



UNRESTRICTED LAND CONROE, TX

FOR SALE

4.5 ACRES

TERM

\$8.00 PSF / \$1,568,160

LOCATION

Conroe, TX

Located in Montgomery County

Easy access to Kuykendahl, FM 1488 and FM 242

FEATURES

No Restrictions

Possible Uses:

- Office
- Multi-Family
- Senior Living
- Light Industrial

Utilities:

- Well & Septic
- Water & Sewer
- Available at FM 1488

Exceptional Service Through Speed, Skill and Stewardship
Contact Greg Usher at 832.403.2868 | gusher@cypressbrook.com | cypressbrook.com

Cypressbrook
Company

UNRESTRICTED LAND



Scale: 1" = 100'

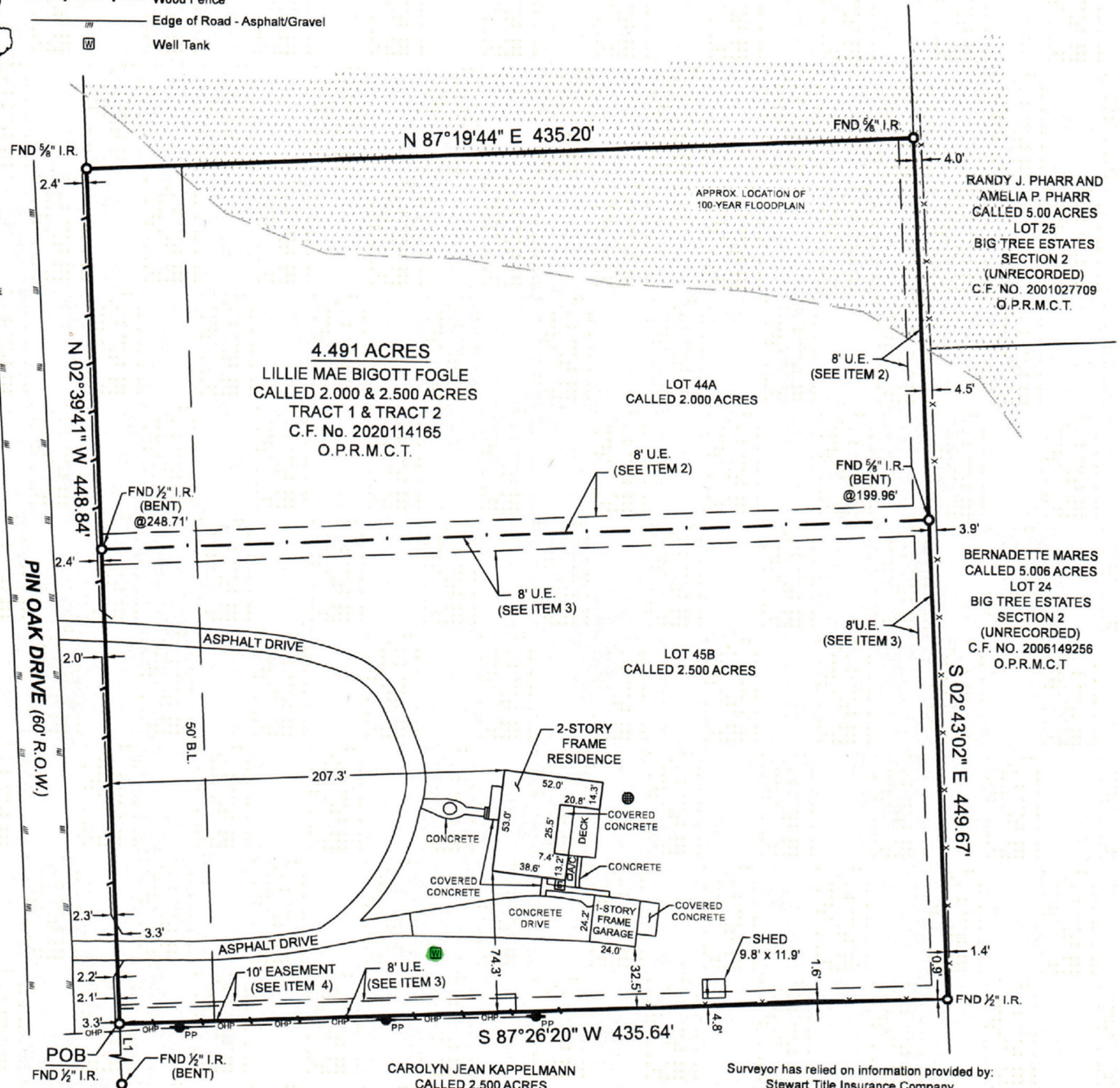
LINE	BEARING	DISTANCE
L1	S 02°44'38" E	249.62'

MAP LEGEND

- Found Survey Monument
- OHP — OHP — Overhead Power Line
- PP — Power Pole
- ⊞ — Electric Meter
- ⊕ — Septic Lid
- x — x — Wire Fence
- | — | — Wood Fence
- / — / — Edge of Road - Asphalt/Gravel
- ⊞ — Well Tank

BERNADETTE C. MARES
CALLED 3.005 ACRES
PORTION OF LOT 44
BIG TREE ESTATES, SECTION 2
(UNRECORDED)
C.F. NO. 2012112656
O.P.R.M.C.T.

