



CAPITAL RETAIL
P R O P E R T I E S

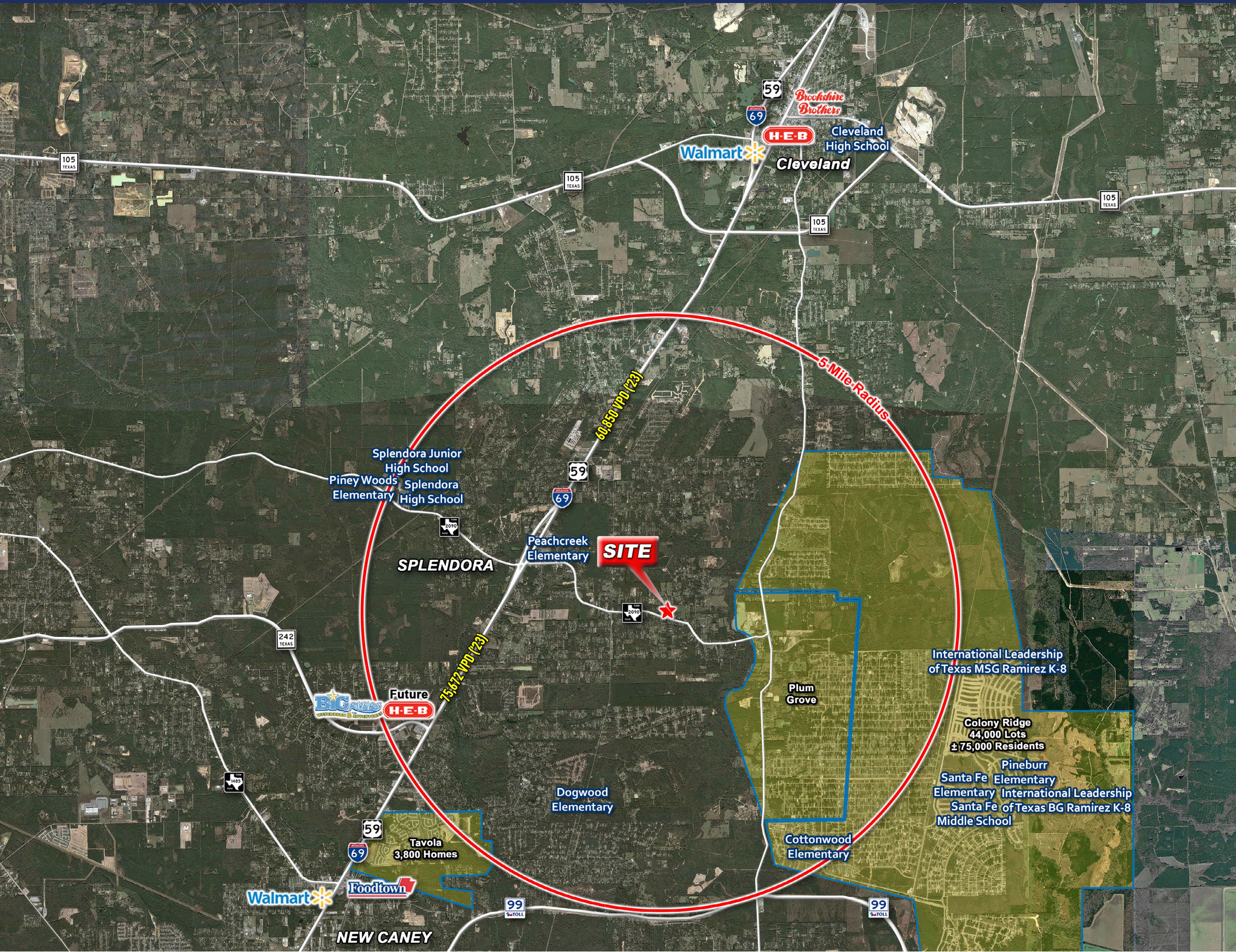


Montgomery County Land for Sale 14 AC - Commercial or Residential

28283 FM-2090 | Splendora, TX 77372

Clay Albers

832-875-1644 | calbers@capitalretailproperties.com
www.capitalretailproperties.com



