

# FOR SALE | ±18.4 ACRES



Traffic Count  
48k VPD



Buckshot Lane



## 33503 Buckshot Lane | Magnolia, Texas 77354

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Honea Egypt Rd

Bank of America

Kroger Little Caesars Chick-fil-A Starbucks

LAQUINTA INNS & SUITES Auto Zone Target

PANDA EXPRESS T.J. MAXX PET SMART THE HOME DEPOT

ROSS DRESS FOR LESS Walgreens OfficeMax

Old Conroe Rd

VALERO H-E-B SPEC'S WINES-SPRITS-FINER FOODS

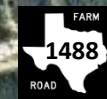
CHASE CVS pharmacy BURGER KING UPS

RediClinic

CITIZENS GRILL AMERICAN BEEF & BALE

TAPPED DRAFTHOUSE & KITCHEN

XSCAPE THEATRES WORLD'S BURGERS



SITE | ±18.4 Ac

Buckshot Ln

Del Webb THE WOODLANDS



College Park Dr

Research Forest Dr

STARBUCKS COFFEE CHASE WELLS FARGO Jack in the box

Walgreens BBVA Compass Kroger

LifeStorage Chick-fil-A EXXON



THE WOODLANDS TEXAS



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## OFFERING

SIZE	±18.4 acres
PRICE	CALL BROKER FOR PRICING

## PROPERTY SUMMARY

**LOCATION** Located just south of FM 1488, between State Hwy 242 and FM 2978. Minutes from Interstate Highway 45, The Woodlands and Conroe

