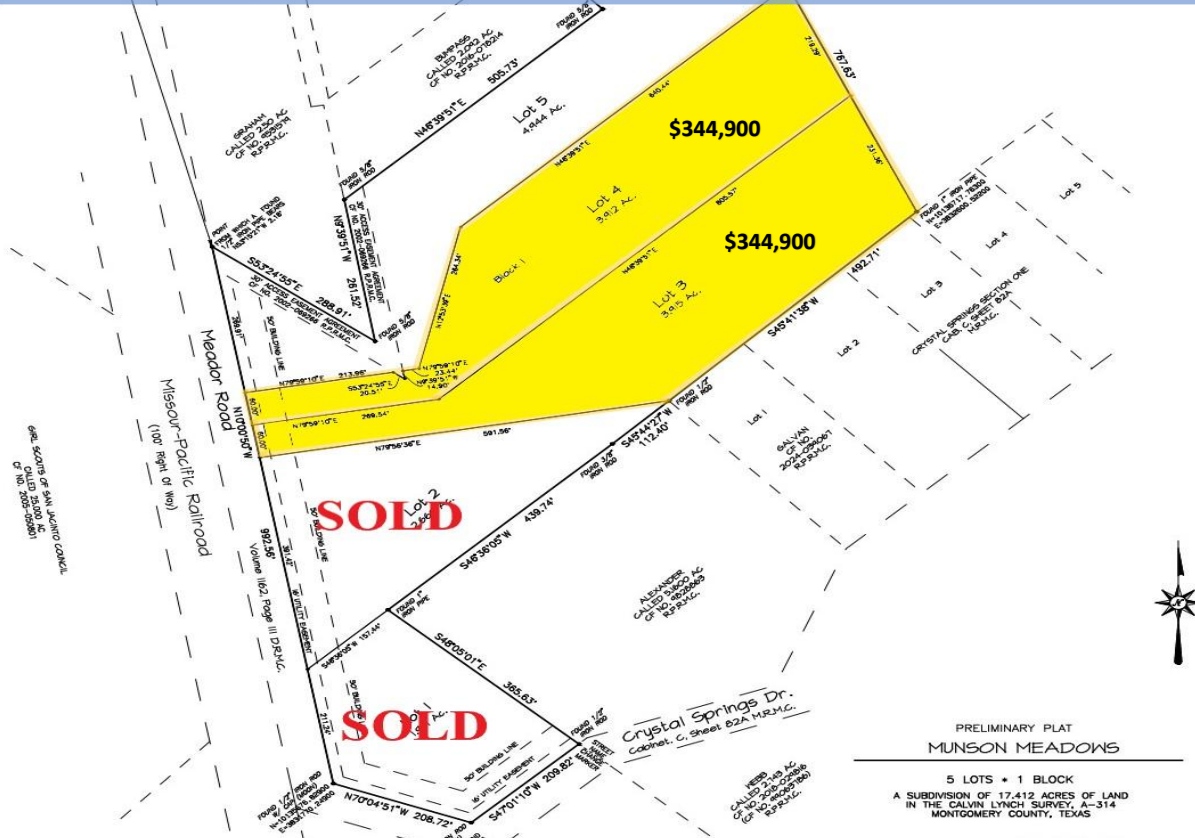




3.912 TO 7.827+/- UNRESTRICTED ACRES ON MEADOR ROAD
FOR SALE - \$344,900 – \$689,800
***** ONLY A FEW MINUTES FROM I-45! *****
MEADOR ROAD
CONROE, TX 77303



***Owner Financing Available! ***

Unrestricted 3.912 to 7.827+/- wooded acres in Conroe!

