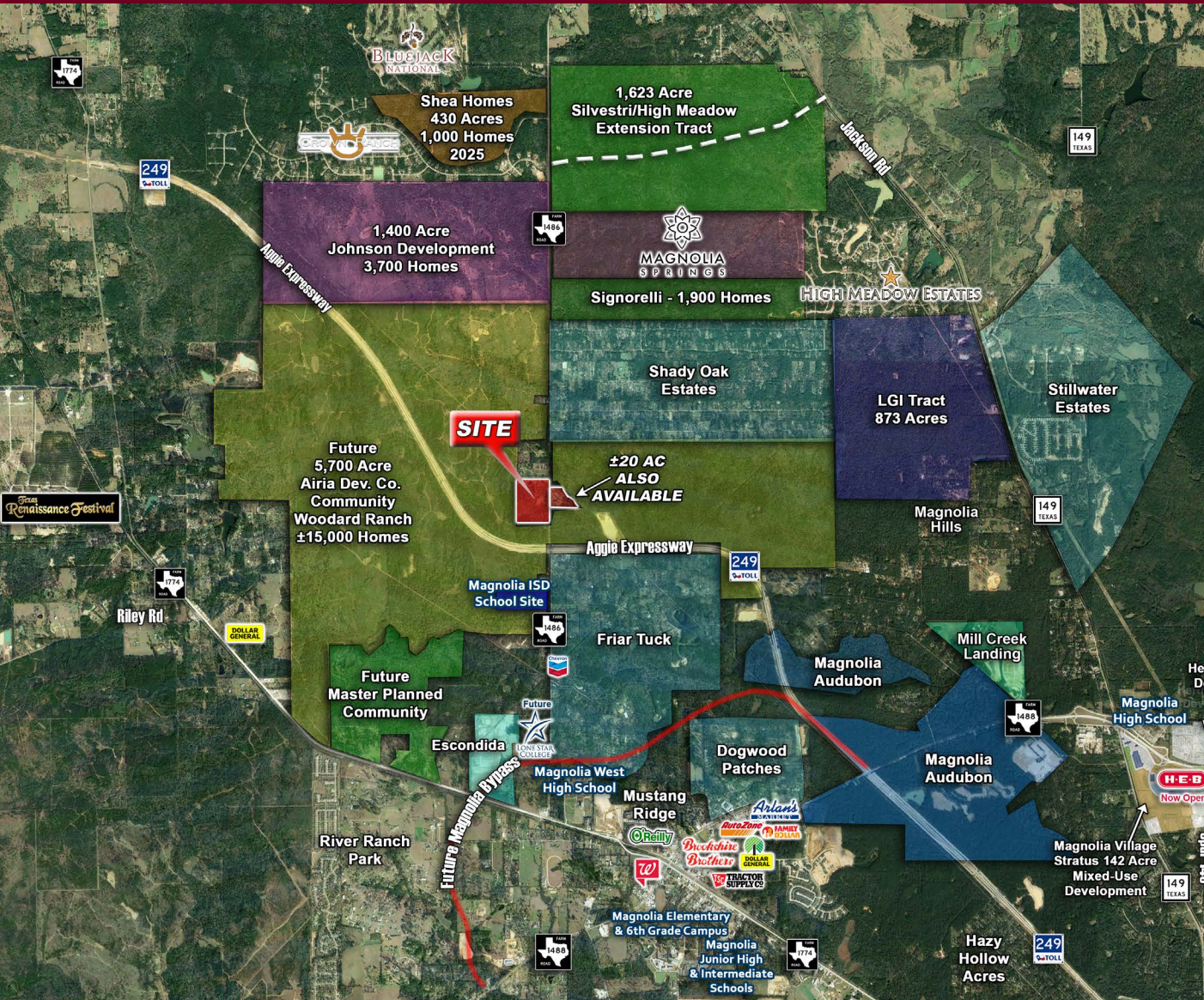




FM 1486 @ Aggie Expressway

±61 Acres For Sale | Montgomery, Texas



SIZE: 61.14 Acres

PRICE: Call for Pricing

LOCATION: NWQ of FM 1486 & Aggie Expressway in Montgomery, Texas

USE: Mixed-Use Development

PROPERTY HIGHLIGHTS:

- Major intersection at FM 1486 and Aggie Expressway – poised for growth
- Surrounded by the upcoming 5,700 acre Airia Dev. Co. community – Woodard Ranch
- On path to multiple high income communities: BlueJack National, Crown Ranch
- Surrounded by future development – 10,000+ planned homes around greater Magnolia area
- Major improvements to area infrastructure via Aggie Expressway Expansion and Magnolia Bypass
- No floodplain

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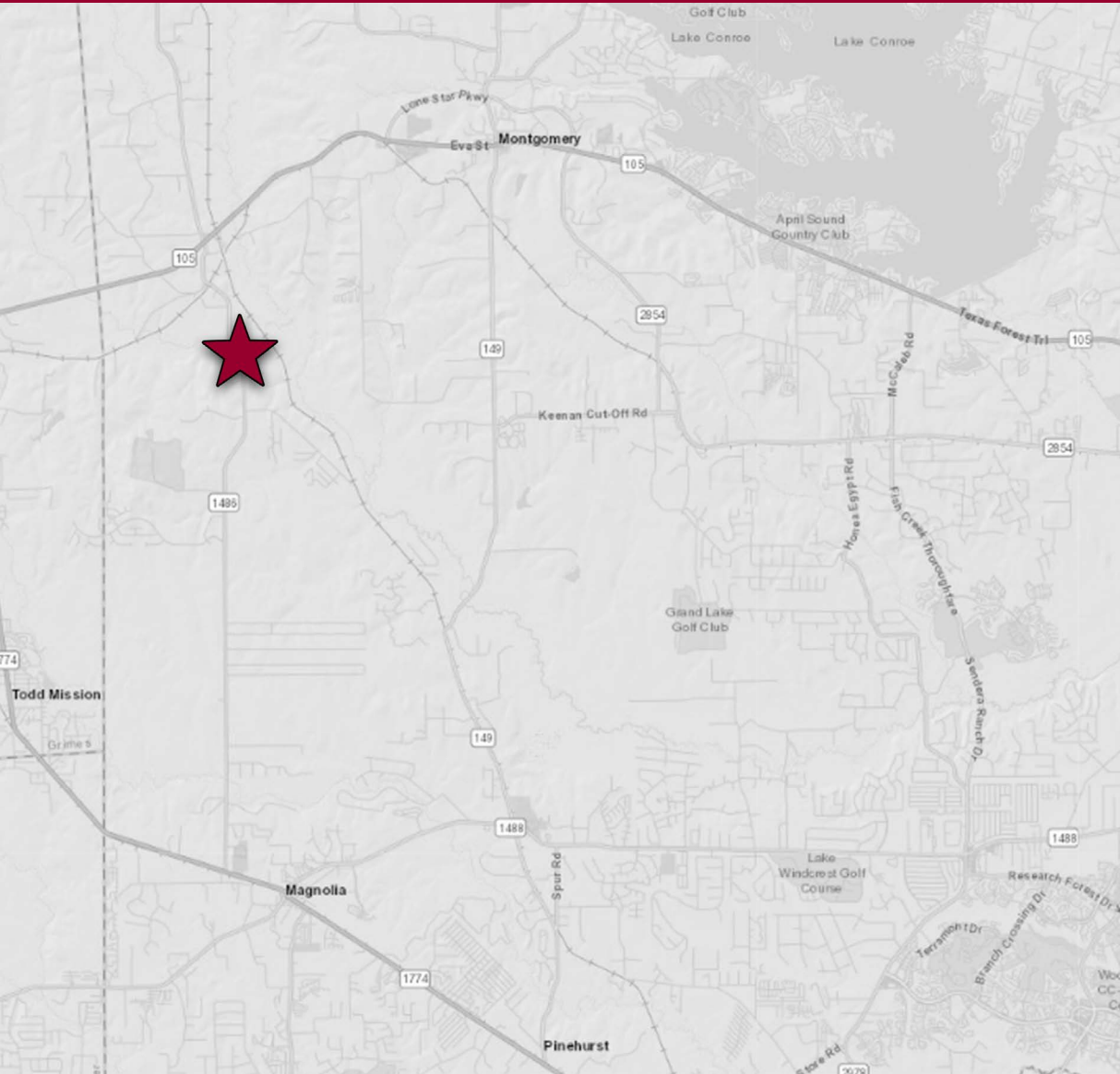
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FM 1486 @ Aggie Expressway

±61 Acres For Sale | Montgomery, Texas



LOCATION:

NWQ of FM 1486 & Aggie Expy
Montgomery, Texas 77316

TAXES:

Emergency Ser Dist 10	\$0.10
Montgomery Co	\$0.41
Montgomery Co Hosp	\$0.06
Lone Star College	\$0.11
Magnolia ISD	\$1.19
Total	\$1.86

TRAFFIC COUNTS:

FM 1486 S.: 6,207 VPD south of site (TXDOT 2019)
FM 1486 S.: 2,387 VPD north of site (TXDOT 2019)

DEMOGRAPHICS:

	3 Miles	5 Miles	10 Miles
2021 Population	4,647	16,247	77,144
2026 Proj. Population	5,262	19,321	88,523
Avg. HH Income	\$97,212	\$108,445	\$121,105

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FM 1486 @ Aggie Expressway

±61 Acres For Sale | Montgomery, Texas



Future
5,700 Acre
Airia Dev. Co.
Community
Woodard Ranch
±15,000 Homes

SITE
±61.14 AC

±20 AC
ALSO
AVAILABLE

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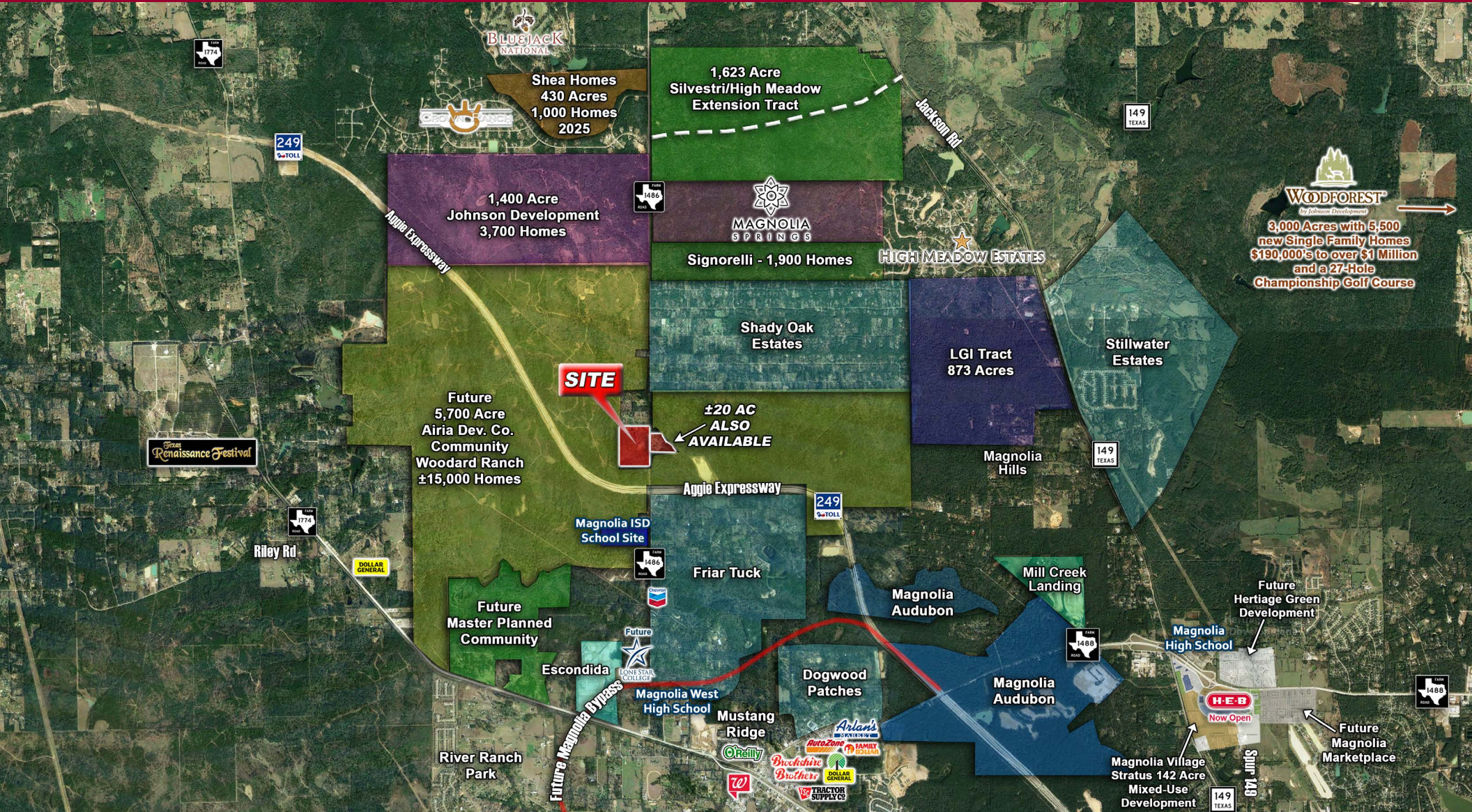
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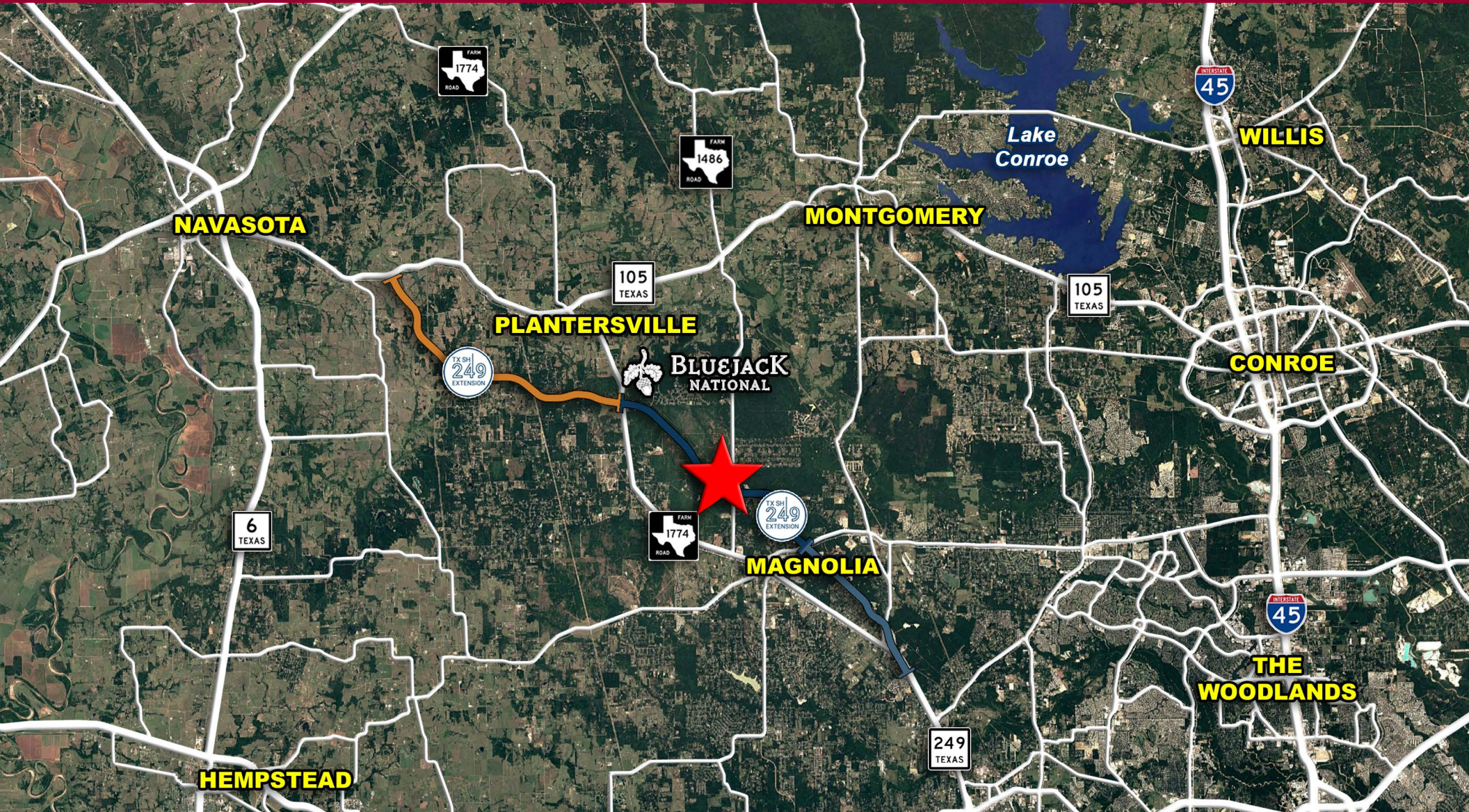
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Information About Brokerage Services

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	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@calwellcoshco	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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