



FOR SALE

1100 Parthenon Place

NEW CANEY, TEXAS 77357

5.5 ± Acres

17,828 ± SF

City of Roman Forest

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THE OPPORTUNITY

Located within the Roman Forest Community in east Montgomery County, 1100 Parthenon Place is one of the finest religious facilities in New Caney, Texas. Beautifully manicured grounds on ample acreage set back in a residential community give this site a tranquil setting perfect for a religious, senior care, youth care, retreat, recovery, community, rehab, research facility, charter/boarding school or other special use.

Michealangelo Street

Parthenon Place

Constantine Drive



RELIGIOUS OR SPECIAL USE FACILITY

Purpose built for the Discalced Carmelite Nuns in 1974 through 2002 in various phases, the property features approximately 5.524 acres of land and 17,828 square feet of improvements within two buildings. On-site amenities include:

- › Chapel/Sanctuary - Seats approximately 70
- › Offices
- › Assembly Areas
- › Work Area
- › 20 Dormitory Rooms
- › Shared Bath Facilities
- › Dining/Fellowship Areas with Commercial Kitchen
- › 2 Car Garage
- › Separate Hermitage/Guest House - 588 SF
- › No Zoning; Tax Exempt - Religious Use
- › Fenced Perimeter
- › Concrete Walking Paths





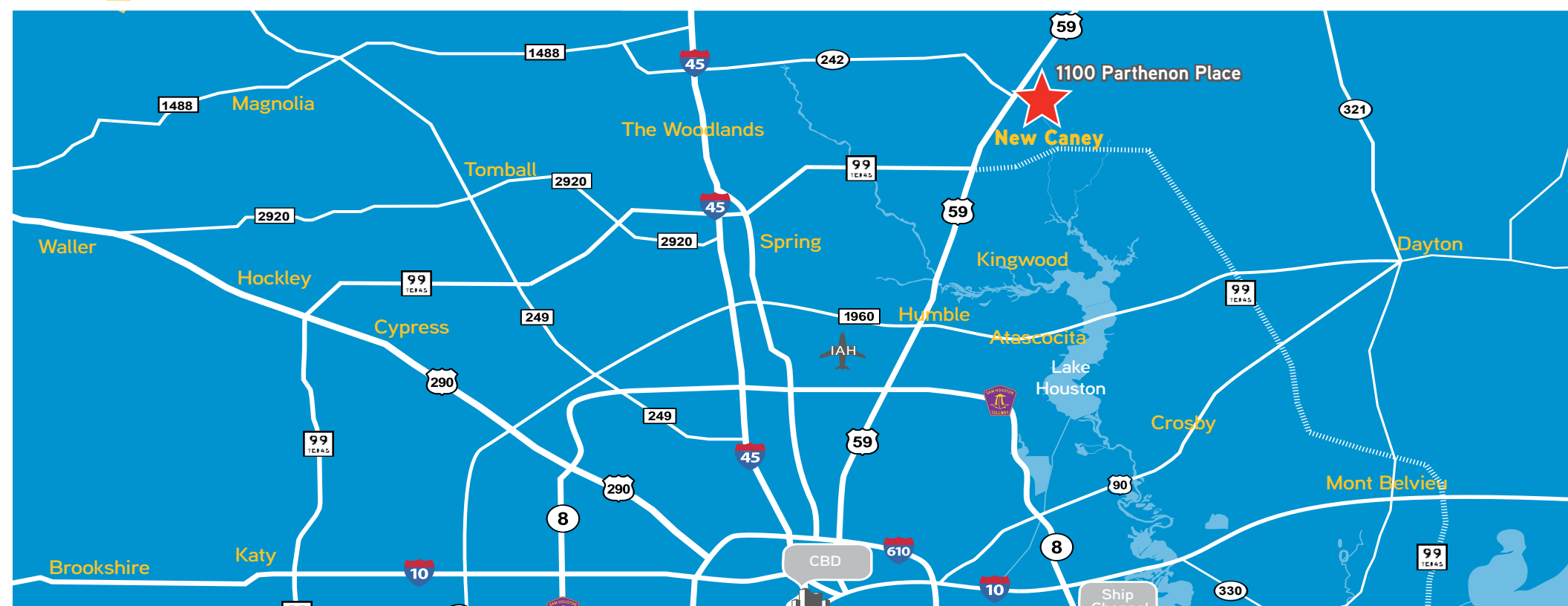
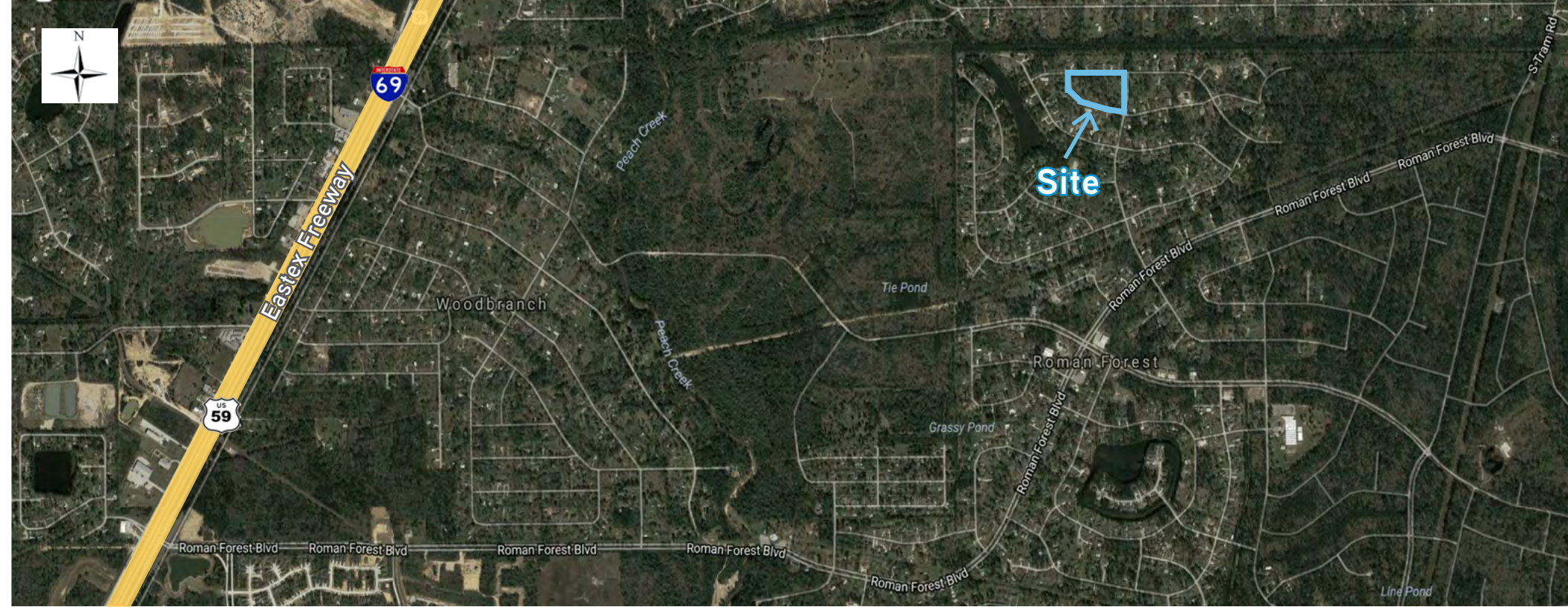
Michealangelo Street

