



**9.7881 UNRESTRICTED ACRES ON HIGHWAY 105
WITH 324 FT OF FRONTAGE!**

FOR SALE: \$1,999,999

**HIGHWAY 105
CLEVELAND, TX 77328**



Unrestricted 9.7881-acre property with approximately 324 feet of frontage on Highway 105 in Cleveland, Texas! Ideally situated just 8.4 minutes from Highway 69, this heavily wooded tract offers outstanding potential for residential, commercial, or investment use. With no deed restrictions, the property provides the flexibility to develop, build, or hold for future appreciation. Located in a rapidly growing area, the property stands to benefit from ongoing improvements, including TxDOT's Highway 105 expansion project designed to enhance traffic flow and accessibility. Whether you're seeking a homesite, business location, or long-term investment, this acreage is well positioned to take advantage of the area's continued growth.

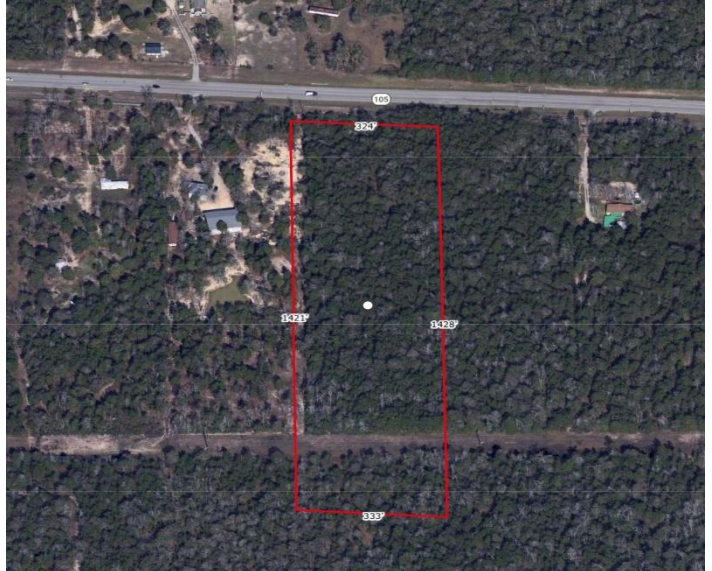
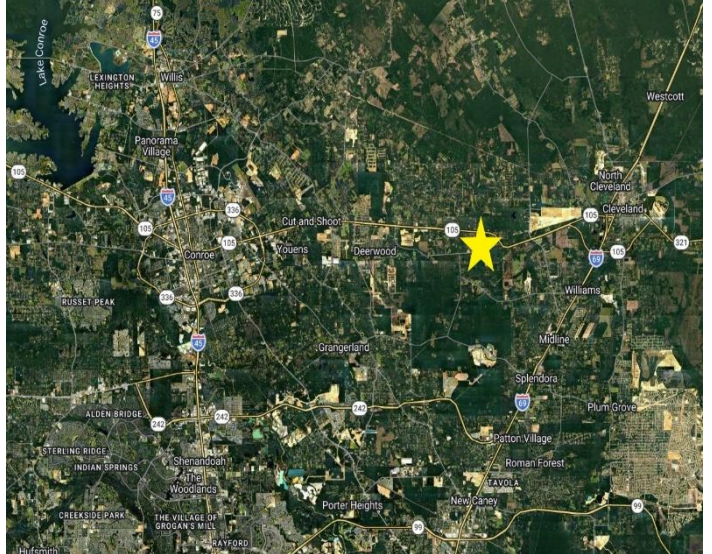
Don't miss this opportunity to own nearly 10 unrestricted acres in one of Montgomery County's expanding corridors!

