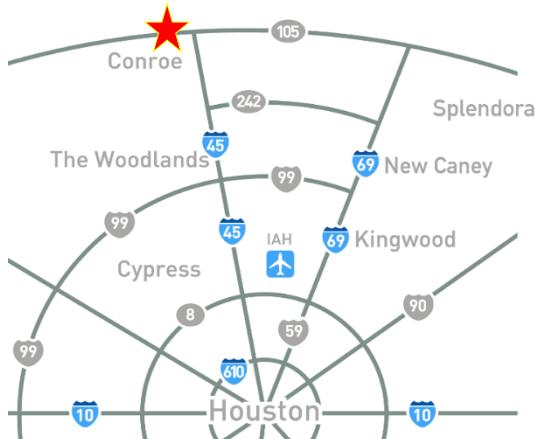


3.5+/- Ac 1331 McCaleb Rd
Montgomery, TX 77316

For Sale



Demographics (5 Mile Radius)

Population:	22,881
Average HH Income:	\$124,952
Tax Rate:	2.23
VPD McCaleb Rd: (2021)	10,405

****Dimensions are approximate ****

Location: 3.5+/-Ac 1331 McCaleb Rd
Montgomery, TX 77356

Size: 3.5+/- Ac (152,460 SF)

Price: \$699,000 (\$4.58/SF)

Ideal Use: Retail- Showroom- Industrial

Highlights:

- Great Frontage McCaleb Rd
- Pond
- High Growth Development Area-Residential & Commercial
- 21,000 Acre Lake Conroe features hotels and condos, RV Parks, Boat Storage & launching, and many recreational amenities
- Easy access to high traffic Hwy 105, FM 2854, Interstate 45 and Hwy 249
- IAH Houston Airport- 41 Miles
- Downtown Houston- 48 Miles
- Additional Land Available-Call Agent for Details



This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this presentation, while based upon information supplied by sources deemed to be reliable, is not, in any way, warranted or guaranteed, either expressed or implied, by Anne Vickery and Associates Realty or NE Houston Commercial Real Estate Services information contained herein should be verified to the satisfaction of the person relying thereon. This presentation is to be used solely for information. Under no circumstances whatsoever is it to be deemed a contract, note, memorandum or any other form of binding commitment.

Anne Vickery & Associates Realty

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22611 Community Dr., New Caney, TX 77357

Office (281) 940-7253 ~ Fax (346) 800-2611

www.avaarealty.com

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Anne Vickery & Associates Realty LLC	9005105	annev@avaarealty.com	(281)940-7253
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anne Vickery	484993	annev@avaaarealty.com	(713)907-9680
Designated Broker of Firm	License No.	Email	Phone
Anne Vickery	484993	annev@avaarealty.com	(713)907-9680
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Anne Vickery	484993	annev@avaarealty.com	(713)907-9680
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date