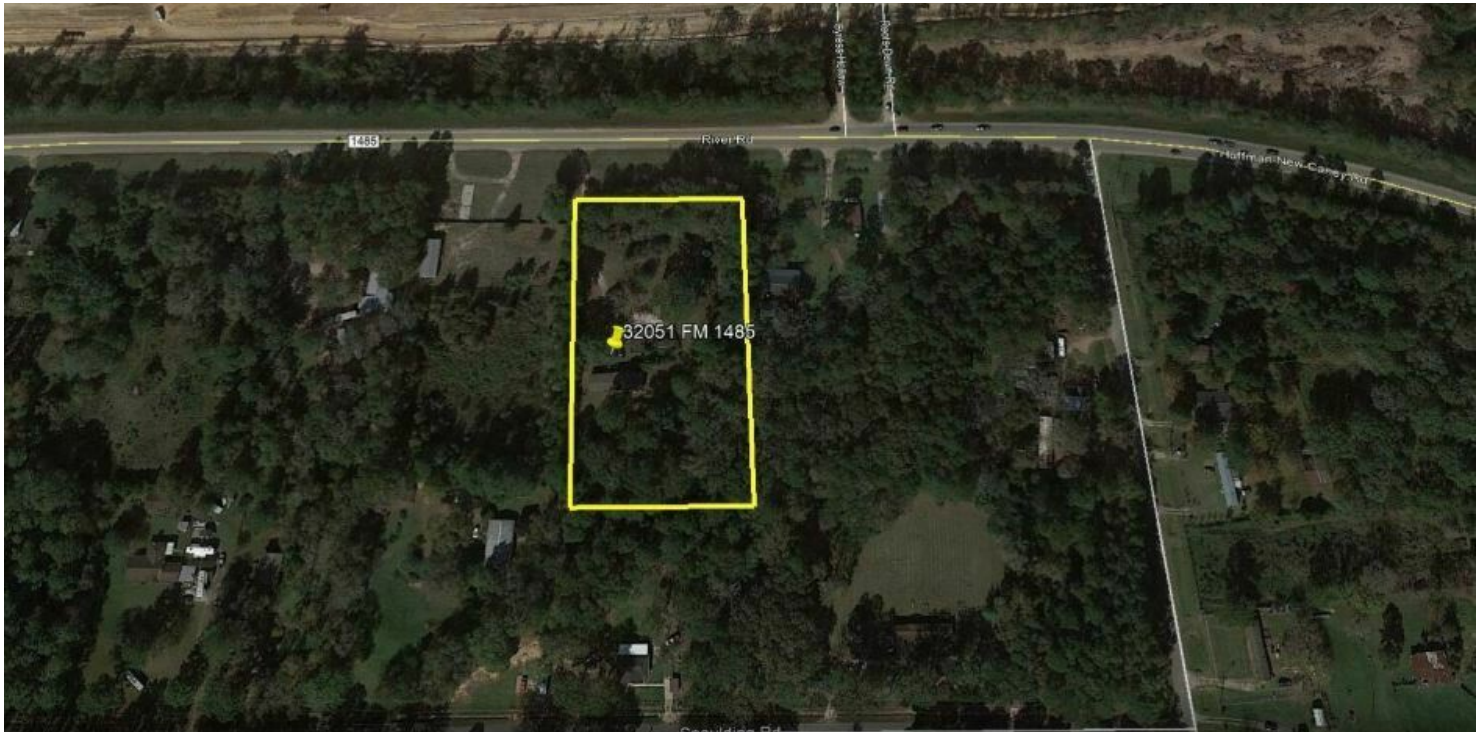


**2.79 AC UNRESTRICTED LAND WITH PRIME VISIBILITY FOR SALE!**

32051 FM 1485 , NEW CANEY, TX 77357

[VIEW VIDEO](#)**PROPERTY DESCRIPTION**

2.79 AC of unrestricted land located at the intersection of FM 1485 & Roots Down Way/Cypress Hollow Dr for Sale. Perfect for uses that need visibility and access to Grand Parkway, including C-Stores, Food & beverage, sports venues, or retail business that outdoor display space or parking. Service businesses enjoy access to Kings Colony, Brookside Estates, Peach Creek Forest and more. Build in the path of growth. Call today!

