

Hwy 105

Lake Conroe

"WoodForest"
Master Planned Community

"Two Step Farms"
2,200 Acre
Master Planned Community

Bryan Ln

Boars Head Pl

Windmill Ln

Hodge Archibald Rd

8.56± ACRE
ALSO AVAILABLE

**8.5± ACRE
SITE**



8.5-17± ACRES FOR SALE

0 Windmill Ln, Montgomery, TX 77316



JUAN C. SANCHEZ
Managing Principal



Juan@SenderoGroup.net



M 832.607.8678
O 281.407.0601



PROPERTY HIGHLIGHTS

8.5 acre site with potential to purchase an additional 8.56 acre adjoining tract

Corner location at Windmill Ln & Hodge Archibald Rd.

Positioned north of FM 1488 and west of FM 2978 in one of Montgomery County's fastest-growing corridors.

Minutes from The Woodlands, Woodforest, and the Two Step Farms master-planned community, providing strong long-term growth potential.

Ideal for residential, recreational, or future investment opportunities.

Strong surrounding demographics with approximately 80,346 residents within a 5-mile radius and 4.6% annual population growth.

Affluent trade area featuring a median household income of \$158,879 and an average home value of \$352,754.

LOCATION INFORMATION

LOCATION Windmill Ln & Hodge Archibald Rd,
North of FM 1488, West of FM 2879

SUBMARKET Montgomery/Magnolia

