

FOR SALE ±1500 ACRES / FM 1486 & JACKSON ROAD // MAGNOLIA
MONTGOMERY COUNTY / TEXAS

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CAMPBELL



RANCH

OPPORTUNITY FOR A NEW COMMUNITY NORTHWEST OF HOUSTON



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Campbell ±1500 Acres	10 Mile	15 Mile
Estimated Population	60,452	205,138
Projected Population (2023)	69,377	234,063
Average Household Income	\$98,060	\$118,068
Projected HH Income (2023)	\$104,896	\$126,587
Consumer Retail Expenditure	\$970 M	\$2.55 B

Property Highlights

- ❖ Located between College Station, The Woodlands, Conroe and Tomball
- ❖ Highway 249 expansion will bring "Aggie Expressway" ±2.5 miles south. Completion expected through Montgomery County in early 2021
- ❖ Perfect opportunity for mixed-use master planned residential development
- ❖ Water and sewer will be handled through the creation of MUD
- ❖ Magnolia Independent School District

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ACCESSIBILITY



Campbell Ranch to
The Woodlands:
±15 Miles



Campbell Ranch to
Tomball:
±19 Miles



Campbell Ranch
to City of Conroe:
±24 Miles



Campbell Ranch
to Huntsville:
±39 Miles



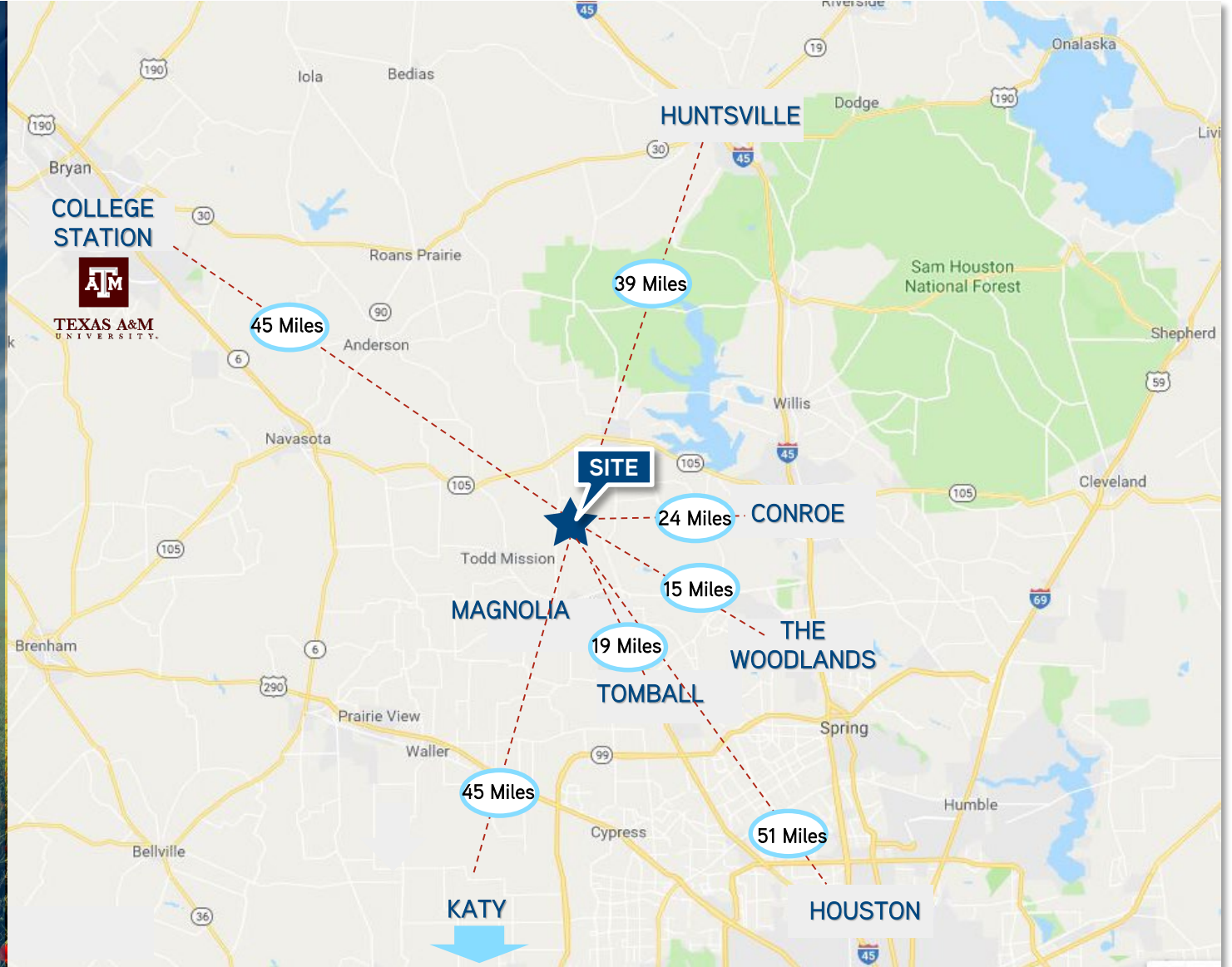
Campbell Ranch to
College Station:
±45 Miles

