

## 3.25 AC UNRESTRICTED INDUSTRIAL LAND FOR SALE!

12211 CARRIAGE LANE, CONROE, TX 77304



### PROPERTY DESCRIPTION

3.25 AC of unrestricted land perfect for Industrial and related uses. Located just outside City limits, this tract is flat, generally clear and outside 500 yr. flood plain. There is an existing 8' deep pond on site to assist with any detention needs. No MUD taxes: Well & septic are at the site. Ready to build your own facility and not rent? Call today to tour and explore if this might be right for you!

Key information:

2.79 AC 2. Unrestricted  
Electricity at the site

### PROPERTY HIGHLIGHTS

- Key Travel times
- 4 Min from 336 W & Fish Creek Thoroughfare 2. 7 min from I 45
- 16 min from 242
- 25 Min the Grand Parkway (99)

### OFFERING SUMMARY

Sale Price:	Call for pricing
Lot Size:	3.25 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	444	6,617	23,855
Total Population	1,121	16,479	57,881
Average HH Income	\$107,940	\$116,784	\$103,151



**INTEGRITY**  
Each office independently owned and operated

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

281.686.9445

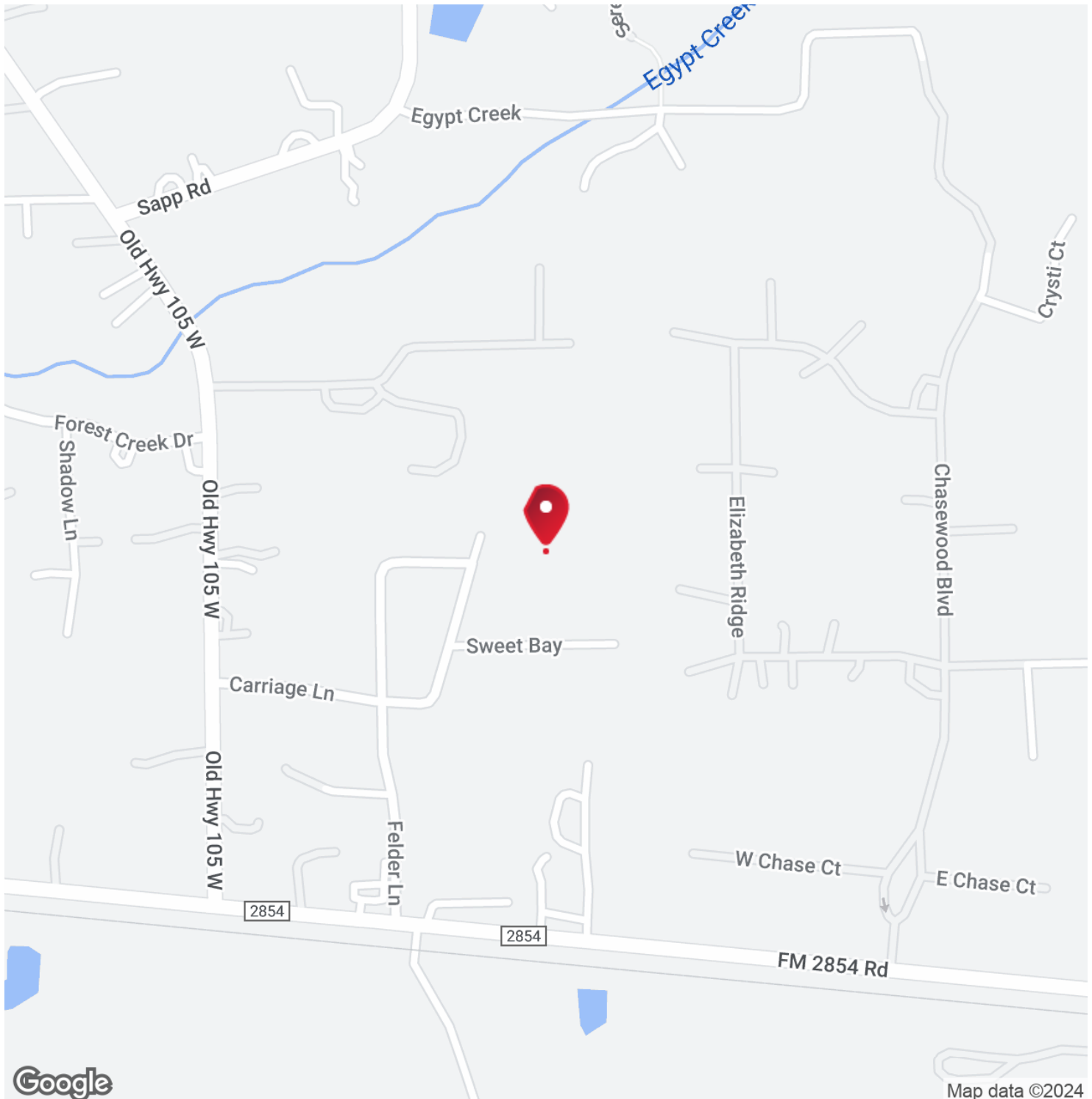
FOR SALE

LAND

LOCATION MAP

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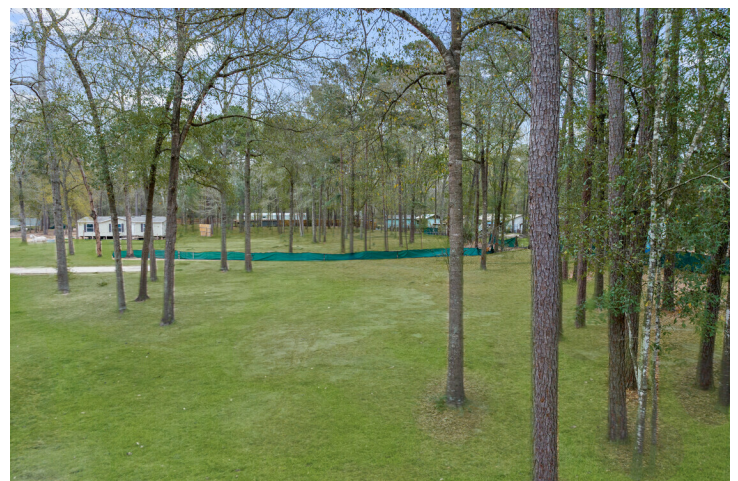
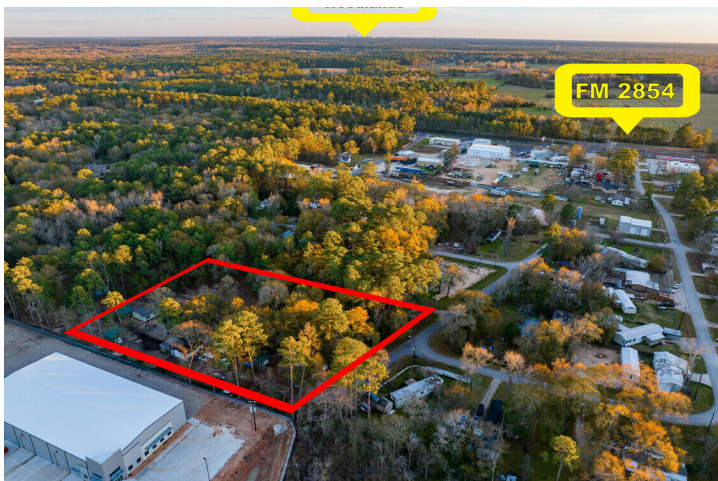
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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



