

649 Acres Available For Sale in Montgomery, TX



Call for more information 972-980-9686

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DUGGAN

Realty Advisors, LLC



SIZE:

Tract A: 193 Acres
Tract B: 456 Acres
Total: 649 Acres

TAXES:

Montgomery ISD	\$1.37
Montgomery County	\$1.37
Mont Co Hospital	\$1.37
Blake Tree MUD	\$1.37
<u>Montgomery ISD</u>	<u>\$1.37</u>
Total Taxes:	\$3.33

USE:

Residential/ Master
Planned Community

LOCATION:

NWQ of FM 1486 & BlueJack National Blvd, just
South of Jackson Rd in Montgomery, Texas 77316

TRAFFIC COUNTS:

FM 1486: 2,343 VPD | Jackson Rd: 2,078 VPD
(TXDOT 2017) (TXDOT 2016)

PROPERTY HIGHLIGHTS:

- Great Residential/ Mixed Use development opportunity
- Surrounds the private BlueJack National Golf Club
- Utilities available through Blake Tree MUD
- Montgomery ISD
- Approximately 7 miles North of the City of Magnolia
- Tracts can be sold separately

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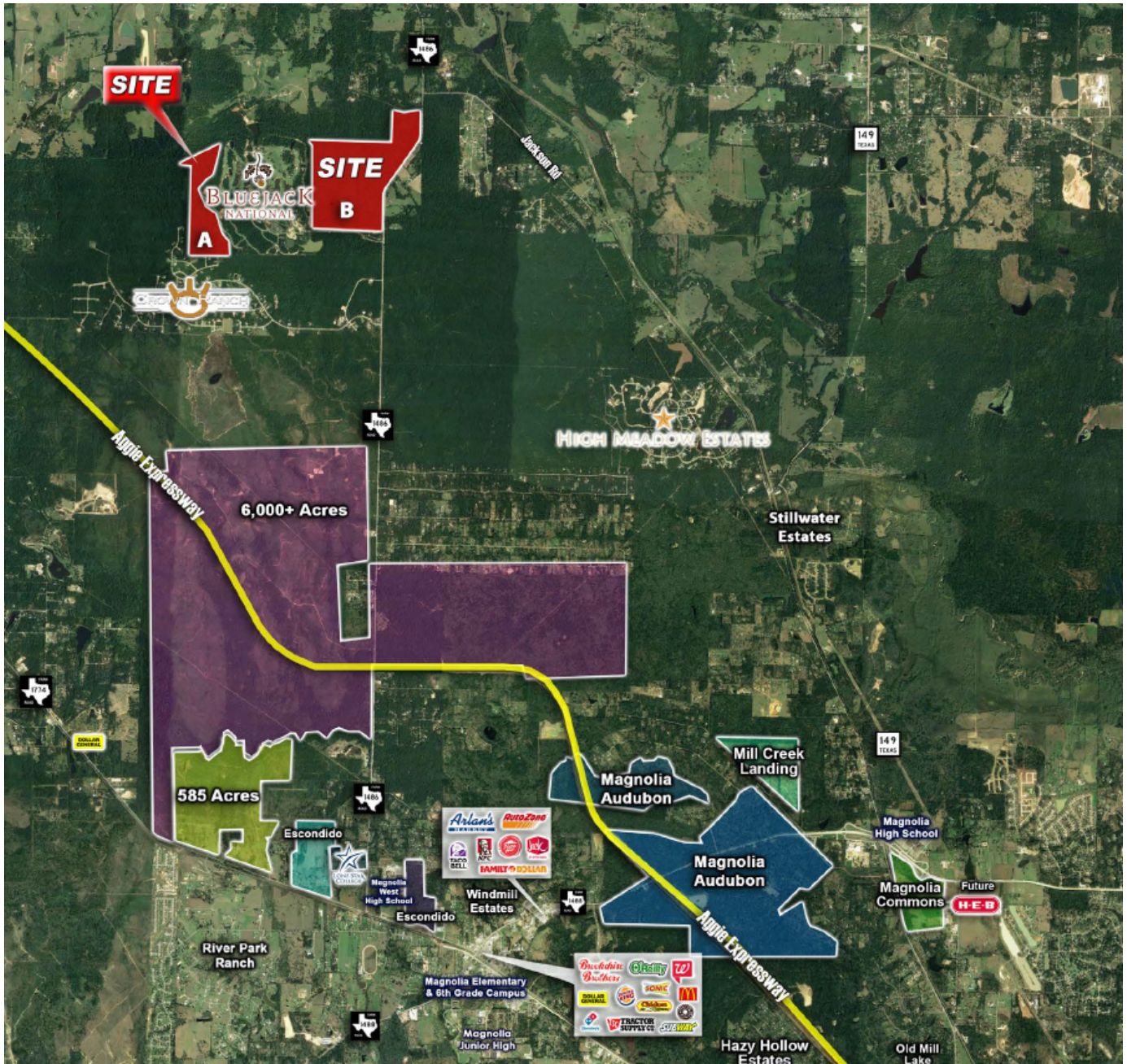
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DEMOGRAPHICS