**UTILITIES** TBD

**SCHOOL DISTRICT** Magnolia ISD

**ACCESS** FM 1488  
Buckshot Lane with 722.5' frontage

**FEATURES** Prime location adjacent to The Woodlands, a Howard Hughes master-planned community

## DEMOGRAPHICS



1 Mile

**5,221**  
POPULATION  
(2018)

**5,981**  
PROJECTED  
POPULATION (2023)

**\$119,650**  
AVERAGE HH  
INCOME



3 Mile

**52,599**  
POPULATION  
(2018)

**60,302**  
PROJECTED  
POPULATION (2023)

**\$163,371**  
AVERAGE HH  
INCOME

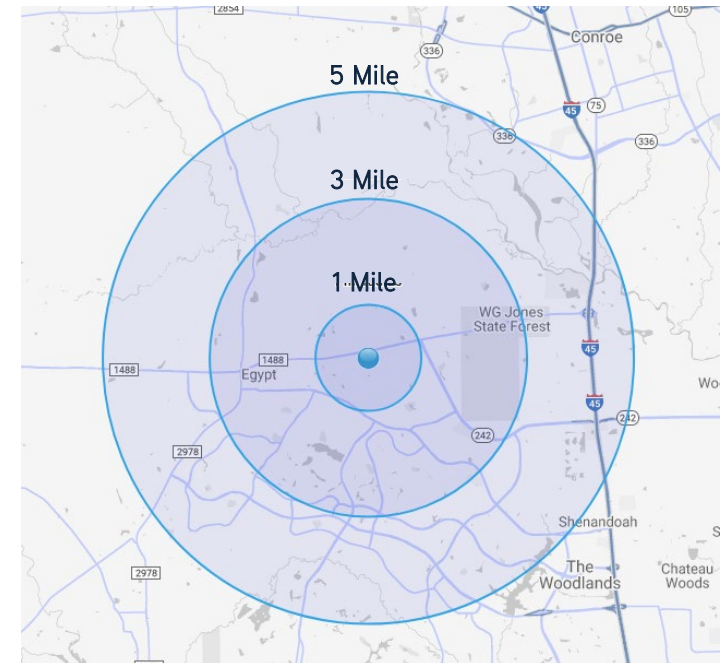


5 Mile

**117,384**  
POPULATION  
(2018)

**134,449**  
PROJECTED  
POPULATION (2023)

**\$159,280**  
AVERAGE HH  
INCOME



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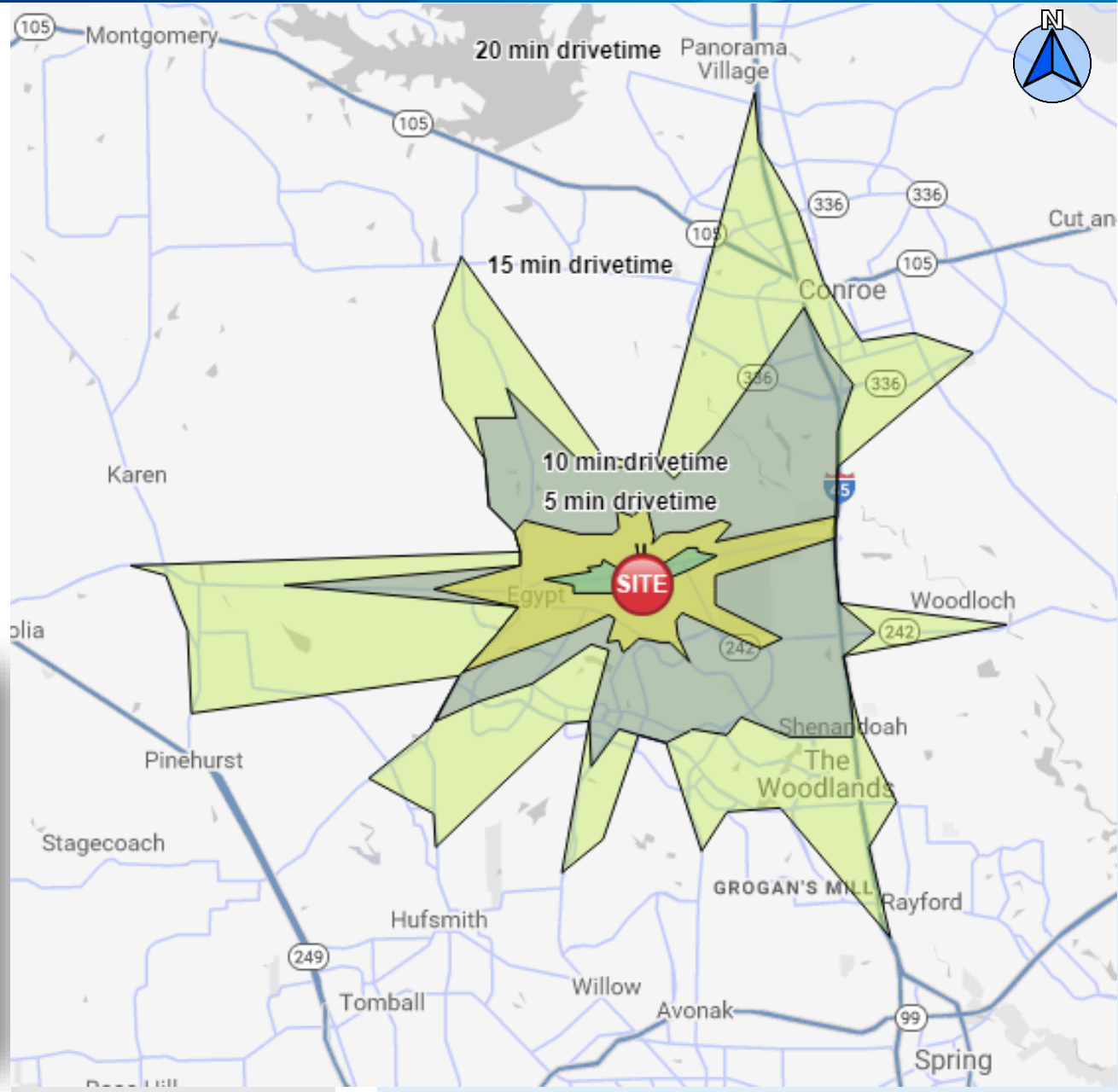
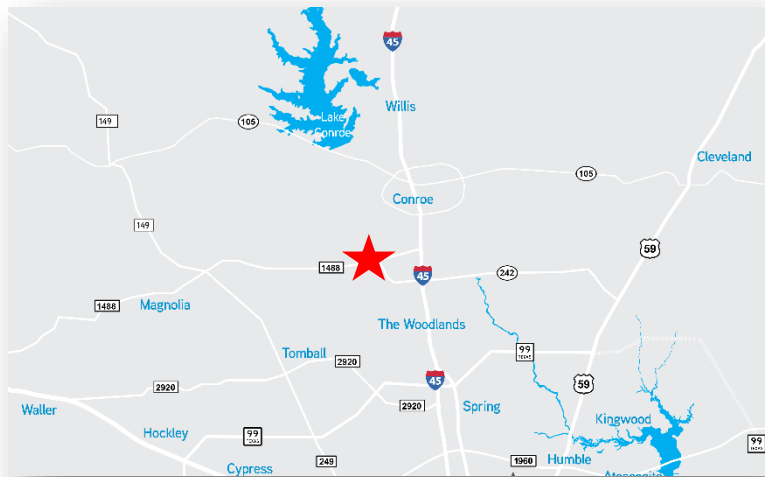
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Destination	Distance	Drive Time
The Woodlands	.5 Miles	1 minutes
I-45	4 Miles	7 minutes
Conroe	9 Miles	13 minutes
Grand Parkway	13 Miles	17 minutes
Beltway 8	16 Miles	25 minutes



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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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
 Date