

# 9.78 ACRES FOR SALE



**DEVIN BAKER**

Broker Associate



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19276 FM 1485 Road,  
New Caney, Texas 77357



**SENDERO**  
REAL ESTATE



Located just north of Valley Ranch and the Grand Parkway on a heavily traveled thoroughfare between I-69 and Hwy 242 and Conroe, this 9.78 acres has 15,506-VPD at the entrance of the property. There is an existing curb cut and 451' of frontage on FM 1485, and no flood plain. There is electric on site, with water/sewer and ATT Fiber at the road.

|                    |   |
|--------------------|---|
| <b>Size</b>        | 9.78± acres   |
| <b>Price</b>       | \$1,700,000   |
| <b>Location</b>    | FM 1485, NW of Hwy59/I69<br>SE of Gene Campbell   |
| <b>Frontage</b>    | 451' on FM 1485   |
| <b>Utilities</b>   | New Caney MUD (8" water along southside of 1485, sewer along north), Electric Onsite, ATT Fiber |
| <b>Flood Plain</b> | None (Zone X)   |
| <b>ISD</b>         | New Caney   |
| <b>Tax Rate</b>    | 2.2491% (2023)  |

## PROPERTY HIGHLIGHTS

- ⊕ Unincorporated Montgomery County (No Restrictions)
- ⊕ 451' of frontage with 15,506-VPD
- ⊕ Opportunity Zone Tract
- ⊕ On a major connector between Conroe and Hwy 59/I-69
- ⊕ 1.5 miles to freeway and 3.5 miles to SH 99 and Valley Ranch
- ⊕ \$100K 5 mile Avg Household Income
- ⊕ 53,800 5 mile Population
- ⊕ \*Population growth in last 3 years since census-pending

# DEMOGRAPHIC SUMMARY

19212 FM 1485 Rd

Ring of 5 miles

## KEY FACTS

71,332

Population



23,969

Households

35.3

Median Age

\$74,032

Median Disposable Income

## EDUCATION

15.8%

No High School Diploma



32.0%

High School Graduate



30.8%

Some College/ Associate's Degree



21.5%

Bachelor's/ Grad/ Prof Degree

## INCOME



\$88,777

Median Household Income



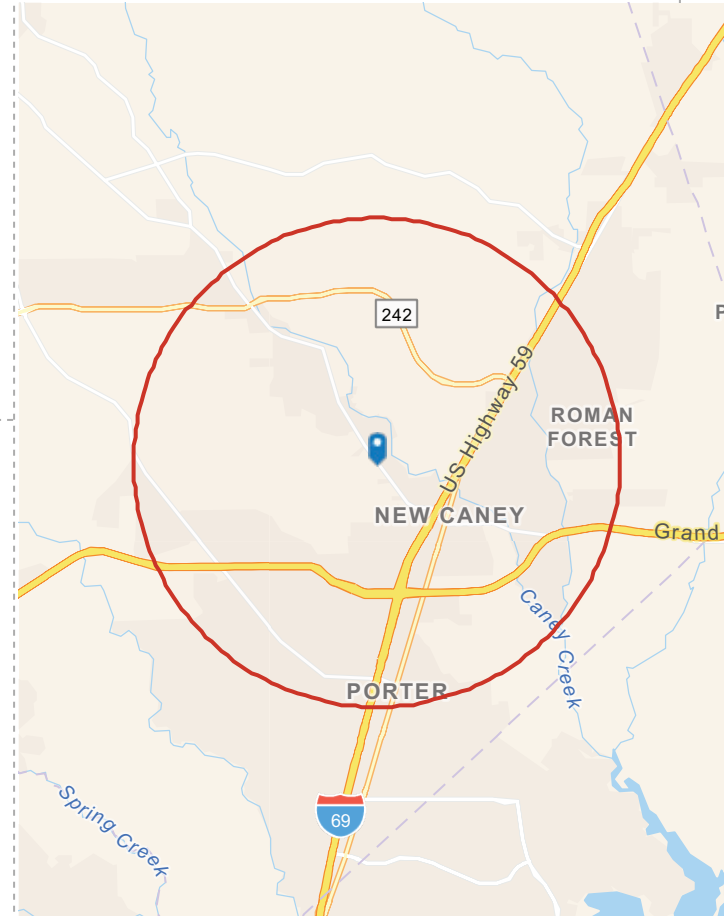
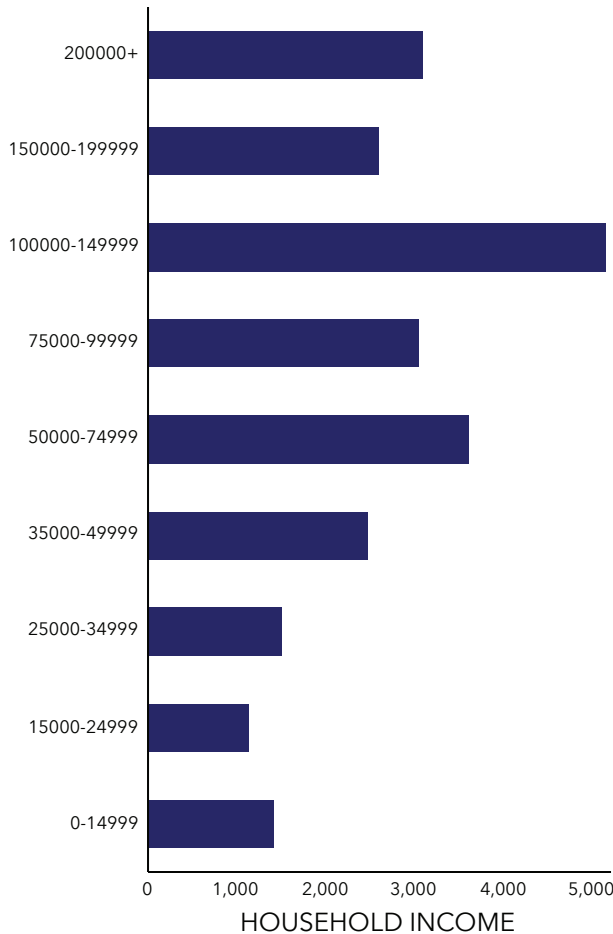
\$38,272