2018 Population

3-Mile Radius: 2,824
 5-Mile Radius: 6,263
 7-Mile Radius: 15,453

Avg HH Income

3-Mile Radius: \$82,025
 5-Mile Radius: \$91,519
 7-Mile Radius: \$84,732

5 Year Proj. Growth

3-Mile Radius: 15.6%
 5-Mile Radius: 14.85%
 7-Mile Radius: 14.9%

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TRACTS CAN BE SOLD SEPARATELY

PHASE 1. RESIDENTIAL SUMMARY

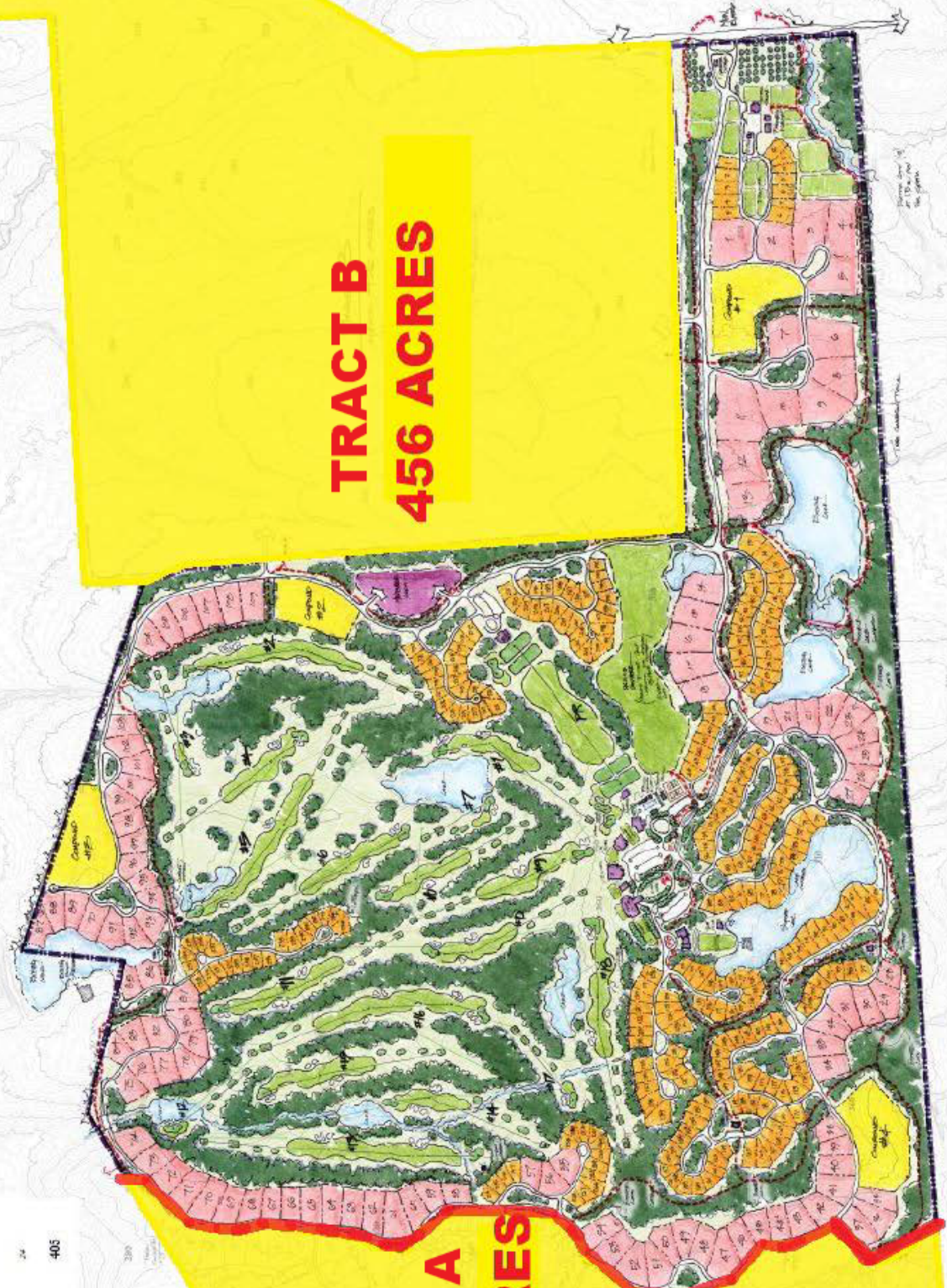
Type	Description	Units
Cottages	0.7 ac average lot To include street front porch and driveway	268
Estate Lots - 1.5 to 2.0 ac. (From 1000 to 1700 sq ft)	1.5 ac lot min. 1400 sq ft min.	18
Estate Lots - 1.0 ac.	1.0 ac average lot	91
Compounds	4.0 to 5.0 ac compound 2 to 3 structures permitted per compound	4
Member Lodge	600 sq meters structure including outdoor	24
TOTAL PHASE 1 RESIDENTIAL UNITS		405

