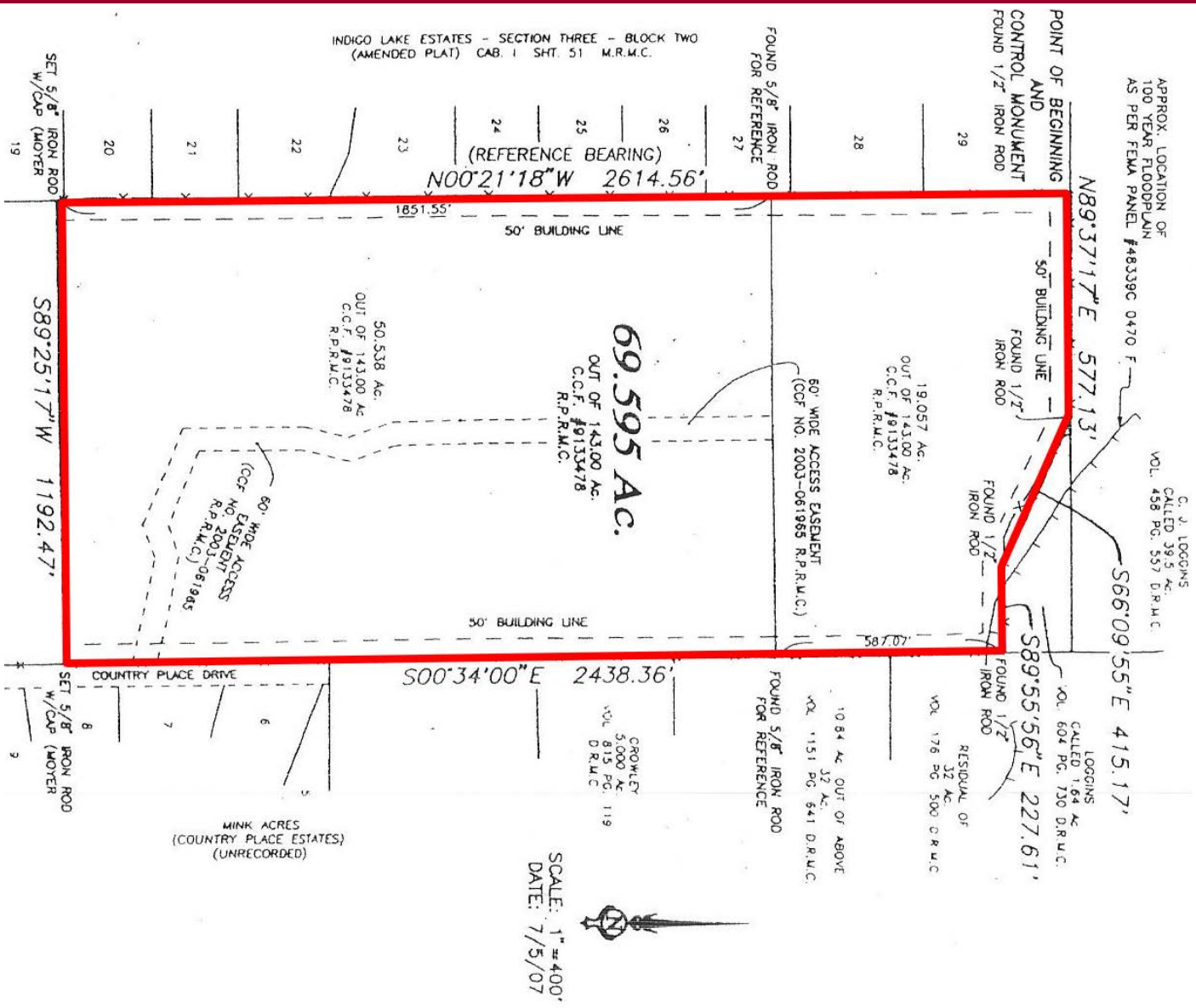
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Nichols Sawmill Road