PROPERTY DESCRIPTION:

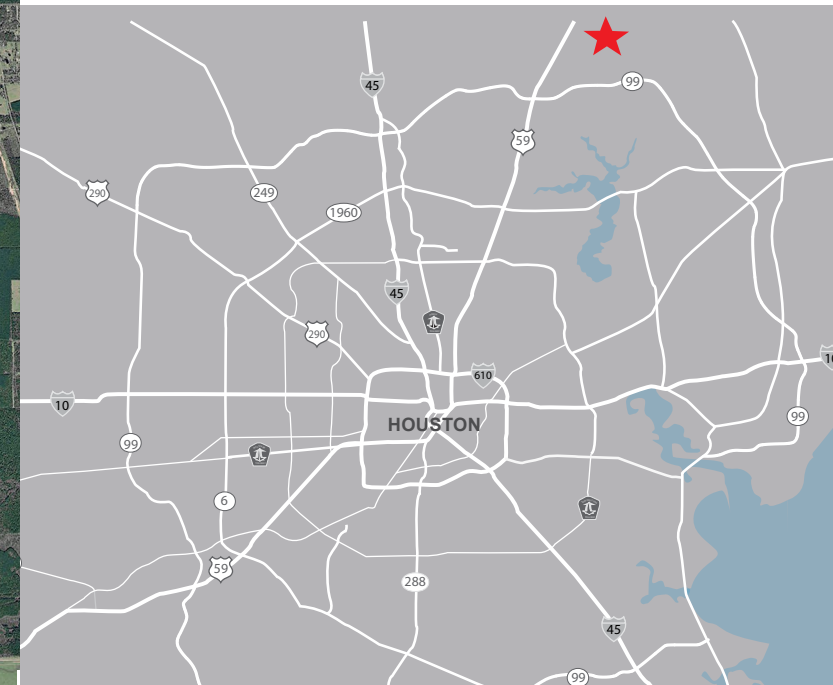
- Approximately 14 AC of land for sale
- Single-family home on the site.
3,000 SF home, built in 2005, was recently leased for \$2,200 per month
- Commercial or residential
- No restrictions on property
- Utilities:
 - Water well - public water available along FM-2090
 - Aerobic septic system

PRICE:

- \$1.2 Million
- Owner financing is available with 30% down

CONTACT:

- Clay Albers
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calbers@capitalretailproperties.com



