

The realty group founded by trust and professionalism.

LISTING BROCHURE

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HWY 99 & CR 615

LEGACY REALTY TEAM | BROKERED BY eXp REALTY



HWY 99 & WILLABY RD

27681 FM 1485 ROAD, NEW CANEY, TEXAS 77357

INVESTMENT HIGHLIGHTS

- Sale Type: Investment or Owner Occupied
- Location:
  27681 FM 1485 Road, New Caney, TX 77357
- Size: **2.1 Acres**
- Price: **$699,000**
- Proposed Use: Commercial, Industrial, Residential, Agricultural
- Ideal Use: Retail, Office, Warehouse, Multifamily
- Tax: 2.1
- Unrestricted. No HOA. No Zoning
- Vacant land, Level, Partially Wooded, Fenced
- Road Surface: Asphalt. There are 3 driveway slabs in the property

EXECUTIVE SUMMARY

◆ 2.1+ ACRES of UNRESTRICTED LAND on FM 1485 and Grand Parkway 99 (HWY 99) frontage. Prime location for development: NO ZONING restriction, this vacant tract of land can be used for commercial, residential, industrial or agricultural purpose.

◆ CORNER LOT with excellent 591 ft frontage on FM 1485 & exposure of Hwy 99 (Grand Pkwy) expansion. Partially wooded and fenced, low taxes, no HOA fee. Property is located in OPPORTUNITY ZONE.

◆ New Caney is in the path of growth with the new segment of Hwy 99. This major 180-mile highway circles the Greater Houston region and has brought MASSIVE residential and retail development in its trail. Easy access to major thoroughfare, shopping centers, attraction. No flooding. Buyer will need to install water well and septic system. Electricity available.

DEMOGRAPHICS & TRAFFIC

Demographics (3 Mile Radius)

- Population: 10,020
- Households: 3,327
- Median Age: 38
- Median HH Income: $67,876
- Daytime Employees: 474
- Population Growth '22 - '27: 20% Increase
- Household Growth '22 - '27: 19% Increase

Traffic & Driving Time

- Easy access to Loop 494 & Hwy 59
- FM 1960, Huffman - 8 Miles
- Grand TX Theme Park - 12 Miles
- Valley Ranch Town Center - 7 Miles
- Tavola residential Master-planned community - 7 Miles
- Houston & IAH Bush Airport - 35 Min

UTILITIES & PERMIT

New Caney is an unincorporated community in Montgomery County.
Utilities are currently available at this property: electricity.
Buyer will need to install water well and septic system.

Future developer/owner should to reach out to Montgomery County for permit regarding to parking lot, septic system, building and development. For water well please reach out to TCEQ (Texas Commission on Environmental Quality).

- **Montgomery County**

Phone: 936-539-7836

www.mctx.org

- **TCEQ**

Phone: 512-239-1000

www.tceq.texas.gov

LOT & TAX RECORD

Property located at NE Corner of Wilaby and FM 1485. We 'll need new survey. This 2.1 Acres tract is combined of Lot 1,2,3,4,5,6.

Lot 1: Tax ID: 6437-01-00100
Lot 2-5: Tax ID: 6437-01-00500
Lot 6: Tax ID: 6437-01-00600

