



# 11.15 ACRES FOR SALE



**DEVIN BAKER**

Broker Associate



(832) 631-9294



Devin@SenderoGroup.net

6107 FM 565 Road,  
Old River-Winfree, Texas 77523



**SENDERO**  
REAL ESTATE



## PROPERTY HIGHLIGHTS

- ⊕ Outside Mont Belvieu City Limits (No Zoning)
- ⊕ 386' of frontage on FM565
- ⊕ \$130K Household Income (1 mile)
- ⊕ 1/2 mile to the new Barbers Hill Intermediate School
- ⊕ 5 minutes from Riceland and Eagle Pointe Golf Club
- ⊕ 8 min to Mont Belvieu, 20 min to Baytown/ Cedar Point Industrial Park, and 45 minutes to Downtown

 **13,805**  
POPULATION

 **36.7** MEDIAN AGE

 **\$308,062**  
AVERAGE HOME VALUE

 **\$112,526**  
AVG HH INCOME

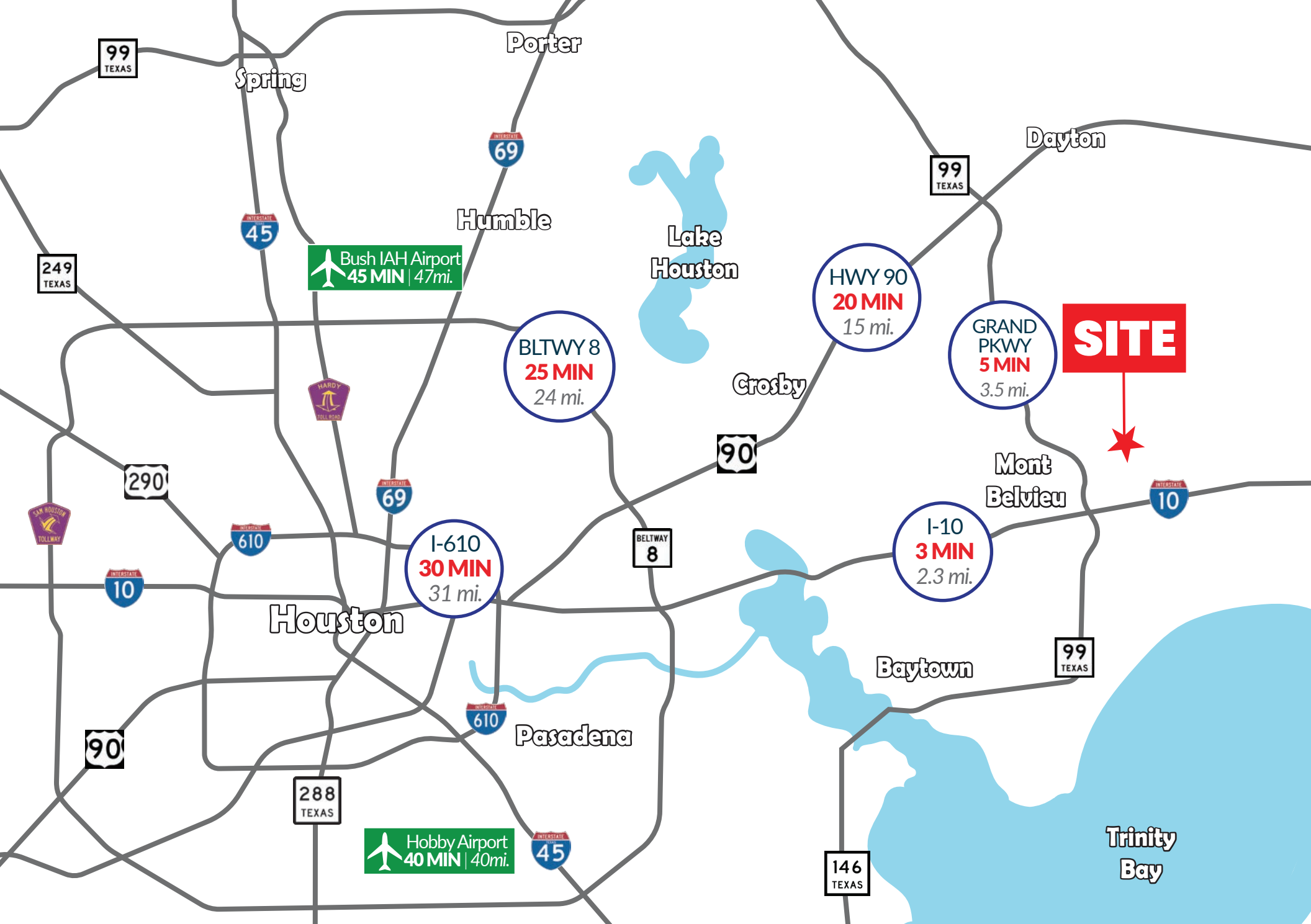
 **7.4%**  
ANNUAL POPULATION GROWTH

 **338**  
TOTAL BUSINESSES

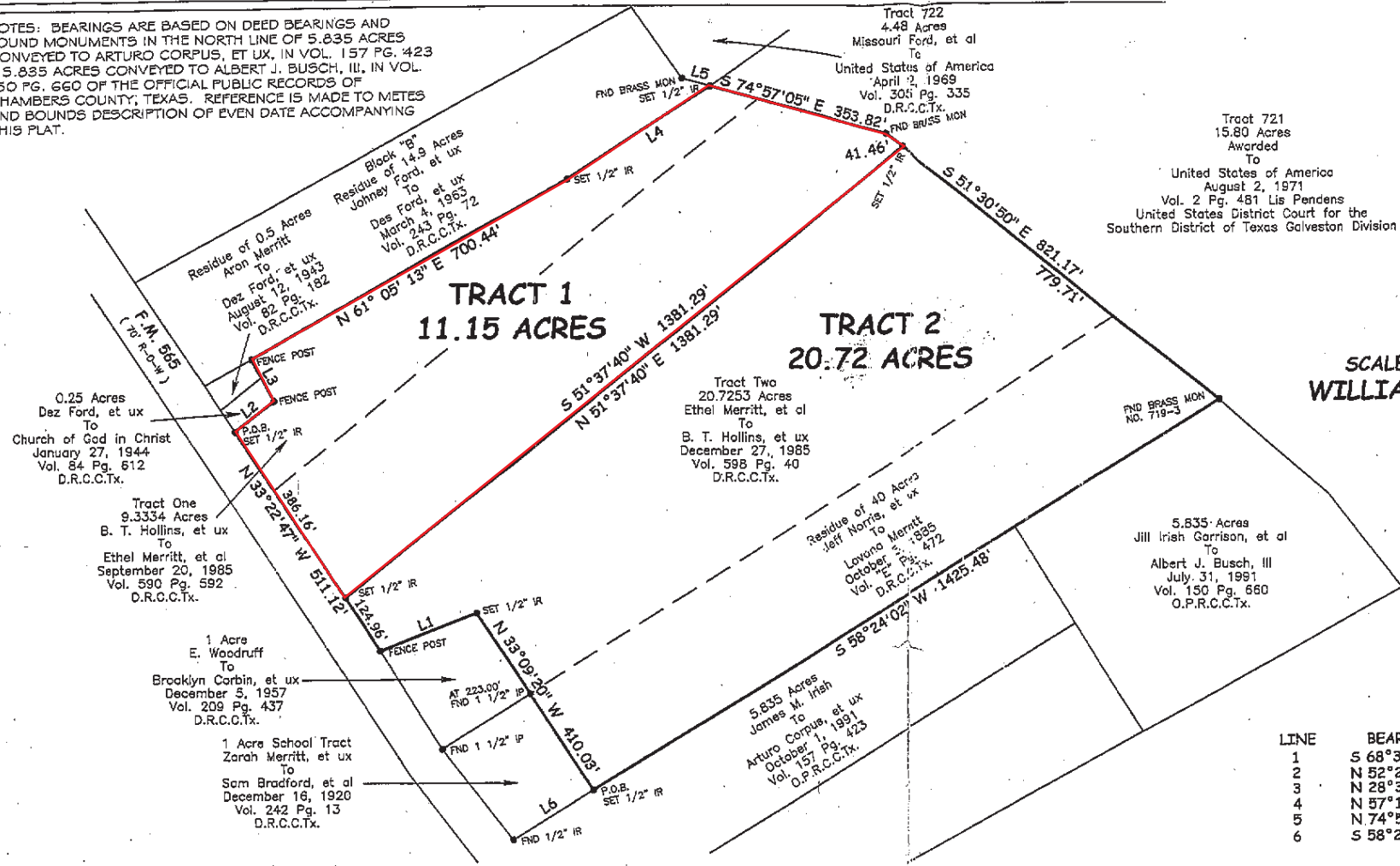
*3 mile demographics, CoStar*

Size	11.15± acres
Price	\$1,200,000
Location	FM 565, N of I-10, E of 99
Frontage	386' on FM 565
Utilities	Septic/well required
Flood Plain	<0.25 acre 100yr in NE corner
ISD	Barbers Hill ISD
Tax Rate	1.559%





NOTES: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF 5.835 ACRES CONVEYED TO ARTURO CORPUS, ET UX, IN VOL. 157 PG. 423 \* 5.835 ACRES CONVEYED TO ALBERT J. BUSCH, III, IN VOL. 150 PG. 660 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.



Tract 721  
15.80 Acres  
Awarded  
To  
United States of America  
August 2, 1971  
Vol. 2 Pg. 481 Lis Pendens  
United States District Court for the  