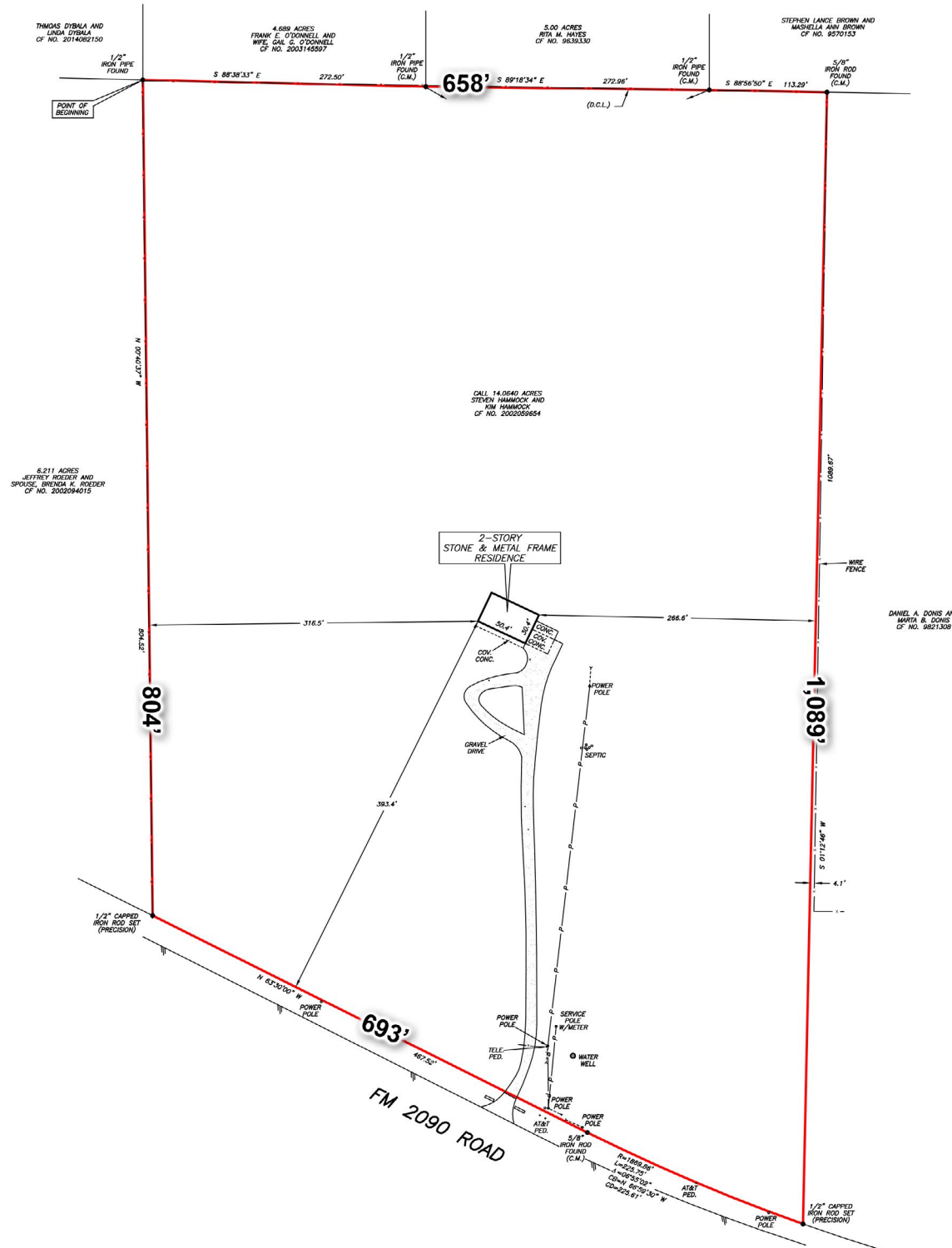
GF NO. 1926185 STEWART TITLE
ADDRESS: 28283 FM 2090 ROAD
SPLENDORA, TEXAS 77372
BORROWER: CHAN & KIM PROPERTY INC.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS ESTABLISHED
BY THE U.S. DEPT. OF HOUSING & URBAN
DEVELOPMENT,
COMMUNITY PANEL NO. 48339C 0600 G
MAP REVISION: 08/18/2014
ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: EASEMENT TO ENTERY GULF STATES, INC. AS PER OF NO. 2003084558.



SCALE: 1" = 80'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY AND
ABSTRACTING PROVIDED IN THE ABOVE
REFERENCED TITLE COMMITMENT WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
PROFESSIONAL LAND SURVEYOR
NO. 5888
DRAWING NO. 19-10192
NOVEMBER 25, 2019



14.0638 ACRES
OUT OF LOT 41 AND 42
SHADYDALE
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 3, PAGE 13, OF THE MAP RECORDS
OF MONTGOMERY COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS)

D.C.L.—DIRECTIONAL CONTROL LINE
RECORD BEARING: OF NO. 2002059854

PRECISION SURVEYORS
PROFESSIONAL LAND SURVEYS
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867
890 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77079
210-829-4341 FAX 210-829-1555
1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 19062700