- ✓ No HOA | No MUD – Enjoy fewer restrictions and more flexibility
- ✓ Conveniently located near I-45 and Highway 105
- ✓ Just minutes from town while still offering peace and seclusion
- ⚡ Electric available
- 💧 Well and septic needed

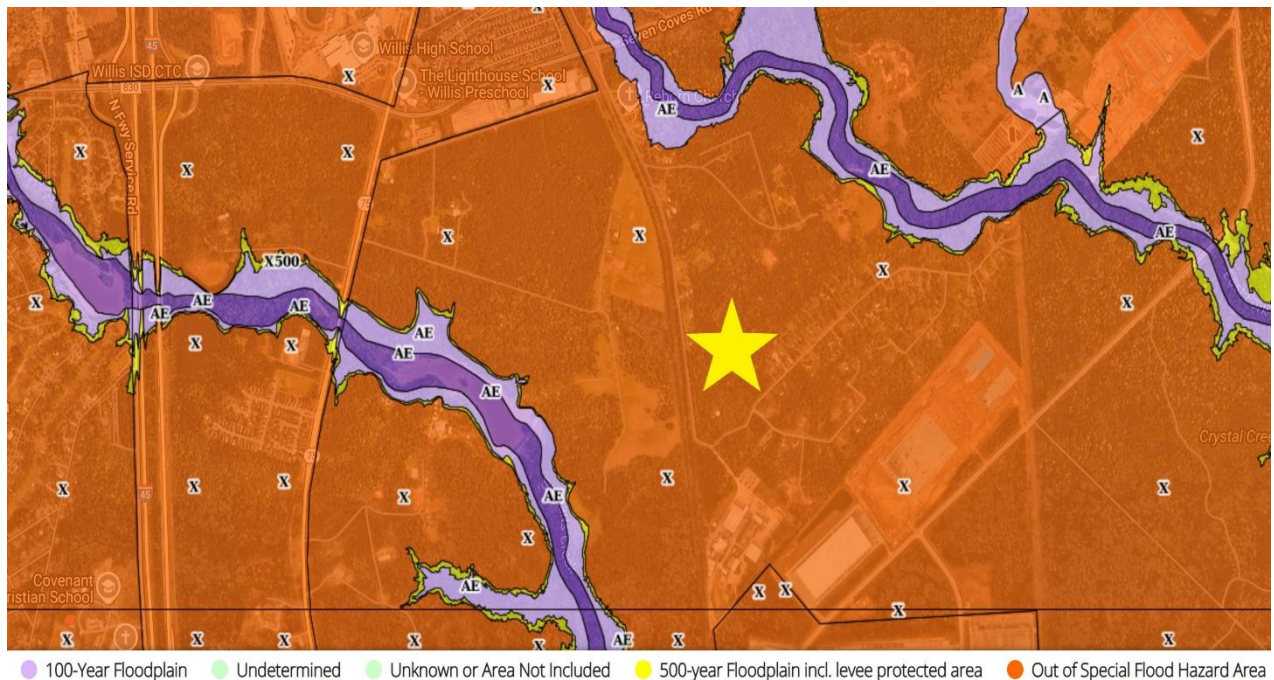
Whether you're looking to escape the city, invest in land/your own business, or create your own private getaway, this property offers endless possibilities!

CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!

Arrowstar Realty
 Robert Graham
 (936) 672-2087
 Robert@arrowstarrealty.com

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ADDITIONAL PHOTOS & FLOOD MAP