PHASING LEGEND:

PHASE 1. APPROX. 734 ACRES

**TRACT B
456 ACRES**

**TRACT A
193 ACRES**
Located
in Blake
Tree MUD



GOLF SCORECARD

Hole	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	IN	OUT	TOTAL	
Yards	420	361	393	328	377	467	178	221	381	274	420	449	344	437	345	317	317	317	317	317	317	7364

RESIDENTIAL SUMMARY (ALL PHASES)

Type	Description	Units	Type	Description	Units
PHASE 1:			PHASE 2:		
Cottages	0.5 ac. average lot In mature wooded area open space and amenity	268	Cottages	0.5 ac. average lot In mature wooded area open space and amenity	47
Estate Lots - 1.5 to 2.0 ac. (Pine, Iron, or Pine)	1.5 ac. lot min. Lot #1-18	18	Estate Lots - 1.0 ac.	1.0 ac. average lot	76
Estate Lots - 1.0 ac.	1.0 ac. average lot	51	Compounds	4.0 to 8.0 ac. compounds 3 to 5 structures permitted per compound	4
Compounds	4.0 to 8.0 ac. compounds 3 to 5 structures permitted per compound	4			
Member Lodge	800 ft. main rd. and amenity near golf clubhouse	24			
TOTAL PHASE 1 RESIDENTIAL UNITS		405	TOTAL PHASE 2 RESIDENTIAL UNITS		127
			TOTAL PHASE 3 RESIDENTIAL UNITS		200
			TOTAL RESIDENTIAL UNITS (ALL PHASES)		732

PHASING LEGEND:

- PHASE 1: Approx. 734 Acres
- PHASE 2: Approx. 182 Acres
- PHASE 3: Approx. 456 Acres



GOLF SCOREBOARD

IN	420
1	395
2	388
3	390
4	397
5	407
6	410
7	411
8	411
9	411
OUT	378
10	395
11	395
12	392
13	400
14	393
15	407
16	407
17	395
18	397
EN	380
TOTAL	7564

PRELIMINARY MASTER PLAN - OVERALL



BLUEJACK NATIONAL

RESIDENTIAL SUMMARY

Type	Description	Count	# of Units
Condos	2 and 3 Bedroom Residences at 1,600' and 14,000' of 4.5 Units with Shared Common Driveway Complete for Immediate Construction and Open Space Available	26	36
Clubhouse & Member Station	100' x 100' Club House Daily Living Area Clubhouse Amenities	23	23
Residential Homes	4 Bedroom Residences at 2,000' and 2,500' of 1.5 Units with Shared Common Driveway Shared Driveway with Access to Individual 1.5 Car Garage	324	324
Executive Homes	Varying Lot Size (see notes at right)	5	5
Homebased Lots	1.5 to 2.0 Acre Lots 1.5 to 2.0 Acre Lots Main House and 2.0 Acre Camps around Central Campground	5	386