Per Capita Income



\$295,515

Median Net Worth



## EMPLOYMENT

52.9%

White Collar

35.5%

Blue Collar

15.1%

Services

3.9%

Unemployment Rate



**NOTES:**

- 1) Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this parcel.
- 2) The bearing datum shown hereon is based on Texas State Plane Coordinate System, Texas Central Zone NAD83.

Frankie Sizemore  
Called 9.4768 Acres  
Bk. 046 Pg. 0024  
M.C.D.R

Consuelo Guzman  
Called 6.341 Acres  
Vol. 723 Pg. 0102  
O.P.R.R.P.M.C.

Betty Jean Smith Trust  
Called 3.23 Acres  
MCCF# 2012-106069  
M.C.P.R

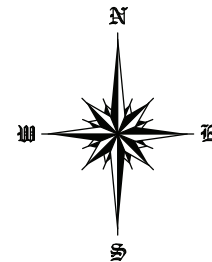
Charles Washburn  
Called 3.749 Acres  
Vol. 929.01 Pg. 0940  
M.C.P.R

James Haugen  
Called 0.02 Acres  
MCCF# 1986-054397  
O.P.R.R.P.M.C.

F.M. 1485(100' ROW)  
(Called S 36°22'34" E 450')  
S 39°44'32" E 451.60'  
152.45'

SRNO LLC.  
Called 0.82 Acres  
MCCF# 2017-0852516  
O.P.R.R.P.M.C.

**James & Charles Washburn**  
Called 9.780 Acres  
Called 9.68 Acres  
MCCF# 2018-000754  
M.C.P.R



# MAP OF SURVEY OF

9.78 ACRES OF LAND, BEING ALL OF LOTS 9, 10, 11 & A PORTION OF LOT 12, OF THE NEW CANEY ESTATES SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN CABINET 5, SHEET 231, DOCUMENT NUMBER 121196, OF THE MONTGOMERY COUNTY MAP RECORDS, OUT OF THE IRA MILLIMAN SURVEY A-340, IN MONTGOMERY COUNTY, TEXAS.

SCALE: 1 INCH = 100 FEET



WASHBURN & COMPANY  
P.O. Box 460  
Cleveland, Texas 77328  
281-432-1665  
800-689-0103

OCTOBER 29, 2018  
Book: 340  
Page: 52  
File: LCJ Project Office Tract  
FAX: 281-432-1462

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OCTOBER 29, 2018 UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KENNETH E. SAVOY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5730





## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>SENDERO REAL ESTATE</u><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <u>9010551</u><br>License No. | <u>JUAN@SENDEROGROUP.NET</u><br>Email  | <u>281-407-0601</u><br>Phone |
| <u>JUAN C. SANCHEZ</u><br>Designated Broker of Firm   | <u>520895</u><br>License No.  | <u>JUAN@SENDEROGROUP.NET</u><br>Email  | <u>281-407-0601</u><br>Phone |
| <u>JUAN C. SANCHEZ</u><br>Licensed Supervisor of Sales Agent/<br>Associate                          | <u>520895</u><br>License No.  | <u>JUAN@SENDEROGROUP.NET</u><br>Email  | <u>281-407-0601</u><br>Phone |
| <u>DEVIN BAKER</u><br>Sales Agent/Associate's Name  | <u>656289</u><br>License No.  | <u>DEVIN@SENDEROGROUP.NET</u><br>Email | <u>281-407-0601</u><br>Phone |

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1