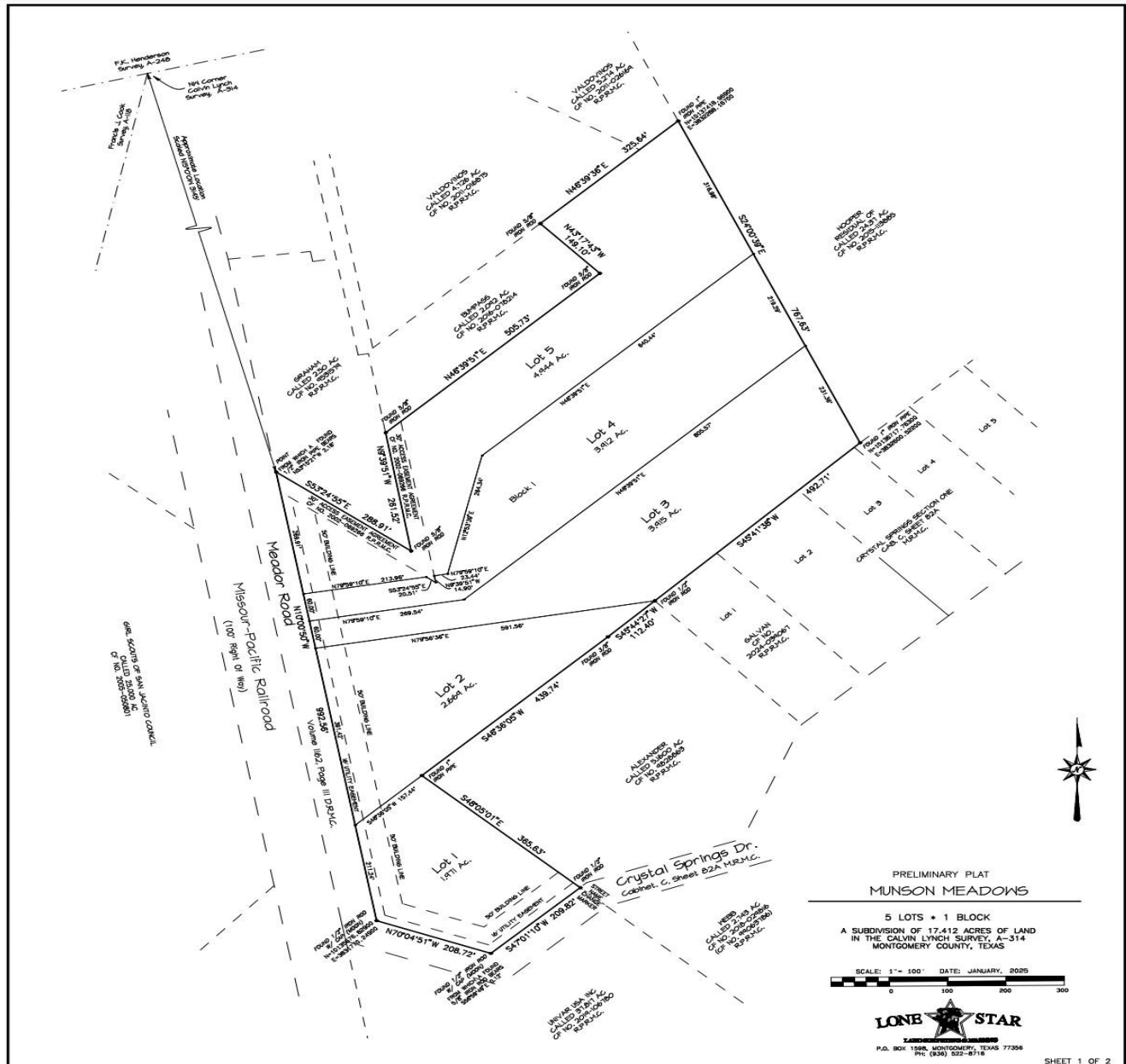


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SURVEY



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OFFER INSTRUCTIONS



Cell: (936) 672-2087
Email: robert@arrowstarrealty.com

Thank you for submitting an offer on our listing!
Below, you will find important information in order to complete your offer!
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

Preferred Title Company & Contact Information:

Christie Herrin – McKnight Title Company Phone: (936) 267-4122
3710 W Davis Street, Conroe, TX 77304 Email: christieherrin@mcknighttitle.com

Seller's Name:

Andrew Scott Munson

Earnest Money:

A minimum of 1% of the sales price is recommended.

Option Fee & Option Period:

An option fee of \$250.00 is preferred for a 10-day option period.

Prequalification Letter or Proof of Funds:

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

Exclusions:

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

Non-Realty Items:

