

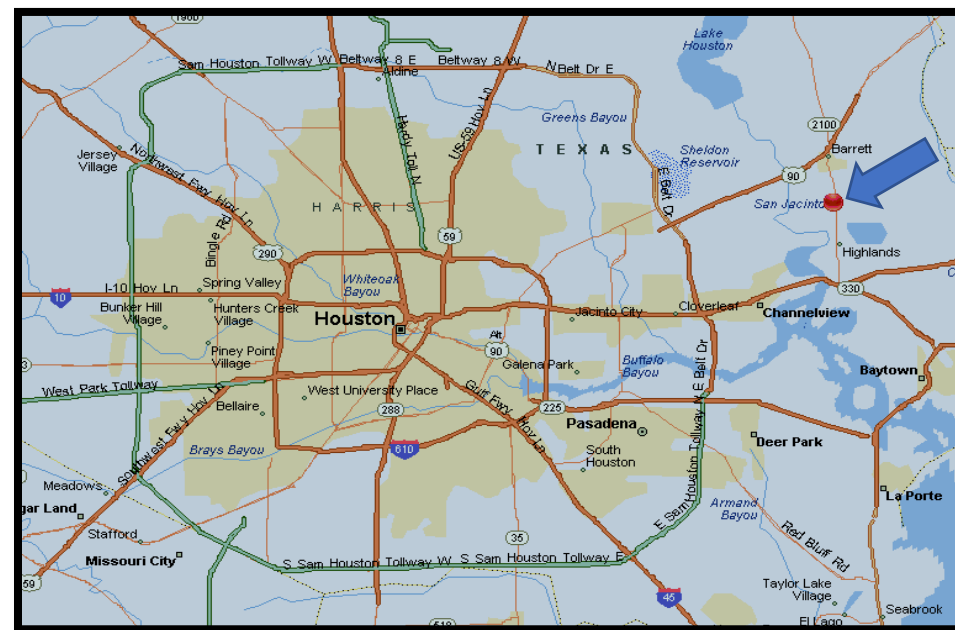
Available For Sale

**161.5 Acres – 10505 Crosby Lynchburg Road
Highlands, TX 77562**

Russ A. Gressett, Broker
6121 FM 1960 West, Suite 220
Houston, TX 77069
281.444.2044
rgressett@tgcr.com



Property for development & timber production or as a ranch & recreation site near to Houston. Abundant wildlife, fishing and river access



161.5 Acres - Crosby Lynchburg Road

Pricing: Call for Pricing
Size: 161.5 Acres
Frontage: ~900' - Crosby Lynchburg Rd
~500' - San Jacinto River / Banana Bend

Demographics

2 Mile - HH Income	\$79,848
5 Mile - HH Income	\$82,660
10 Mile - HH Income	\$79,727

Improvements:

- SFR - 2,000 SF Blt. 2020
- SFR - 3,594 SF Blt. 1988
- Shop - 1,600 SF Blt. 2020
- Various other cabins and improvements
- 5-acre stocked lake

Utilities: Well and septic in place

2 Mile - 2024 Pop.	7,224
5 Mile - 2024 Pop.	52,211
10 Mile - 2024 Pop.	309,541
5 Mile - Households	17,125
Traffic Count:	11,663

NOTICE: This information has been secured from sources believed to be reliable, but we make no representations or warranties whatsoever, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears ALL risk for any inaccuracies and for doing your own due diligence. All references to square footage or age are approximate.

