



FARM TO MARKET 359 RD. – 10.165 ACRES

BROOKSHIRE, TEXAS 77423

Property Size	10.165 Acres
Price	\$14.00 PSF
School	Lamar CISD
Floodplain	None
Utilities	None
Frontage	FM 359 – 704.09'
Detention	To Be Determined
Easements	None

A 10.165-acre site in the booming Fulshear submarket. The site sits along FM 359 and is flanked by Vanbrooke, a 500-home master-planned community. The site sits across the street from the up coming Cross Creek West, a 1,258-acre master-planned community by Johnson Development. The sites highest and best uses are general commercial uses, multifamily and senior living.

Demographic s	2	5	10
Residential Count	811	60,678	238,861
Avg HH Income	\$182,622	\$168,364	\$153,260
2022-2027 Projected Growth	5.2%	5.0%	4.0%

FOR MORE INFORMATION PLEASE CONTACT:

Will Florence
Will.Florence@marcusmillichap.com
 (713) 452-4237

Century Communities
183 acres
Future Single Family



Cross Creek West
(Under Construction)



**Summerwood
M/I Homes
(Under Construction)**

**Vanbrooke
Land Tejas**

**Cross Creek West
(Under Construction)**



Cross Creek Ranch



**Cross Creek West
(Under Construction)**

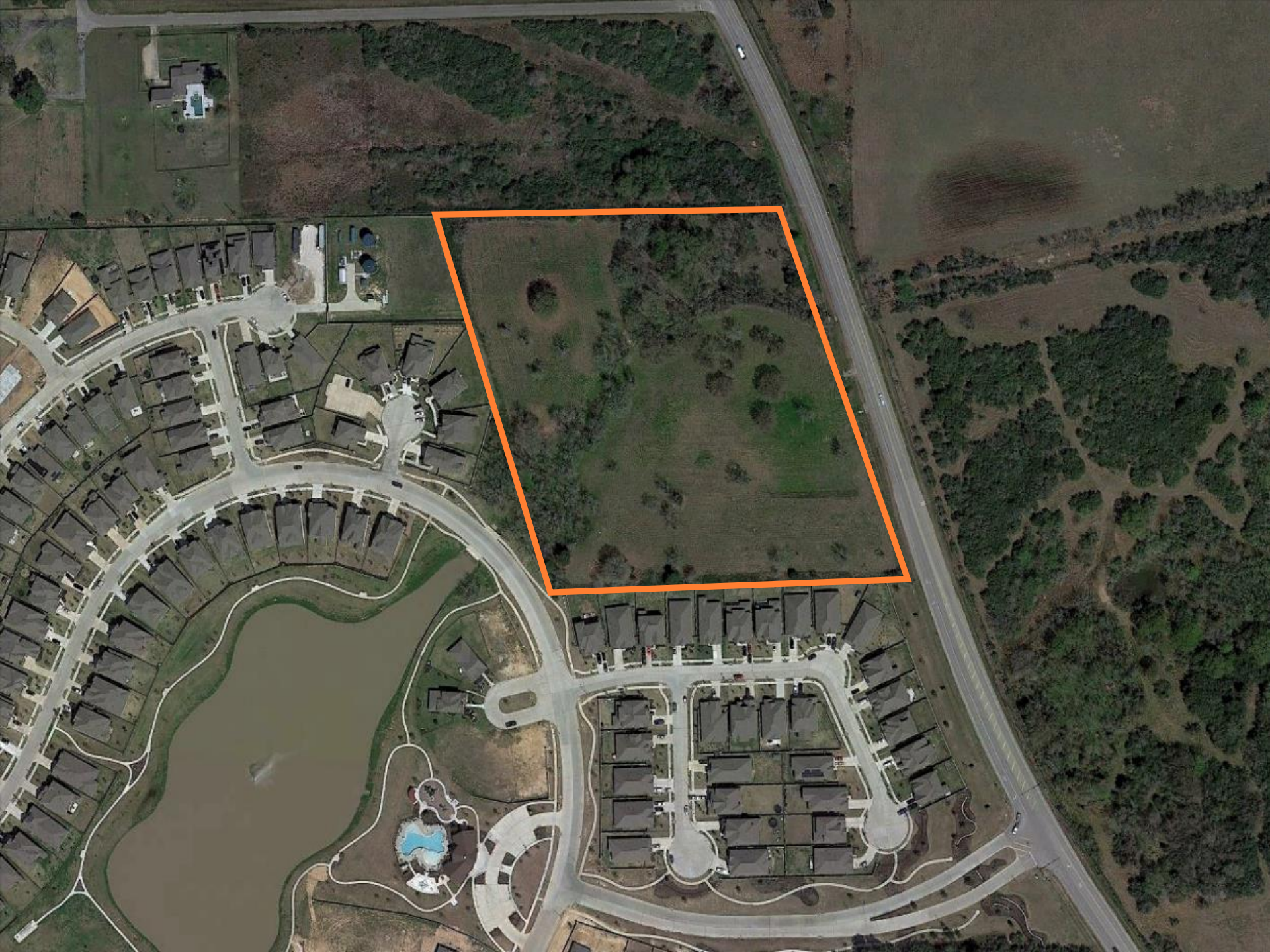


**Vanbrooke
Land Tejas**



**Cross Creek West
(Under Construction)**

