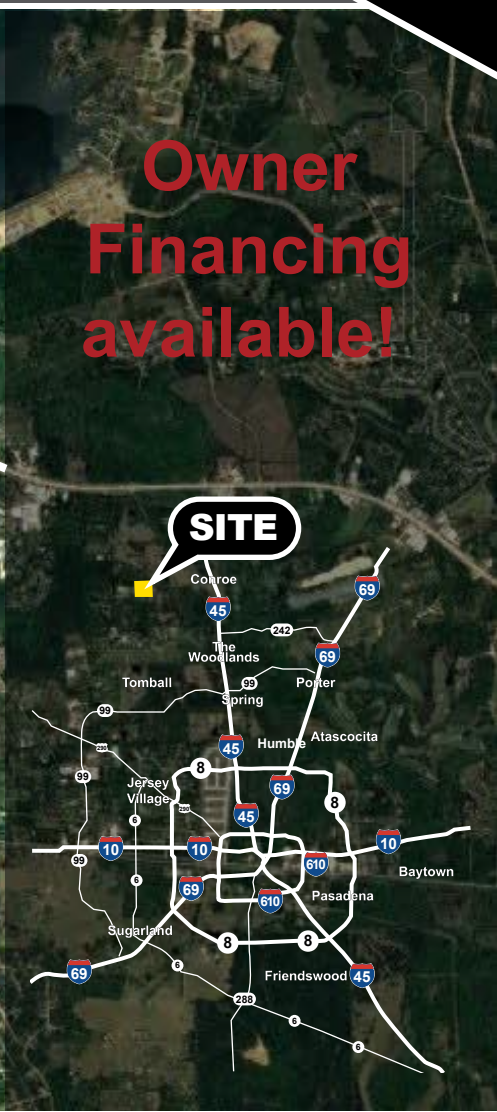
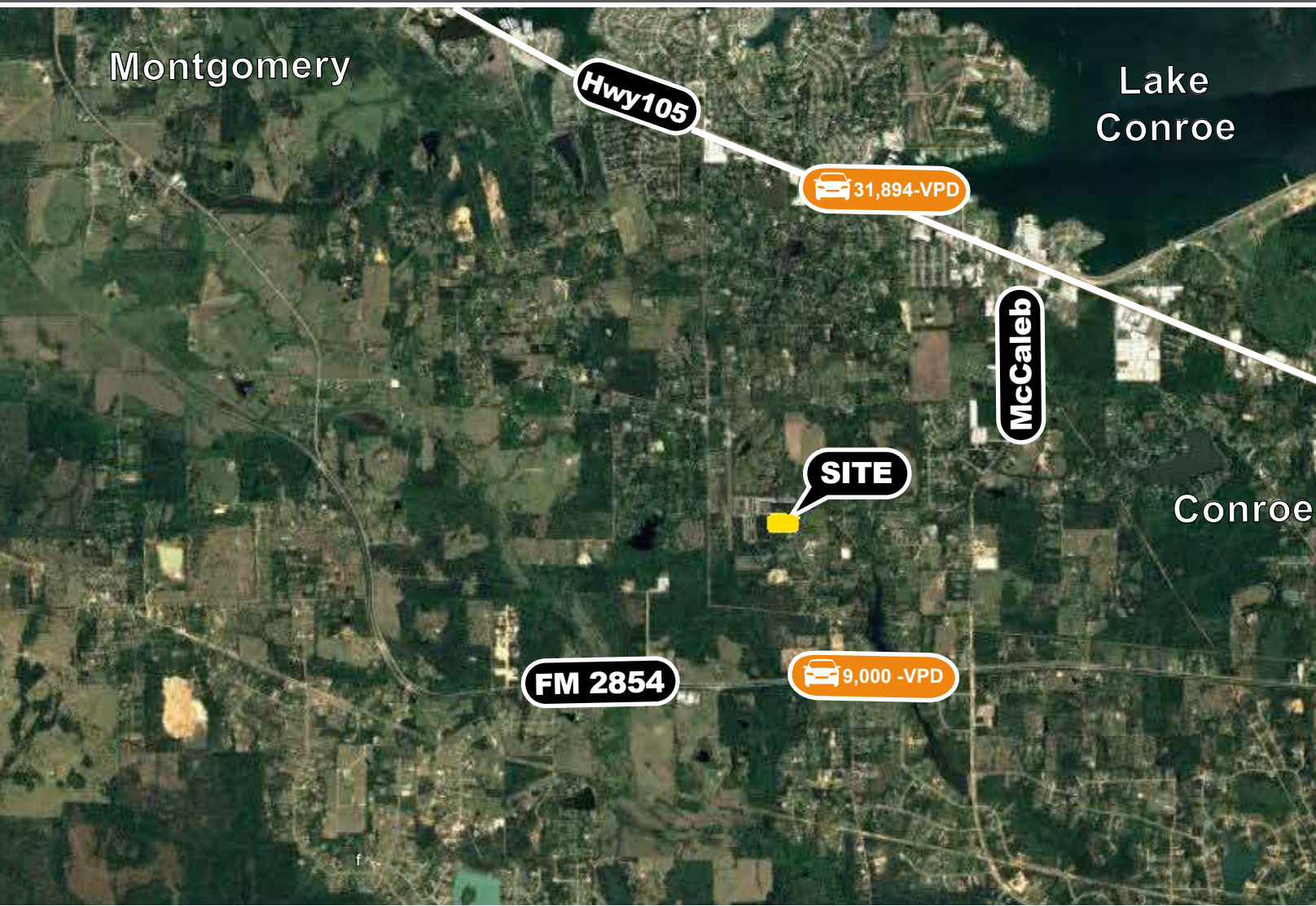


