

4.3 ACRE TRACT OF LAND

546 FM 1488, Conroe, TX, 77384



BELVOIR

REAL ESTATE GROUP, LLC

EXECUTIVE SUMMARY

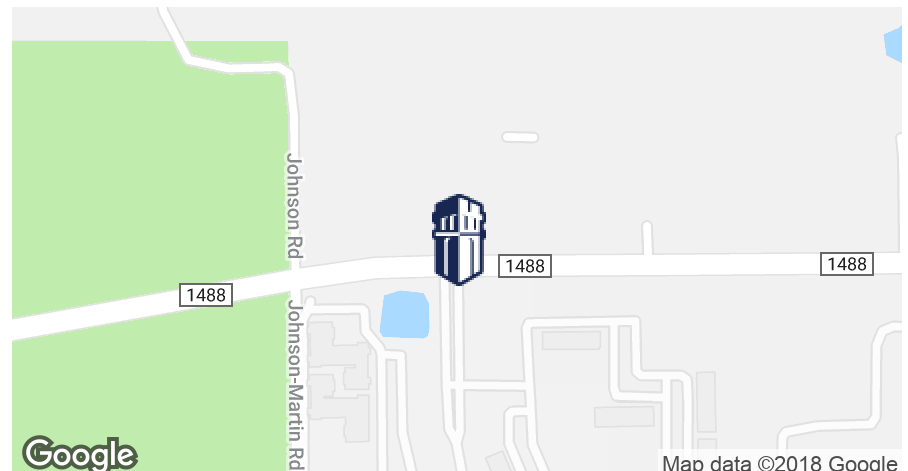


PROPERTY HIGHLIGHTS

- 18 acres of total land
- 4.3 Acres are able to develop
- +/- 650 feet of FM 1488 frontage
- Personal residence with pool
- Warehouse/Machine Shop on site
- FM 1488 cars per day: 35,680 as of 2017
- I-45 cars per day: 145,366 as of 2017
- Unrestricted development opportunity
- Ideal for retail & commercial development
- Less than 1 mile west of I-45
- Massive residential & commercial ongoing development in immediate area.
- Latitude: 30.237276
- Longitude: -95.469591

PROPERTY OVERVIEW

18 acre tract of land with a personal residence and small industrial facility on site. Property has +/-650 feet of frontage to heavily trafficked FM 1488, and is within 2/3 of a mile from I-45 North. The property abuts to several thousand acres of protected timber lands owned by Texas A&M University.



For More Information Please Contact:

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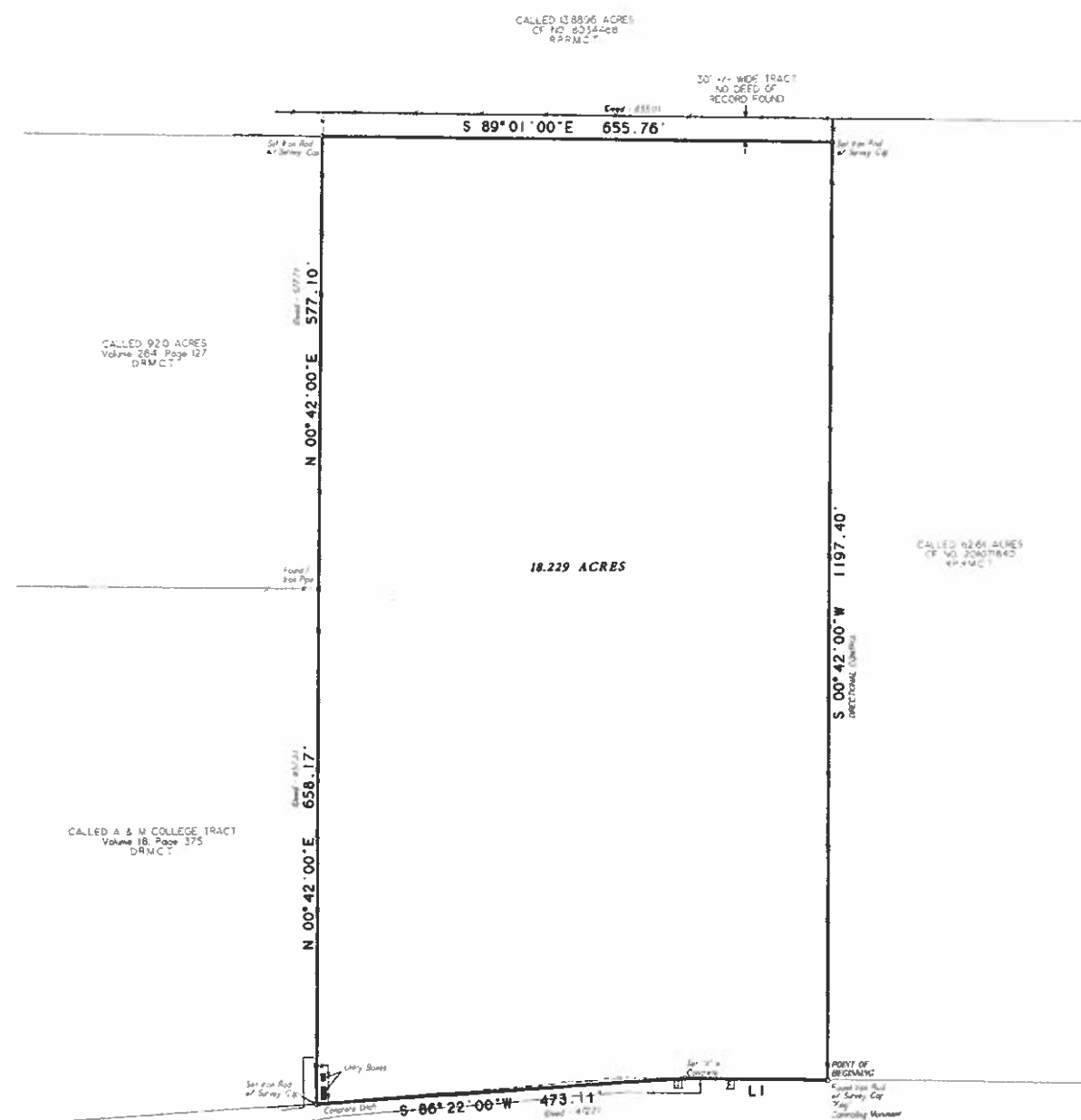
The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

LINE BEARING DISTANCE
 L 1 N 93° 57' 00" W 184.00

The property line with 224, 225 and 226 is SEALED from F&M Map Page Number 463,300,000-F dated December 10, 1991.
 THIS BEARS UPON ALMOST ALL OF THE SUBJECT PROPERTY SCALES WITHIN THE 400 YEAR 1:1000 PLAN.
 The determination is made strictly according to the F&M Map and does not reflect actual on ground road conditions. Furthermore, the surveyor takes no responsibility for such.

Notes:
 1. Dates of bearings. East line of the subject tract per the recorded deed.
 2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.
 3. Improvements not shown at request of client.

- — — — — REF FENCE
- — — — — FEE HYDRANT
- — — — — TELEPHONE BOY



CALLED 13.8896 ACRES
 OF NO. 20342400
 R.P.M.C.T.

30' +/- WIDE TRACT
 NO DEED OF
 RECORD FOUND

CALLED 920 ACRES
 Volume 264 Page 127
 D.R.M.C.T.

18.229 ACRES

CALLED 426 ACRES
 OF NO. 20071840
 R.P.M.C.T.

CALLED A & M COLLEGE TRACT
 Volume 18 Page 375
 D.R.M.C.T.

Being a 18.229 acre tract situated in the Thomas Toby Survey, Abstract Number 577, in Montgomery County, Texas, and being the same land called 18.2 acres in a deed recorded in Clerk's File Number 8459831, of the Real Property Records of Montgomery County, Texas; said 18.229 acres being more particularly described by metes and bounds attached.

Date: January 25, 2004
 Job No: 18-0780
 Address: 548 230 Street
 City, State, County, Postal: 206 77364 Tex. 77001

C & C Surveying, Inc.
 1420 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-258-0177 Mobile: 281-258-5172
 Fax: 281-258-1923
 Email: cncsurvey@att.net



Order to: Alan Edwards & Sandy Edwards
 Clerk

I HEREBY CERTIFY THAT I HAVE MADE A PERSONAL AND VISUAL EXAMINATION OF THE PROPERTY DESCRIBED IN THE ABOVE RECORDED INSTRUMENT AND THAT THE SAME ACCURATELY REPRESENTS THE ACTUAL PROPERTY DESCRIBED IN SAID INSTRUMENT AND THAT THERE IS NO DISCREPANCY BETWEEN THE SAID INSTRUMENT AND THE ACTUAL PROPERTY DESCRIBED THEREIN.