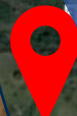






Cross Creek West

Tamarron West



Jordan Road

**Vanbrooke
Land Tejas**

Cross Creek West

Hunt Road

**Summerwood
M/I Homes**



Pool Hill Rd

Pecan Hill Dr

Hepburn
Newwhite Dr

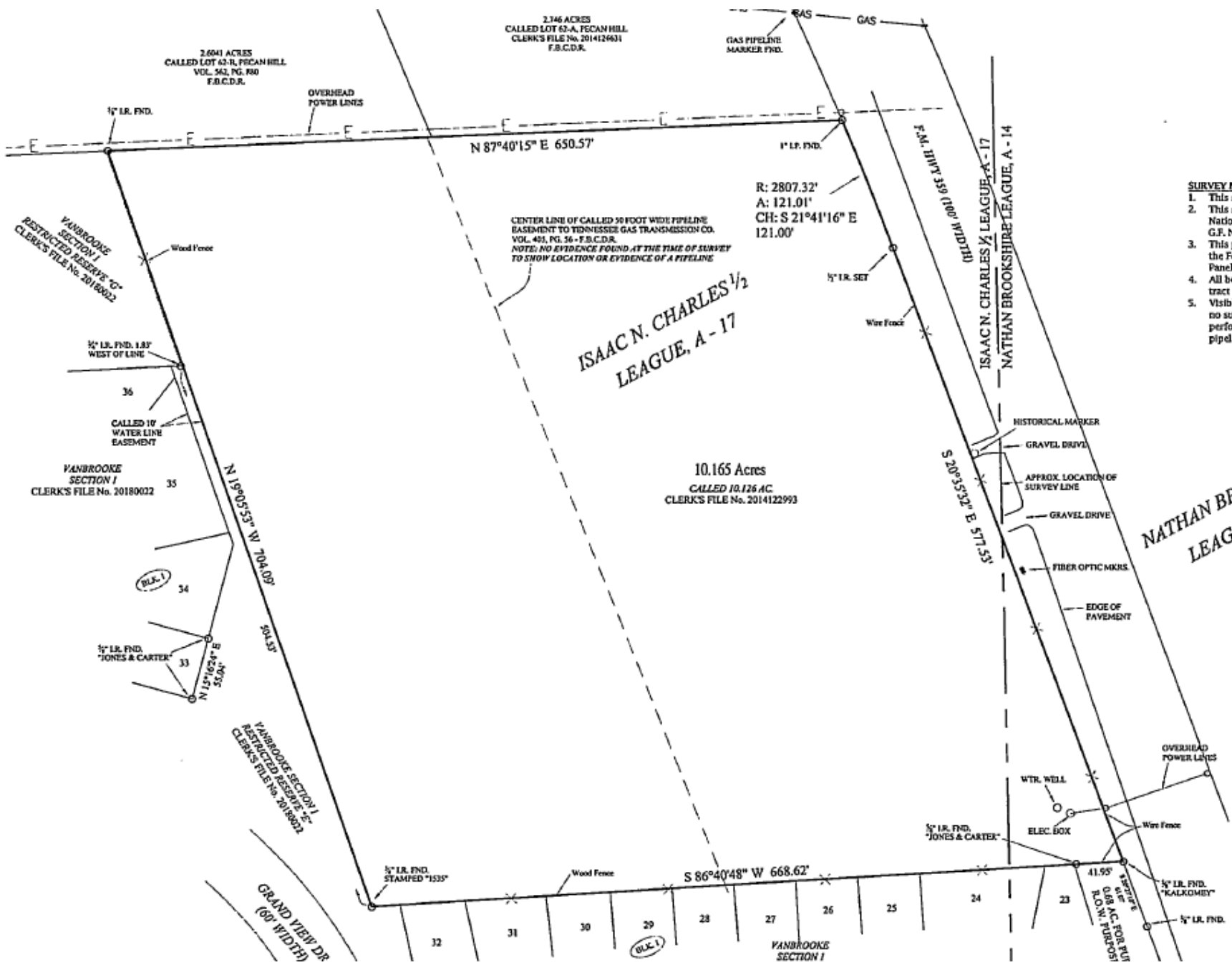
George C

Big Prayer Rd

Creek Landing Ln

Albany Spores Ln

Crescent Hill Dr



SURVEY NOTES:

1. This survey consists of a separate...
2. This survey relies on record data...
3. This property is not in the 100 year...
4. All bearings recited herein are based...
5. Visible improvements / utilities...

NATHAN BROOKSHIRE LEAGUE, A - 14

PLAT

FOR A 10.165 ACRES DESCRIBED IN CLERK'S FILE NO. 2014122993 FURTHER DESCRIBED ON PAGE 421 DEED NO. 2014122993 SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT 14

The Undersigned does hereby certify that this Plat of Survey, made and recorded as described hereon October 1, 2014, is correct and true and there are no discrepancies or omissions or easements apparent on the face of the same.



2.746 ACRES
CALLED LOT 62-A, PECAN HILL
CLERK'S FILE No. 2014124631
F.B.C.D.R.

2.6041 ACRES
CALLED LOT 42-N, PECAN HILL
VOL. 562, PG. 890
F.B.C.D.R.

CENTER LINE OF CALLED 50 FOOT WIDE PIPELINE BASEMENT TO TENNESSEE GAS TRANSMISSION CO. VOL. 493, PG. 36 - F.B.C.D.R.