- Lot 1: Corner Lot by FM 1485 and Willaby. Size 0.4 Acre

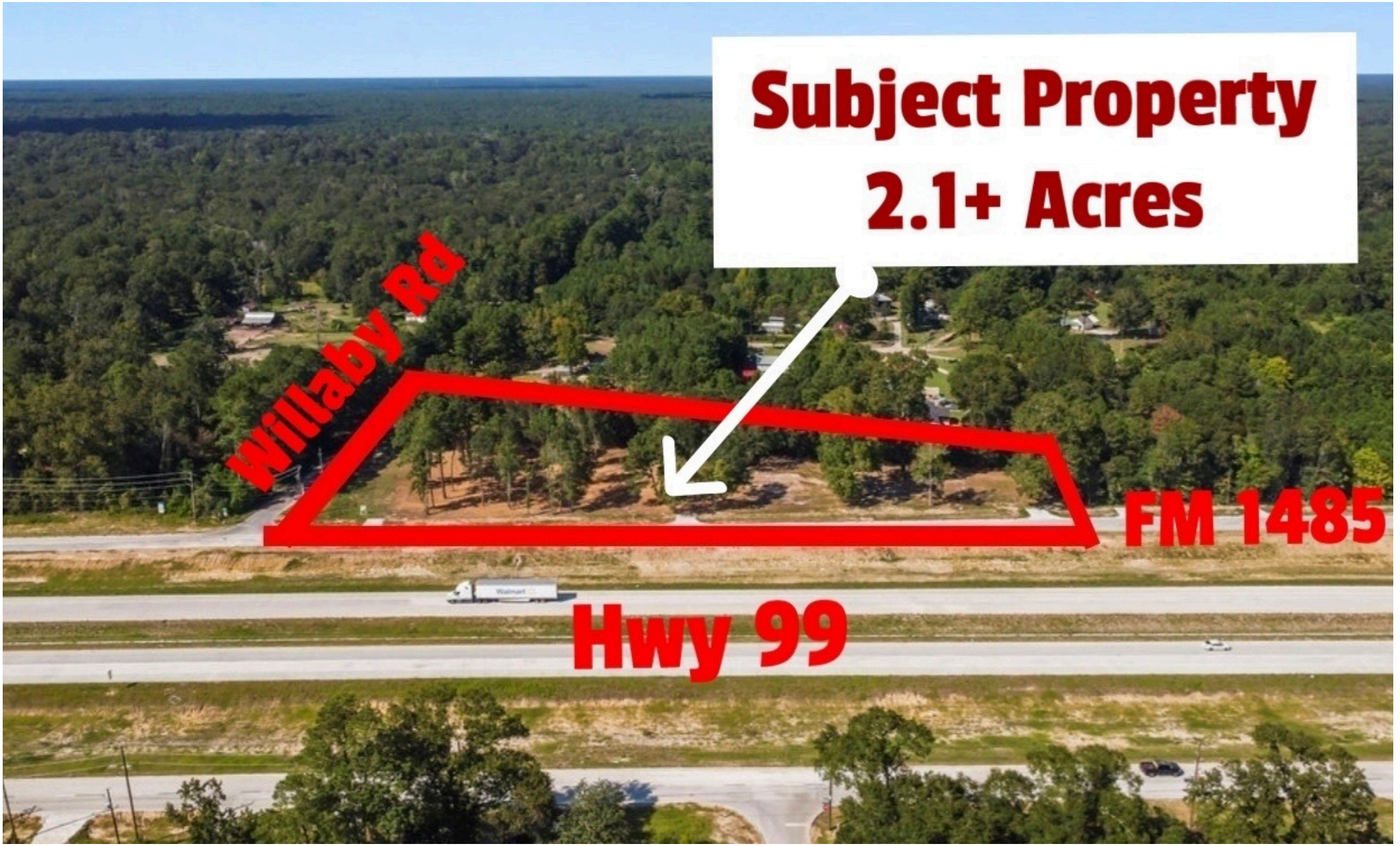
Legal Description: S643701 - KNOLL ACRES, LOT 1, ACRES 0.4807

