KELLER WILLIAMS HOUSTON MEMORIAL

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Exclusively Listed by

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Executive Summary





Property Overview

Mostly wooded acreage with development potential, fronting Liberty Municipal Golf Course and near SH-90/146 & SH-99 Grand Parkway. Located between Houston (43 mi) and Beaumont (41 mi), unrestricted, outside the floodplain, and ideal for residential, commercial, or recreational use.

Features include proximity to the Port of Houston, major Oil & Gas hubs, Liberty Dayton Regional Medical Center, rail lines, and IAH Bush Airport. The area offers a blend of rural charm and modern convenience, with access to golf, hunting, fishing, lakes, national forests, and the Trinity River National Wildlife Refuge.

With strong regional growth, affordable land, and easy access to major business and logistics corridors, this property is an excellent opportunity in the expanding Northeast Houston market.

Property Highlights

- +/- 420 Acres Northeast of Houston in Liberty, TX
- Mostly wooded acreage offering exceptional development potential.
- Directly fronting the Liberty Municipal Golf Course
- 8-Access points to the acreage.
- Existing Utilities: Electricity, Well Water, Septic Sewer.
- Easy access to SH-99 Grand Pkwy & SH-146.
- Unrestricted Land: Outside the floodplain, and ideal for residential, commercial, or recreational use.
- Located between Houston (43 mi) and Beaumont (41 mi), north of I-10, east of SH-99.

Price:	\$15,000,000	
Lot Size:	+/- 420 ACRES	
Price / Acre:	\$35,714 / AC	
Access:	8-ACCESS POINTS	
Cross Streets:	SH-90/W MAIN ST.	
Permitted Uses:	COMM & RES	
Utilities:	ELECTRIC	
Zoning:	UNRESTRICTED	
APN:	MULTIPLE	

