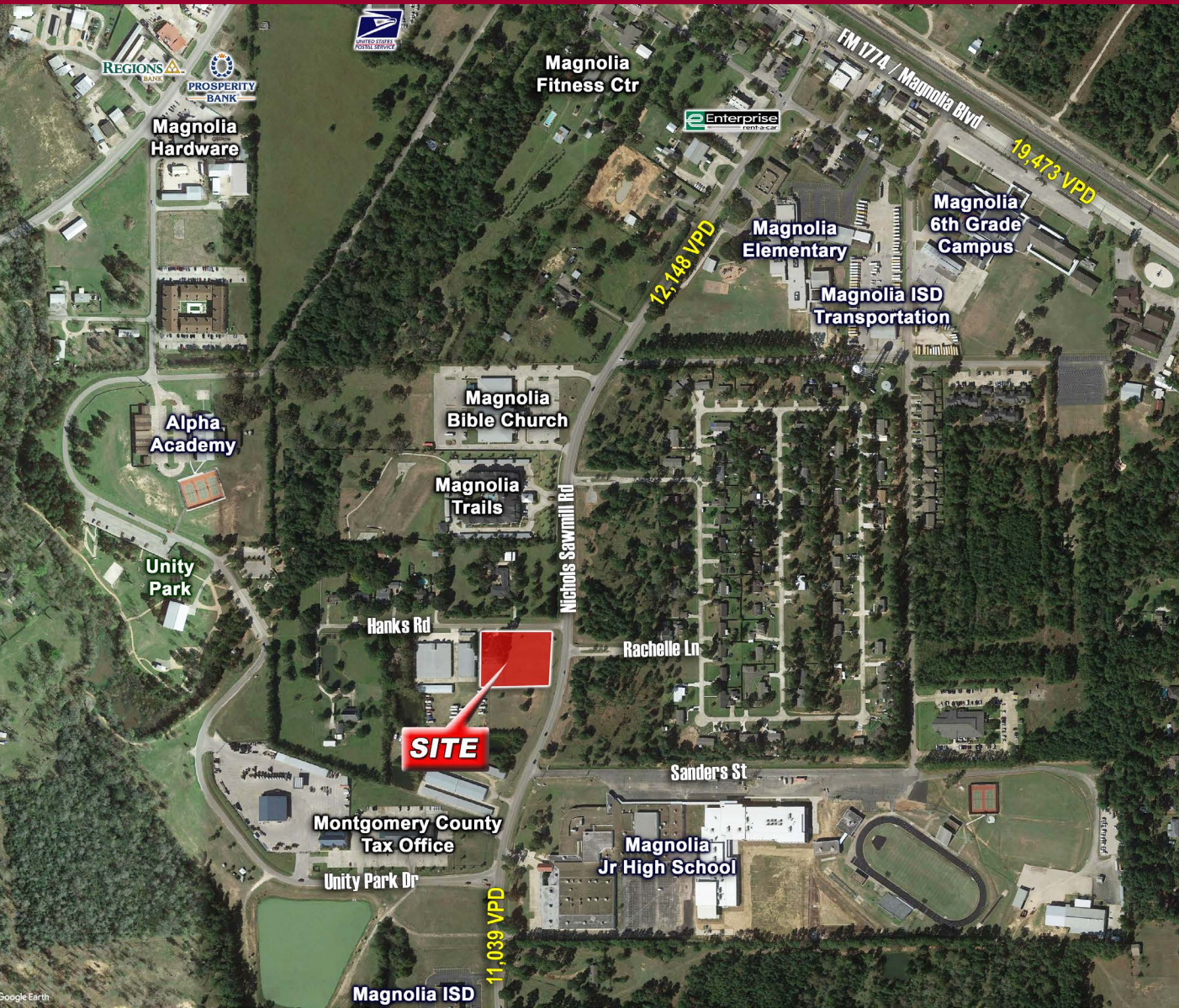




Nichols Sawmill

40,000 SF For Sale | Magnolia, Texas



- SIZE:** 40,000 SF
- PRICE:** \$300,000.00
- LOCATION:** SEC of Nichols Saw Mill & Hank Rd in Magnolia
- FRONTAGE:** +/- 205' of frontage on Nichols Saw Mill Rd
- USE:** Commercial Development

PROPERTY HIGHLIGHTS:

- Approximately half a mile South from 1774
- Next to Magnolia Junior High School
- Great Corner Lot
- Near Magnolia Elementary School

For more information, contact:

KEITH EDWARDS, CCIM SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

CLAY ROPER, CCIM | 281.664.6632 | CRoper@CaldwellCos.com

DANIEL GRECO | 281.664.6629 | DGreco@CaldwellCos.com

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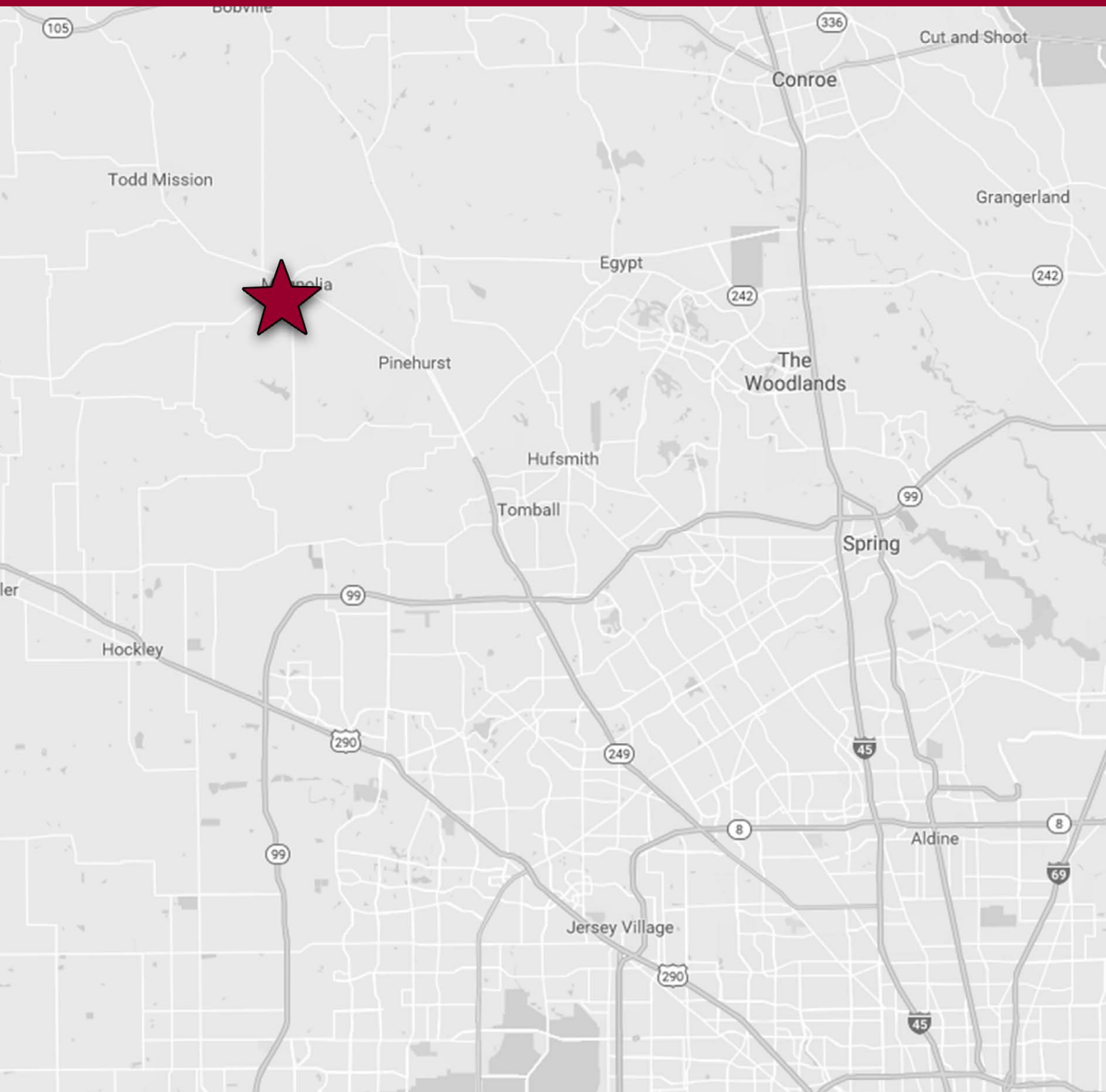
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Nichols Sawmill

40,000 SF For Sale | Magnolia, Texas



LOCATION:

SEC of Nichols Saw Mill Rd & Hank Rd
Magnolia, Texas 77355

TAXES:

City of Magnolia	\$0.47
ES District #10	\$0.10
Montgomery County	\$0.47
Montgomery County Hospital	\$0.06
Lone Star College	\$0.11
<u>Magnolia ISD</u>	<u>\$1.38</u>
Total Taxes	\$2.59

TRAFFIC COUNTS:

Nichols Sawmill Rd: 12,148 VPD north of site
Nichols Sawmill Rd: 11,039 VPD south of site
(TXDOT 2016)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2018 Population	1,731	14,771	29,498
5 Year Proj. Growth	18.70%	16.45%	15.70%
Avg. HH Income	\$109,811	\$101,411	\$99,160

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Nichols Sawmill

40,000 SF For Sale | Magnolia, Texas



NC Storage

Hanks Rd

SITE
40,000 SF

+/-205'

12,148 VPD

Rachelle Ln

Nichols Sawmill Rd

11,039 VPD

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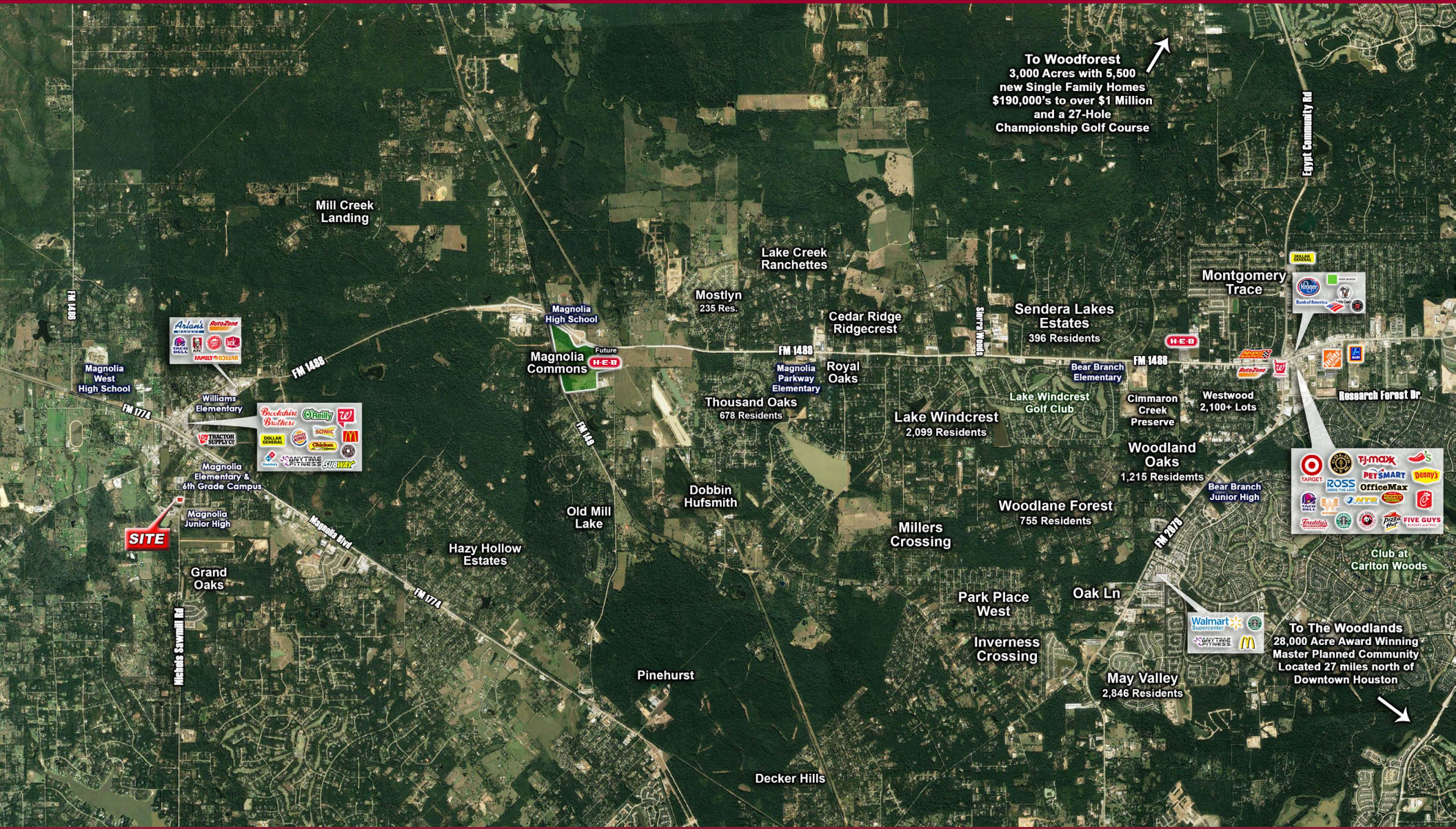
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Information About Brokerage Services

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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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