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

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

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ADDITIONAL PHOTOS



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OFFER INSTRUCTIONS



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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
3710 W Davis Street, Conroe, TX 77304

Phone: (936) 267-4122
Email: christieherrin@mcknighttitle.com

Seller's Name:

THAI Q LAM, TINA T TIEU

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

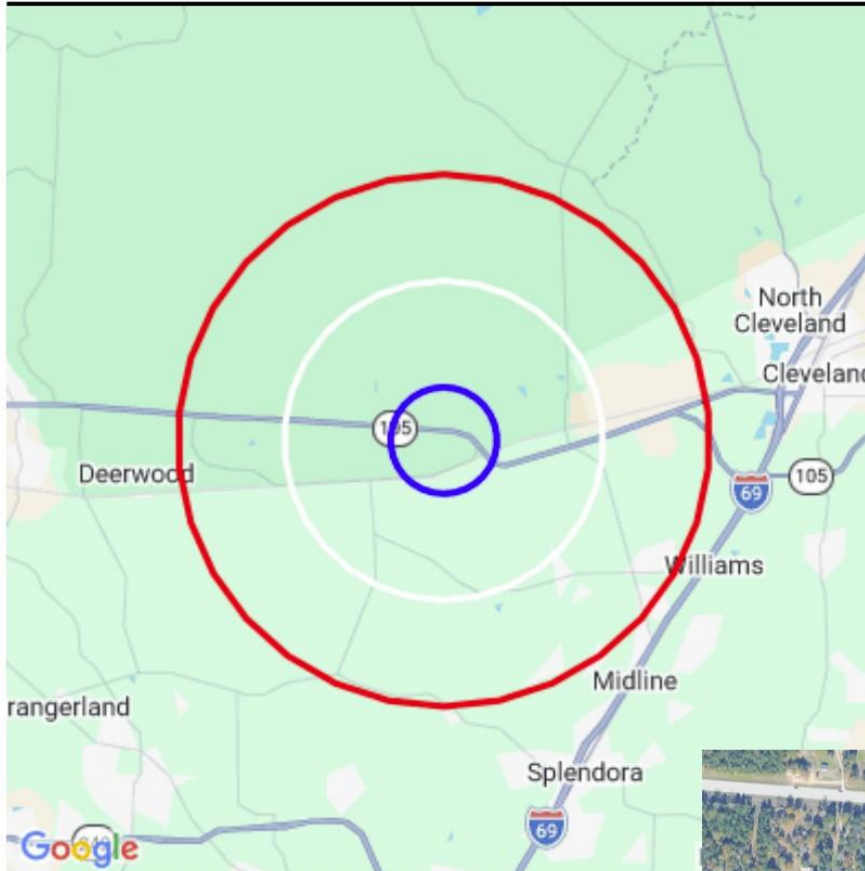
Listing Agent: Robert Graham
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

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

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Demographic Report



9.7881 Acres Highway 105

Population

Distance	Male	Female	Total
1- Mile	178	182	359
3- Mile	2,394	2,437	4,831
5- Mile	4,786	4,900	9,686



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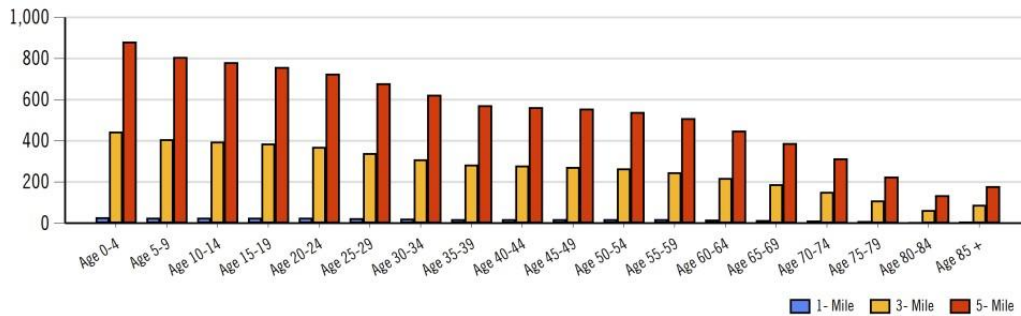
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MOODY'S