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

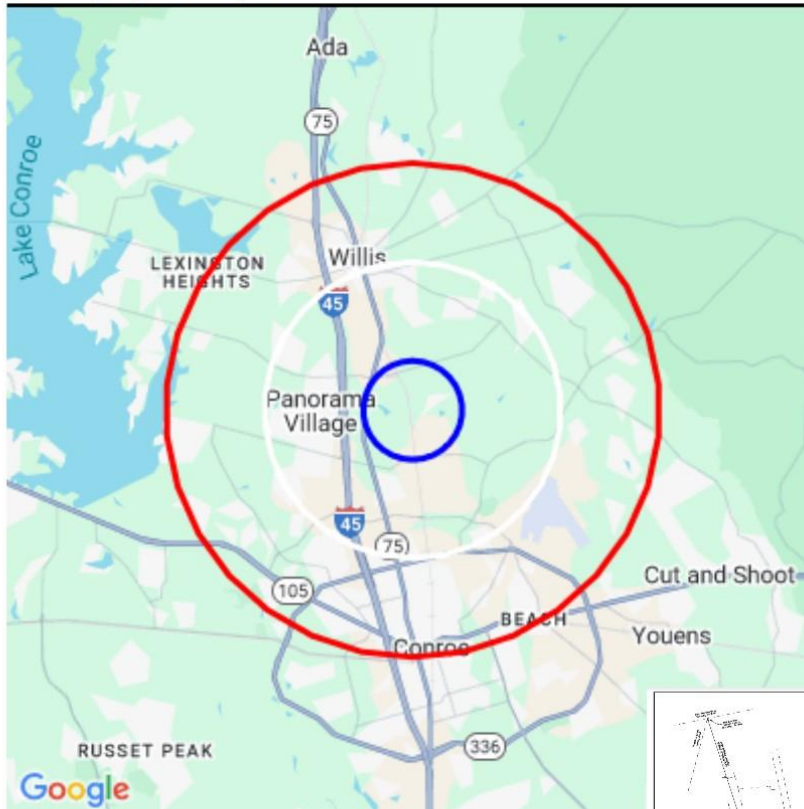
Listing Agent: Robert Graham
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087
Email: robert@rgteamtx.com
Licensed Supervisor: Kevin Hasara
Broker License: 9005193

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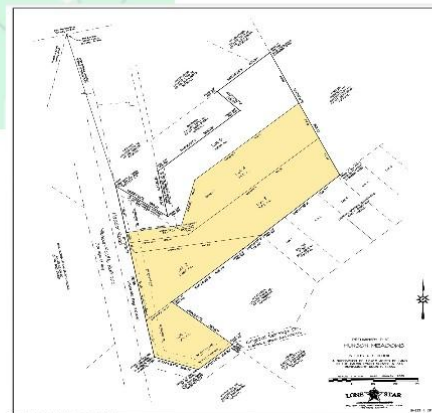
Demographic Report



Meador Road

Population

Distance	Male	Female	Total
1- Mile	329	339	667
3- Mile	6,438	6,545	12,983
5- Mile	24,778	24,532	49,310



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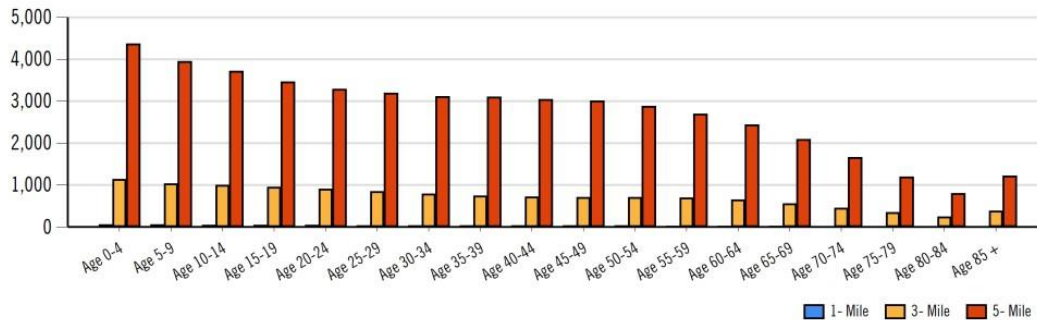
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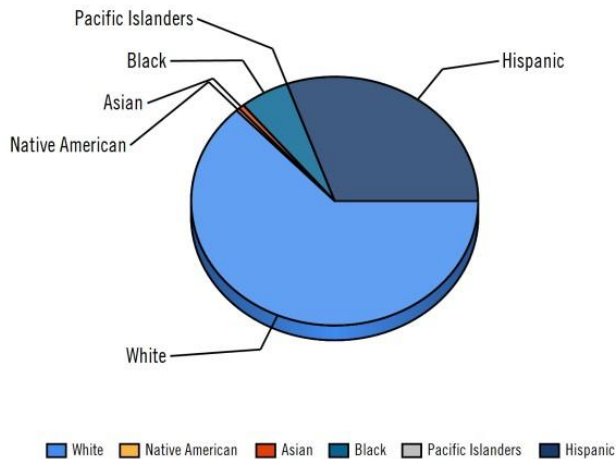
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Population by Distance and Age (2020)



