

6.5 AC Unrestricted Land for Sale

0 FM 1774, MAGNOLIA, TX 77355

Looking for land to develop? Look no further. This 6.5 AC tract is unrestricted and has no MUD tax. If you need public utilities, they are available and adjacent to the site. Located in Montgomery County and minutes from SH 249 and the Grand Parkway, this site is prime for industrial or retail development. With over 460' of frontage, and multiple curb cuts, this site has excellent visibility and access. Call today and let's discuss how it can work for you.

KEY TRAVEL TIMES

- 4 min to SH 249
- 7 min to Magnolia
- 7 min to Tomball
- 10 min to Grand Parkway/99



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23309 Kuykendahl Road
Tomball, TX 77375

PROPERTY PHOTOS



PROPERTY PHOTOS

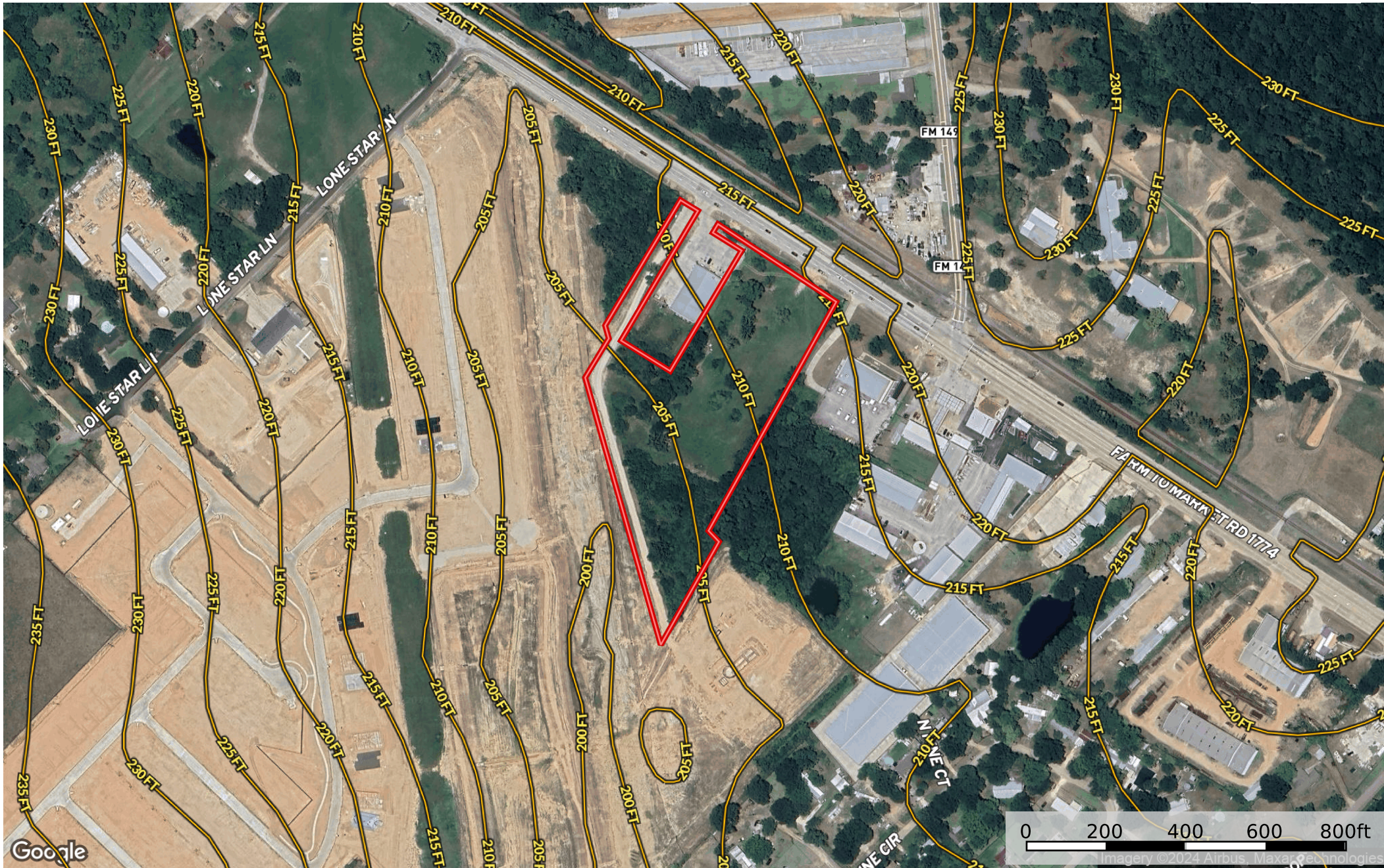


PROPERTY PHOTOS



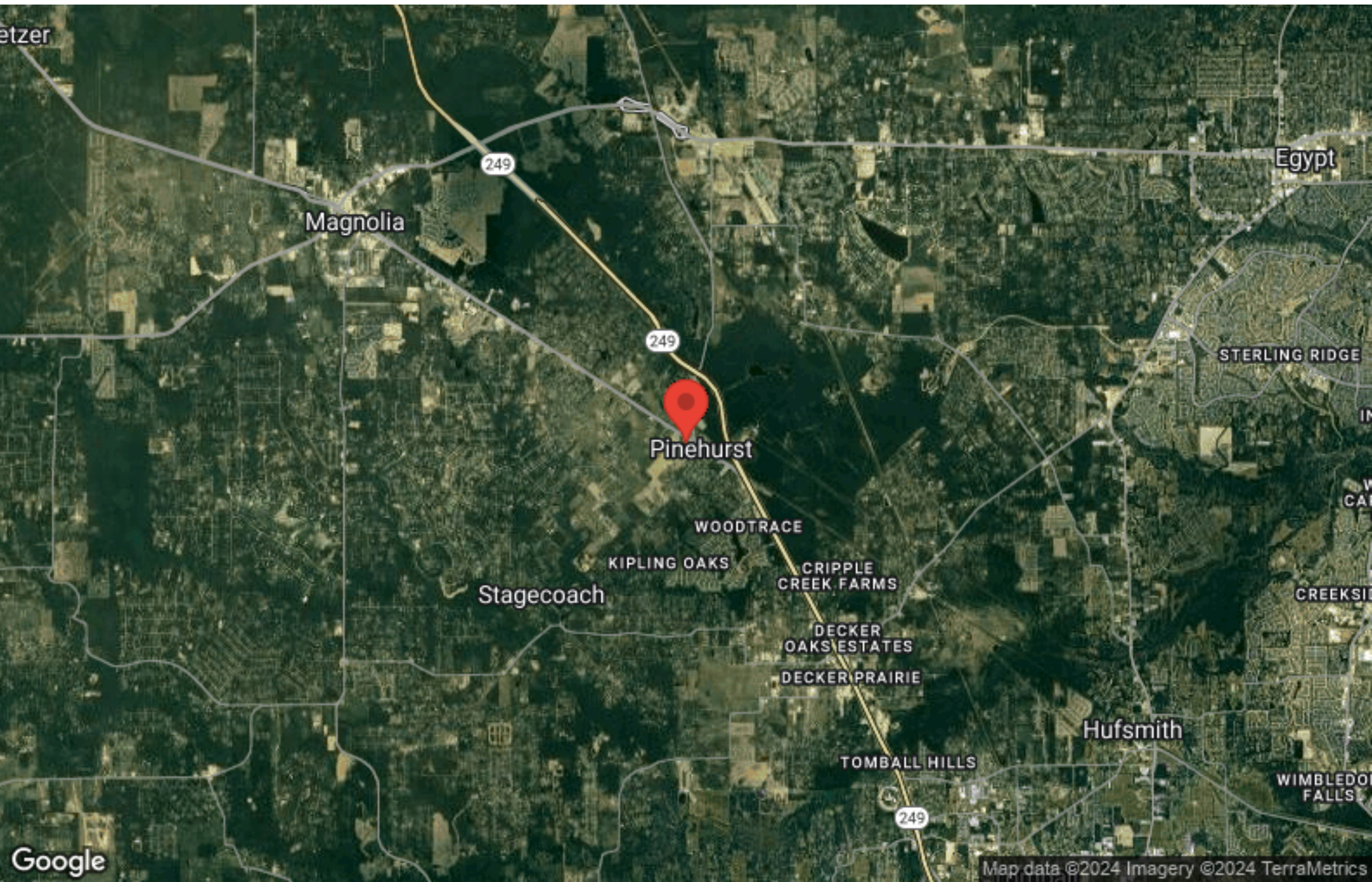
6.6 AC Tract FM 1774

Texas, AC +/-

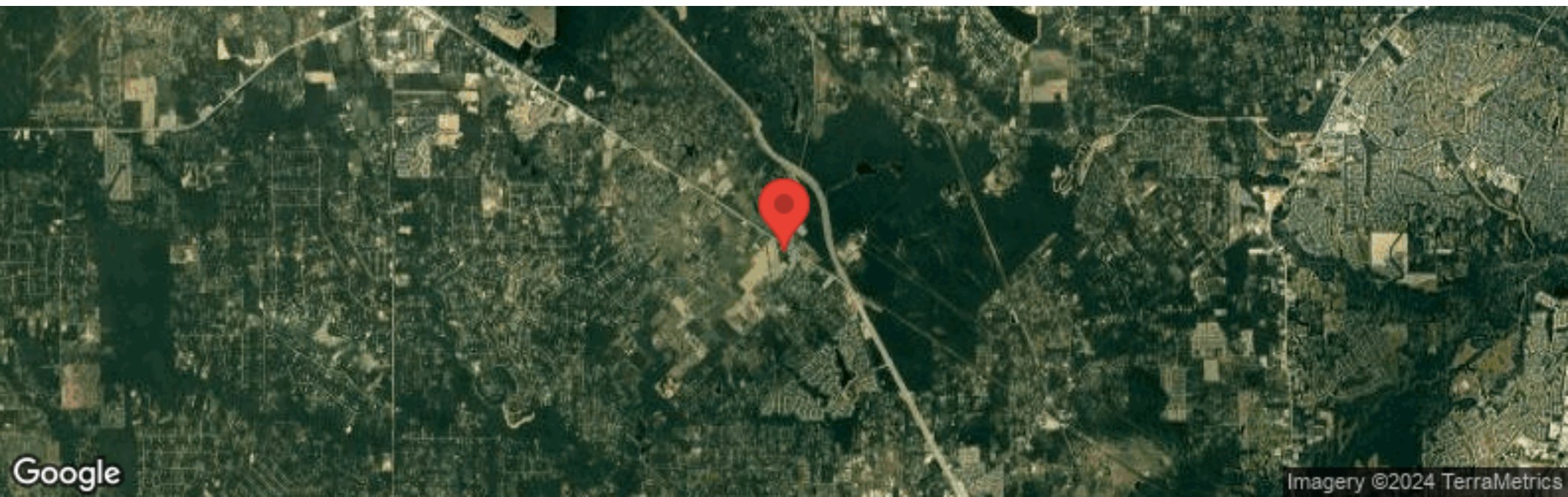
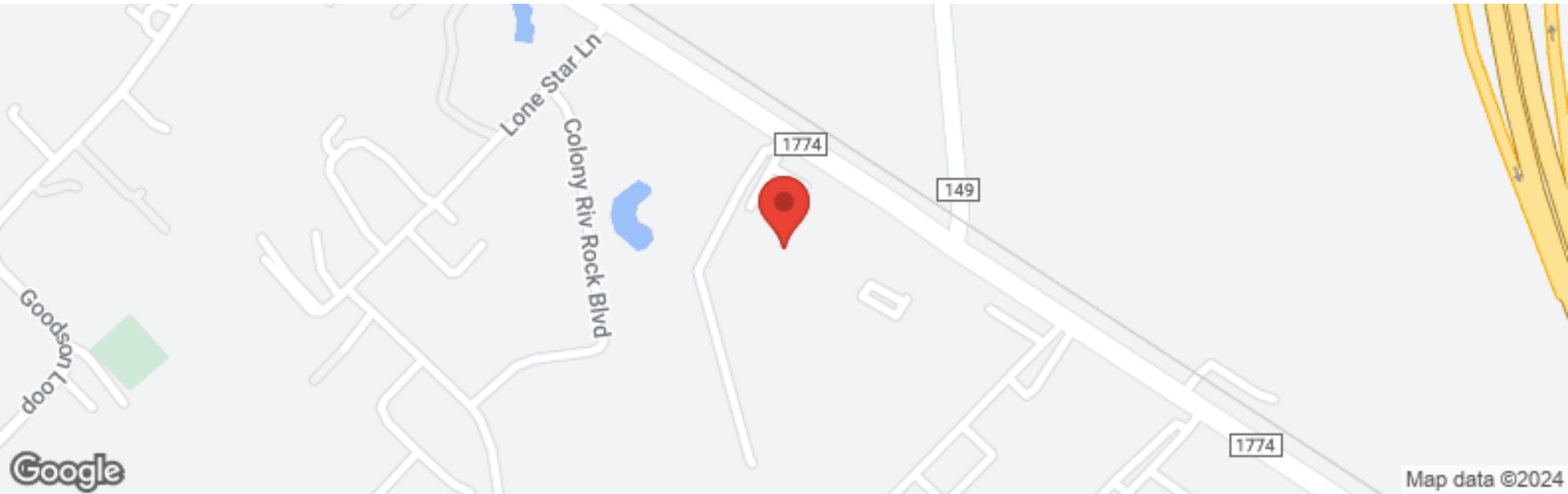