Parthenon Place

Constantine Drive

THE LOCATION

Convenient proximity to US 59/69 Freeway via Roman Forest Boulevard offers easy accessibility to one of Houston's major arterial freeways. 5.524 acre tract bound by Parthenon Place, Constantine Drive, and Michaelangelo Street located in the southeastern portion of Montgomery County, approximately 30 miles north of Houston's CBD.

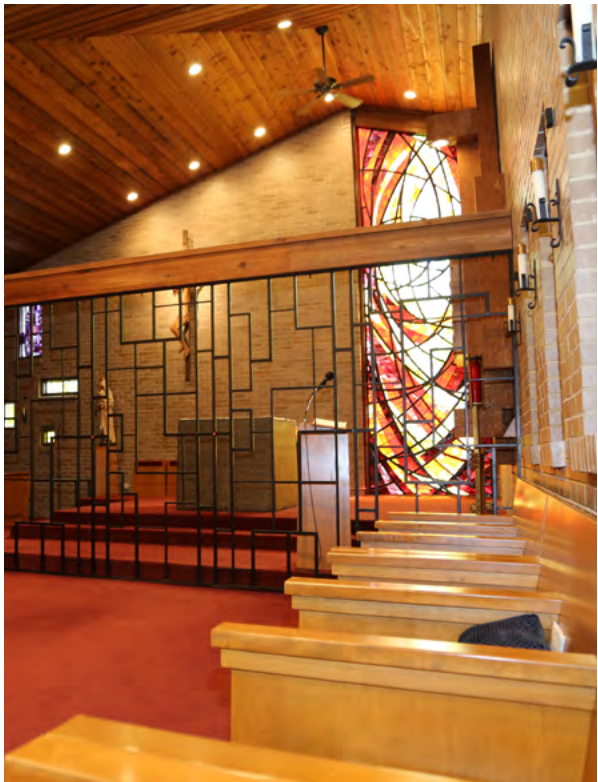


PROPERTY PHOTOS



PROPERTY FEATURES:

- > Chapel/Sanctuary - Seats Approx. 70
- > Multi-Purpose Rooms: Offices, Conference Room, Community Hall, Assembly Areas, Sewing Room, Laundry Room
- > Commercial Kitchen and Dining Areas
- > Unique Bell Tower
- > Dormitory Rooms with Extensive Plumbing
- > Pristine Nature Area with Beautiful Excess Land and Courtyard
- > Fenced, Concrete Pathways
- > Separate Cottage House

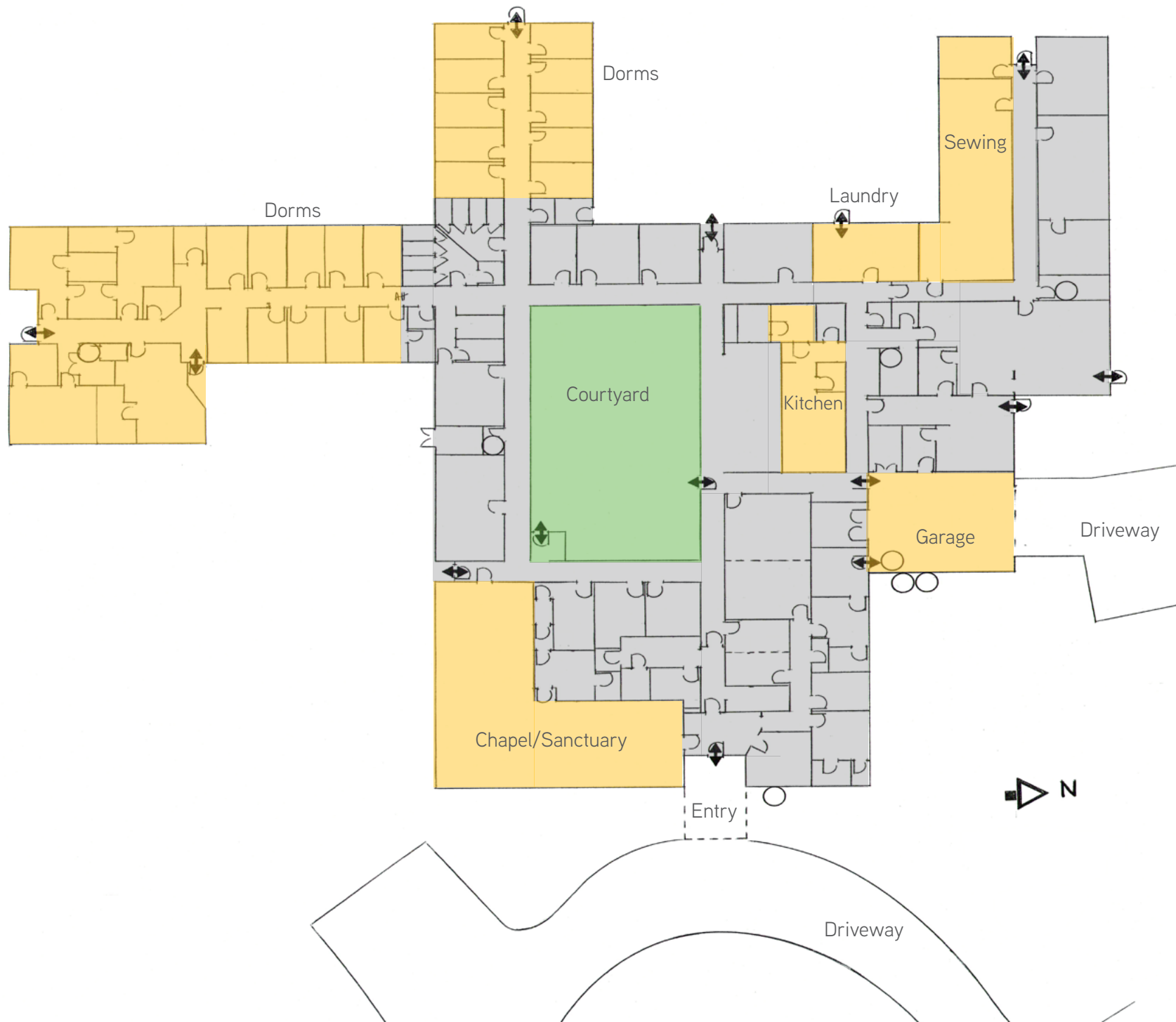


