



SPRINGER FARMS

14134 PENICK ROAD | WALLER, TX



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14134 Penick Road, Waller, TX, 77484 | Waller County



Price: \$3,586,000.00



Price/AC: \$50,000/AC



Land Size: 71.72 AC

PROPERTY HIGHLIGHTS:

- Well suited for development in high demand area of Waller County.
- Highly improved rectangular tract currently in use as commercial farm.
- Two tree lined deep water lakes stocked with Bass, Catfish, and Crappie.
- Highly improved tilled land with well water irrigation to all fields.
- 1350'+ of frontage on paved Penick Road.
- Three phase power at property.
- Ag Exempt





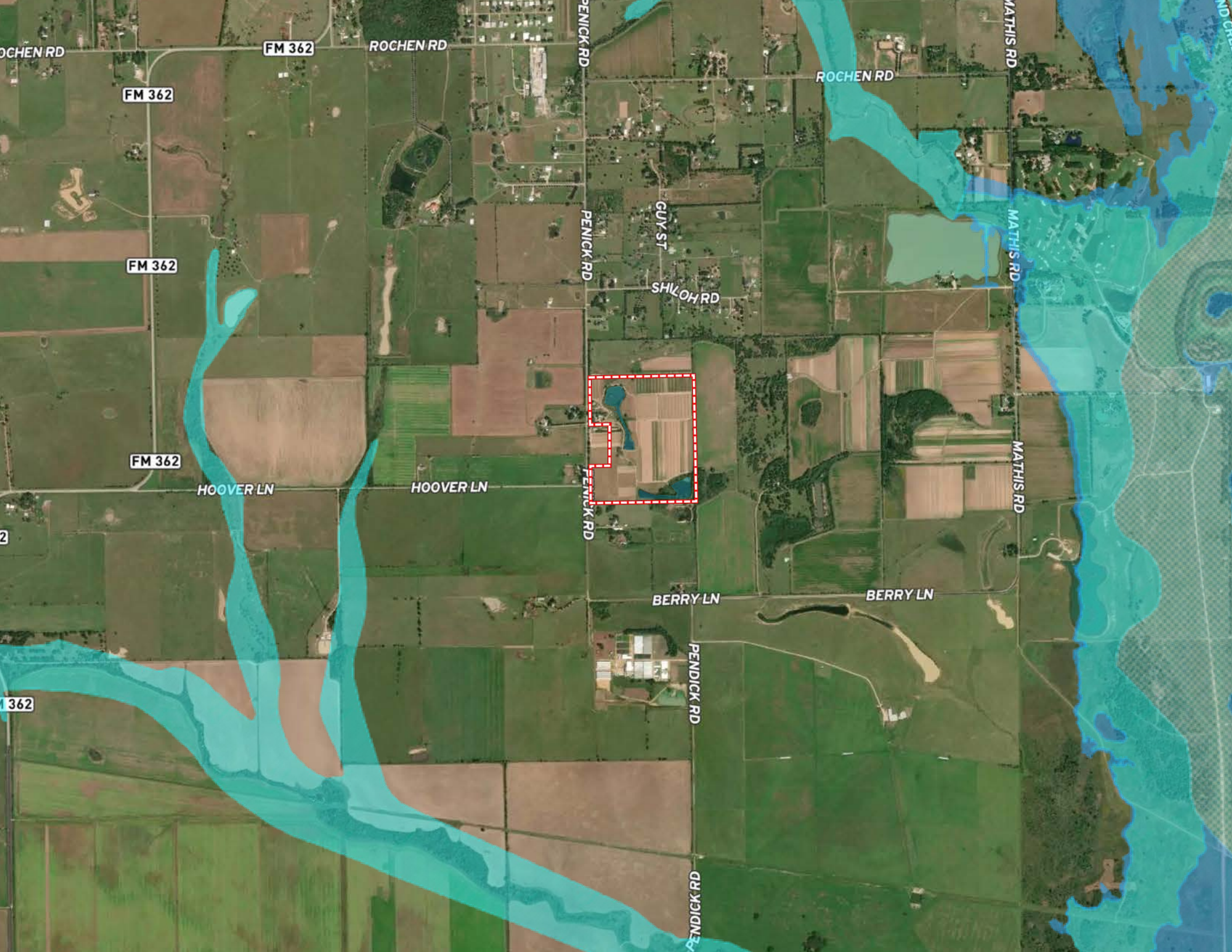
Penick Road: 480 VPD

LOCATION



This 71.72-acre property in Waller County, located off Penick Road, is ideal for development in a high-demand area. The rectangular tract, currently a commercial farm, features two deep water lakes, irrigated fields, and over 1,350 feet of road frontage. With reliable utilities, including three-phase power, water well, and septic, and its location outside the floodplain, this property is well-prepared for various uses.





ROCHEN RD

FM 362

ROCHEN RD

PENICK RD

ROCHEN RD

MATHIS RD

FM 362

FM 362

PENICK RD

GUY ST

SHILOH RD

MATHIS RD

FM 362

HOOVER LN

HOOVER LN

PENICK RD

MATHIS RD

2

BERRY LN

BERRY LN

362

PENDICK RD

PENDICK RD

Beacon Hill



WALLER TOWN CENTER



Waller

LENNAR
David Weekley
Homes



JDC | Johnson
DEVELOPMENT
CORP.



99
TEXAS

290

SPRINGER
FARMS



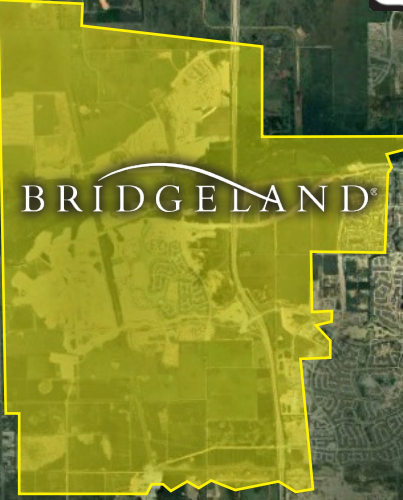
David Weekley
Homes



Coastal
Prairie
Conservancy



BRIDGELAND



Houston

Coastal
Prairie
Conservancy



Coastal
Prairie
Conservancy



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For more information about this property or Oldham Goodwin's Land Services, please contact



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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.

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.

<u>Oldham Goodwin Group, LLC</u>	<u>0343423</u>	<u>Cyndee.Smith@OldhamGoodwin.com</u>	<u>(713) 816-3407</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Designated Broker of Firm	Licensed No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
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Sales Agent/Associate's Name	Licensed No.	Email	Phone