

LAND FOR SALE

2.4 ACRES IN THE WOODLANDS

8808 West Lane, Magnolia, TX 77354

**BERKSHIRE
HATHAWAY**
HomeServices
Anderson Properties
COMMERCIAL DIVISION



SALE PRICE: **\$850,000**

PRICE PER ACRE: \$354,167

LOT SIZE: 2.4 Acres

CROSS STREETS: Woodlands Pkwy & FM 2978

*****NOTE***** PLEASE DO NOT DISTURB
THE OWNERS

PROPERTY OVERVIEW

2.4 Acres in a great location just outside of The Woodlands, right off FM 2978 and very near Woodlands Parkway. This property has a 3,840 SF house that can be converted for commercial purposes. Great Demographics! Projected Average Household Income for 10 miles on 2019 is \$188,054. Great location for Apartments, Office, Self Storage, Destination Retail, or Retirement Facility. Electricity & Water Available.

Take Woodlands Pkwy to FM 2978. Go right and a quick left at West Lane.

PROPERTY FEATURES

- Woodlands Area Location
- Great for Development
- Close to Fine Dining, Shopping & Entertainment
- Well Water & Septic

RICK STALLINGS TEAM
713.503.0808 | 281.203.9194
9303 New Trails, Suite 300
The Woodlands, TX 77381

