

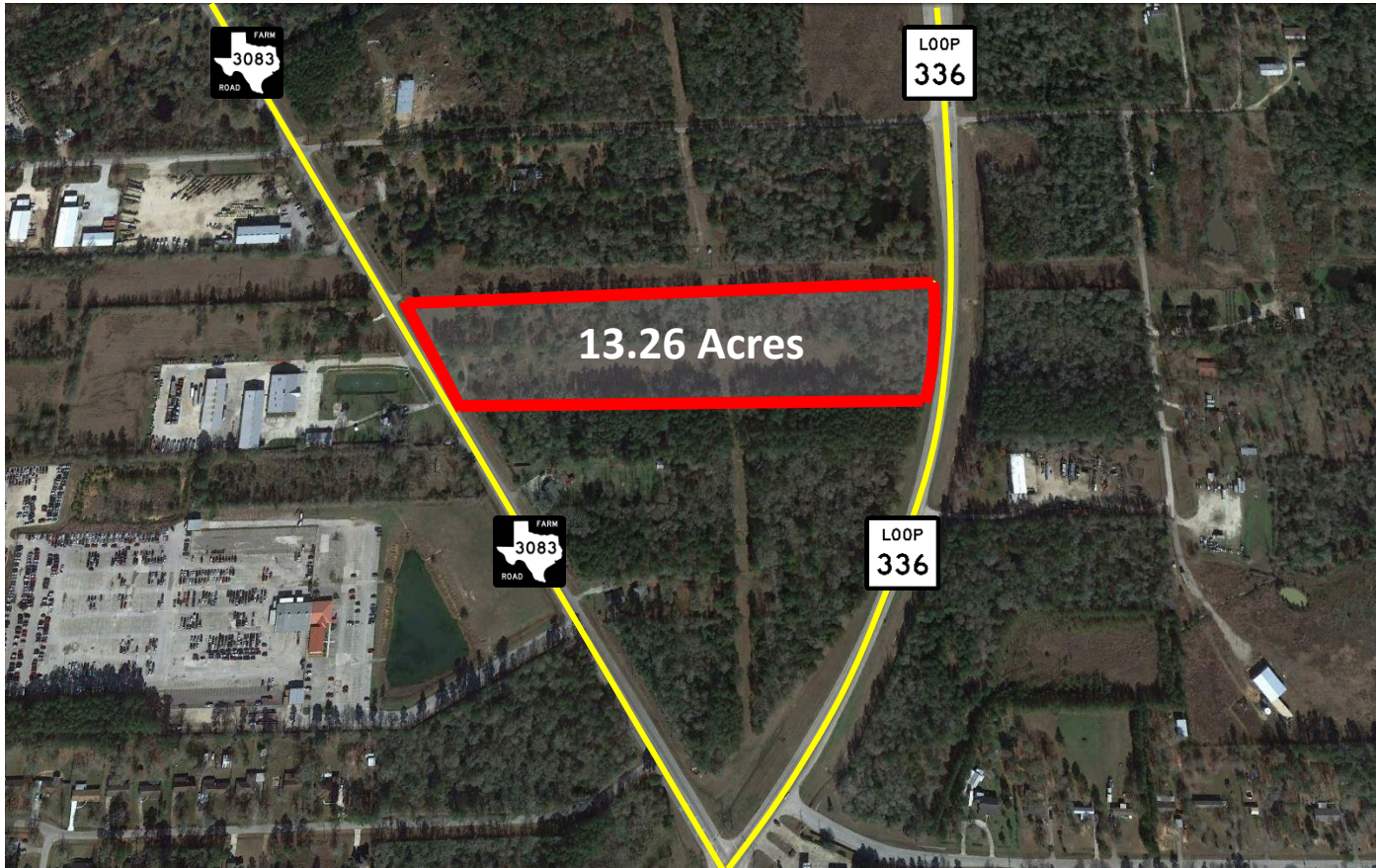
BRIGHT MORNINGSTAR PLACE



13.26 Acres



13.26 Acres 1303 FM 3083 Rd, Conroe, TX 77301



Property Information

Size	13.26 Acres
Appraisal District	www.mcad-tx.org
Tax Parcel #	R269917, R44651, R251690
Legal	A0301 KUYKENDALL ROBT, TRACT 56, ACRES 4.000 / A0301 KUYKENDALL ROBT, TRACT 56, ACRES 1.000 / A0301 KUYKENDALL ROBT, TRACT 20-B, ACRES 8.263
Jurisdiction	City of Conroe
Water / Sewer	City of Conroe
Electric	Entergy
Fiber	Consolidated
Schools	Conroe ISD