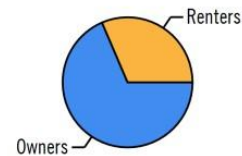
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	288	10	0.17 %
3-Mile	5,847	165	1.25 %
5-Mile	21,557	615	1.95 %



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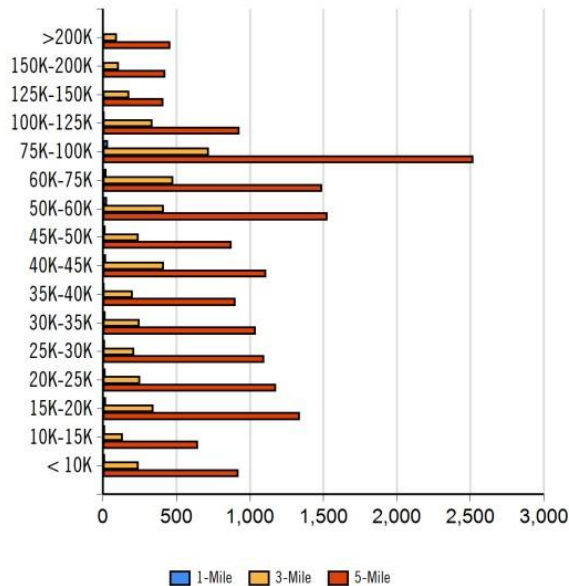
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	5	21	21	11	29	2	5	15	64	38	24	36
3-Mile	16	122	504	613	225	647	186	60	499	1,193	643	329	671
5-Mile	97	524	2,144	1,854	968	2,788	850	246	1,870	3,934	2,454	1,055	2,299

Household Income



Radius	Median Household Income
1-Mile	\$41,639.67
3-Mile	\$55,424.38
5-Mile	\$48,652.56

Radius	Average Household Income
1-Mile	\$47,567.00
3-Mile	\$63,746.00
5-Mile	\$56,333.24

Radius	Aggregate Household Income
1-Mile	\$11,423,274.74
3-Mile	\$288,688,219.74
5-Mile	\$1,003,456,377.82

Education

	1-Mile	3-mile	5-mile
Pop > 25	389	7,928	30,502
High School Grad	201	3,266	9,897
Some College	67	1,713	5,963
Associates	18	369	1,281
Bachelors	30	1,058	3,611
Masters	2	244	865
Prof. Degree	4	112	458
Doctorate	0	17	91