69.59 Acres For Sale | Magnolia, Texas



SITE
69.59 AC



Timber Ridge Dr

Timber Ridge Dr

Bayberry Creek Dr

Country Place Rd

Country Place Estates

Country Place Rd

Nichols Sawmill Rd

Shady Brook Acres

Veterans Rd

Glen Oaks



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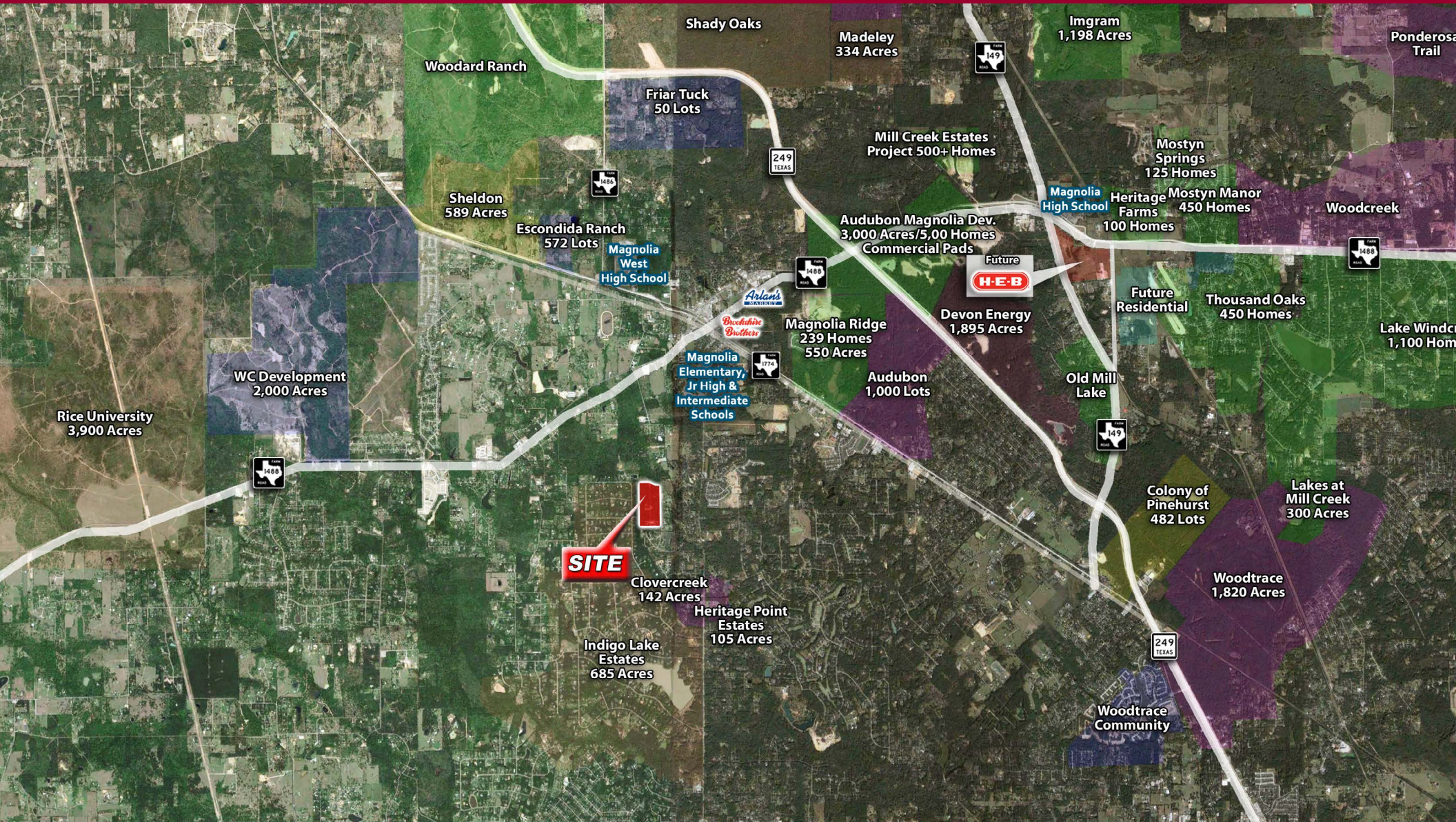
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Nichols Sawmill Road

69.59 Acres For Sale | Magnolia, 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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