2023 Tax Rates

CCO - City of Conroe	0.4272
GMO - Montgomery County	0.3696
HM1 - Montgomery County Hospital	0.0498
JNH - Lone Star College	0.1076
SCO - Conroe ISD	0.9621
Total	1.9163

Description

Recently approved Built to Rent (BTR) project in Conroe, TX. Commercial plat with 98 duplexes in high growth area with all utilities available and high visibility from 2 major roads.

Property Highlights

- Frontage on South Loop 336 East
- Frontage on FM 3083
- 4 miles from Downtown Conroe
- 5 miles from Conroe Regional Medical Center
- 13 miles to The Woodlands Mall
- 18 miles to Lake Conroe



INTERSTATE
45

LOOP
336

FARM
ROAD
3083

LOOP
336

BRIGHT
MORNINGSTAR PLACE

18 miles to Lake
Conroe

INTERSTATE
45

Conroe

FARM
ROAD
3083

LOOP
336

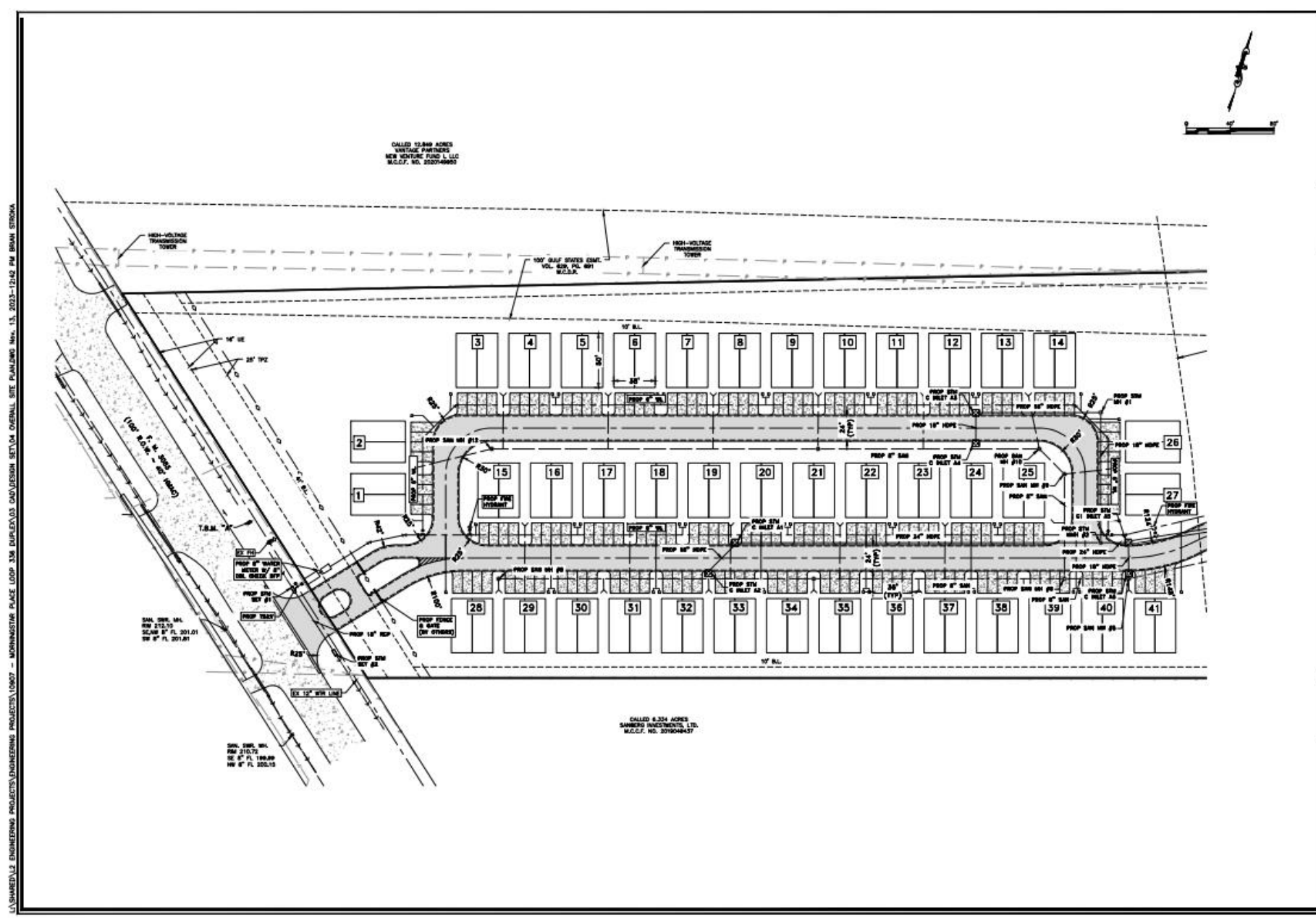
13 miles to The
Woodlands Mall

LOOP
336

FARM
ROAD
3083

INTERSTATE
45

Study / Permit	In Progress	Complete	Notes
Site Plan		X	Completed with 49 duplex units - 98 for rent units.
Commercial Plat		X	Fully approved by City of Conroe.
Construction Drawings	X		Preliminary approval from City of Conroe.
TxDOT	X		Approval received for entrance on west side of tract. Preliminary approval received on entrance on east side of tract.
EOPCs		X	Completed by L Squared Engineering. Total cost of development \$1,552,000.



L:\SHARE\1\3 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10007 - MORNINGSTAR PLACE (000) 308 DUBEX\03 CAD\DESIGN SET\04 OVERALL SITE PLANNING No. 13, 2013-12142 PM BRUN STRODA

2

L SQUARED ENGINEERING
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 1000 10TH AVENUE S.W. SUITE 100
 SEASIDE, CALIFORNIA 94062
 TEL: (415) 435-1111 FAX: (415) 435-1112