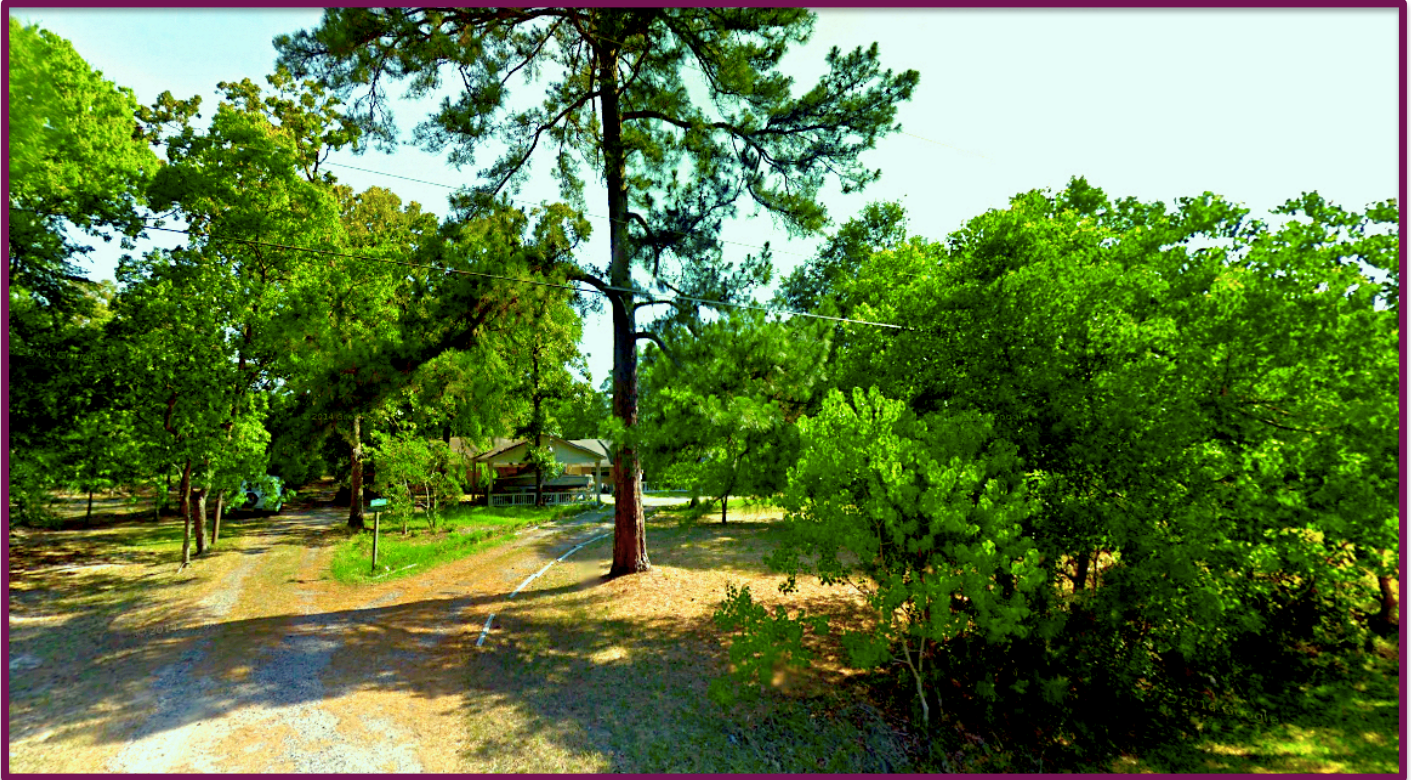
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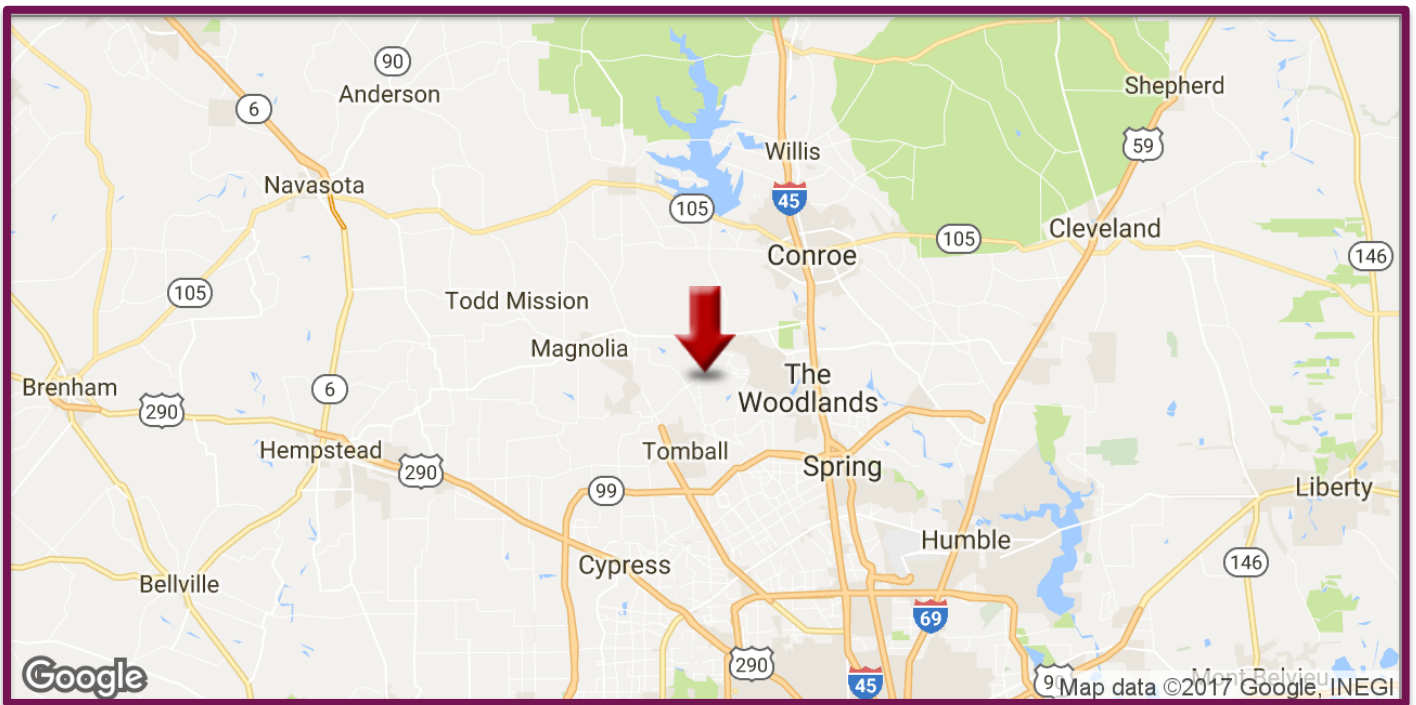
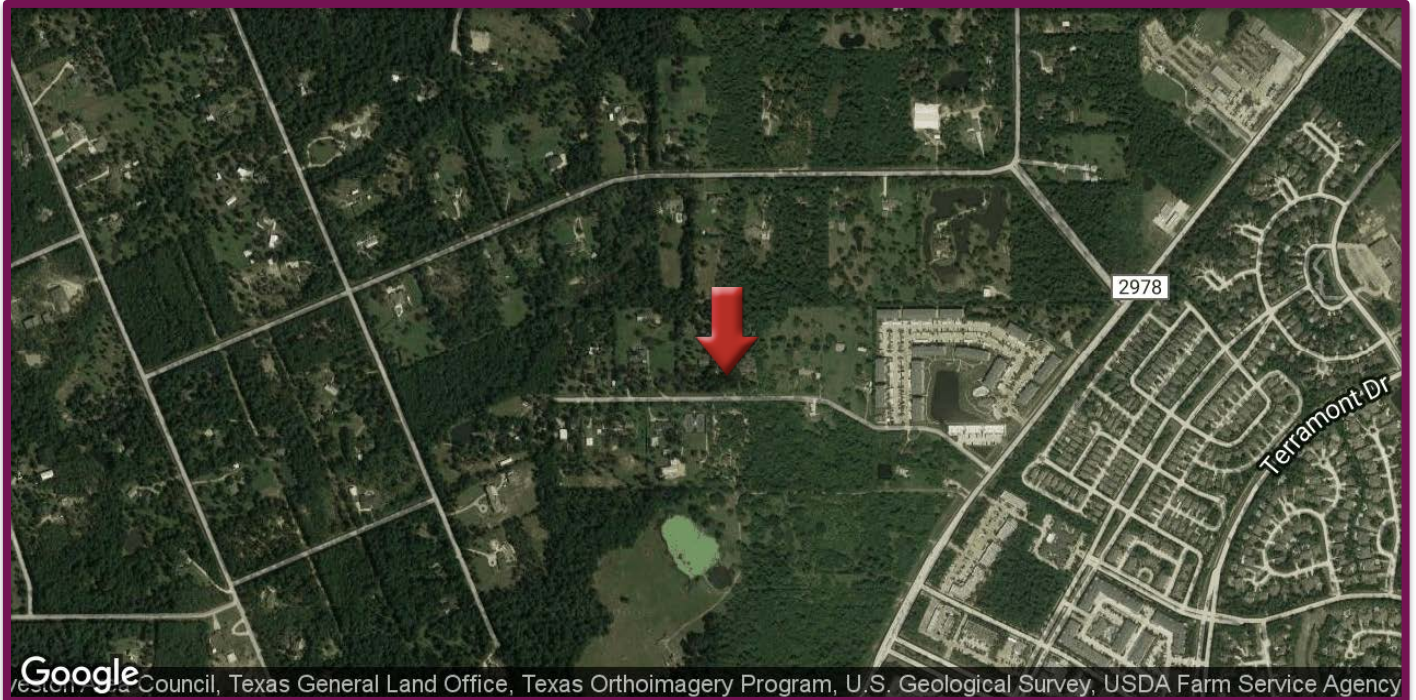
