

LAND
FOR SALE

+/- 5 ACRE CORNER LOT ON MAGNOLIA BLVD AND PLUM GROVE RD

7B MAGNOLIA BLVD, NEW CANEY, TX 77357



OFFERING SUMMARY

Sale Price:	\$7.00 PSF
Available SF:	217,800 SF
Lot Size:	5 Acres
Market:	Northeast
Submarket:	New Caney
County:	Harris

PROPERTY OVERVIEW

5 tracts of unrestricted, undeveloped land totaling 5 acres on the northeast corner of Plum Grove Road and Magnolia Boulevard, just south of the Grand Parkway and east of FM 1485. Great development site for retail, general commercial, and multi-family projects.

PROPERTY HIGHLIGHTS

- In rapidly developing area less than half a mile south of the newly finished Grand Parkway extension, with access off of the Huffman Cleveland Road exit
- Located less than a mile north of Los Pinos subdivision and the new Saint Tropez lagoon community, both under construction with over 4,000 residential lots coming in 2023; only a mile from Santa Fe Subdivision with over 20,000 residential lots currently under construction
- Utilities nearby; located in close proximity to Plum Creek Freshwater Supply District No. 1, and Plum Creek Management District
- Property not located in flood plain, per FEMA maps
- Excellent location with +/- 260 feet of frontage on Plum Grove Road and +/- 850 feet of frontage on Magnolia Boulevard
- Located only about 0.25 miles south of the future proposed FM 1485 extension, and only about 500 feet north of the future proposed Plum Grove Road extension and widening
- Situated in Harris County and Huffman ISD; Total tax rate for 2021: \$2.01 per \$100 of assessed value

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

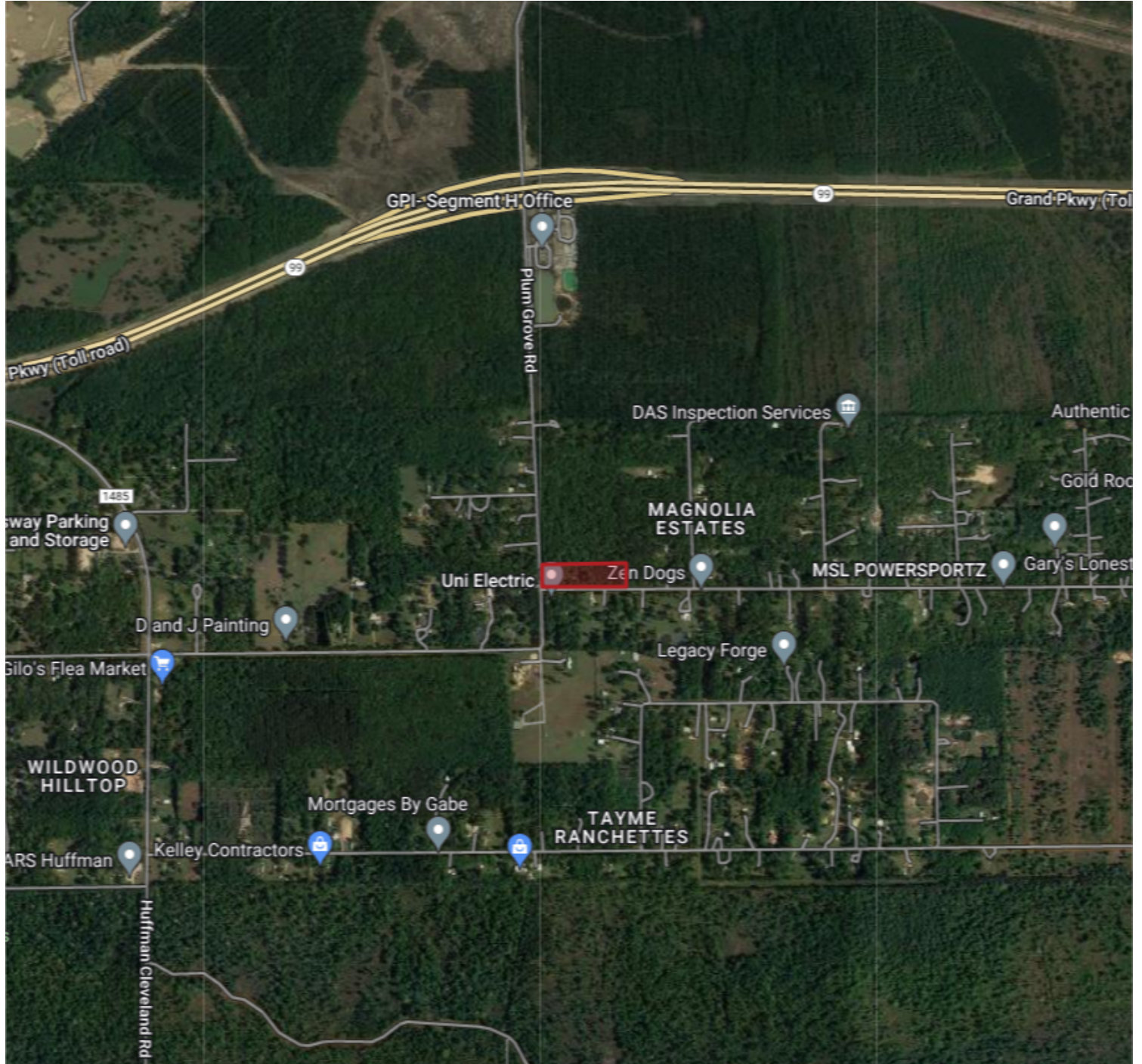
W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
713.824.3799
DOUG@TEXASCRES.COM