Key information:

1. 2.79 AC
2. Unrestricted
3. Electricity at the site
4. 500 Year Flood plain

**PROPERTY HIGHLIGHTS  
KEY TRAVEL TIMES**

- 5 min to Grand Parkway
- 16 minutes to I-69/US 59
- 20 Minutes to HWY 90

**OFFERING SUMMARY**

Sale Price:	485000
Lot Size:	2.79 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	316	3,233	10,876
Total Population	1,025	10,933	35,361
Average HH Income	\$107,897	\$106,945	\$117,896

**INTEGRITY**

Each office independently owned and operated

23309 Kuykendahl Rd. | Ste B  
Tomball, TX 77375**PATRICK J. BUCKHOFF, CCIM**

Principal &amp; Broker Associate

832.560.2100

patrick@commercialspacehouston.com

TX #587831

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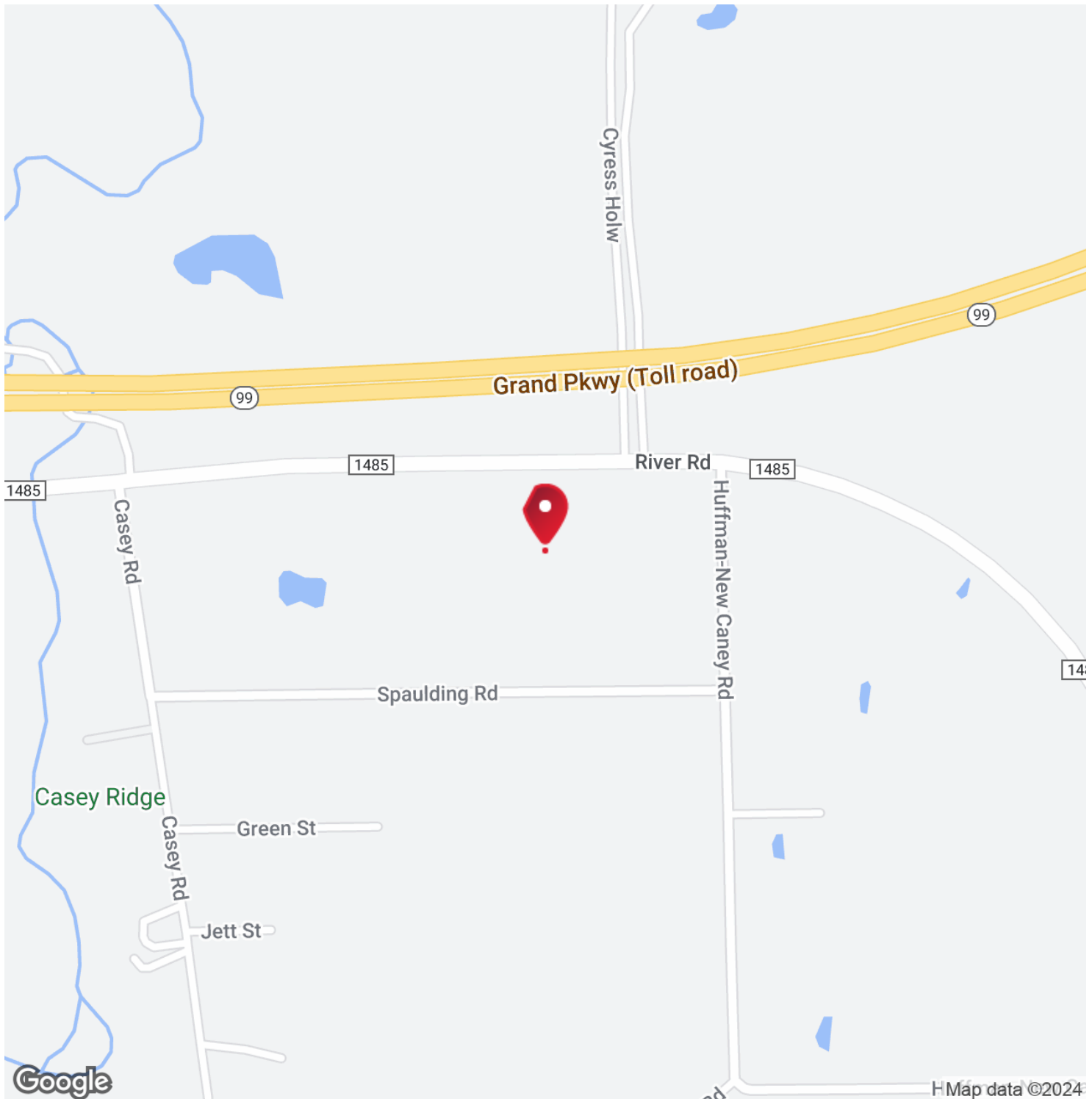
FOR SALE