Southern District of Texas Galveston Division

SCALE: 1 INCH = 200 FEET  
**WILLIAM HODGES LEAGUE**  
A - 13

LINE	BEARING	DISTANCE
1	S 68°36'11" W	199.89'
2	N 52°29'40" E	95.26'
3	N 28°36'20" W	90.16'
4	N 57°19'13" E	327.53'
5	N 74°57'05" W	55.68'
6	S 58°24'02" W	182.96'

**LEGEND**

- POWER POLE
- METER POLE
- GUY WIRE
- OVERHEAD POWER
- COVERED CONG
- CHAIN LINK FENCE
- WIRE FENCE

*Michael W. Chandler*

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision during September & October, 2012, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 2nd. day of October, A. D., 2012.

**CHAMBERS SURVEYING & MAPPING**

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580  
PHONE: 281-576-6788 FAX: 281-576-6724

DRWN BY:	LOT	SECTION
JWM	N/A	N/A
CHKD BY:	BLOCK	COUNTY
MWC	N/A	CHAMBERS
DATE:	JOB No.: 12-3074	
10/2/12	OF No.:	

SUBDIVISION:	
SURVEY:	WILLIAM HODGES LEAGUE A - 13
ADDRESS:	
SURVEY FOR:	RONALD COLEMAN



# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Sendero Real Estate</b>	<b>9010551-BB</b>	<b>info@senderogroup.net</b>	<b>(281)407-0601</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Juan Sanchez</b>	<b>520895-B</b>	<b>juan@senderogroup.net</b>	<b>(832)607-8678</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>JUAN C. SANCHEZ</b>	<b>520895-B</b>	<b>JUAN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>DEVIN BAKER</b>	<b>656289-B</b>	<b>DEVIN@SENDEROGROUP.NET</b>	<b>281-407-0601</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2