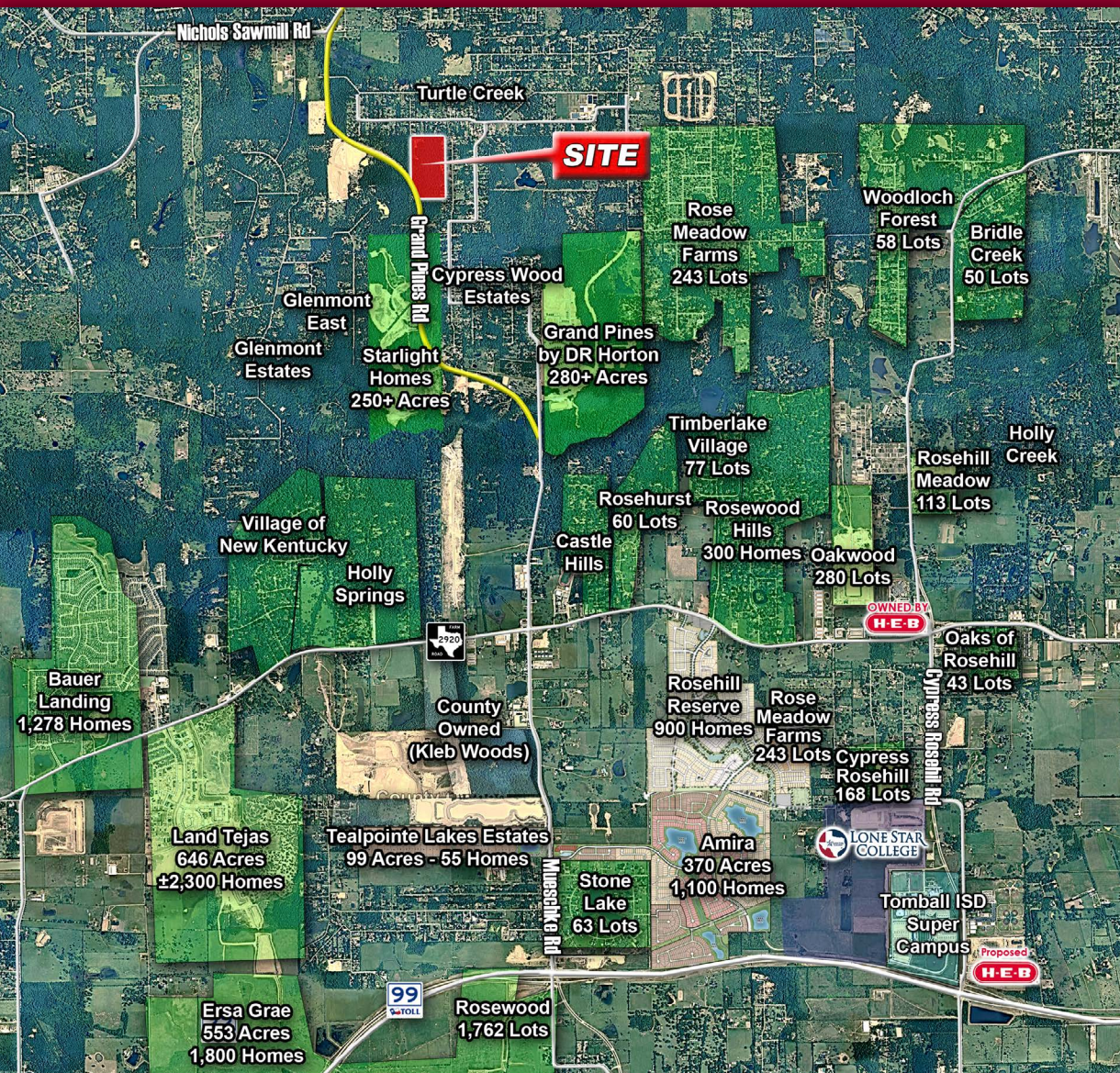




Grand Pines Drive

±28.6787 Acres For Sale | Magnolia, Texas



SIZE: ±28.6787 Acres

PRICE: \$3,750,000 (\$3.00 PSF)

LOCATION: NEQ of Grand Pines Dr & Able Ln in Magnolia, Texas

USE: Industrial, Self-Storage, RV Park, Church, Single Family, Build to Rent, Multi-family

PROPERTY HIGHLIGHTS:

- With the completion of Grand Pines Drive (Connecting Nichols Sawmill to Mueschke Rd), this thoroughfare has created straight shot access connecting the City of Magnolia to 99 Grand Parkway. Aside from the 249 Aggie Express Way, this “back door” to Magnolia is undoubtedly the quickest route between those 2 points.
- Just 4.9 Miles due north of 99 Grand Parkway along Mueschke for easy access from the site to major north Houston suburbs
- 6 miles due south of the City of Magnolia, Tx. along Nichols Sawmill Rd
- The site is adjacent to the 250+ Acre proposed Starlight Home Development (MUD creation in progress now), and near DR Horton’s new 280+ acre Grand Pines Development
- No flood plain per FEMA Map
- WILL DIVIDE

MARK TERPSTRA

281-664-6634 | MTerpstra@CaldwellCos.com



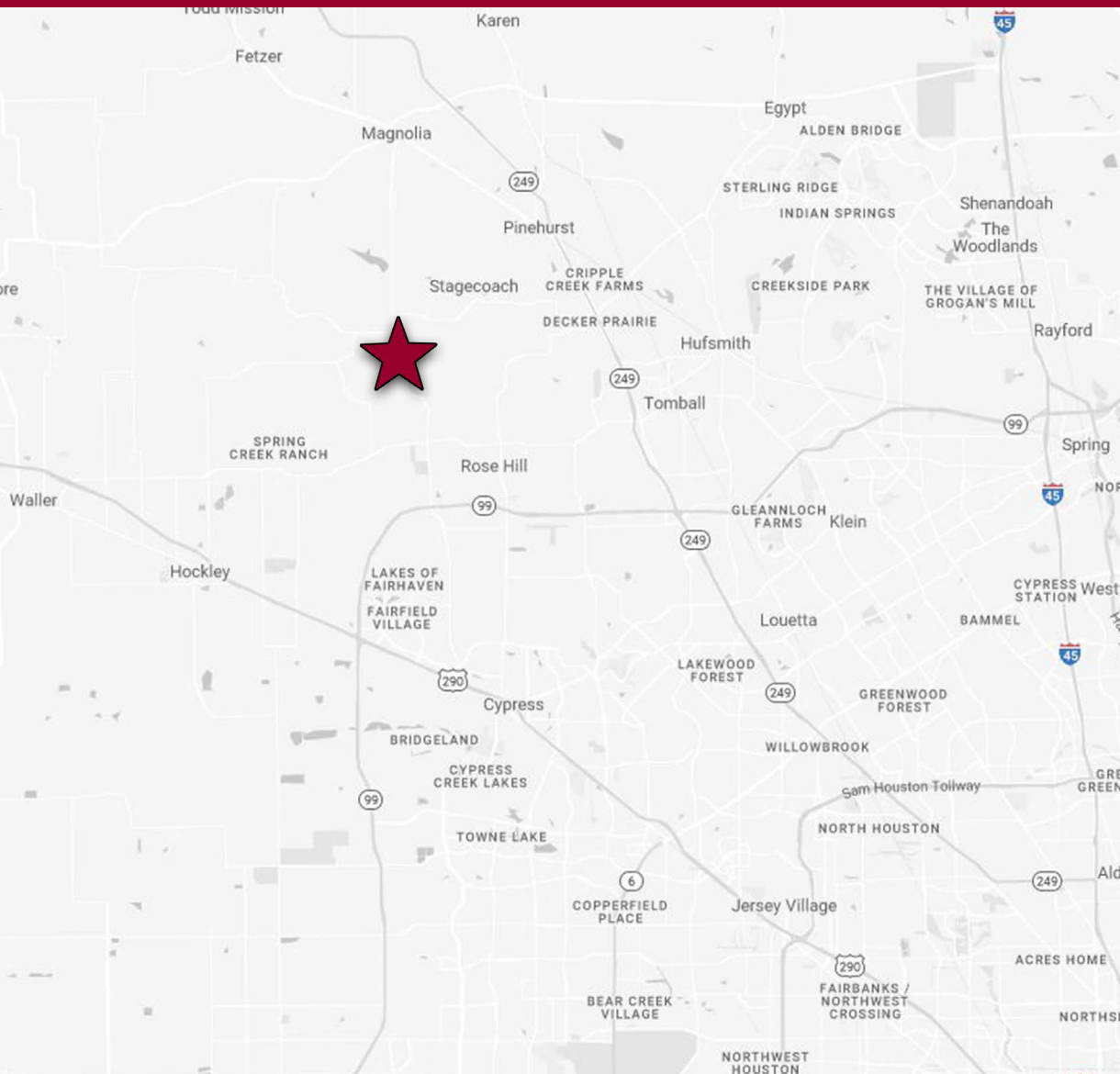
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Grand Pines Drive