CHRIS JOYCE
VICE PRESIDENT BROKERAGE
936.577.0836
CHRIS@TEXASCRES.COM

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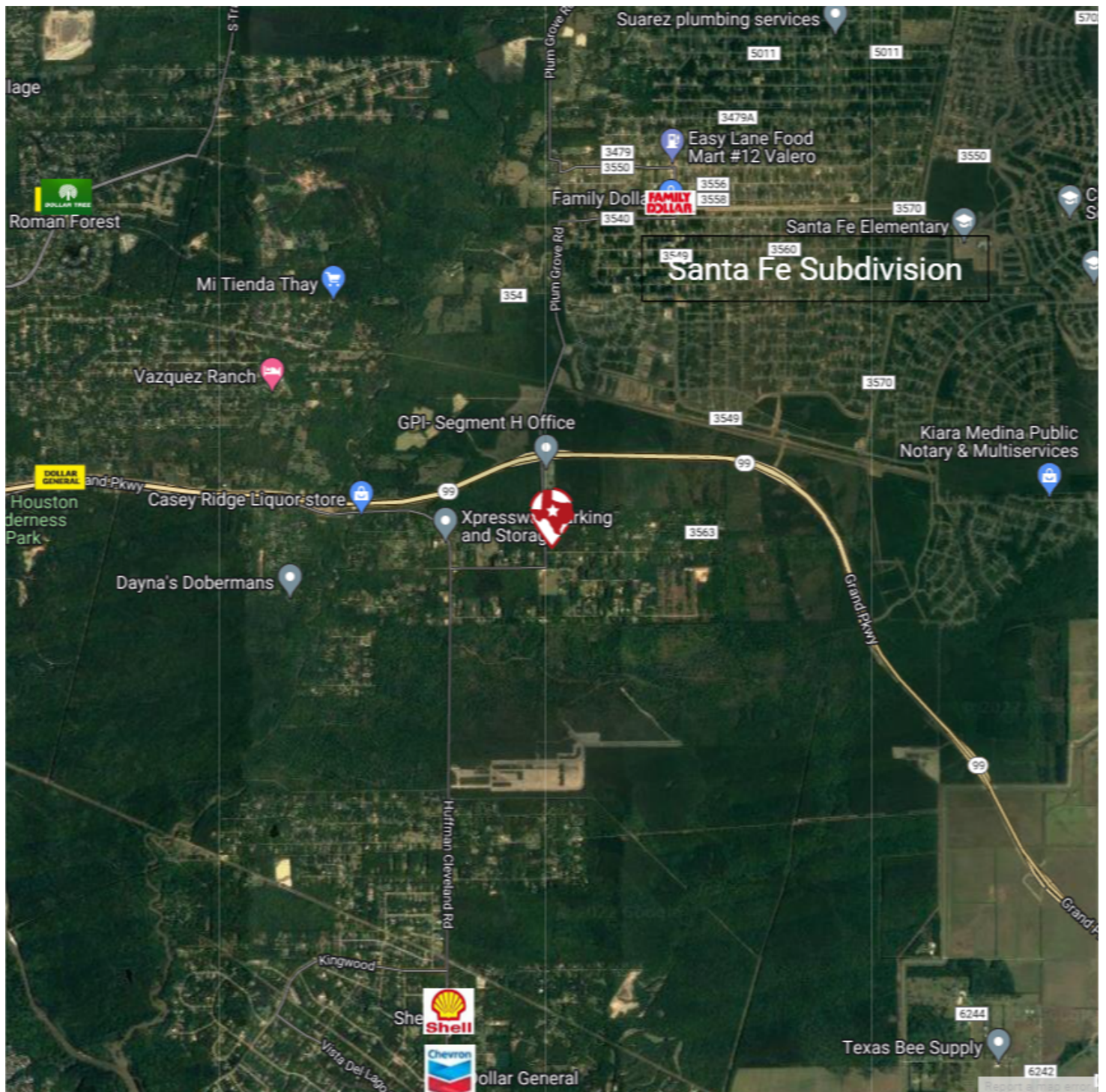
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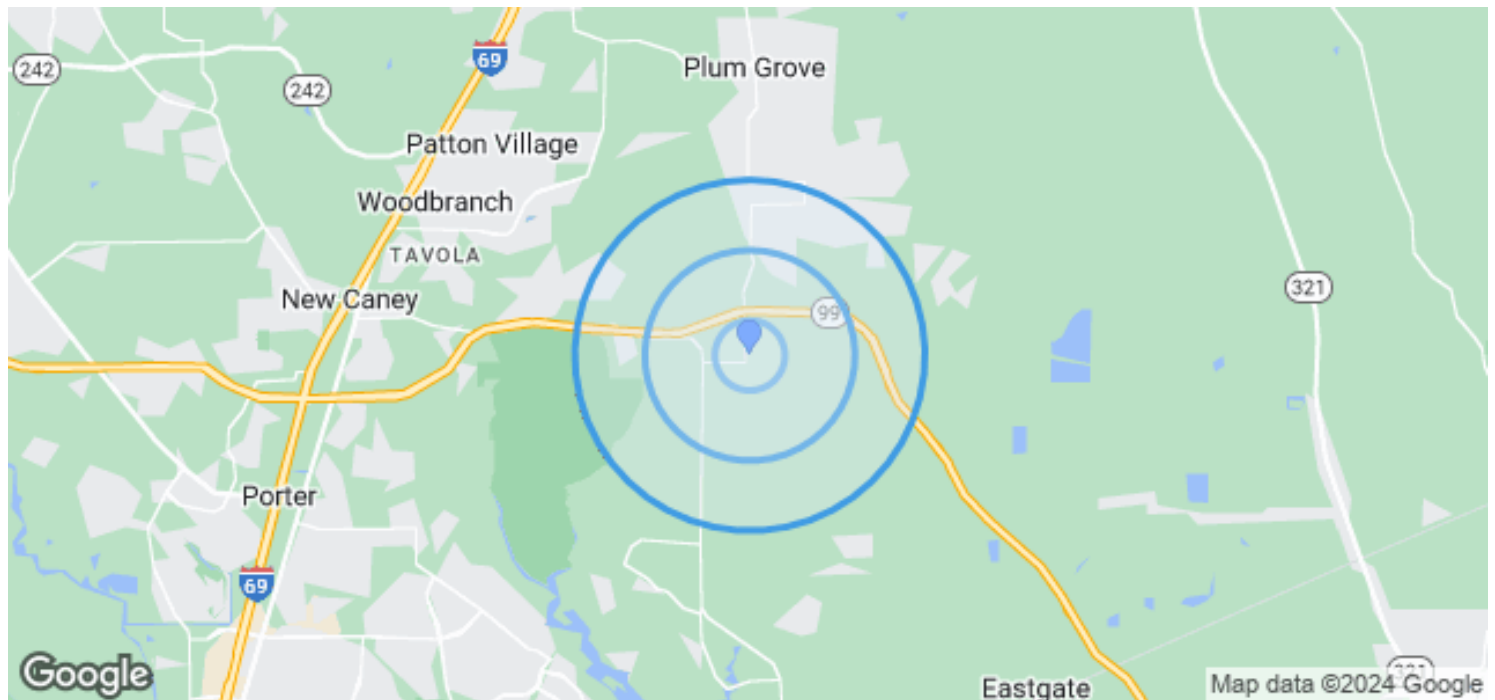
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population		3,786	12,559
Median age		37.4	40.5
Median age (Male)		37.3	40.1
Median age (Female)		37.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households		1,259	4,290
# of persons per HH		3.00	2.93
Average HH income	\$	\$93,819	\$115,493
Average house value	\$	\$106,183	\$164,111