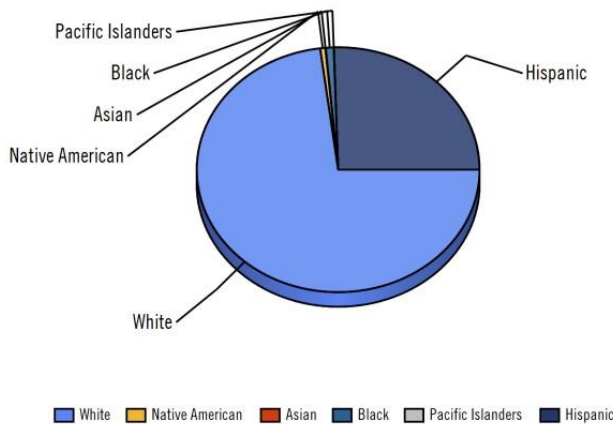
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Population by Distance and Age (2020)



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	146	6	0.21 %
3-Mile	1,969	74	1.19 %
5-Mile	3,930	154	1.87 %



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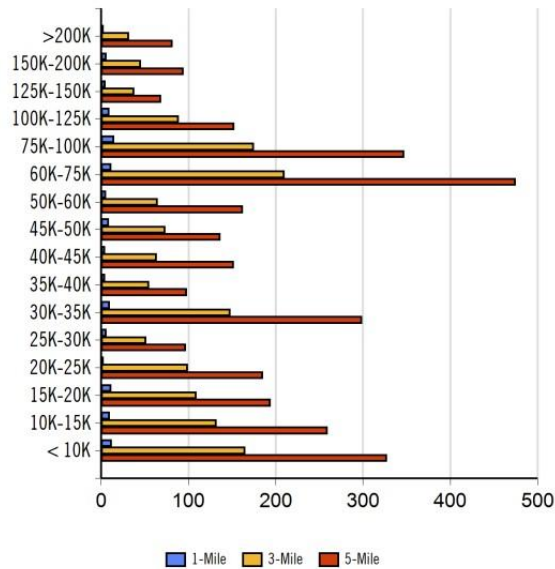
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	5	23	22	10	12	16	5	15	21	4	0	10
3-Mile	16	61	405	210	118	261	166	33	148	260	110	42	132
5-Mile	25	156	837	415	220	446	392	53	256	516	238	91	266

Household Income



Radius Median Household Income

Radius	Median Household Income
1-Mile	\$43,431.50
3-Mile	\$45,780.75
5-Mile	\$43,092.17

Radius Average Household Income

Radius	Average Household Income
1-Mile	\$62,153.00
3-Mile	\$56,372.25
5-Mile	\$58,424.50

Radius Aggregate Household Income

Radius	Aggregate Household Income
1-Mile	\$7,369,260.57
3-Mile	\$84,143,688.94
5-Mile	\$173,786,654.90

Education

	1-Mile	3-mile	5-mile
Pop > 25	221	2,828	5,734
High School Grad	91	970	1,999
Some College	65	701	1,402
Associates	12	115	201
Bachelors	16	130	223
Masters	2	27	68
Prof. Degree	1	23	45
Doctorate	0	14	25

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	3 %	20 %	34 %
Teen's	6 %	36 %	54 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	27 %	176 %	267 %
New Homes	13 %	72 %	104 %
New Households	5 %	28 %	41 %
Military Households	0 %	0 %	0 %
Households with 4+ Cars	5 %	21 %	33 %
Public Transportation Users	0 %	4 %	8 %
Young Wealthy Households	0 %	0 %	21 %

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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MOODY'S