FOR SALE: +/- 11.2AC + Bus. Oppty + Income
(Ideal for tree nursery & landscaping business)

ASKING PRICE
\$795,000

15973 Rabon Chapel Rd, Montgomery TX 77316



THE COMMERCIAL PROFESSIONALS

Remember, "It Pays to work with a Professional!"
TheCommercialProfessionals.com
1095 Evergreen Circle # 200 The Woodlands, TX 77380

Call
281.766.4352

FOR SALE: +/- 11.2AC + Bus. Oppty + Income

(Ideal for tree nursery & landscaping business)

15973 Rabon Chapel Rd, Montgomery TX 77316

DESCRIPTION

This is an incredible investment property that comes with a business opportunity and even has some existing income! The small warehouse is leased out for approx. \$1,150 per month. The nursery definitely needs some TLC. The plant inventory and all equipment is included! The opportunity would be to make the business more public facing to obtain better retail pricing. Also, combine this business with a landscaping business and it could be a definite win-win!

DEMOGRAPHICS

Ratio of:	3 mile	5 mile
Population:	13,584	33,901
Median Income Per Household:	\$72,569	\$79,290
Average Household Size :	2.59	2.63



The Commercial Professionals is a affiliation of independently owned and operated company. The information contained here in has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal with out notice. The person relying thereon should verify all information contained herein. We have not made and will not make any warranty or representation as to the condition of the property nor any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