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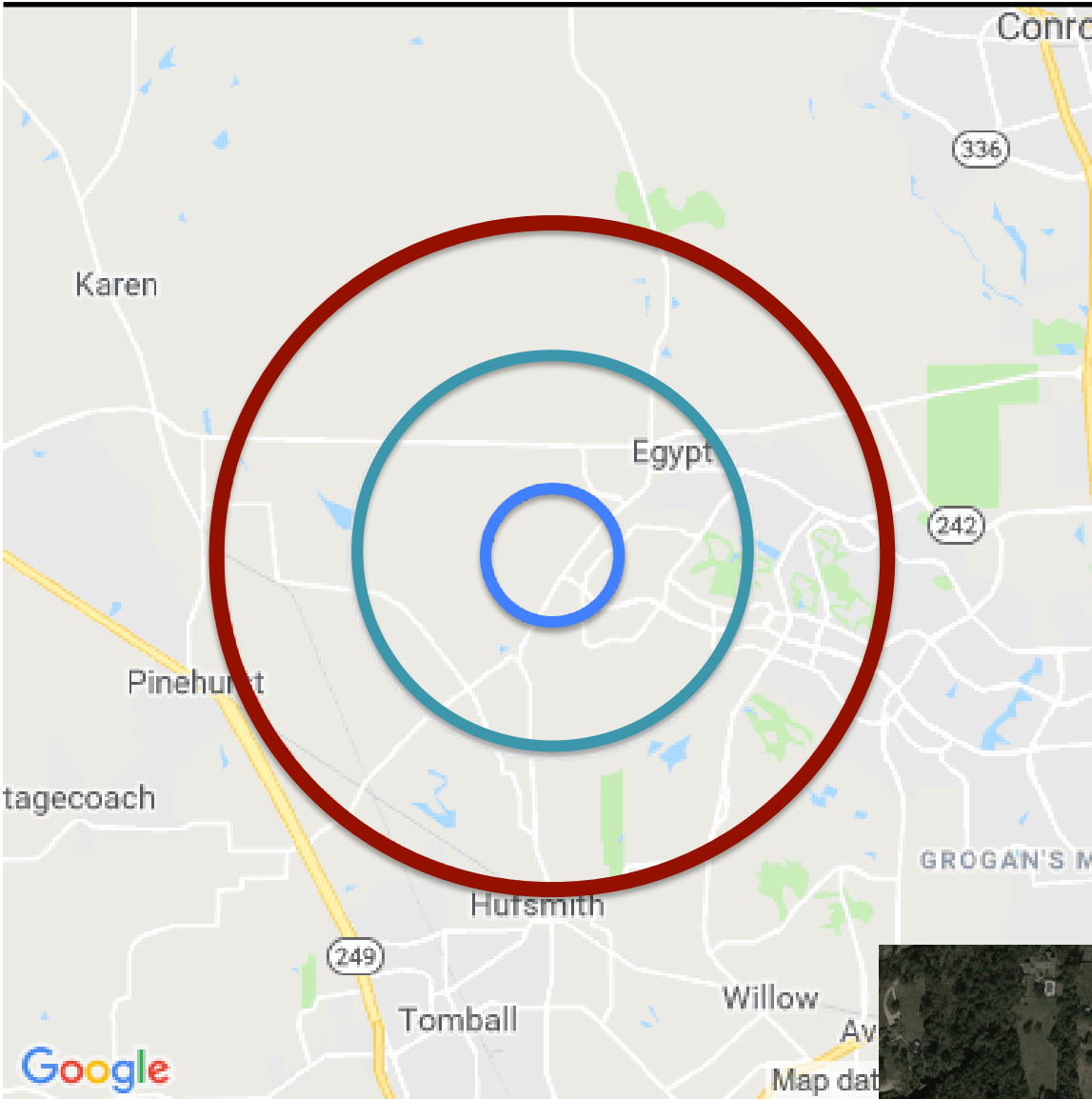
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Demographic Report