JOHN N. THOMAS SURVEY
ABSTRACT No. 549



BOUNDARY & IMPROVEMENT SURVEY

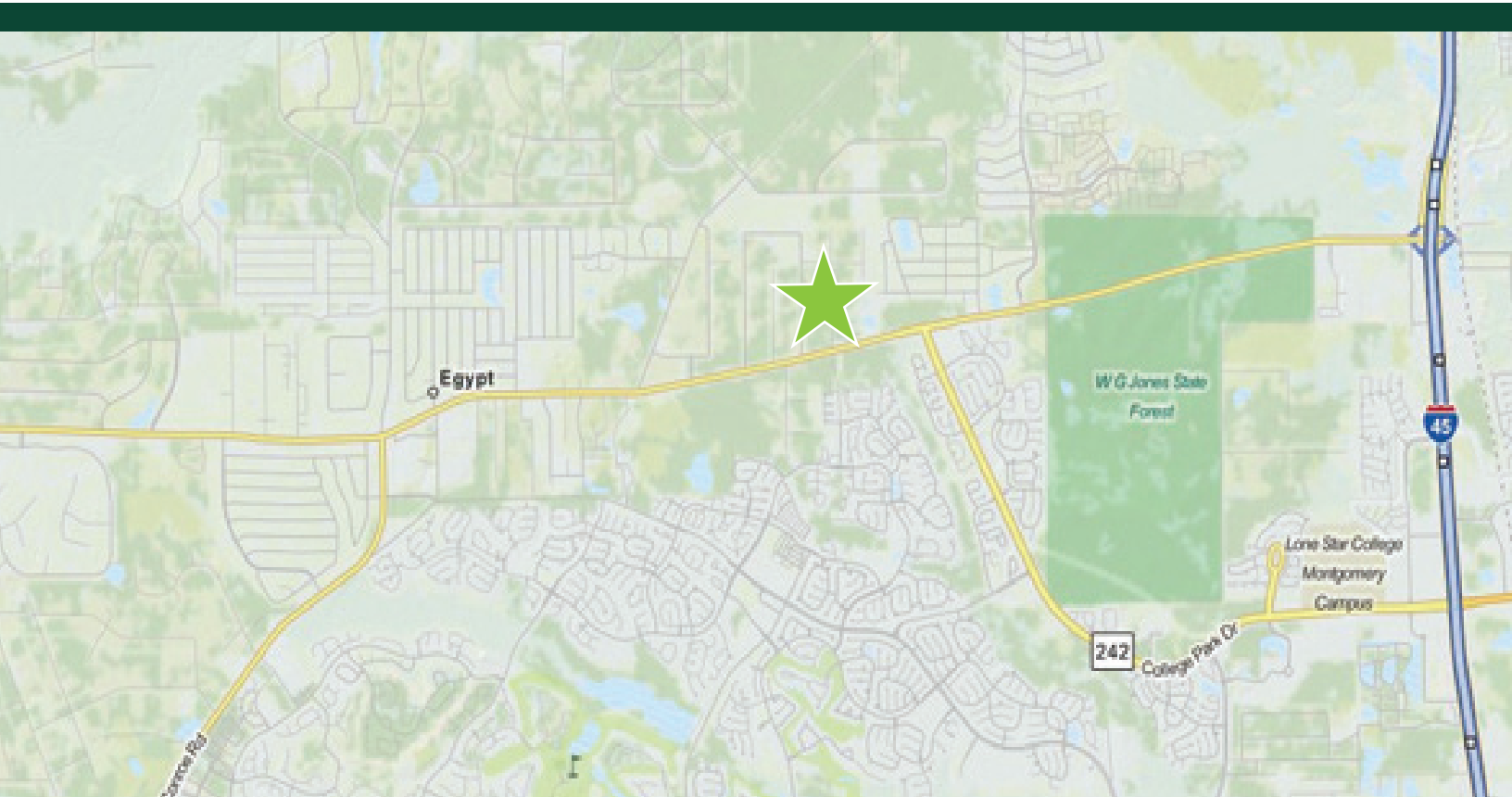
CAROLYN JEAN KAPPELMANN
CALLED 2.500 ACRES
LOT 45A
C.F. NO. 9501387
R.P.R.M.C.T.

Surveyor has relied on information provided by:
Stewart Title Insurance Company
G.F. No. 2131404

UNRESTRICTED LAND

FM 1488 Land Available for Development

- Perfect site for: office, multi-family, senior living, or light industrial development.
- Convenient Location North of The Woodlands between FM 2978 and Kuykendahl.
- 4.5 Acres - original homestead has been demolished.
- Water and sewer available at FM 1488.
- 4 Lane expansion of FM 1488 completed to I-45 N, approx. 5 miles away.
- The Woodlands and South Montgomery County experiencing explosive growth in retail, office, and residential markets.
- Area retail tenants include Target, TJ Maxx, Starbucks, Chili's, Golds Gym, Chick-fil-a, Walgreens, Kroger, Home Depot, McDonalds, Jack in the Box, HEB, CVS, Petsmart.
- Kuykendahl Rd. is extended from The Woodlands through to FM 1488 just east of this parcel. HEB opened on the SEC of this intersection and CVS.
- Woodforest, a 5500 home master planned community, just north on Honea Egypt.
- Six miles to St. Luke's Hospital, eight miles to Memorial Hermann Hospital, The Woodlands, TX.





Information About Brokerage Services

11-2-2015

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.

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 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.

Cypressbrook Company

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Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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