Property Photos





Property Photos





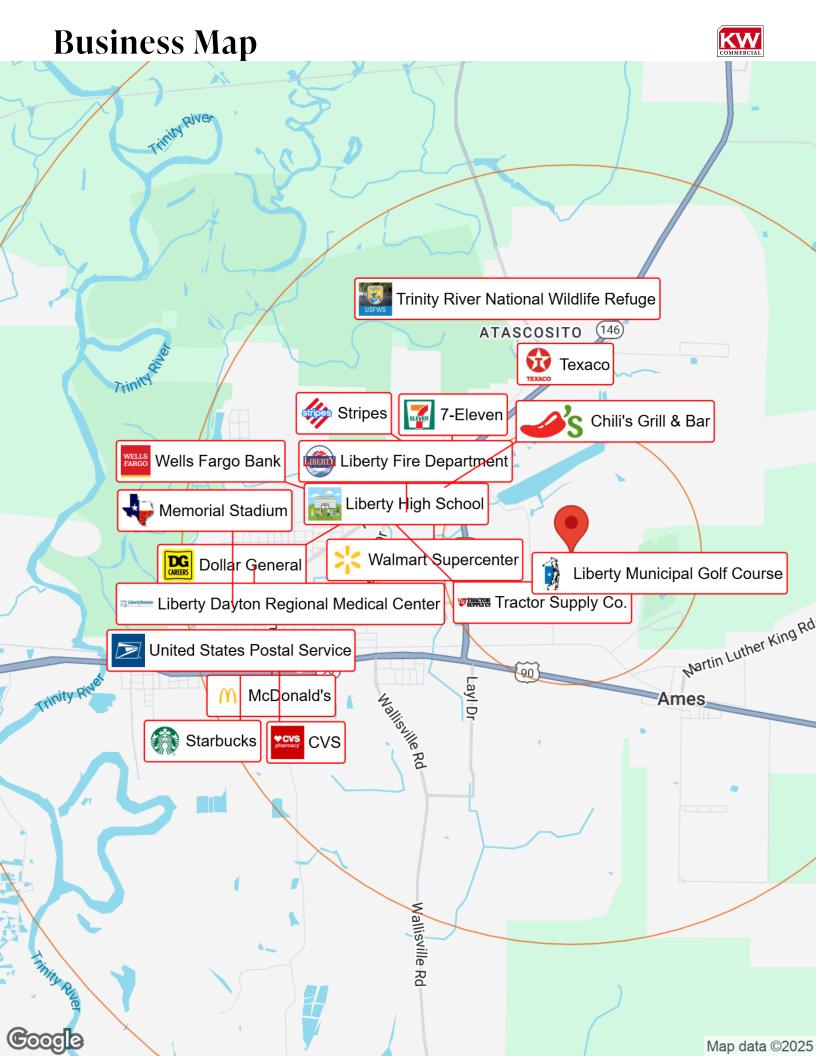


Property Photos



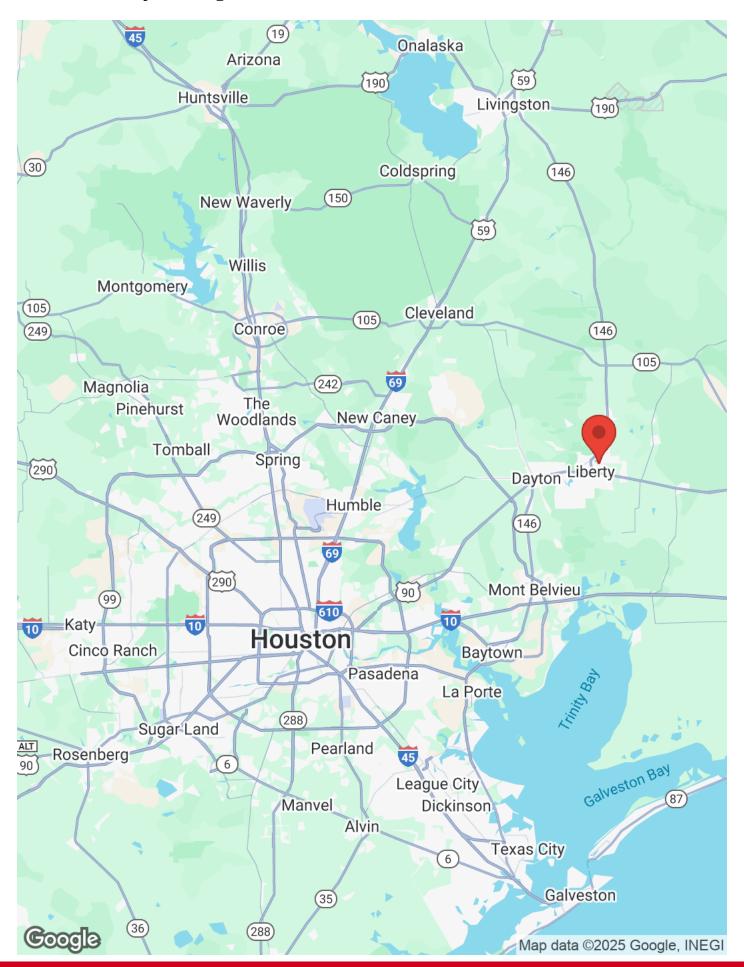






Territory Map





IABS- LISTING AGENT





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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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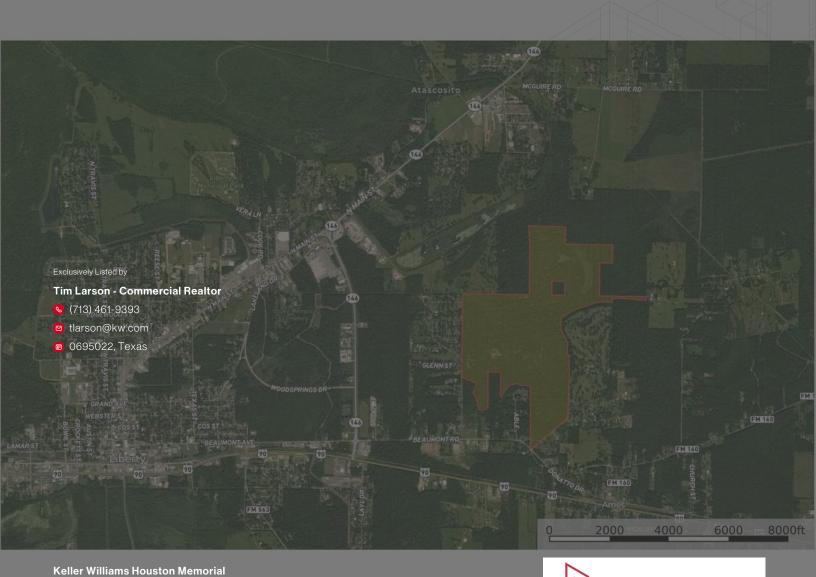
Information available at www.trec.texas.gov

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Regulated by the Texas Real Estate Commission

Date



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