Rick Stallings Team



Rick Stallings, MBA



Pouya Tiraie



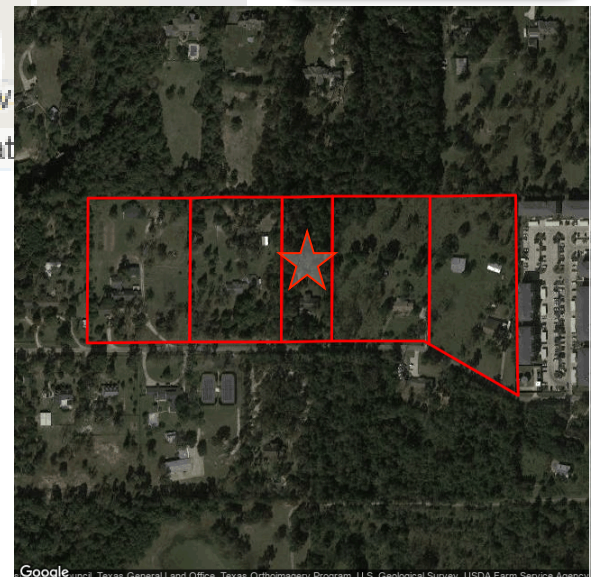
Dawn Rogers,
Office Manager

2.4 Acres - The Woodlands Area



Population

Distance	Male	Female	Total
1- Mile	1,759	1,802	3,561
3- Mile	17,722	18,186	35,908
5- Mile	38,299	39,122	77,421