PROPERTY PHOTOS

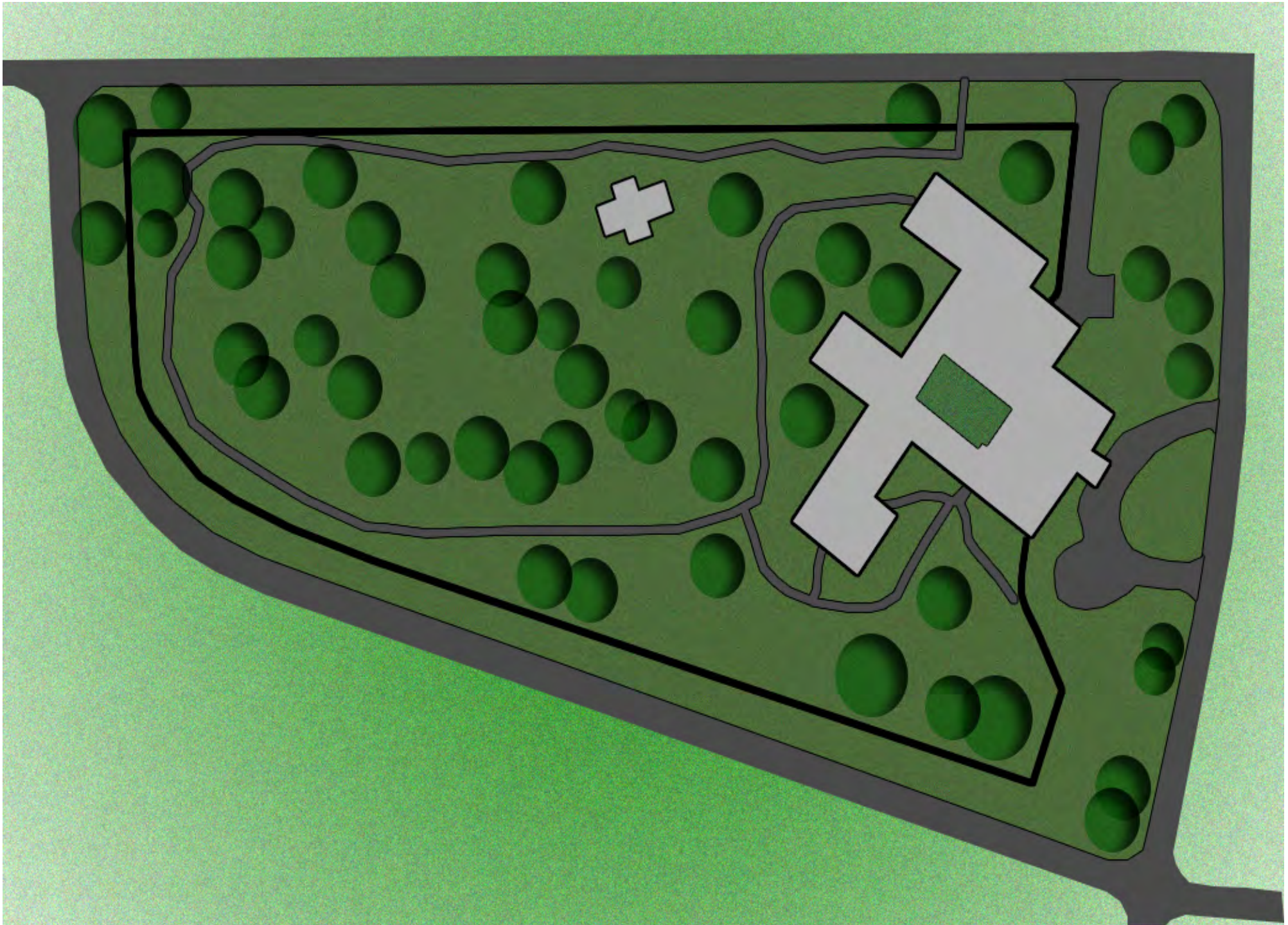


SALE PRICE
\$1,150,000

FLOOR PLAN



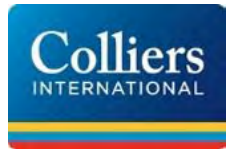
SITE PLAN





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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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Buyer/Tenant/Seller/Landlord Initials

Date

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