DRAWN BY: BR

Summary Profile

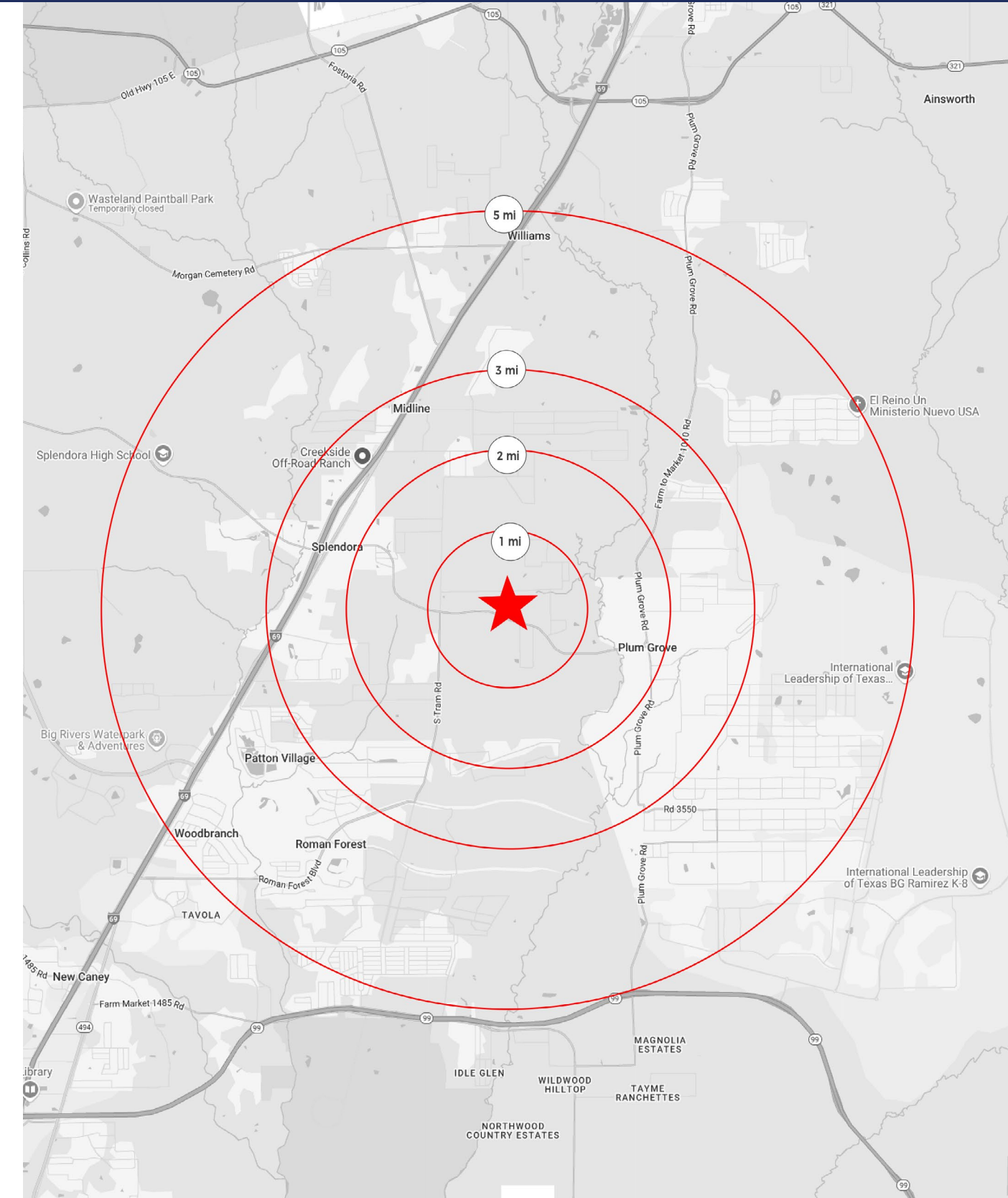
POPULATION
(3 mi Radius, 2024)
14,268

HOUSEHOLDS
(3 mi Radius, 2024)
3,989

INCOME
(3 mi Radius)
2024 Average:
\$108,462

**TOTAL DAYTIME
POPULATION**
(3 mi Radius, 2024)
9,055

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
Population Summary				
2010 Total Population	1,257	3,658	8,498	20,058
2020 Total Population	1,685	4,643	11,708	33,451
2020 Group Quarters	0	0	0	0
2024 Total Population	1,965	5,454	12,890	35,668
2024 Group Quarters	0	0	0	0
2029 Total Population	2,099	5,811	14,268	38,973
2024-2029 Annual Rate	1.33%	1.28%	2.05%	1.79%
2024 Total Daytime Population	1,153	3,373	9,055	25,413
Workers	208	423	1,670	3,825
Residents	945	2,950	7,385	21,588
Household Summary				
2024 Households	619	1,736	3,989	10,575
2024 Average Household Size	3.17	3.14	3.23	3.37
2029 Households	665	1,861	4,423	11,545
2029 Average Household Size	3.16	3.12	3.23	3.38
2024-2029 Annual Rate	1.44%	1.40%	2.09%	1.77%
2024 Families	464	1,299	3,048	8,294
2024 Average Family Size	3.67	3.61	3.65	3.76
2029 Families	494	1,381	3,353	8,994
2029 Average Family Size	3.69	3.62	3.68	3.80
2024-2029 Annual Rate	1.26%	1.23%	1.93%	1.63%
Housing Unit Summary				
2024 Housing Units	683	683	4,324	11,445
Owner Occupied Housing Units	81.6%	81.6%	78.4%	79.4%
Renter Occupied Housing Units	9.1%	9.1%	13.9%	13.0%
Vacant Housing Units	9.4%	9.4%	7.7%	7.6%
2029 Housing Units	717	717	4,743	12,363
Owner Occupied Housing Units	84.4%	84.4%	81.0%	81.8%
Renter Occupied Housing Units	8.4%	8.4%	12.3%	11.6%
Vacant Housing Units	7.3%	7.3%	6.7%	6.6%