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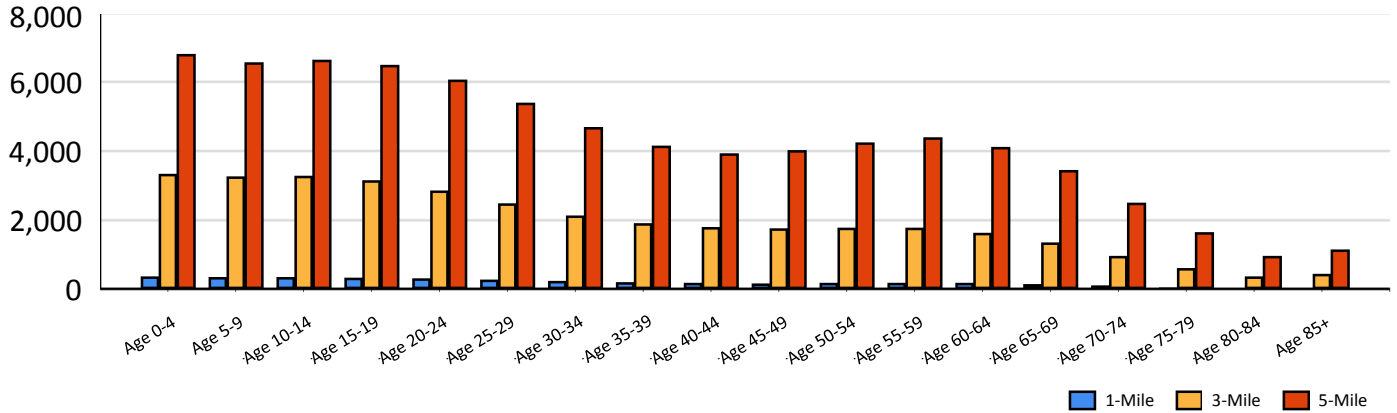
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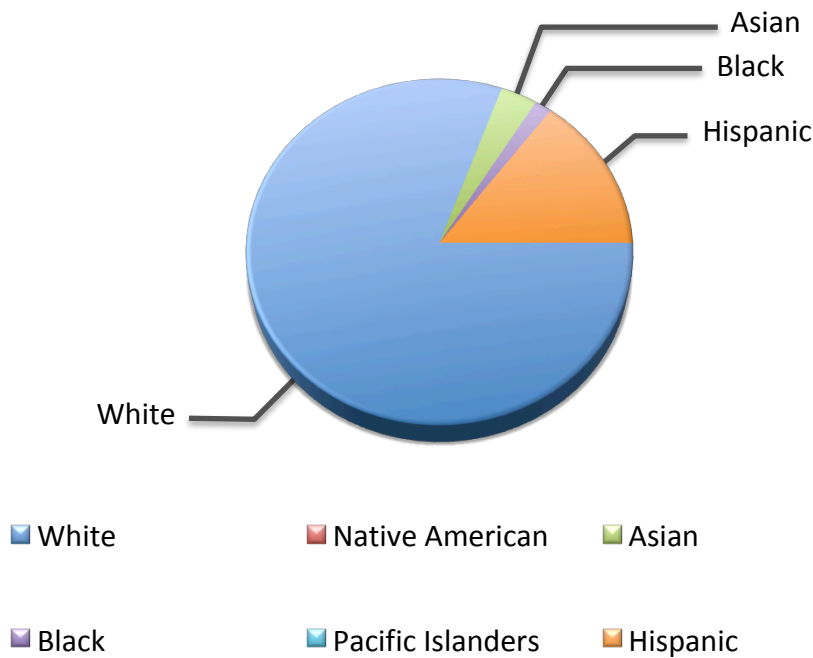
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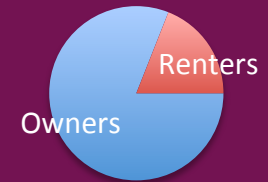
Population by Distance and Age (2018)



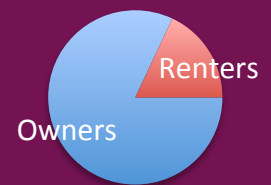
Ethnicity within 5 miles



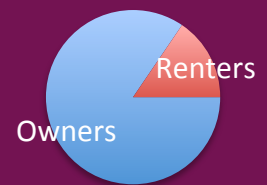
Home Ownership
1 Mile



Home Ownership
3 Mile



Home Ownership
5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,448	38	0.36 %
3-Mile	14,755	418	1.42 %
5-Mile	34,927	932	1.72 %