TOTAL RESIDENTIAL UNITS 386

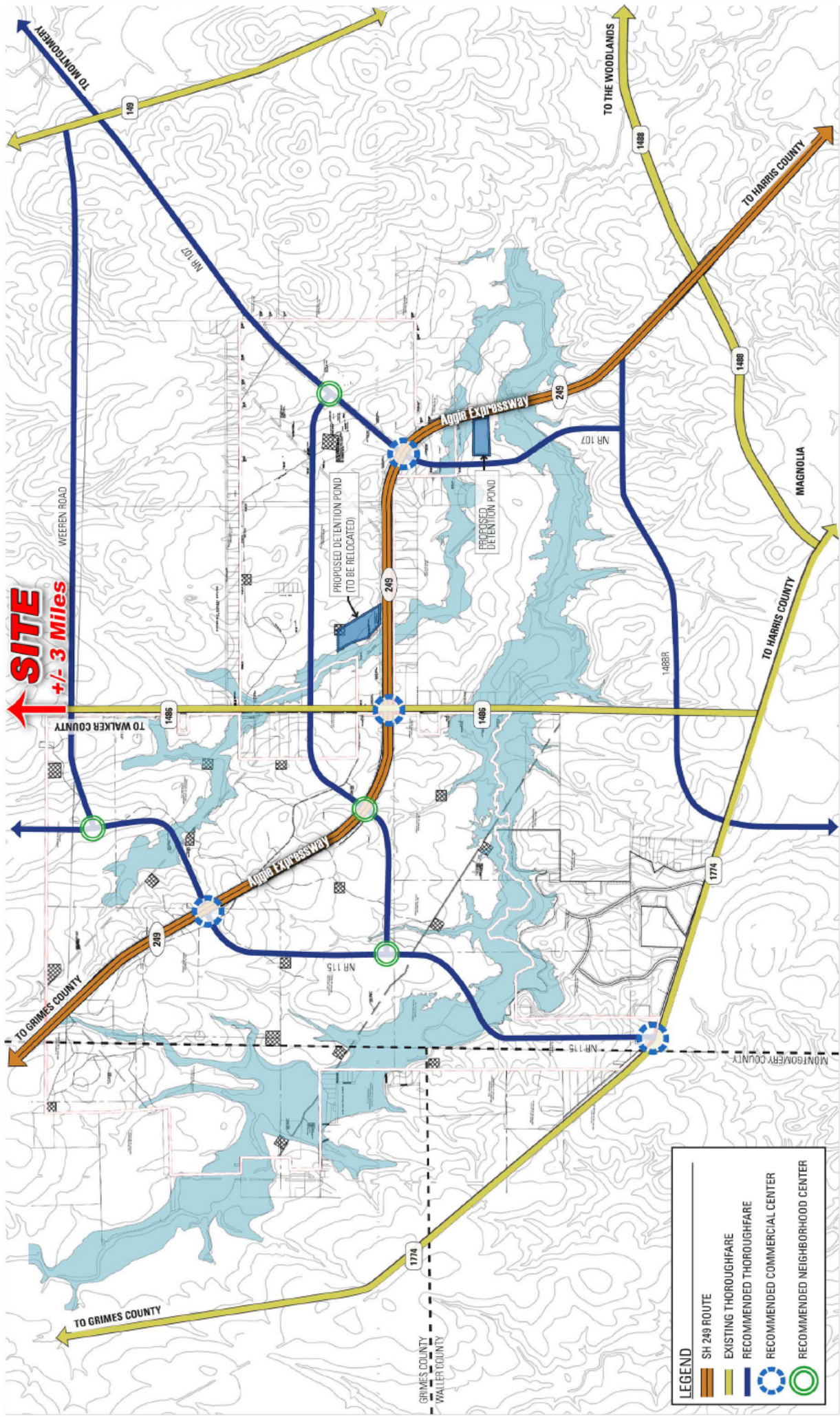


GOLF SCORECARD

Score	Par	Yards
1	4	403
2	5	506
3	3	261
4	4	472
5	5	572
6	4	442
7	3	168
8	4	305
9	4	427
10	4	481
11	5	637
12	3	182
13	5	538
14	5	570
15	3	270
16	4	506
17	4	339
18	4	492
19	4	308
TOTAL	72	1142



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SITE
 +/- 3 Miles

- LEGEND**
- SH 249 ROUTE
 - EXISTING THOROUGHFARE
 - RECOMMENDED THOROUGHFARE
 - RECOMMENDED COMMERCIAL CENTER
 - RECOMMENDED NEIGHBORHOOD CENTER



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:
 - 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