NOTE: NO EVIDENCE FOUND AT THE TIME OF SURVEY TO SHOW LOCATION OR EVIDENCE OF A PIPELINE

ISAAC N. CHARLES 1/2 LEAGUE, A - 17

10.165 Acres
CALLED 10.126 AC.
CLERK'S FILE No. 2014122993

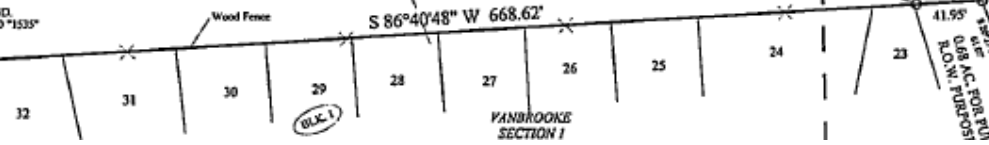
YANBROOKS SECTION 1 RESTRICTED RESERVE "G" CLERK'S FILE No. 20180022

YANBROOKS SECTION 1 CLERK'S FILE No. 20180022

YANBROOKS SECTION 1 RESTRICTED RESERVE "E" CLERK'S FILE No. 20180022

GRAND VIEW DR (60' WIDTH)

YANBROOKS SECTION 1



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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512)936-3000

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAE0040456

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(713) 452-4237



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:
 - 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.

Marcus & Millichap Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9002994 License No.	tim.speck@marcusmillichap.com Email	972-755-5200 Phone
Tim A. Speck Designated Broker of Firm	432723 License No.	tim.speck@marcusmillichap.com Email	972-755-5200 Phone
Ford Noe Licensed Supervisor of Sales Agent/Associate	709695 License No.	ford.noe@marcusmillichap.com Email	713-452-4200 Phone