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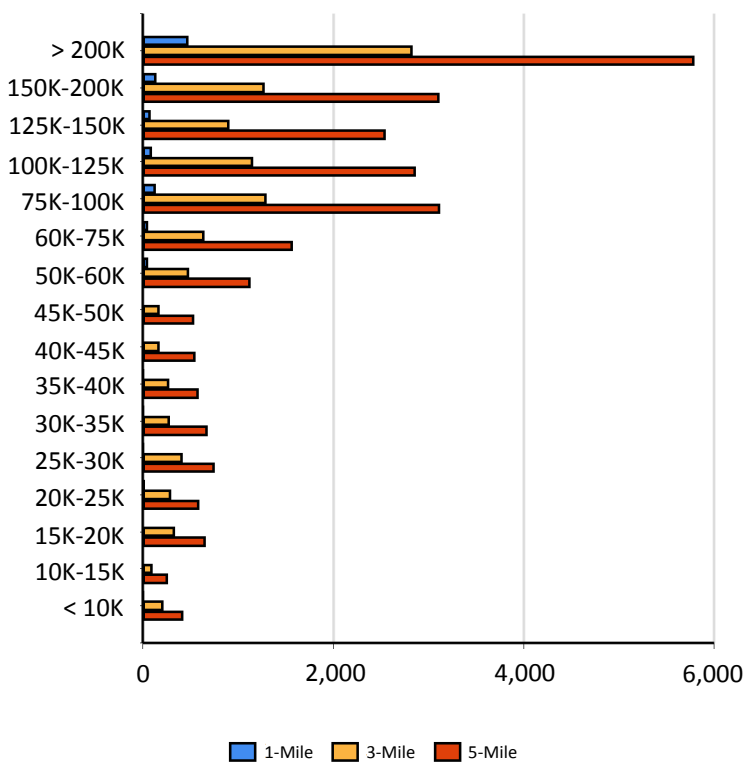
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	89	99	206	69	70	92	6	254	319	35	4	93
3-Mile	47	748	983	2,054	851	1,114	990	118	1,865	3,114	617	170	1,190
5-Mile	54	1,867	2,467	4,152	1,664	2,925	2,627	349	4,747	7,819	1,602	593	2,225

Household Income



Radius	Median Household Income
1-Mile	\$159,662.00
3-Mile	\$130,974.40
5-Mile	\$123,182.25

Radius	Average Household Income
1-Mile	\$147,371.00
3-Mile	\$124,295.40
5-Mile	\$124,369.67

Radius	Aggregate Household Income
1-Mile	\$180,185,982.66
3-Mile	\$1,404,877,828.36
5-Mile	\$3,210,500,655.21

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,897	18,946	44,634
High School Grad	687	5,820	10,842
Some College	407	3,980	9,331
Associates	29	617	2,326
Bachelors	269	3,332	10,675
Masters	20	556	2,919
Prof. Degree	4	162	733
Doctorate	0	83	345