2024 Households by Income				
Household Income Base	619	619	3,989	10,575
<\$15,000	3.6%	3.6%	8.0%	7.8%
\$15,000 - \$24,999	3.2%	3.2%	4.9%	5.1%
\$25,000 - \$34,999	24.2%	24.2%	13.0%	9.2%
\$35,000 - \$49,999	9.9%	9.9%	9.3%	10.5%
\$50,000 - \$74,999	17.1%	17.1%	21.8%	22.6%
\$75,000 - \$99,999	8.9%	8.9%	11.1%	12.6%
\$100,000 - \$149,999	12.9%	12.9%	18.1%	17.1%
\$150,000 - \$199,999	5.3%	5.3%	7.7%	9.1%
\$200,000+	14.9%	14.9%	6.1%	5.9%
Average Household Income	\$107,196	\$107,196	\$89,111	\$90,905
2029 Households by Income				
Household Income Base	665	665	4,423	11,545
<\$15,000	2.9%	2.9%	6.5%	6.3%
\$15,000 - \$24,999	2.7%	2.7%	3.6%	3.6%
\$25,000 - \$34,999	15.8%	15.8%	9.6%	7.0%
\$35,000 - \$49,999	10.7%	10.7%	7.9%	8.5%
\$50,000 - \$74,999	18.8%	18.8%	20.9%	21.8%
\$75,000 - \$99,999	5.9%	5.9%	10.9%	13.0%
\$100,000 - \$149,999	12.0%	12.0%	20.7%	19.4%
\$150,000 - \$199,999	8.3%	8.3%	11.1%	12.5%
\$200,000+	23.0%	23.0%	8.9%	7.9%
Average Household Income	\$140,560	\$140,560	\$108,462	\$107,860
2024 Population 25+ by Educational Attainment				
Total	1,271	3,475	8,002	21,414
Less than 9th Grade	0.5%	0.5%	6.0%	8.3%
9th - 12th Grade, No Diploma	14.5%	11.7%	12.4%	13.1%
High School Graduate	39.5%	36.2%	33.7%	33.7%
GED/Alternative Credential	6.1%	6.2%	8.6%	8.1%
Some College, No Degree	26.3%	27.5%	24.2%	20.6%
Associate Degree	1.6%	3.7%	4.9%	5.9%
Bachelor's Degree	11.3%	9.3%	7.7%	7.0%
Graduate/Professional Degree	0.3%	1.8%	2.5%	3.2%





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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