SUBMIT TO REGULATORY AGENCIES
 PROJECT RECORDS

MORNINGSTAR DUPLEX
 OVERALL SITE PLAN 1 OF 2

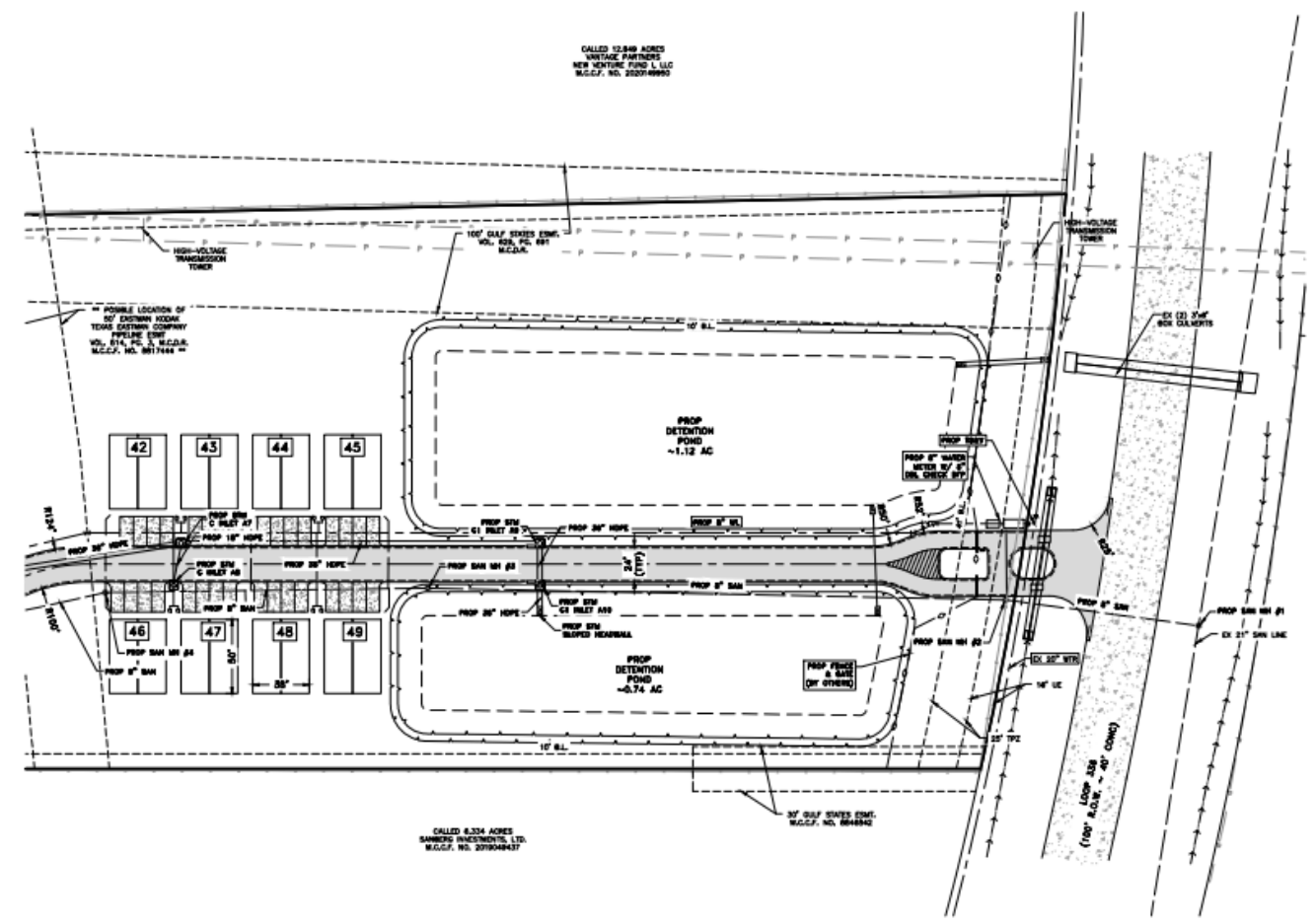
REVISIONS LOG			
#	DATE	BY	DESCRIPTION

PROJECT INFORMATION			
PROJECT	33031	04R	
DRAWN			
SCALE			

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF WITHDRAWING FROM THE ALLIANCE BY THE
 E. LEVINE, PL. ARCHT. OR
 JOSEPHINE DAVIS, PE, ARCHT. OR
 FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION

5/3/2013

L:\SHARED\1.2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10807 - MORNINGSTAR PLACE (OOD, 134 DUBLEX, 03 CONDOS) SET\04 OVERALL SITE PLAN\MO. 13, 2003-12\42 PM BRSM STROCK



CALLED 12.840 ACRES
 VENTURE PARTNERS
 NEW VENTURE FUND L, LLC
 M.C.C.F. NO. 2020149990

CALLED 8.334 ACRES
 SANDEN INVESTMENTS, LTD.
 M.C.C.F. NO. 2079048437



2

L SQUARED ENGINEERING
 MUNICIPAL, COMMERCIAL, RESIDENTIAL
 10150 UNIVERSITY AVE
 SUITE 1000
 GREENWOOD, MD 21040

SUBJECT INFORMATION
 PROJECT ACROSS

MORNINGSTAR DUPLEX

OVERALL SITE PLAN 2 OF 2

REVISIONS			
#	DATE	BY	DESCRIPTION

DRAWING INFORMATION			
PROJECT	DATE	TITLE	
DRAWN	DATE	REVISIONS	
SCALE	SHEET		
3" = 60' (3/8/04)	05		
3" = 80' (11/13/07)			