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	4 %	19 %
Teen's	22 %	71 %	83 %
Expensive Homes	0 %	4 %	51 %
Mobile Homes	94 %	265 %	212 %
New Homes	21 %	175 %	274 %
New Households	4 %	40 %	77 %
Military Households	0 %	0 %	3 %
Households with 4+ Cars	3 %	23 %	54 %
Public Transportation Users	1 %	7 %	23 %
Young Wealthy Households	0 %	14 %	59 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	84,729,512		726,636,046		1,676,095,616	
Average annual household	73,184		67,575		67,197	
Food	9,249	12.64 %	8,556	12.66 %	8,517	12.67 %
Food at home	5,467		5,154		5,141	
Cereals and bakery products	783		736		733	
Cereals and cereal products	278		259		259	
Bakery products	505		476		474	
Meats poultry fish and eggs	1,082		1,023		1,017	
Beef	254		241		240	
Pork	176		170		170	
Poultry	210		196		194	
Fish and seafood	191		176		175	
Eggs	81		77		77	
Dairy products	586		546		544	
Fruits and vegetables	1,119		1,047		1,049	
Fresh fruits	164		153		154	
Processed vegetables	197		187		188	
Sugar and other sweets	194		186		185	
Fats and oils	171		161		161	
Miscellaneous foods	1,012		959		957	
Nonalcoholic beverages	429		414		413	
Food away from home	3,782		3,402		3,376	
Alcoholic beverages	589		540		534	
Housing	24,478	33.45 %	22,857	33.82 %	22,725	33.82 %
Shelter	15,111		14,015		13,923	
Owned dwellings	9,859		9,014		8,998	
Mortgage interest and charges	5,152		4,681		4,679	
Property taxes	3,416		3,119		3,100	
Maintenance repairs	1,290		1,212		1,218	
Rented dwellings	3,409		3,380		3,344	
Other lodging	1,843		1,620		1,580	
Utilities fuels	4,917		4,741		4,739	
Natural gas	506		477		477	
Electricity	1,857		1,815		1,811	
Fuel oil	215		200		200	
Telephone services	1,526		1,470		1,473	
Water and other public services	813		776		776	
Household operations	1,899	2.59 %	1,755	2.60 %	1,734	2.58 %
Personal services	619		569		558	
Other household expenses	1,280		1,186		1,176	
Housekeeping supplies	875		816		806	
Laundry and cleaning supplies	209		199		198	
Other household products	520		486		480	
Postage and stationery	145		130		127	
Household furnishings	1,674		1,528		1,521	
Household textiles	129		116		116	
Furniture	495		434		424	
Floor coverings	57		48		48	
Major appliances	119		117		122	
Small appliances	149		135		132	
Miscellaneous	723		676		677	
Apparel and services	2,083	2.85 %	1,946	2.88 %	1,914	2.85 %
Men and boys	459		421		412	
Men 16 and over	378		347		341	
Boys 2 to 15	81		73		71	
Women and girls	747		680		672	

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Women 16 and over	680	609	601
Girls 2 to 15	66	70	71
Children under 2	119	113	110

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	84,729,512		726,636,046		1,676,095,616	
Average annual household	73,184		67,575		67,197	
Transportation	9,384	12.82 %	8,744	12.94 %	8,767	13.05 %
Vehicle purchases	2,509		2,249		2,272	
Cars and trucks new	1,406		1,207		1,222	
Cars and trucks used	1,056		997		1,004	
Gasoline and motor oil	2,550		2,445		2,458	
Other vehicle expenses	3,343		3,193		3,190	
Vehicle finance charges	222		214		214	
Maintenance and repairs	1,276		1,180		1,182	
Vehicle insurance	1,338		1,338		1,332	
Vehicle rental leases	505		461		461	
Public transportation	981		855		845	
Health care	4,795	6.55 %	4,546	6.73 %	4,576	6.81 %
Health insurance	3,052		2,913		2,924	
Medical services	1,087		1,014		1,024	
Drugs	476		452		461	
Medical supplies	179		166		165	
Entertainment	4,110	5.62 %	3,858	5.71 %	3,861	5.75 %
Fees and admissions	1,120		984		975	
Television radios	1,170		1,150		1,150	
Pets toys	1,534		1,435		1,437	
Personal care products	977		896		892	
Reading	88		81		80	
Education	3,044		2,649		2,558	
Tobacco products	371		376		377	
Miscellaneous	1,249	1.71 %	1,136	1.68 %	1,119	1.67 %
Cash contributions	1,699		1,602		1,589	
Personal insurance	11,065		9,784		9,681	
Life and other personal insurance	235		226		228	
Pensions and Social Security	10,830		9,557		9,452	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	8,103	5,660	43.55 %	915	6,995	6,777	1,326	200
3-Mile	2020	19,542	13,915	40.18 %	2,515	16,505	16,512	3,030	427
5-Mile	2020	37,765	28,215	32.78 %	4,906	31,873	33,107	4,658	2,835
1-Mile	2023	8,691	5,660	54.12 %	983	7,500	7,255	1,436	202
3-Mile	2023	20,957	13,915	50.54 %	2,700	17,695	17,696	3,261	556
5-Mile	2023	40,118	28,215	41.68 %	5,206	33,868	35,241	4,877	3,375

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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.

Berkshire Hathaway HomeServices Anderson Properties	604417	mike@andersonprops.com	(713) 862-0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Huff	0501323	mike@andersonprops.com	(713) 862-0000
Designated Broker of Firm	License No.	Email	Phone
Cathy Trevino	455096	trevinorealtors@gmail.com	(713) 516-6331
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Stallings	0620573	rick@bhcrehouston.com	(713) 503-0808
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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