

LAND FOR SALE

# INDUSTRIAL LAND WITH OFFICE

151 Sentinel Oaks, Pinehurst, TX 77362

PRESENTED BY:

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**RE/MAX** COMMERCIAL ADVISORS GROUP  
RE/MAX Integrity

5.5 ACRES | 151 SENTINEL OAKS | PINEHURST, TX

# Executive Summary



## OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 5.5 Acres

Price / SF: \$1.46

## PROPERTY HIGHLIGHTS

- Over 38,000 cars per day
- 5 Min from FM 2920
- 8 min to SH 99 Grand Parkway
- 15 minutes to Sam Houston Parkway
- 19 minutes to SH 290
- 19 minutes to I 45
- 13 minutes to Magnolia
- Over 469,000 people and 141,000 housing units within 10 miles
- 2018 Ave HH Income \$131,432

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Households	655	14,592	86,906
Population	1,857	43,054	268,666
Avg HH Income	\$80,209	\$94,604	\$113,763

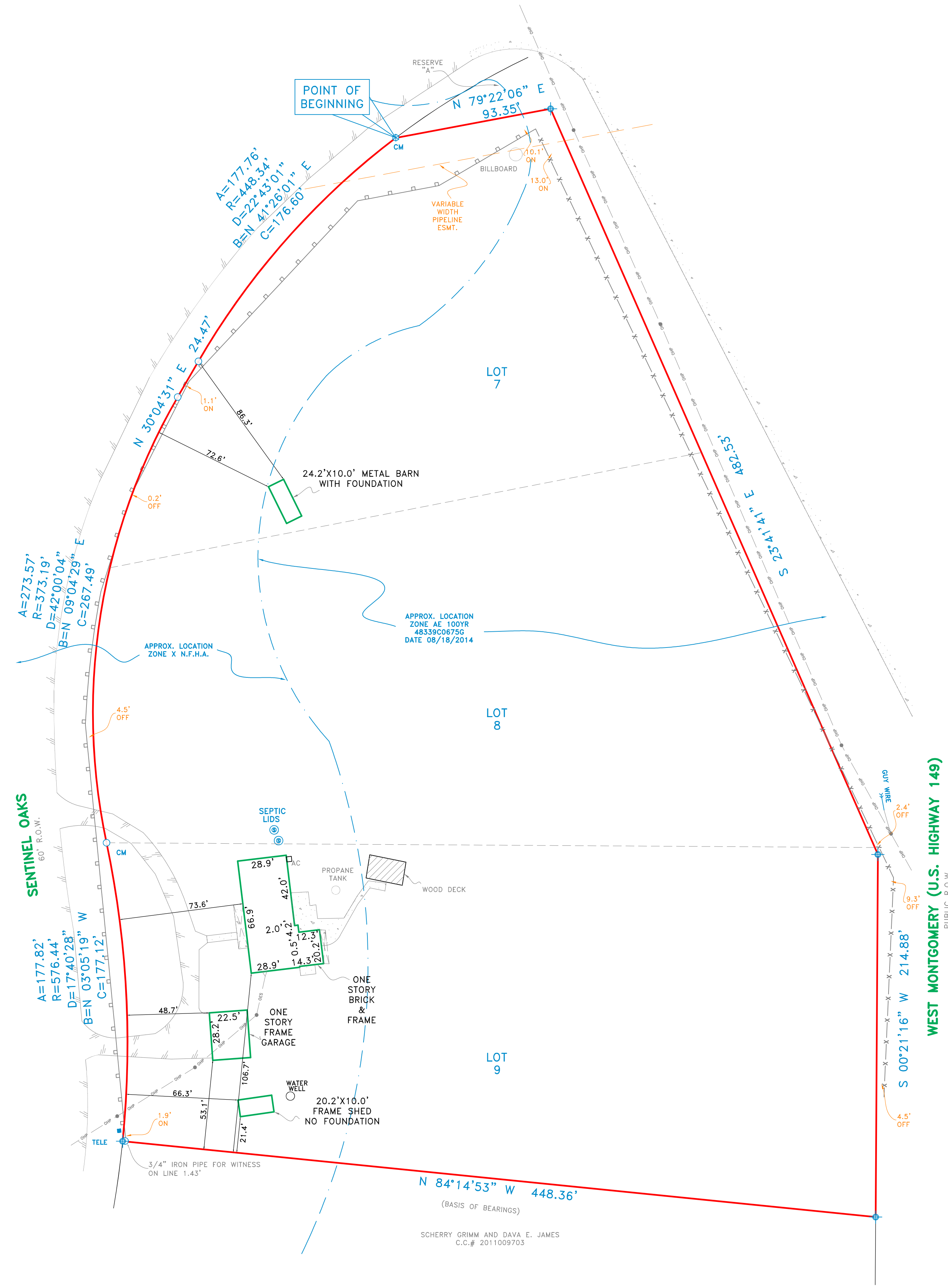


5.5 ACRES | 151 SENTINEL OAKS | PINEHURST, TX

## Additional Photos







stewart title  
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**151 Sentinel Oaks**  
Being Lots Seven (7), Eight (8), and Nine (9), of Sentinel Oaks, a subdivision out of the Joseph House Survey, Abstract No. 20, Montgomery County, Texas, according to the map or plat recorded in Volume 5, Page 459 of the Map Records of Montgomery County, Texas, save and except those parcels of land conveyed to the State of Texas by instruments recorded in Volume 641, Page 440, Volume 641, Page 433, and under County Clerk's File No. 9429052 of the Real Property Records of Montgomery County, Texas, same being that tract of land conveyed to Mark Drawhorn and wife, Penny Drawhorn, by deed recorded in Clerk's File No. 9780732, Official Public Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the West corner of Reserve "A" of said Sentinel Oaks tract, and being in the Southeast line of Sentinel Oaks (60 foot right-of-way);

THENCE North 79 degrees 22 minutes 06 seconds East, along the South line of said Reserve "A", a distance of 93.35 feet to a point for corner, said corner being in a Southwest line of West Montgomery (U.S. Highway 149) (public right-of-way);

THENCE South 23 degrees 41 minutes 41 seconds East, along a Southwest line of said West Montgomery (U.S. Highway 149), a distance of 482.53 feet to a point for corner, said corner being an 'ELL' corner of said West Montgomery (U.S. Highway 149);