±28.6787 Acres For Sale | Magnolia, Texas



LOCATION:

NEQ of Grand Pines Dr & Able Ln
Magnolia, Texas

TAXES:

Montgomery County	\$0.37
Montgomery Co Hospital District	\$0.05
Magnolia ISD	\$0.97
Montgomery Co ESD 10	\$0.09
Lone Star College	\$0.11
Total Taxes	\$1.58

TRAFFIC COUNTS:

Grand Pines Rd: 8,673 VPD (TXDOT 2021)

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
2023 Population	2,406	15,207	44,261
Daytime Population	2,322	10,508	30,346
Avg. HH Income	\$82,533	\$137,333	\$141,206

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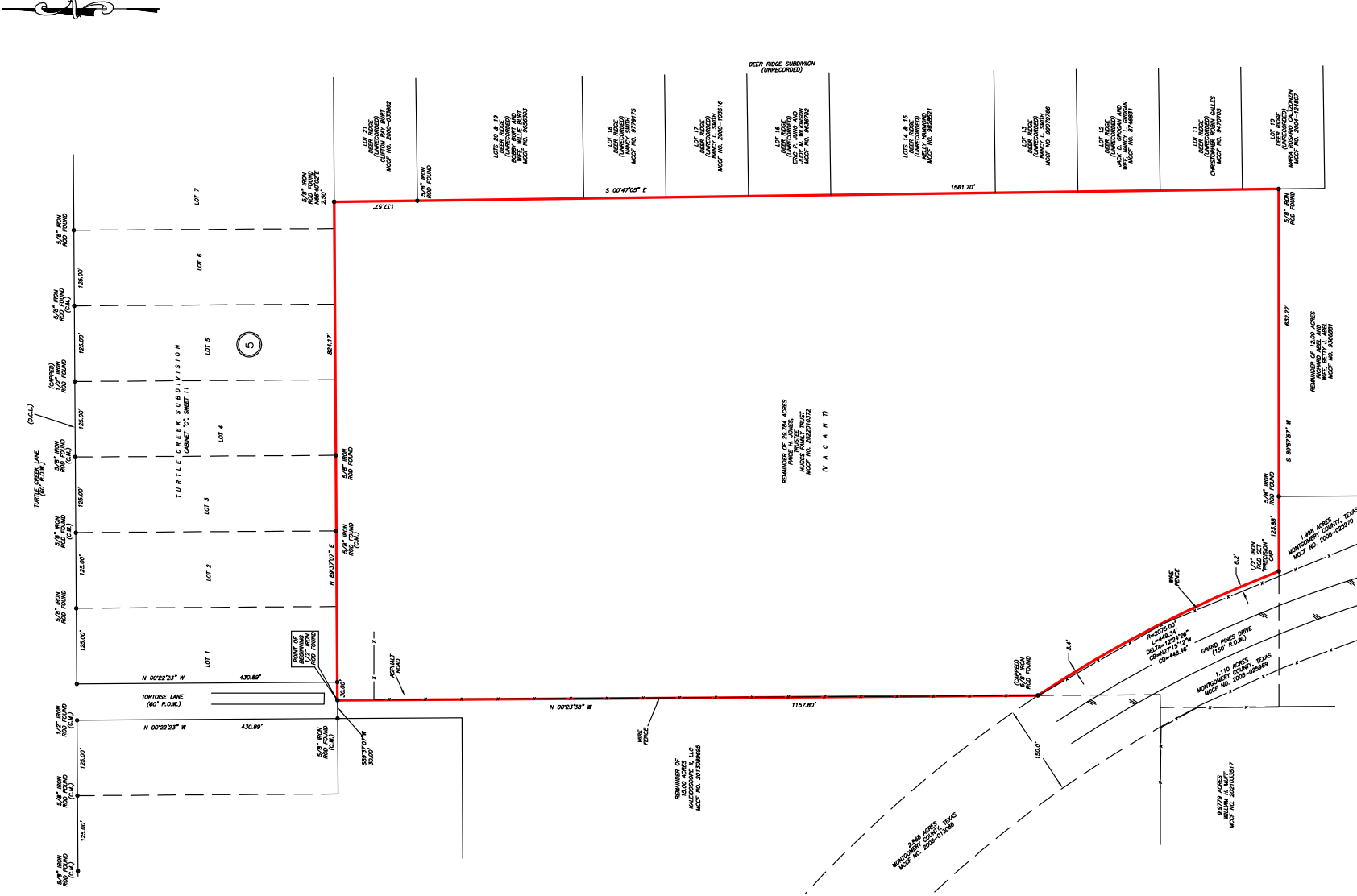
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SCALE: 1" = 120'