SIZE 8.5 -17.06± acres

PRICE \$400,000; \$200,000 divided

UTILITIES Electric only

FLOOD PLAIN 100-yr & floodway

APN 0018-01-14101 & 0018-01-14100



80,346
POPULATION

39.7

MEDIAN AGE



\$352,754
AVERAGE HOME VALUE



\$158,879
MEDIAN HH INCOME



4.6%
ANNUAL POPULATION GROWTH



2,399
TOTAL BUSINESSES

5 mile demographics, CoStar



"Two Step Farms"
1860 Acre
Master Planned Community

Hodge Archibald Rd

8.56± ACRE
ALSO AVAILABLE

**8.5± ACRE
SITE**

Windmill Ln



FM 1488



**8.5± ACRE
SITE**

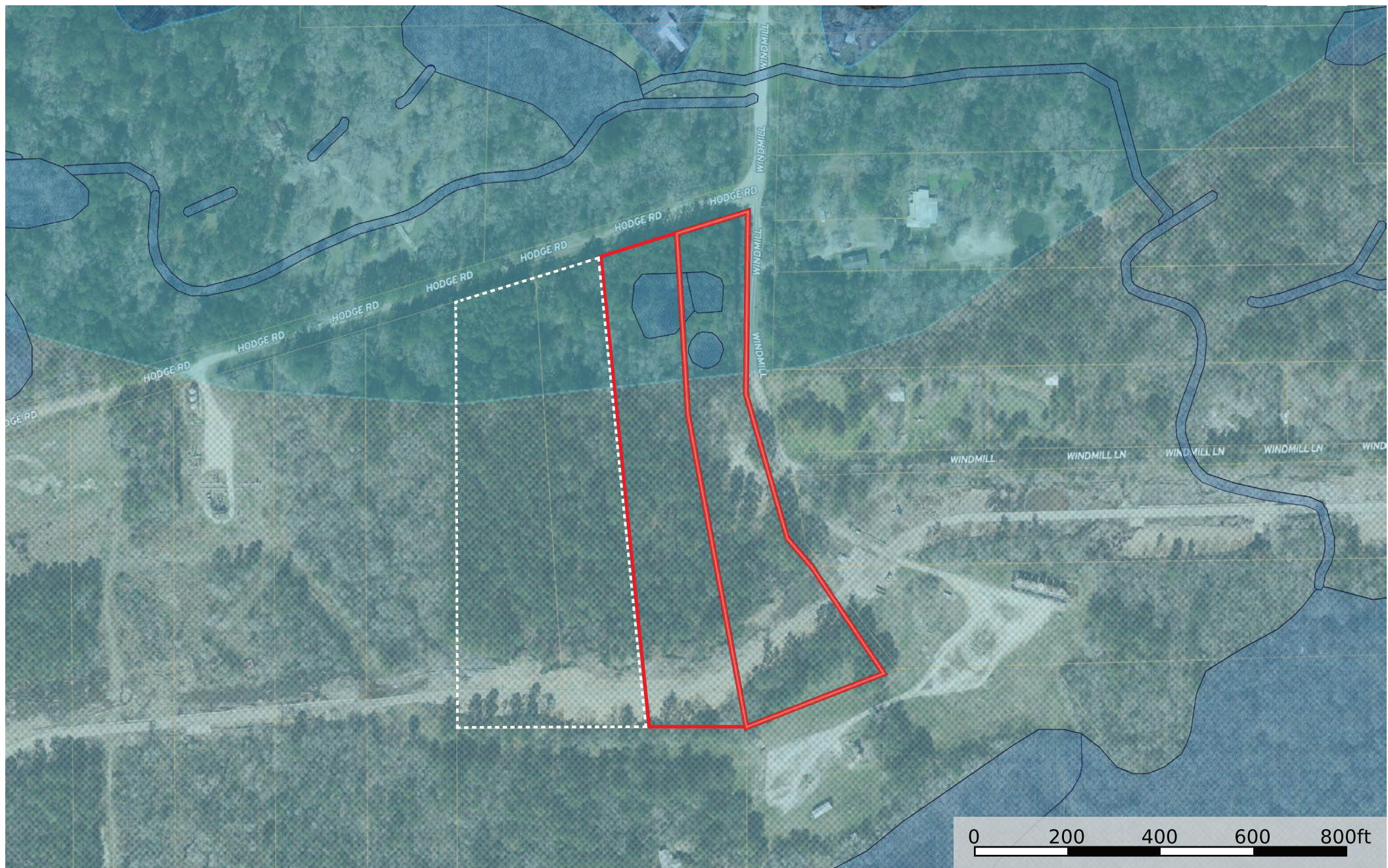
8.56± ACRE
ALSO AVAILABLE

Windmill Ln

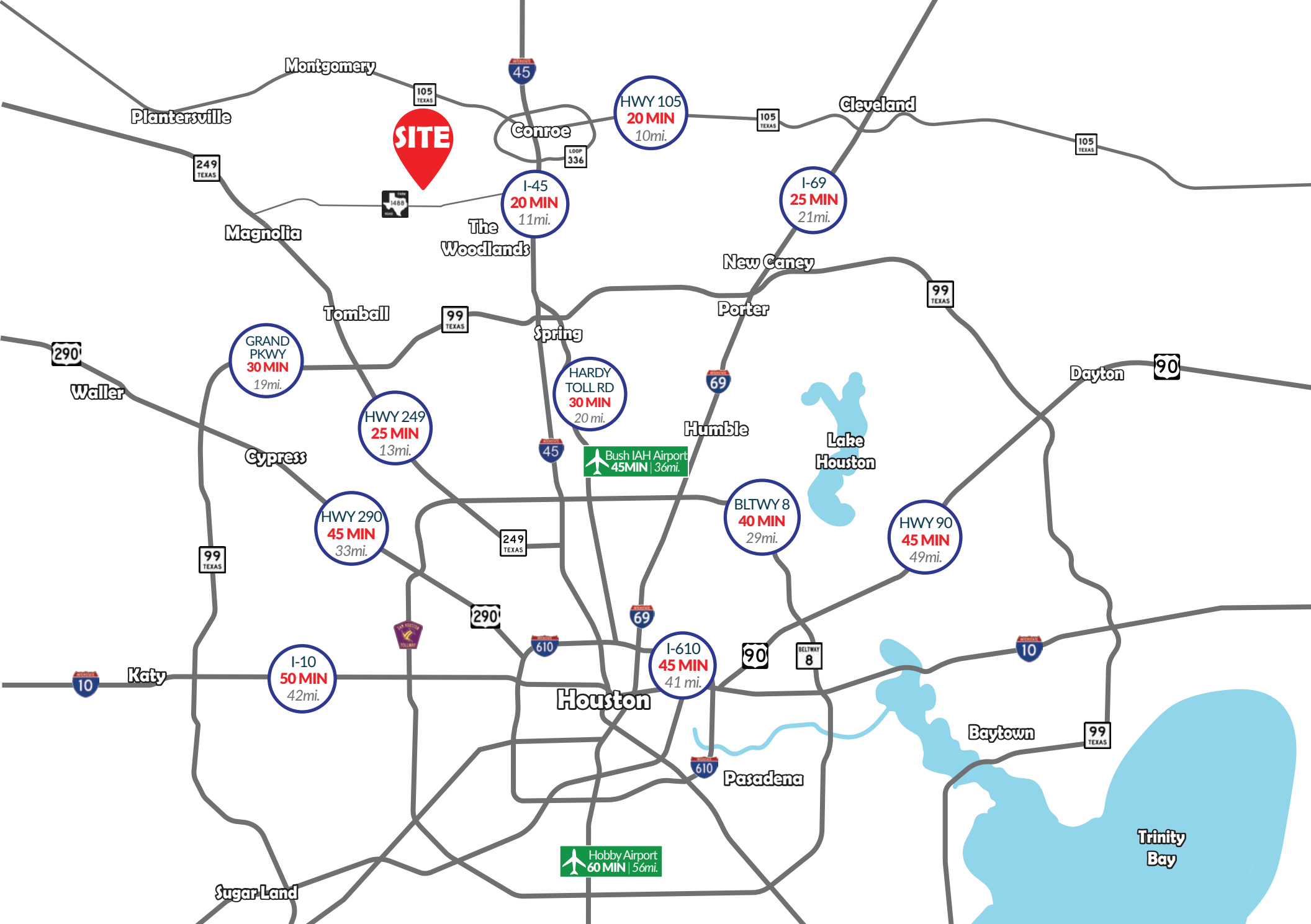
Hodge Archibald Rd







- Boundary
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Wetlands
- Riparian





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Sendero Real Estate	9010551-BB	info@senderogroup.net	(281)407-0601
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Juan Sanchez	520895-B	juan@senderogroup.net	(832)607-8678
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Sendero Real Estate, 26410 Oak Ridge Dr, Ste 108 The Woodlands TX 77380

Phone: 832.607.8678

Fax: 832.604.2454

19111 Applecrest

Juan Sanchez

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com