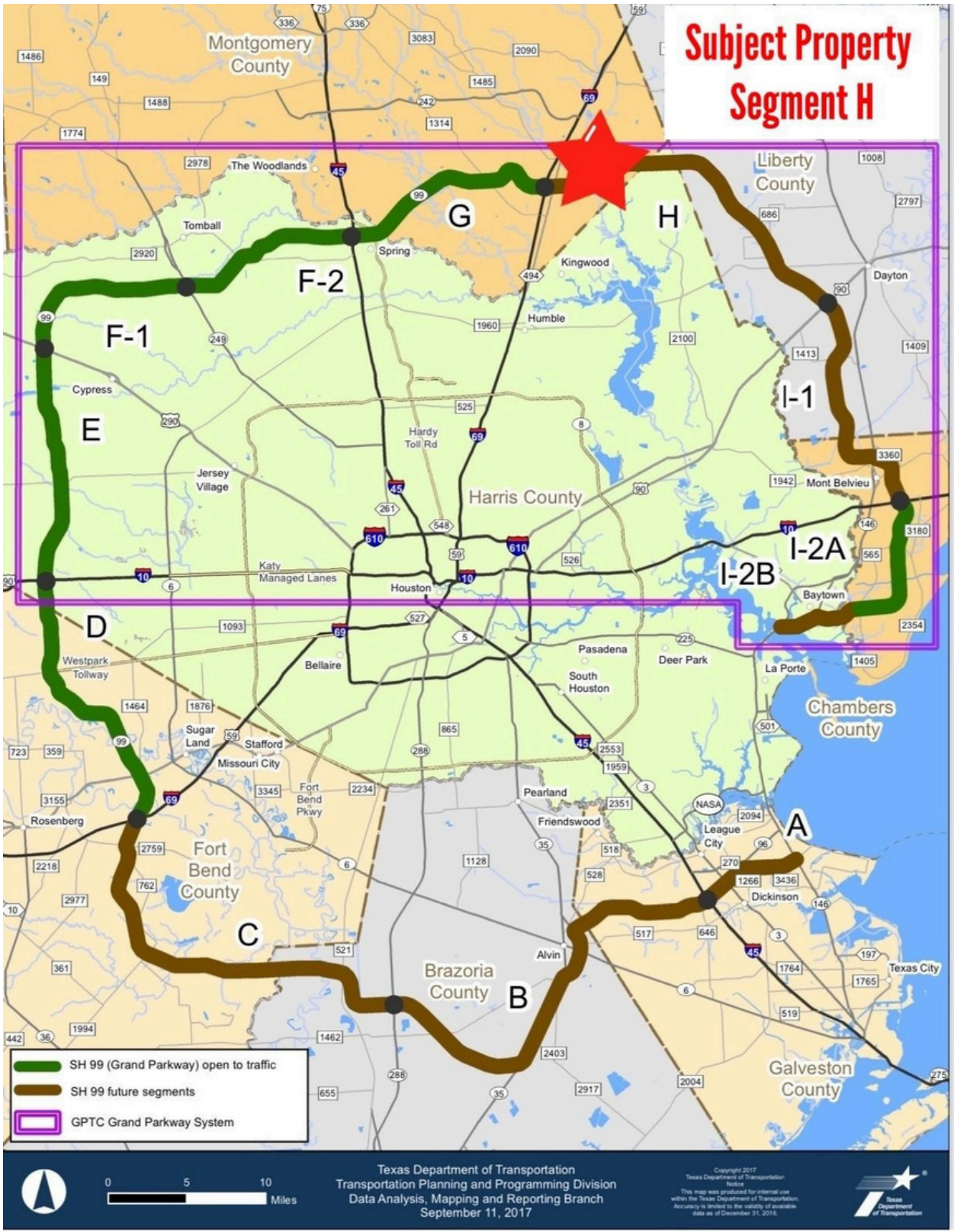
- Lot 2,3,4,5: Located in the middle. Size 1.43 Acre

Legal Description: S643701 - KNOLL ACRES, LOT 2-5, ACRES 1.43

- Lot 6: Smaller tract on the right at the end. Size 0.23 Acre

Legal Description: S643701 - KNOLL ACRES, LOT 6, ACRES 0.2308


Subject Property
2.1+ Acres
Willaby Rd
FM 1485
Hwy 99


Subject Property
Segment H
Montgomery County
The Woodlands
Tomball
Spring
Kingwood
Liberty County
Dayton
Humble
Cypress
Hardy Toll Rd
Jersey Village
Harris County
Mont Belvieu
Katy Managed Lanes
Houston
Baytown
Westpark Tollway
Bellaire
Pasadena
Deer Park
La Porte
South Houston
Chambers County
Sugar Land
Stafford
Missouri City
Pearland
NASA
Friendswood
League City
Rosenberg
Fort Bend Pkwy
Fort Bend County
Dickinson
Alvin
Texas City
Brazoria County
Galveston County
G
H
F-2
F-1
E
I-1
I-2A
I-2B
D
A
C
B
SH 99 (Grand Parkway) open to traffic
SH 99 future segments
GPTC Grand Parkway System
0 5 10 Miles
Texas Department of Transportation
Transportation Planning and Programming Division
Data Analysis, Mapping and Reporting Branch
September 11, 2017


Lot Dimension
Large frontage 591 ft
575'
228'
93'
591'


Corner Lot
2.1 + Ac
Willaby Rd
FM 1485


Hwy 99
Willaby Rd


Hwy 99
FM 1485
Willaby Rd

Easy Access to Valley Ranch Town Center, Grand TX Theme Park and Tavola residential Master-planned community







11-2-2015

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

	01/01/24
Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-0



This property is exclusively marketed for sale by:

PHOEBE NGUYEN

Realtor® & Insurance Broker

713-909-3777

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