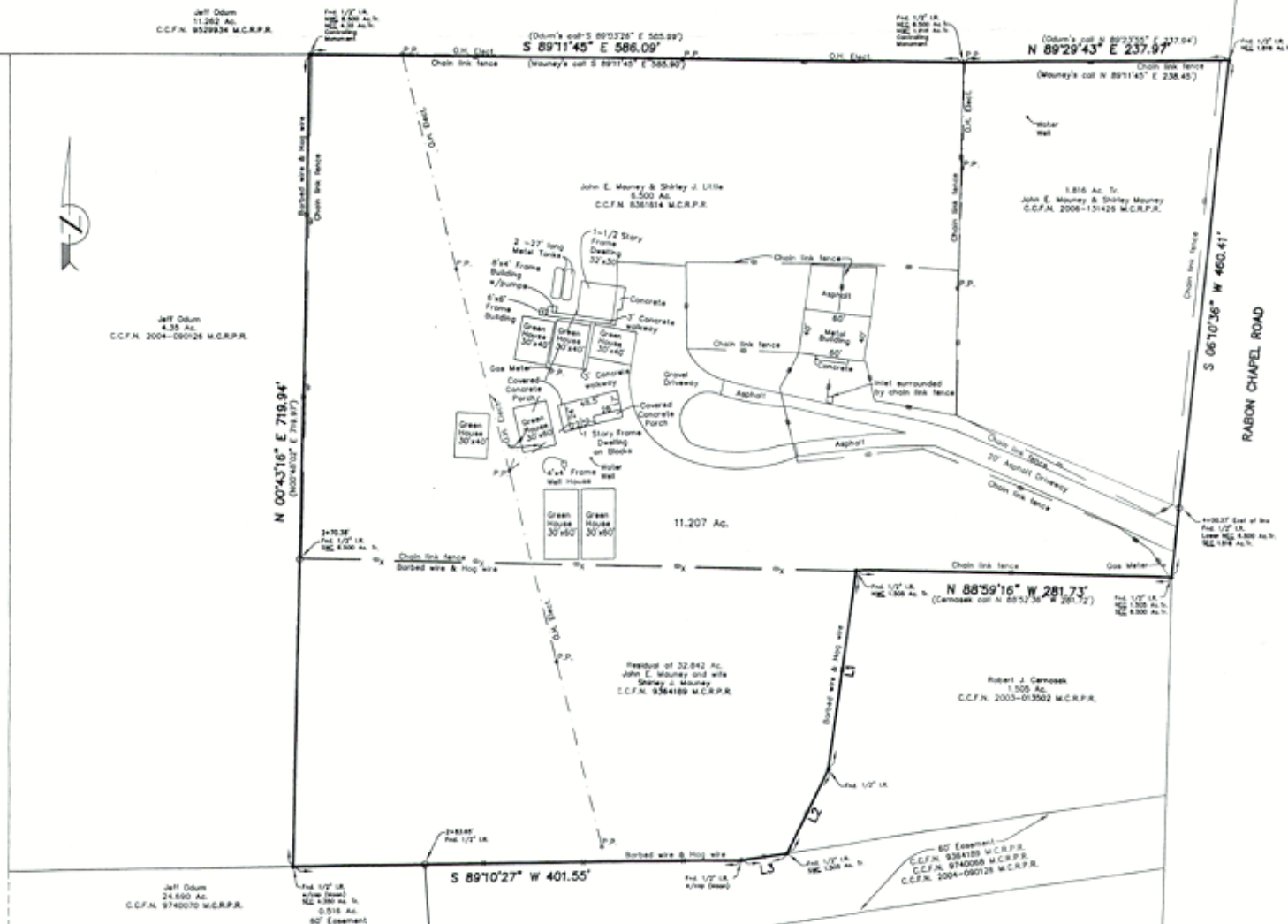
THE COMMERCIAL PROFESSIONALS

Remember, "It Pays to work with a Professional!"

TheCommercialProfessionals.com

1095 Evergreen Circle #200, The Woodlands, TX 77380

Call
281.766.4352



LAND SURVEY
 11.207 ACRES OF LAND IN THE
 R. C. HAMLET SURVEY, A-281
 MONTGOMERY COUNTY, TEXAS
 Scale: 1" = 60' Date: April 9, 2007
 Address:

To Avid Industries, LLC, Exclusively.
 I hereby state that this plat is a true representation
 of a ground survey made under my direct supervision.
 All rights reserved Copyright 2007 Jeffrey Moon & Assoc., Inc. ©



GFA 07040046, FID # 75-B-80, Book 11, Pg. 11
 © 1998-2007 Jeffrey Moon & Associates, Inc. All rights reserved.

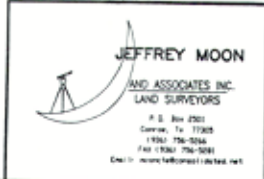
Linda M. French
 0.374 Ac.
 C.C.F.N. 2001-050078 M.C.R.P.R.

Terry Rowe
 1.631 Ac.
 C.C.F.N. 837978 M.C.R.P.R.

Terry Rowe
 3.158 Ac.
 C.C.F.N. 870000 M.C.R.P.R.

LINE	BEARING	DISTANCE	CALL
L1	S02°30'47"W	177.35	S07°20'52"W 378.00'
L2	S28°27'32"W	81.68	S25°53'45"W 81.19'
L3	S81°18'37"W	41.21	S81°41'31"W 41.04'

- Notes:
- Bearings are based upon the deed call North line of the Mauney 6.500 Ac. Tr.
 - This Survey is based, in part, on a Metes and Bounds description of even data.
 - This tract may be subject to easements granted to Mid-South Electric Cooperative Association recorded under C.C.F.N. 9502649 M.C.R.P.R., C.C.F.N. 8638323 M.C.R.P.R., C.C.F.N. 8607734 M.C.R.P.R., C.C.F.N. 99038544 M.C.R.P.R., C.C.F.N. 9903640 M.C.R.P.R., C.C.F.N. 9607733 M.C.R.P.R., C.C.F.N. 9025645 M.C.R.P.R., C.C.F.N. 2004-085840 M.C.R.P.R.



THE COMMERCIAL PROFESSIONALS

Remember, "It Pays to work with a Professional!"
TheCommercialProfessionals.com
 1095 Evergreen Circle #200, The Woodlands, TX 77380

Call 281.766.4352



Warehouse leased for ~\$1150/month



Entire property is fenced



Nursery inventory included in price!

THE COMMERCIAL
PROFESSIONALS

Remember, "It Pays to work with a Professional!"

TheCommercialProfessionals.com

1095 Evergreen Circle # 200 The Woodlands, TX 77380

Call
281.766.4352



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.

<u>The Professionals Grp</u>	<u>9003131</u>	<u>Lance.Langenhoven@TheProfessionalsGrp.com</u>	<u>(832) 483-8655</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Lance Langenhoven</u>	<u>0518367</u>	<u>Lance.Langenhoven@TheProfessionalsGrp.com</u>	<u>(832) 483-8655</u>
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

TAR 2501

IABS 1-0

The Commercial Professionals, 8505 Technology Forest Place, Suite 501 THE WOODLANDS, TX 77381
Lance Langenhoven

Phone: 832.483.8655

Fax: 866.438.7611

1485 BLAKE RD,

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com