THENCE South 00 degrees 21 minutes 16 seconds West, along the West line of said West Montgomery (U.S. Highway 149), a distance of 214.88 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to Scherry Grimm and Dava E. James, by deed recorded in Clerk's File No. 2011009703, Official Public Records of Montgomery County, Texas;

THENCE North 84 degrees 14 minutes 53 seconds West, along the North line of said Crimm / James tract, a distance of 448.36 feet to a point for corner, said corner being the Northwest corner of said Crimm / James tract, and being in the East line of said Sentinel Oaks, from which a 3/4 inch iron pipe bears a distance of 1.43 feet on line for witness, and being the beginning of a non-tangent curve turning to the left, with a radius of 576.44 feet, a delta angle of 17 degrees 40 minutes 28 seconds, a chord bearing of North 03 degrees 05 minutes 19 seconds West, and a chord length of 177.12 feet;

THENCE along said curve to the left, along the East line of said Sentinel Oaks, an arc length of 177.82 feet to a 3/4 iron pipe found for corner, and being the beginning of a tangent curve turning to the right, with a radius of 373.19 feet, a delta angle of 42 degrees 00 minutes 04 seconds, a chord bearing of North 09 degrees 04 minutes 29 seconds East, and a chord length of 267.49 feet;

THENCE along said curve to the right, along the Southeast line of said Sentinel Oaks, an arc length of 273.57 feet to a 3/4 iron pipe found for corner;

THENCE North 30 degrees 04 minutes 31 seconds East, along the Southeast line of said Sentinel Oaks, a distance of 24.47 feet to a 3/4 inch iron pipe found for corner and being the beginning of a tangent curve turning to the right, with a radius of 448.34 feet, a delta angle of 22 degrees 43 minutes 01 seconds, a chord bearing of North 41 degrees 26 minutes 01 seconds East, and a chord length of 176.60 feet;

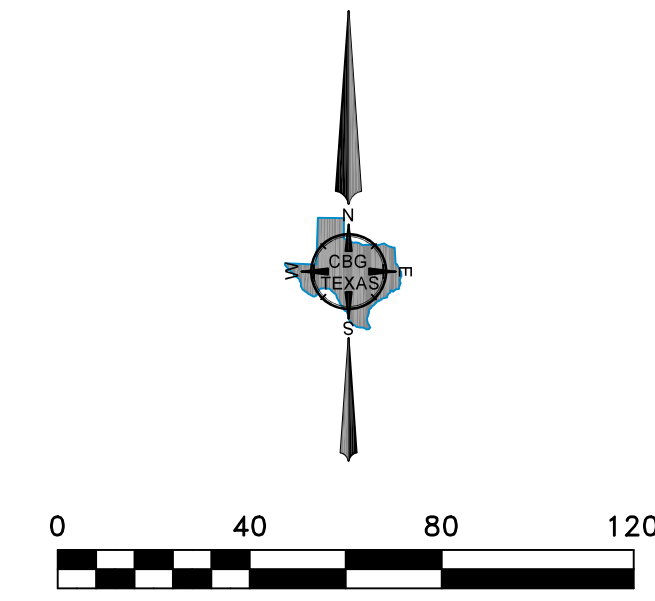
THENCE along said curve to the right, along the Southeast line of said Sentinel Oaks, an arc length of 177.76 feet to the POINT OF BEGINNING and containing 225,227 square feet or 5.17 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Stewart Title, in connection with the transaction described in G.F.# 18339033573 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 15th day of August, 2018