 Boundary

REGIONAL MAP



LOCATION MAPS



AERIAL MAP



BUSINESS MAP



Tow Windcrest Wrecker

Yankee Doodle Donuts

Gilbert Group

Carswell Real Estate

BITSTOP ATHENA

To Go Barn

DG CAREERS W FedEx

T Bow Transportation

Exxon Mobil Fuels Exxon

Shane's Saloon

Play N Around Motorsports

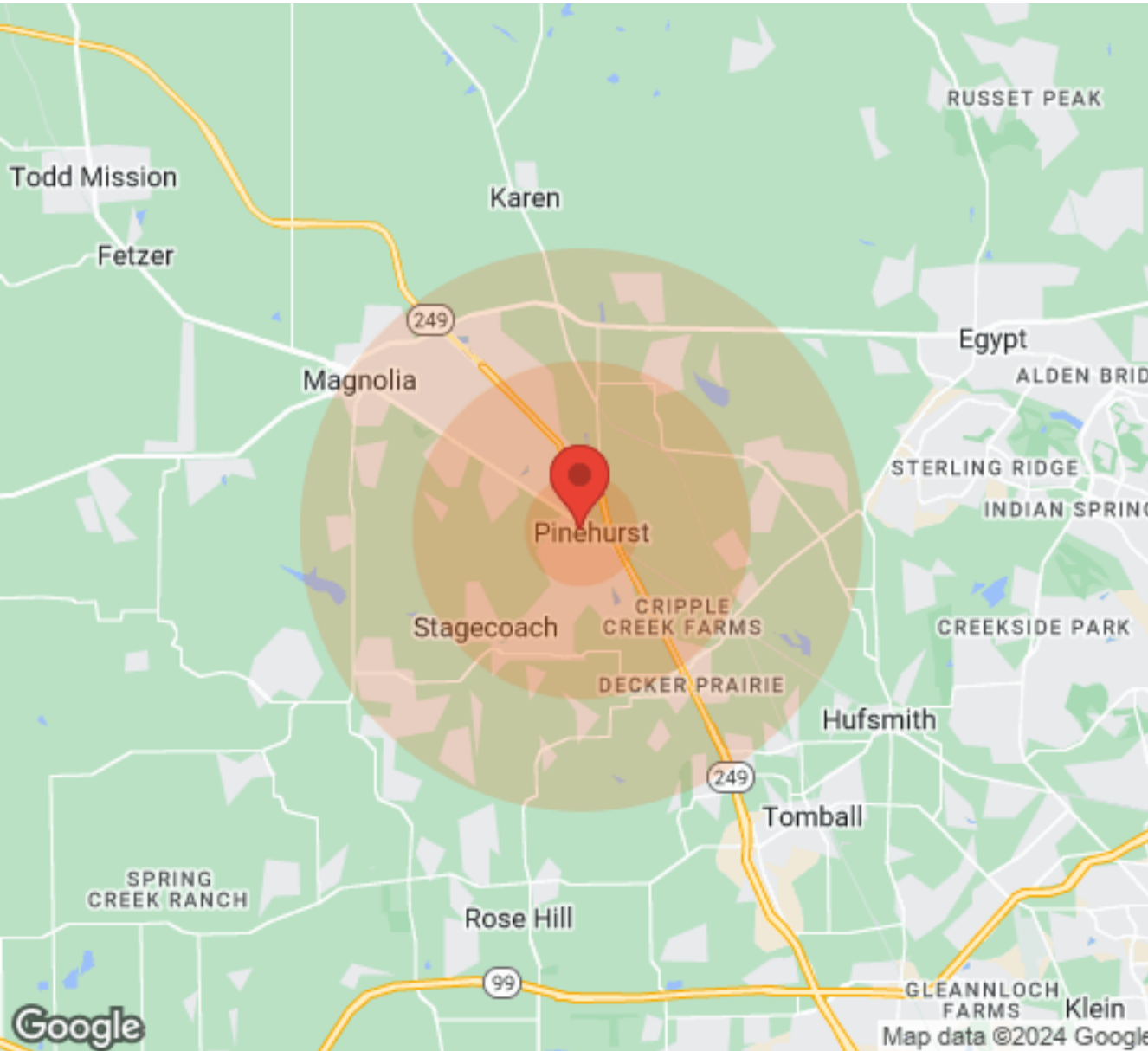
Phillips 66

Hidden Lake RV Resort

TTM

United States Postal Service

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,950	21,748
Female	N/A	5,942	22,378
Total Population	N/A	11,892	44,126

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,623	10,354
Ages 15-24	N/A	1,774	6,930
Ages 25-54	N/A	4,545	16,504
Ages 55-64	N/A	1,452	5,171
Ages 65+	N/A	1,498	5,167

Race	1 Mile	3 Miles	5 Miles
White	N/A	10,395	38,731
Black	N/A	80	426
Am In/AK Nat	N/A	49	175
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	3,066	9,871
Multi-Racial	N/A	2,736	9,460

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$45,346	\$62,901
< \$15,000	N/A	393	889
\$15,000-\$24,999	N/A	568	1,601
\$25,000-\$34,999	N/A	497	1,622
\$35,000-\$49,999	N/A	586	1,633
\$50,000-\$74,999	N/A	710	2,310
\$75,000-\$99,999	N/A	429	1,946
\$100,000-\$149,999	N/A	407	1,926
\$150,000-\$199,999	N/A	229	1,068
> \$200,000	N/A	150	1,315

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,203	14,773
Occupied	N/A	3,914	13,877
Owner Occupied	N/A	3,272	11,645
Renter Occupied	N/A	642	2,232
Vacant	N/A	289	896

DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road
Tomball, TX 77375



Each Office Independently Owned and Operated

PRESENTED BY:

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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 8/2/2024
Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date