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	5,557,048		67,123,360		136,723,641	
Average annual household	46,076		43,979		44,808	
Food	6,059	13.15 %	5,801	13.19 %	5,898	13.16 %
Food at home	3,999		3,870		3,914	
Cereals and bakery products	566		549		554	
Cereals and cereal products	202		196		198	
Bakery products	364		352		356	
Meats poultry fish and eggs	806		781		792	
Beef	189		181		185	
Pork	144		140		142	
Poultry	152		148		150	
Fish and seafood	130		125		126	
Eggs	65		64		64	
Dairy products	403		386		391	
Fruits and vegetables	802		777		783	
Fresh fruits	117		114		115	
Processed vegetables	155		152		153	
Sugar and other sweets	147		142		144	
Fats and oils	127		123		124	
Miscellaneous foods	755		730		739	
Nonalcoholic beverages	344		335		338	
Food away from home	2,060		1,931		1,984	
Alcoholic beverages	325		304		313	
Housing	16,773	36.40 %	16,219	36.88 %	16,455	36.72 %
Shelter	10,124		9,795		9,946	
Owned dwellings	5,923		5,629		5,738	
Mortgage interest and charges	2,952		2,781		2,837	
Property taxes	1,987		1,883		1,927	
Maintenance repairs	983		965		973	
Rented dwellings	3,410		3,436		3,441	
Other lodging	791		729		766	
Utilities fuels	3,979		3,905		3,931	
Natural gas	368		355		360	
Electricity	1,605		1,586		1,594	
Fuel oil	152		150		150	
Telephone services	1,232		1,207		1,215	
Water and other public services	620		605		610	
Household operations	1,123	2.44 %	1,057	2.40 %	1,085	2.42 %
Personal services	315		286		297	
Other household expenses	807		771		788	
Housekeeping supplies	570		543		557	
Laundry and cleaning supplies	157		151		153	
Other household products	328		311		320	
Postage and stationery	85		81		83	
Household furnishings	976		918		934	
Household textiles	74		70		71	
Furniture	209		188		196	
Floor coverings	24		22		23	
Major appliances	131		134		131	
Small appliances	86		83		86	
Miscellaneous	451		419		426	
Apparel and services	1,246	2.70 %	1,152	2.62 %	1,187	2.65 %
Men and boys	241		214		221	
Men 16 and over	197		174		180	
Boys 2 to 15	44		39		41	
Women and girls	453		432		441	



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Arrowstar Realty			14500 Hasara Lane Willis, TX 77378 936-672-2472		
Women 16 and over	379		360		370
Girls 2 to 15	74		71		71
Children under 2	88		87		88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	5,557,048		67,123,360		136,723,641	
Average annual household	46,076		43,979		44,808	
Transportation	6,293	13.66 %	6,017	13.68 %	6,093	13.60 %
Vehicle purchases	1,443		1,343		1,357	
Cars and trucks new	729		686		694	
Cars and trucks used	678		620		626	
Gasoline and motor oil	2,017		1,975		1,987	
Other vehicle expenses	2,396		2,300		2,333	
Vehicle finance charges	158		155		157	
Maintenance and repairs	835		793		806	
Vehicle insurance	1,106		1,075		1,088	
Vehicle rental leases	297		276		282	
Public transportation	437		398		415	
Health care	3,552	7.71 %	3,469	7.89 %	3,495	7.80 %
Health insurance	2,351		2,307		2,323	
Medical services	726		706		710	
Drugs	358		344		348	
Medical supplies	116		111		113	
Entertainment	2,708	5.88 %	2,580	5.87 %	2,621	5.85 %
Fees and admissions	503		458		477	
Television radios	984		966		973	
Pets toys	993		941		957	
Personal care products	593		559		570	
Reading	52		49		51	
Education	1,207		1,091		1,159	
Tobacco products	399		404		403	
Miscellaneous	742	1.61 %	720	1.64 %	742	1.66 %
Cash contributions	1,245		1,232		1,244	
Personal insurance	4,879		4,376		4,571	
Life and other personal insurance	157		149		152	
Pensions and Social Security	4,721		4,226		4,419	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,447	2,074	20.08 %	435	1,923	2,130	317	317
3-Mile	2020	5,423	4,173	30.09 %	920	4,264	4,400	1,023	568
5-Mile	2020	6,914	5,448	25.48 %	1,176	5,420	5,615	1,299	753
1-Mile	2023	2,702	2,074	32.07 %	480	2,123	2,292	410	167
3-Mile	2023	5,918	4,173	41.29 %	1,003	4,654	4,718	1,200	357
5-Mile	2023	7,605	5,448	38.11 %	1,293	5,961	6,051	1,554	413



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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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