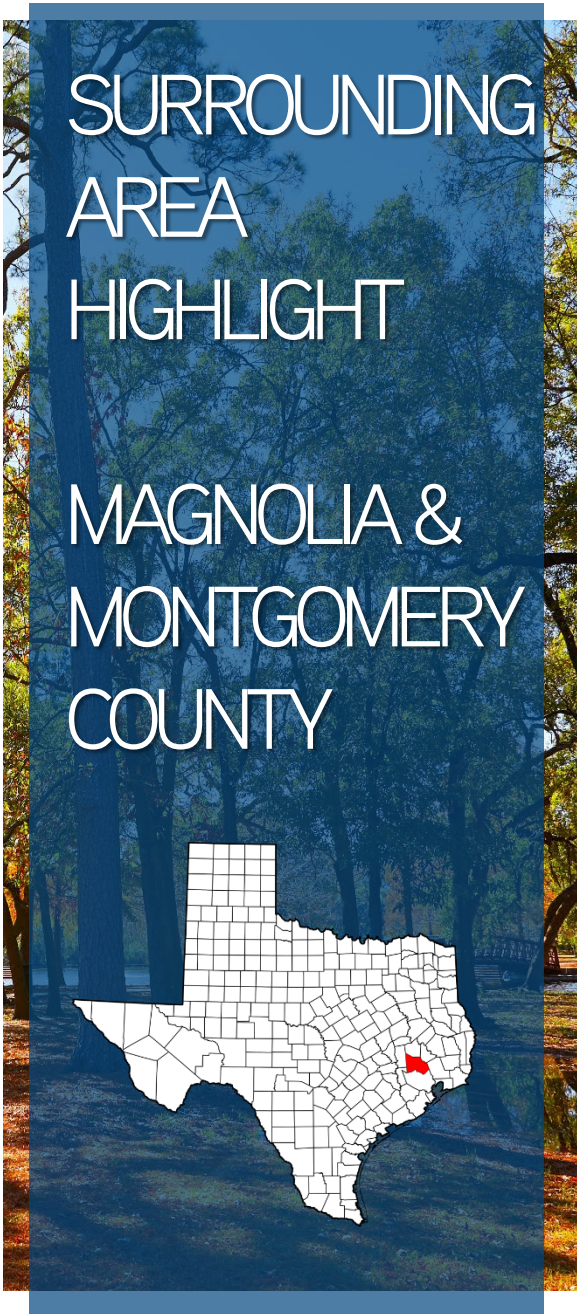


Campbell Ranch
to Katy:
±45 Miles



Campbell Ranch
to Houston:
±51 Miles





Magnolia, Texas

Located north of Tomball and positioned in the southwest corner of Montgomery County, Magnolia is a growing community with hometown values and big-city growth potential.

Much of the growth in the area can be attributed to influence from the development of The Woodlands, a resort community that has seen expanding population growth and subsequent boom in medical, retail, commercial and residential sectors since the turn of the 21st century.

Magnolia is poised for massive expansion with the arrival of the State Highway 249 expansion, dubbed “The Aggie Expressway,” which will connect State Highway 249 to FM 1774 in Todd Mission and eventually to State Highway 105 near Navasota. Completion through Montgomery County is slated for early 2021.

Montgomery County, Texas

Montgomery County has been ranked among the fastest growing counties in Texas and the United States in terms of population growth, with the largest percentage change in population between 2010 and 2017 of all counties in the area. The county’s total population has more than doubled in the last twenty years with a growth rate of between five and six percent per annum. In 2010, the census population was 455,746 and is projected to surpass one million by 2035.

Future job growth is predicted to continue in a positive growth trend with an average 3.2% increase year over year. Future job growth for Montgomery County is projected to be 37.9%, which tops the US average at 33.5%.

Area Points of Interest

Blue Jack National

Resort-Style residential community surrounding a golf course designed by Tiger Woods. Ranked #1 golf community in Texas and #8 in the United States by *Golfweek*.

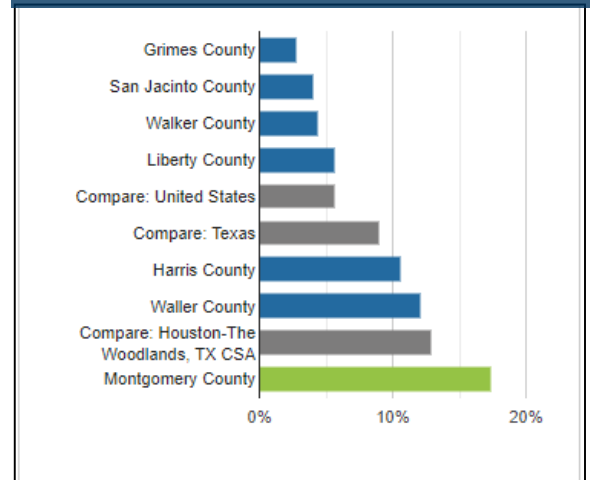
Texas Renaissance Festival

An annual nine-weekend series taking place every fall, the festival boasted a record-breaking attendance of 655,111 in 2018.

Magnolia ISD & LoneStar Community College

A highly-rated, public school district with a student teacher ratio of 16:1 and a 93% average high school graduation rate. Lone Star College System is slated to add their satellite center along FM 1486 just north of FM 1774, Lone Star College-Magnolia in early fall 2021.

Montgomery County, TX
2010 to 2017 Population Percent Change



Source: US Census Bureau

CONTACT BROKER FOR PRICING

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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