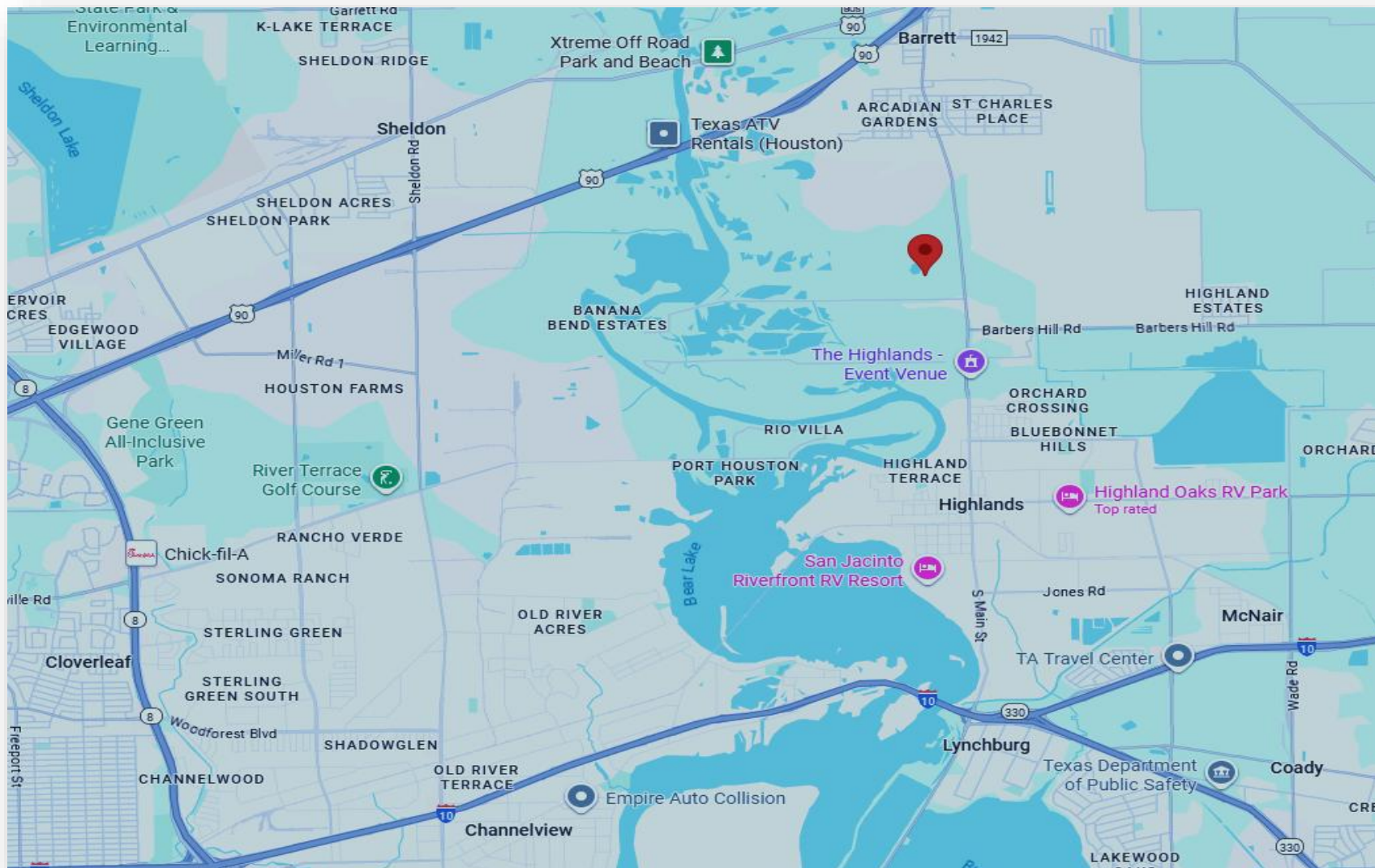
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Access

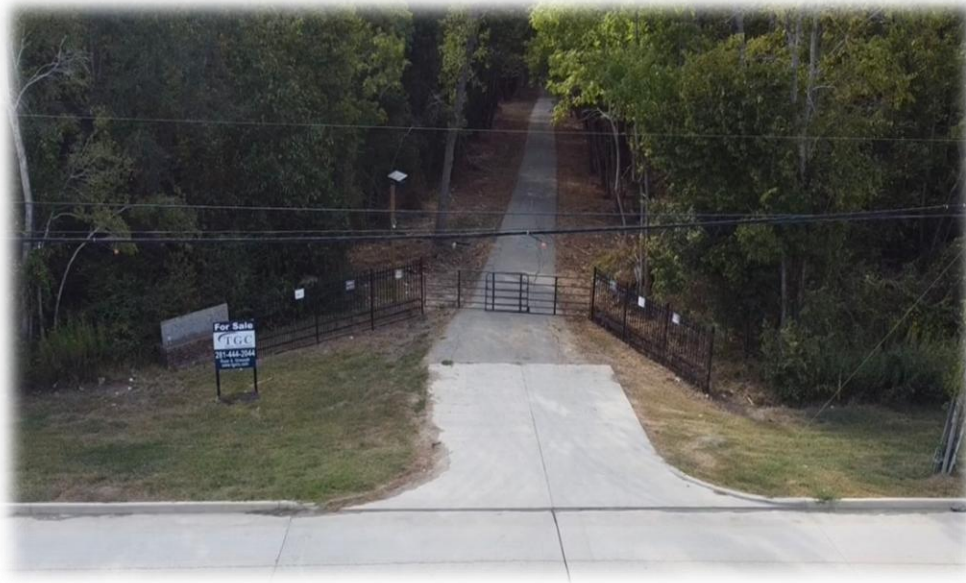


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Traffic Counts

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lang Rd	N Main St	0.12 E	2018	1,943	MPSI	.09
2	Barbers Hill Rd	N Main St	0.07 W	2024	1,682	MPSI	.36
3	Barbers Hill Rd	N Main St	0.07 W	2025	1,693	MPSI	.37
4	Crosby Lynchburg Road	FM 2100 Rd	0.00	2025	11,663	MPSI	.55
5	Crosby Lynchburg Rd	FM 2100 Rd	0.00	2023	11,622	MPSI	.55
6	Highland Shores Dr	N Main St	0.18 E	2025	357	MPSI	.64
7	Barbers Hill Rd	Madeline St	0.15 W	2025	1,489	MPSI	.78
8	Barbers Hill Road		0.00	2023	993	MPSI	.80
9	N Main St	Burwell Rd	0.02 S	2024	13,289	MPSI	.84
10	N Main St	Burwell Rd	0.02 S	2025	13,399	MPSI	.84

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Approximate Floodplain Divisions



**Floodway ~36.0 Acres
Zone AE ~85.5 Acres
Zone X ~40.0 Acres**

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Information About Brokerage Services

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 counteroffer 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.



Buyer

Date

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License - 9012838

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