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	16 %	43 %
Teen's	7 %	54 %	77 %
Expensive Homes	0 %	0 %	16 %
Mobile Homes	16 %	136 %	240 %
New Homes	6 %	44 %	97 %
New Households	8 %	59 %	102 %
Military Households	2 %	11 %	24 %
Households with 4+ Cars	5 %	33 %	54 %
Public Transportation Users	1 %	4 %	9 %
Young Wealthy Households	0 %	25 %	67 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	9,421,487		210,580,343		753,212,994	
Average annual household	40,647		46,464		43,802	
Food	5,413	13.32 %	6,063	13.05 %	5,768	13.17 %
Food at home	3,702		4,022		3,869	
Cereals and bakery products	524		571		550	
Cereals and cereal products	188		204		197	
Bakery products	336		367		353	
Meats poultry fish and eggs	750		801		779	
Beef	176		187		181	
Pork	139		146		143	
Poultry	141		150		147	
Fish and seafood	115		126		122	
Eggs	62		66		64	
Dairy products	365		403		383	
Fruits and vegetables	736		809		775	
Fresh fruits	108		118		113	
Processed vegetables	147		157		152	
Sugar and other sweets	138		149		143	
Fats and oils	118		128		123	
Miscellaneous foods	702		761		731	
Nonalcoholic beverages	326		347		336	
Food away from home	1,711		2,041		1,899	
Alcoholic beverages	267		325		298	
Housing	15,337	37.73 %	16,953	36.49 %	16,214	37.02 %
Shelter	9,240		10,215		9,764	
Owned dwellings	5,141		6,042		5,605	
Mortgage interest and charges	2,528		3,024		2,762	
Property taxes	1,694		2,024		1,878	
Maintenance repairs	919		994		964	
Rented dwellings	3,521		3,415		3,460	
Other lodging	577		757		698	
Utilities fuels	3,813		4,073		3,944	
Natural gas	344		378		360	
Electricity	1,561		1,633		1,601	
Fuel oil	138		155		148	
Telephone services	1,186		1,271		1,225	
Water and other public services	583		635		609	
Household operations	960	2.36 %	1,129	2.43 %	1,058	2.42 %
Personal services	248		317		288	
Other household expenses	712		812		770	
Housekeeping supplies	501		562		542	
Laundry and cleaning supplies	144		156		151	
Other household products	284		326		312	
Postage and stationery	72		79		78	
Household furnishings	822		972		903	
Household textiles	59		69		65	
Furniture	153		203		184	
Floor coverings	18		23		21	
Major appliances	138		143		136	
Small appliances	72		81		79	
Miscellaneous	379		449		414	
Apparel and services	1,046	2.57 %	1,210	2.60 %	1,141	2.60 %
Men and boys	182		235		213	
Men 16 and over	147		196		176	
Boys 2 to 15	35		39		37	
Women and girls	395		438		422	



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Moody's
ANALYTICS

Catylist

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Arrowstar Realty			14500 Hasara Lane Willis, TX 77378 936-672-2472		
Women 16 and over	320		362		348
Girls 2 to 15	74		76		73
Children under 2	84		87		86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	9,421,487		210,580,343		753,212,994	
Average annual household	40,647		46,464		43,802	
Transportation	5,644	13.89 %	6,423	13.82 %	6,037	13.78 %
Vehicle purchases	1,205		1,473		1,335	
Cars and trucks new	617		758		687	
Cars and trucks used	550		671		609	
Gasoline and motor oil	1,933		2,079		1,993	
Other vehicle expenses	2,186		2,459		2,326	
Vehicle finance charges	148		167		156	
Maintenance and repairs	748		842		794	
Vehicle insurance	1,041		1,152		1,101	
Vehicle rental leases	249		297		274	
Public transportation	319		410		382	
Health care	3,280	8.07 %	3,674	7.91 %	3,501	7.99 %
Health insurance	2,203		2,428		2,329	
Medical services	645		760		708	
Drugs	329		368		351	
Medical supplies	102		117		111	
Entertainment	2,391	5.88 %	2,759	5.94 %	2,584	5.90 %
Fees and admissions	376		491		442	
Television radios	950		1,018		980	
Pets toys	858		999		938	
Personal care products	511		594		556	
Reading	42		50		48	
Education	827		1,077		1,001	
Tobacco products	409		405		407	
Miscellaneous	677	1.67 %	754	1.62 %	718	1.64 %
Cash contributions	1,199		1,320		1,239	
Personal insurance	3,598		4,853		4,283	
Life and other personal insurance	131		156		145	
Pensions and Social Security	3,467		4,696		4,138	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,017	2,913	38.31 %	828	2,956	2,244	1,773	16
3-Mile	2020	10,628	7,990	33.54 %	2,322	7,734	7,185	3,443	852
5-Mile	2020	24,794	18,722	32.05 %	5,712	17,633	15,851	8,943	2,921
1-Mile	2023	4,382	2,913	51.00 %	904	3,224	2,450	1,932	52
3-Mile	2023	11,379	7,990	43.22 %	2,482	8,282	7,695	3,684	1,015
5-Mile	2023	26,584	18,722	42.49 %	6,101	18,930	16,984	9,600	3,439



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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
IABS 1-0 Date

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