Steven L. Crews RPLS # 4141

18 ACRE TRACT OF LAND

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ADDITIONAL PHOTOS



For More Information Please Contact:

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18 ACRE TRACT OF LAND

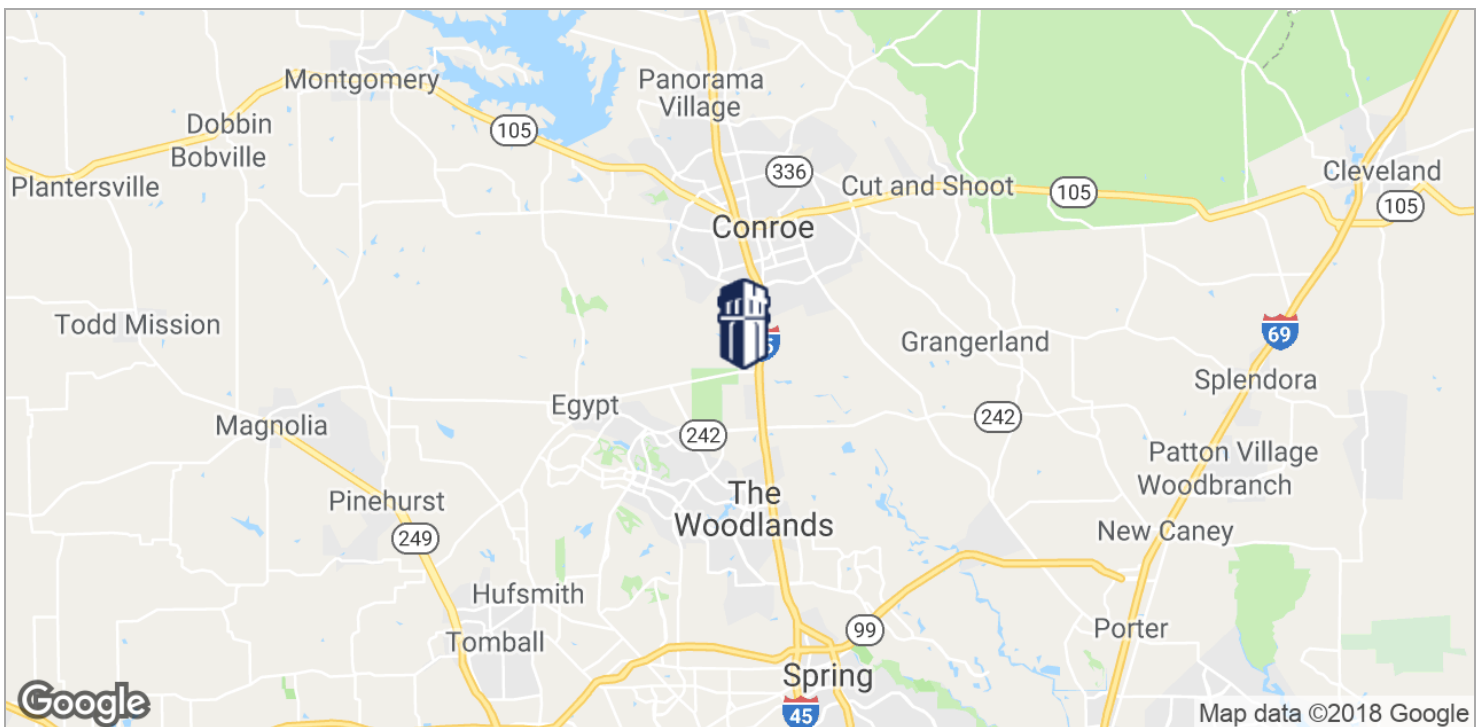
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LOCATION MAPS