C.N. Fauquier  
Registered Professional Land Surveyor No. 4372



NOTES:  
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 5, PG. 459; VOL. 411, PG. 464.

NOTES:  
BEARINGS ARE BASED ON DEED RECORDED IN FILE NO. 9780732. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48339C0675G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone EXCEPT AS SHOWN.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
3/4" IRON PIPE FOUND	AS - AIR CONDITIONING
1/2" IRON ROD SET	FI - FIRE HYDRANT
1" IRON PIPE FOUND	DES - DES
5/8" ROD FOUND	CHP - CHP
FENCE POST CORNER	COVERED PORCH, DECK OR CARPORT
"X" FOUND / SET	OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
OVERHEAD ELECTRIC	CONCRETE PAVING
POWER POLE	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

321 Century Plaza Dr., Ste. 105  
Houston, TX 77073  
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Firm No. 10194280  
www.cbginet.com

SCALE 1" = 40'

DATE 8/15/2018

JOB NO. 1817344

G.F. NO. SEE ABOVE

DRAWN TMR

**METES & BOUNDS**

SENTINEL OAKS, JOSEPH HOUSE SURVEY, ABSTRACT NO. A-20

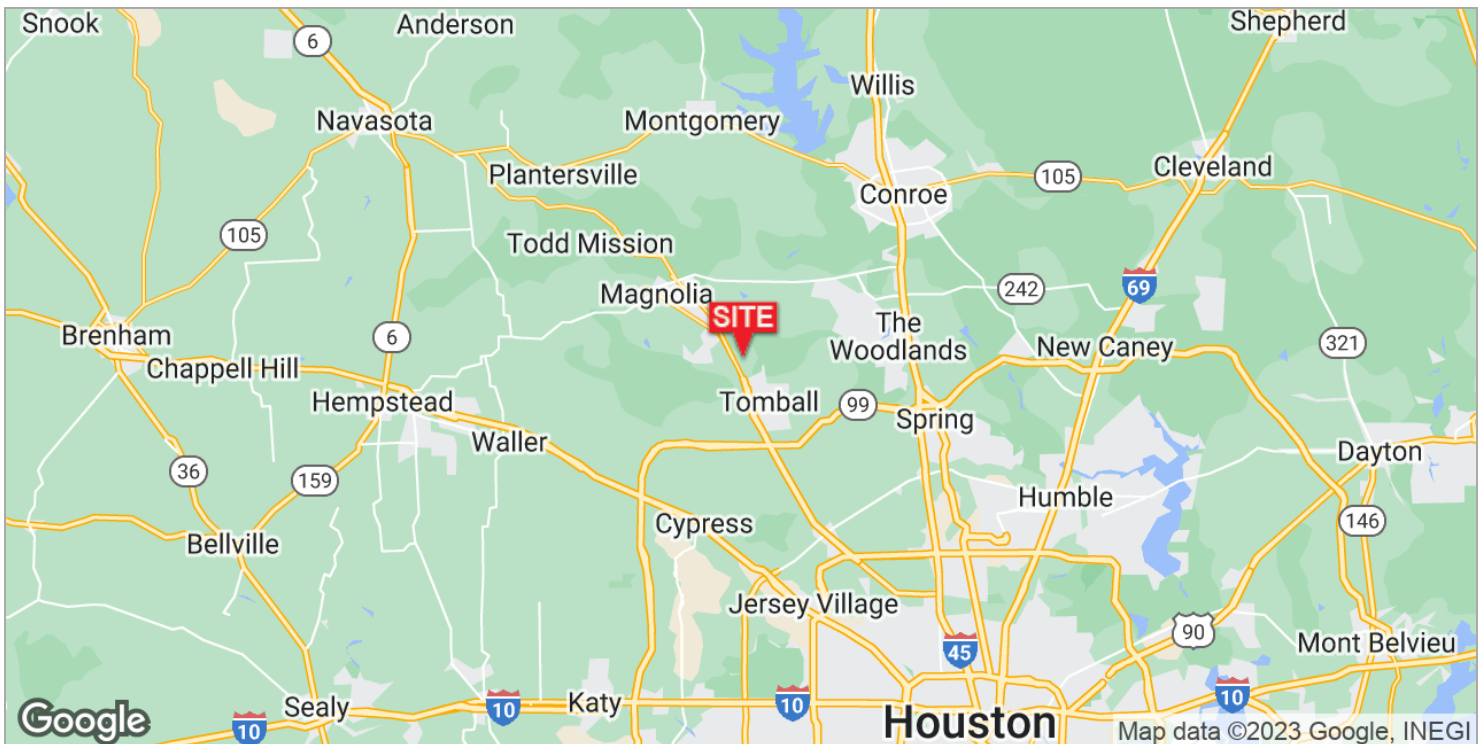
MONTGOMERY COUNTY, TEXAS

151 SENTINEL OAKS



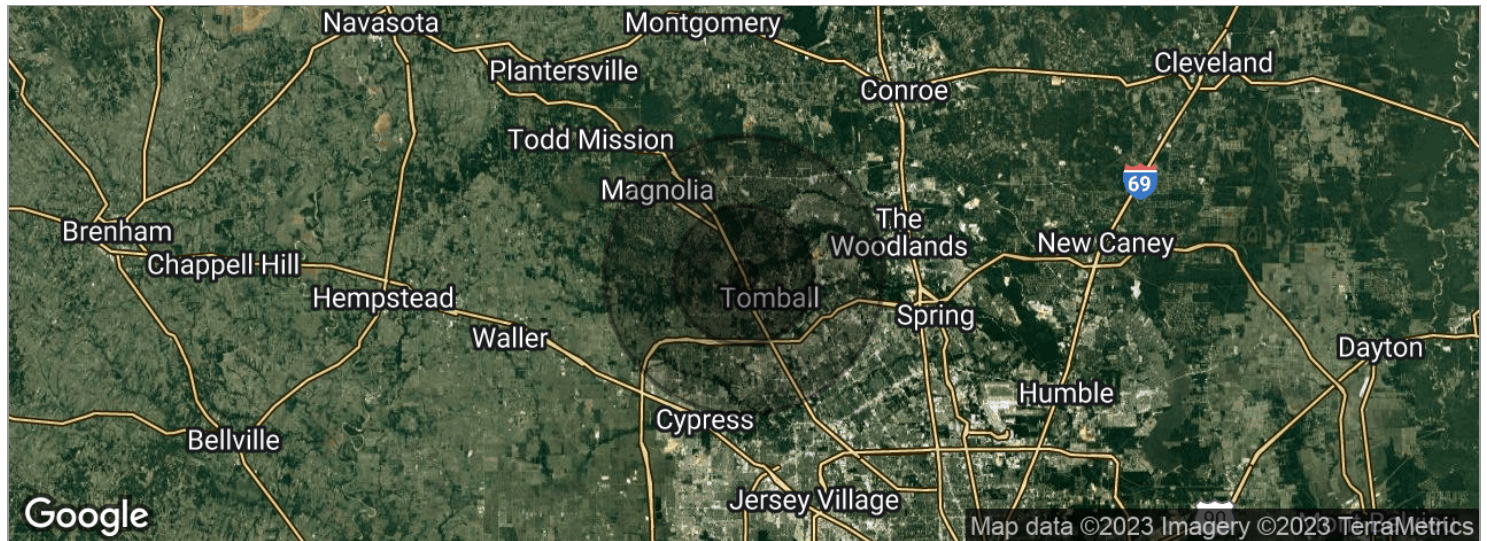
5.5 ACRES | 151 SENTINEL OAKS | PINEHURST, TX

## Location Maps



5.5 ACRES | 151 SENTINEL OAKS | PINEHURST, TX

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,857	43,054	268,666
Median age	36.4	35.9	35.0
Median age (Male)	35.6	35.5	34.3
Median age (Female)	37.6	36.7	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	655	14,592	86,906
# of persons per HH	2.8	3.0	3.1
Average HH income	\$80,209	\$94,604	\$113,763
Average house value	\$220,635	\$219,484	\$224,144

\* Demographic data derived from 2020 ACS - US Census





## 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</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Esther Cordova</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Patrick Buckhoff, CCIM</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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Gustavo Guido

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