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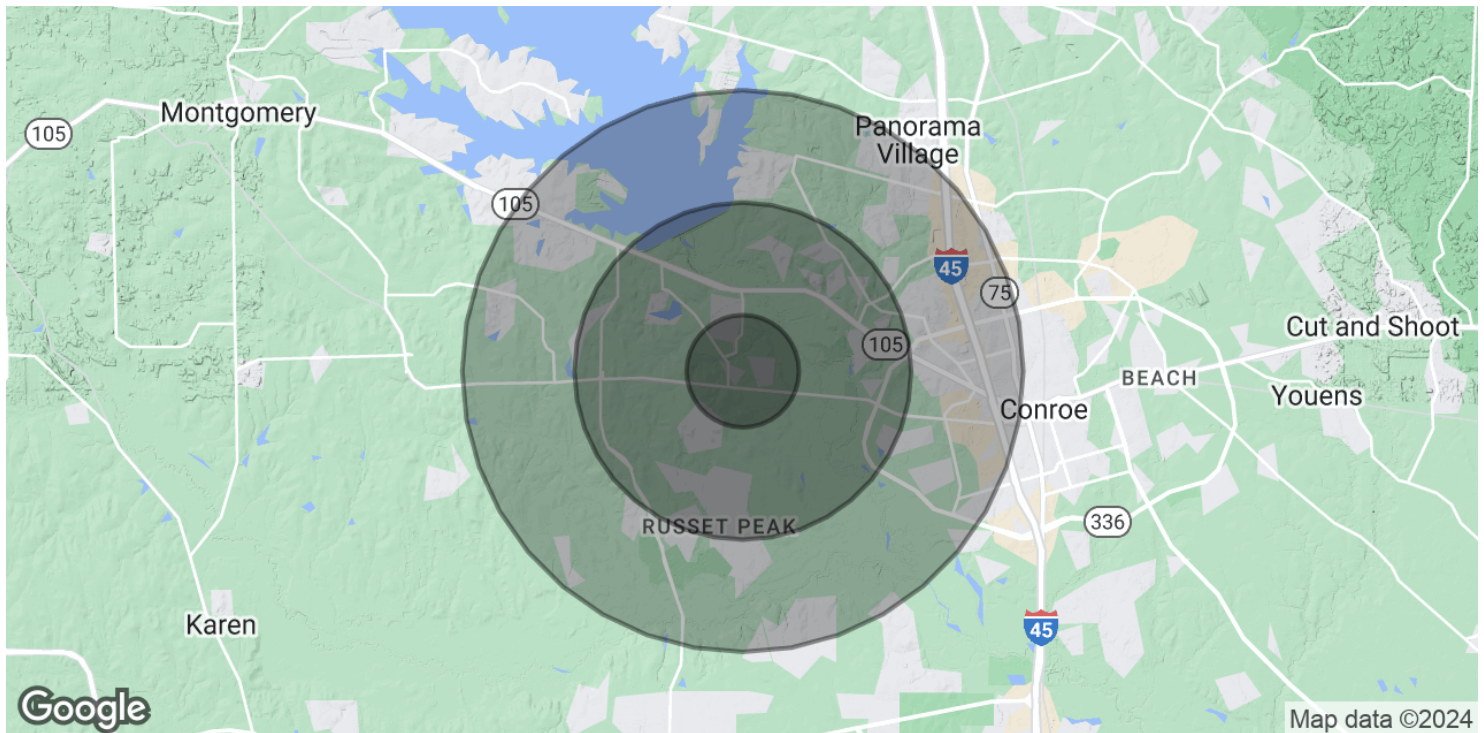
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,121	16,479	57,881
Average Age	39.6	40.0	36.7
Average Age (Male)	38.8	39.9	36.1
Average Age (Female)	41.1	40.8	38.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	444	6,617	23,855
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$107,940	\$116,784	\$103,151
Average House Value	\$231,319	\$320,861	\$283,095

2020 American Community Survey (ACS)



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Criteria

Map

Results

Previous

Next

1 of 1

Checked 0

All • None • Page

Agent Single Line display

Display 360 Property View

at 1

per page

12211 Carriage Lane, Conroe, Texas, 77304-4171 Montgomery County

Parcel Map

Map data ©2024 Imagery ©2024 Airbus, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

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Map data ©2024 Google 100 ft

MLS Number is 67710011

Property Type is 'Single-Family'

Found 1 result in 0.02 seconds.

https://matrix.harmls.com/Matrix/Results.aspx?c=AAEAAAD\*\*\*\*\*AQAAAAAAAAAQAQAAAEQAAAGAgAAAAQ1MDE1BgMAAAABMgYEAATAATkG...

1/1

**PRE-ENGINEERED METAL BUILDING - CONCEPTUAL DESIGN**  
12211 CARRIAGE LANE  
CONROE, TX



**AWA Construction**  
1500 N Post Oak - Suite 190  
Houston, TX 77055  
281-782-1206





12211 CARRIAGE LANE  
CONROE, TX



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1500 N Post Oak - Suite 190  
Houston, TX 77055  
281-782-1206





## 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>RE/MAX Integrity-Commercial Advisors Group,</b>	<b>9004133</b>	<b>patrick@commercialspacehouston.com</b>	<b>(832)560-2100</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<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 Buckhoff</b>	<b>587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(281)686-9445</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

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12211 Carriage