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546 FM 1488

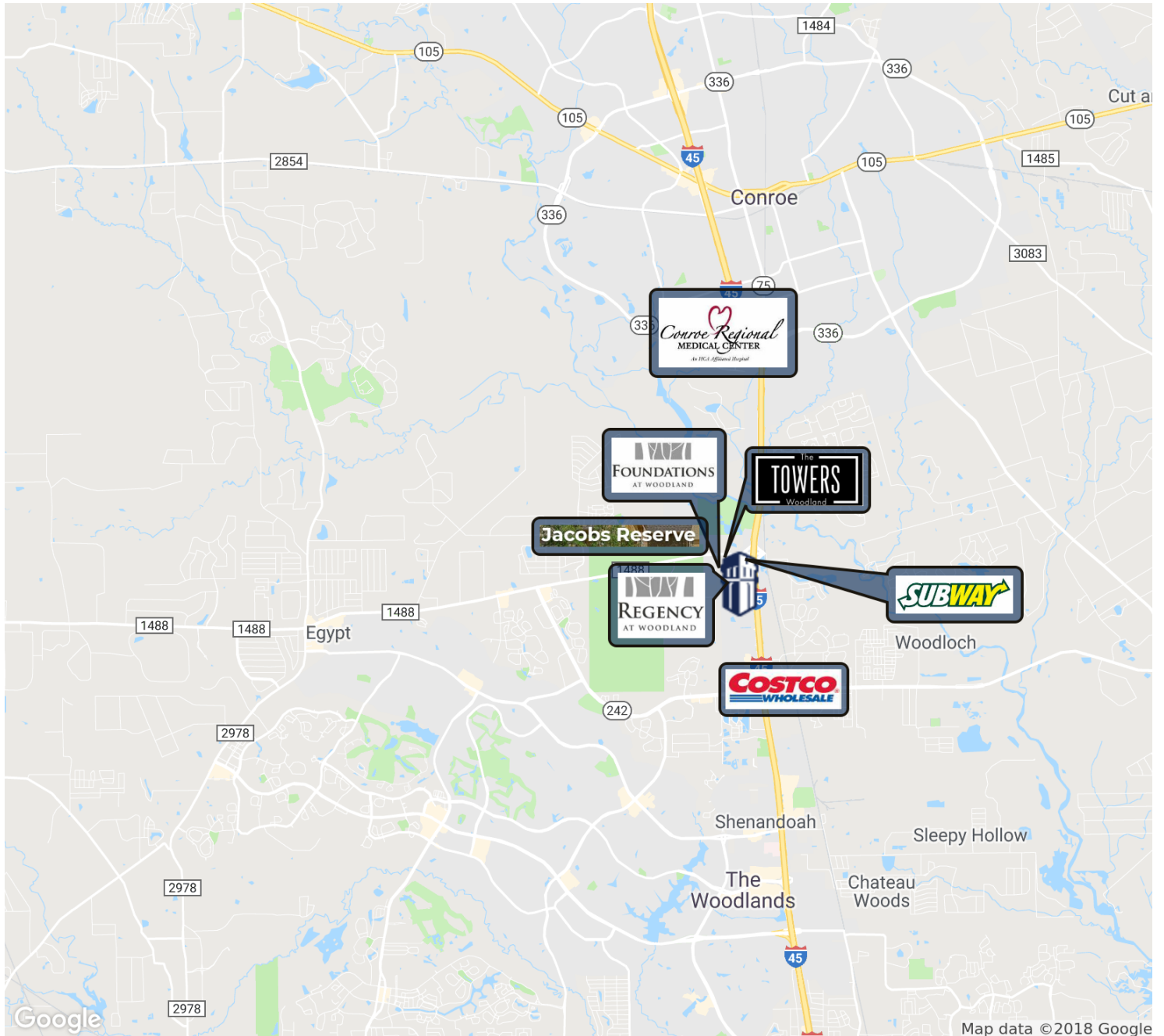
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RETAILER MAP



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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>Belvoir Real Estate Group, LLC</u> | <u>9001128</u> | <u>info@belvoir.net</u> | <u>(713)332-8202</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Matthew Goldsby</u> | <u>601116</u> | <u>matthewwg@belvoir.net</u> | <u>(713)332-8220</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Matthew Goldsby</u> | <u>601116</u> | <u>matthewwg@belvoir.net</u> | <u>(713)332-8220</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Kyle Fischer</u> | <u>685165</u> | <u>kylef@belvoir.net</u> | <u>(713)322-8215</u> |
| 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

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IABS 1-0 Date
IABS - Kyle Fisher