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

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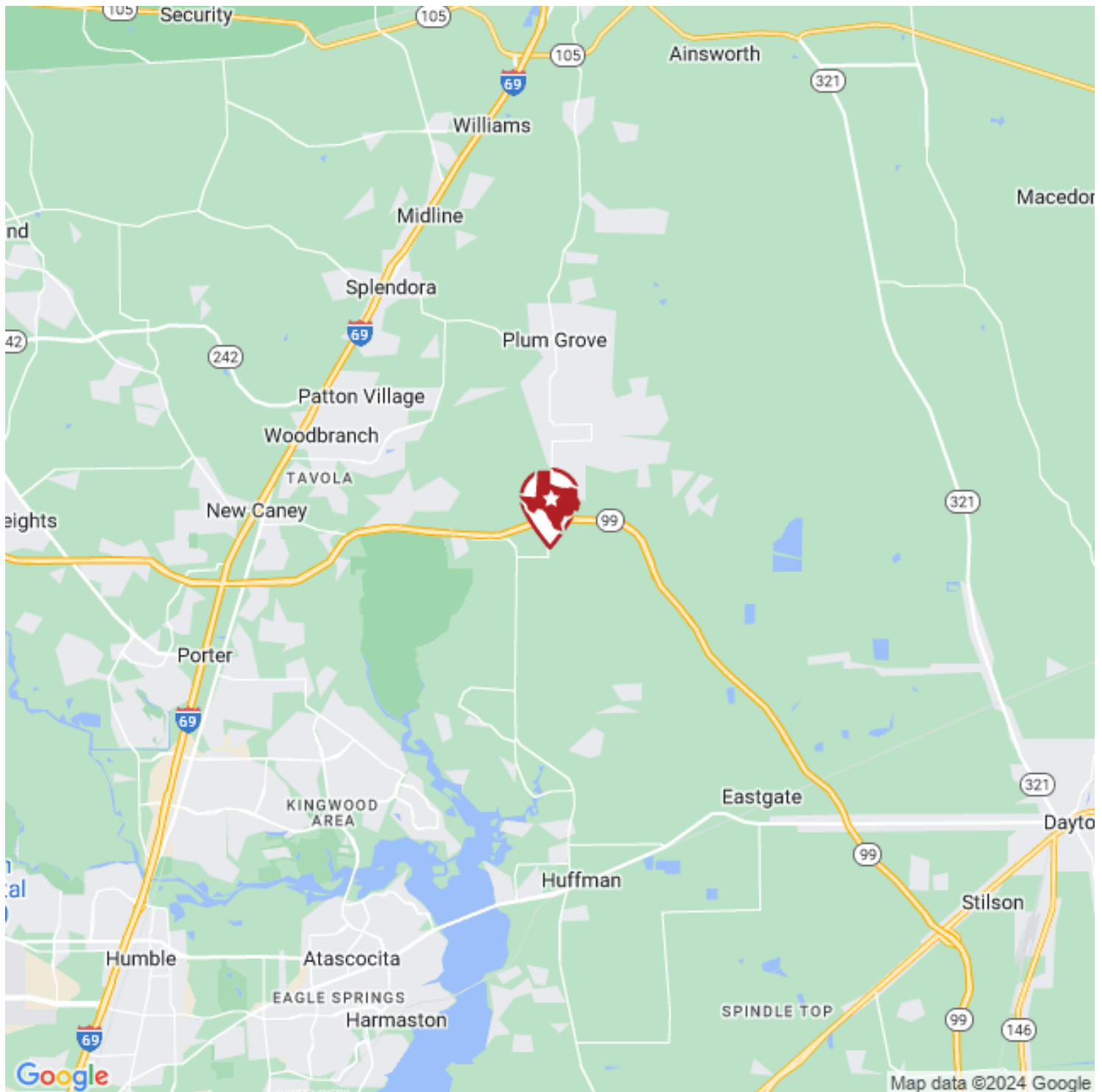
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Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texasces.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texasces.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texasces.com</u> Email	<u>(713) 473-7200</u> Phone
<u>William Douglass Larson</u> Sales Agent/Associate's Name	<u>227872</u> License No.	<u>doug@texasces.com</u> Email	<u>(713) 824-3799</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429
Tracy Kiepp

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (713)907-1707

Fax:

New IABS

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Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts appraisers, tax services, and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

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