LAND

LOCATION MAP

## 2.79 AC UNRESTRICTED LAND WITH PRIME VISIBILITY FOR SALE!

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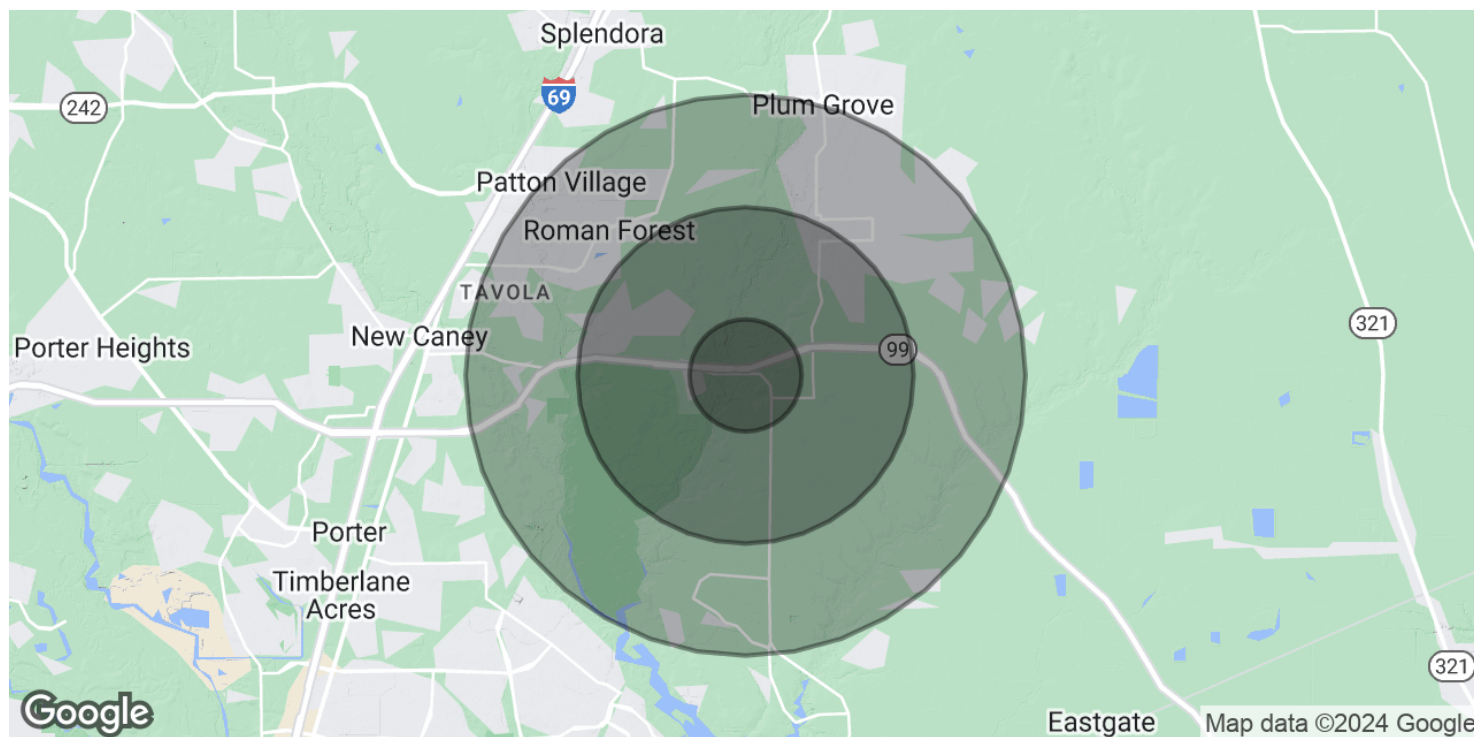
23309 Kuykendahl Rd. | Ste B  
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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

**2.79 AC UNRESTRICTED LAND WITH PRIME VISIBILITY FOR SALE!**

32051 FM 1485 , NEW CANEY, TX 77357



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,025	10,933	35,361
Average Age	36	35	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	316	3,233	10,876
# of Persons per HH	3.2	3.4	3.3
Average HH Income	\$107,897	\$106,945	\$117,896
Average House Value	\$367,999	\$338,763	\$313,180

Demographics data derived from AlphaMap



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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.

<b>Commercial Advisors Group, RE/MAX Integrity</b>	<b>9004133</b>	<b>patrick@commercialspacehouston.com</b>	<b>(832)560-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>esther@thecordovateam.com</b>	<b>(281)355-5562</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Patrick J. Buckhoff, CCIM</b>	<b>587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(832)560-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring, TX 77379  
Patrick Buckhoff

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date

Phone: 2816869445 Fax: 2815985577  
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