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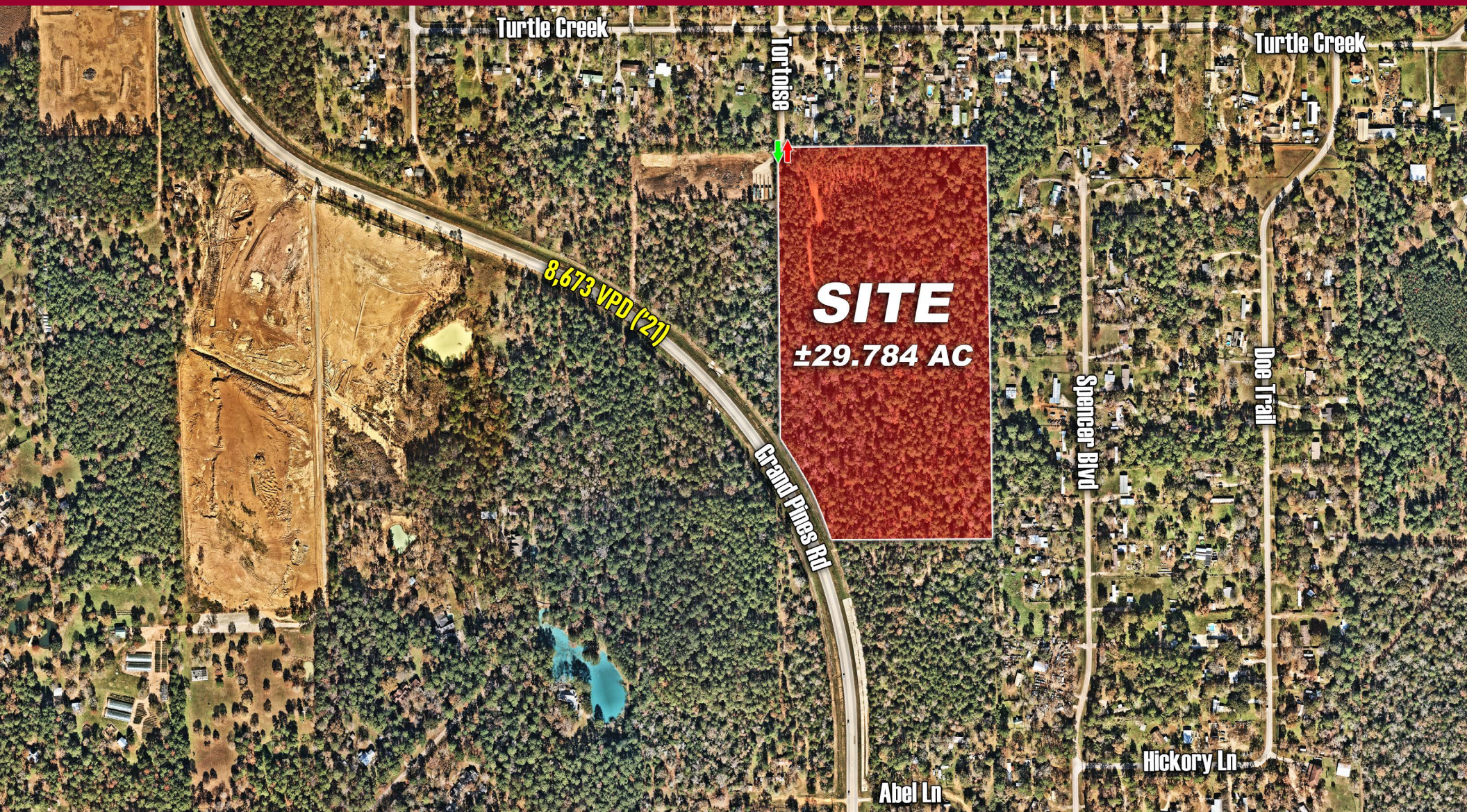
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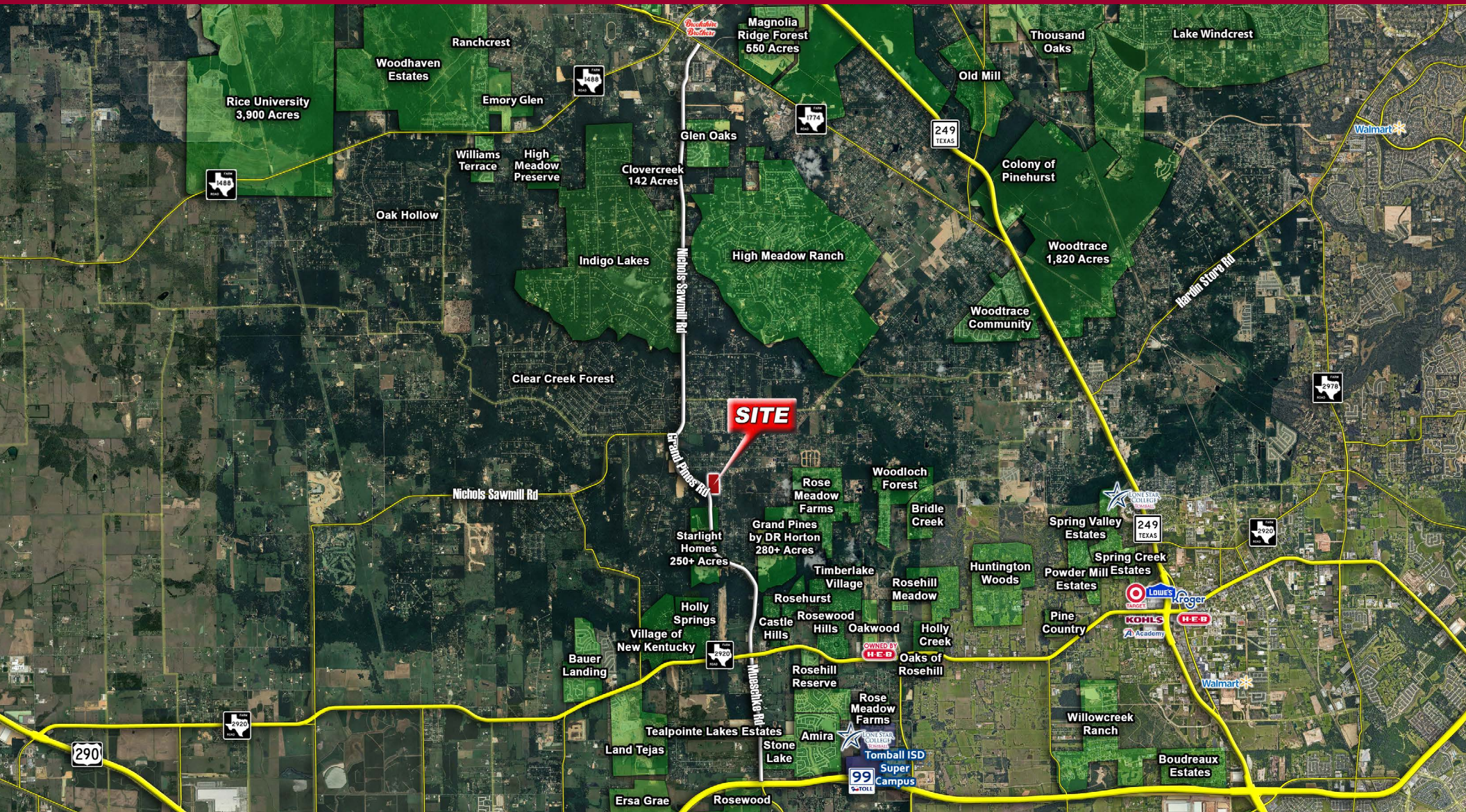


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Grand Pines Drive

±28.6787 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.

Caldwell Brokerage Company, LLC dba Caldwell Land Co	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
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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