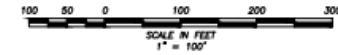
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMITS REVIEW UNDER PENNSYLVANIA DE
 E. LEVINE, P.E. #19990
 OR
 JOSEPH M. SMITH, P.E. #12308
 FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION

5/17/2003

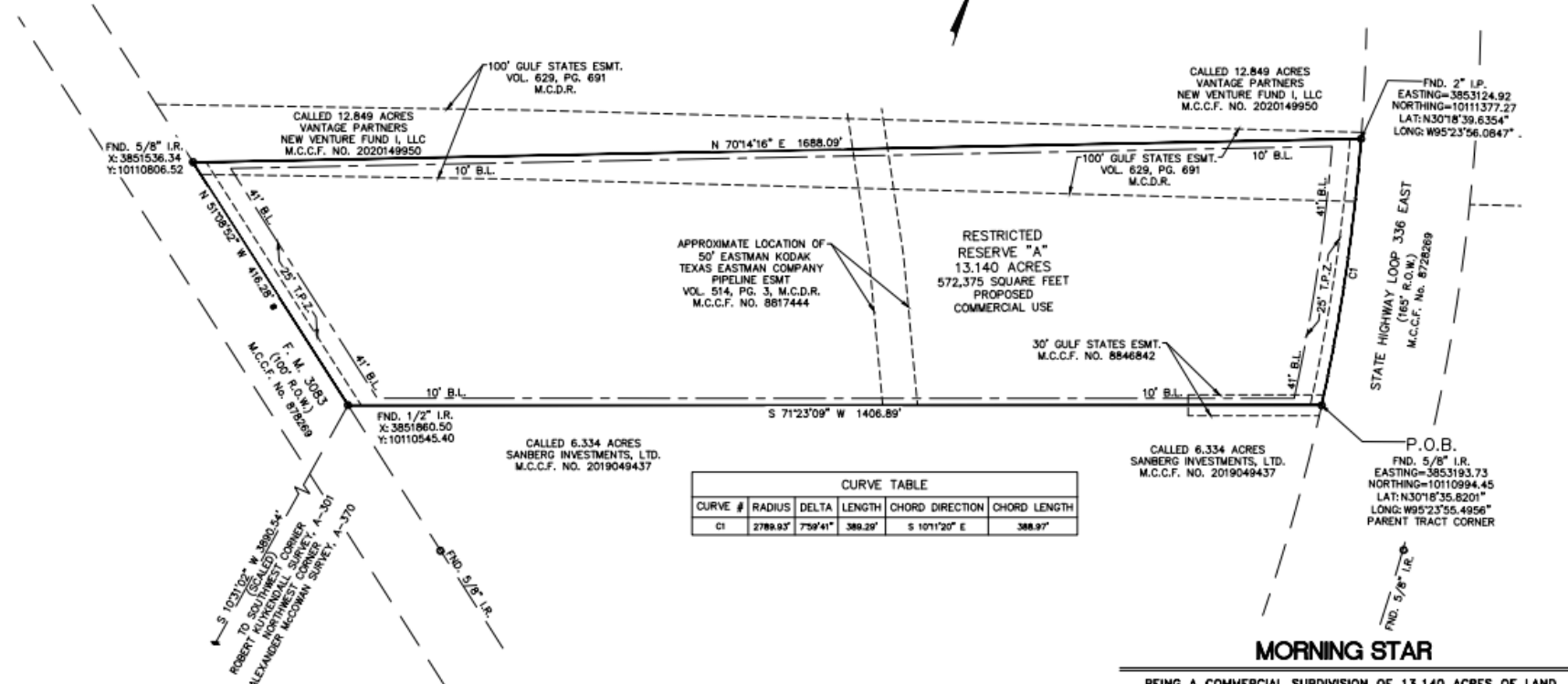
BRIGHT MORNINGSTAR PLACE

ABBREVIATIONS

- ESMT. = EASEMENT
- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- No. = NUMBER
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- P.O.B. = POINT OF BEGINNING
- FND. = FOUND
- I.R. = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- T.B.M. = TEMPORARY BENCHMARK
- T.P.Z. = TREE PRESERVATION ZONE
- B.L. = BUILDING LINE



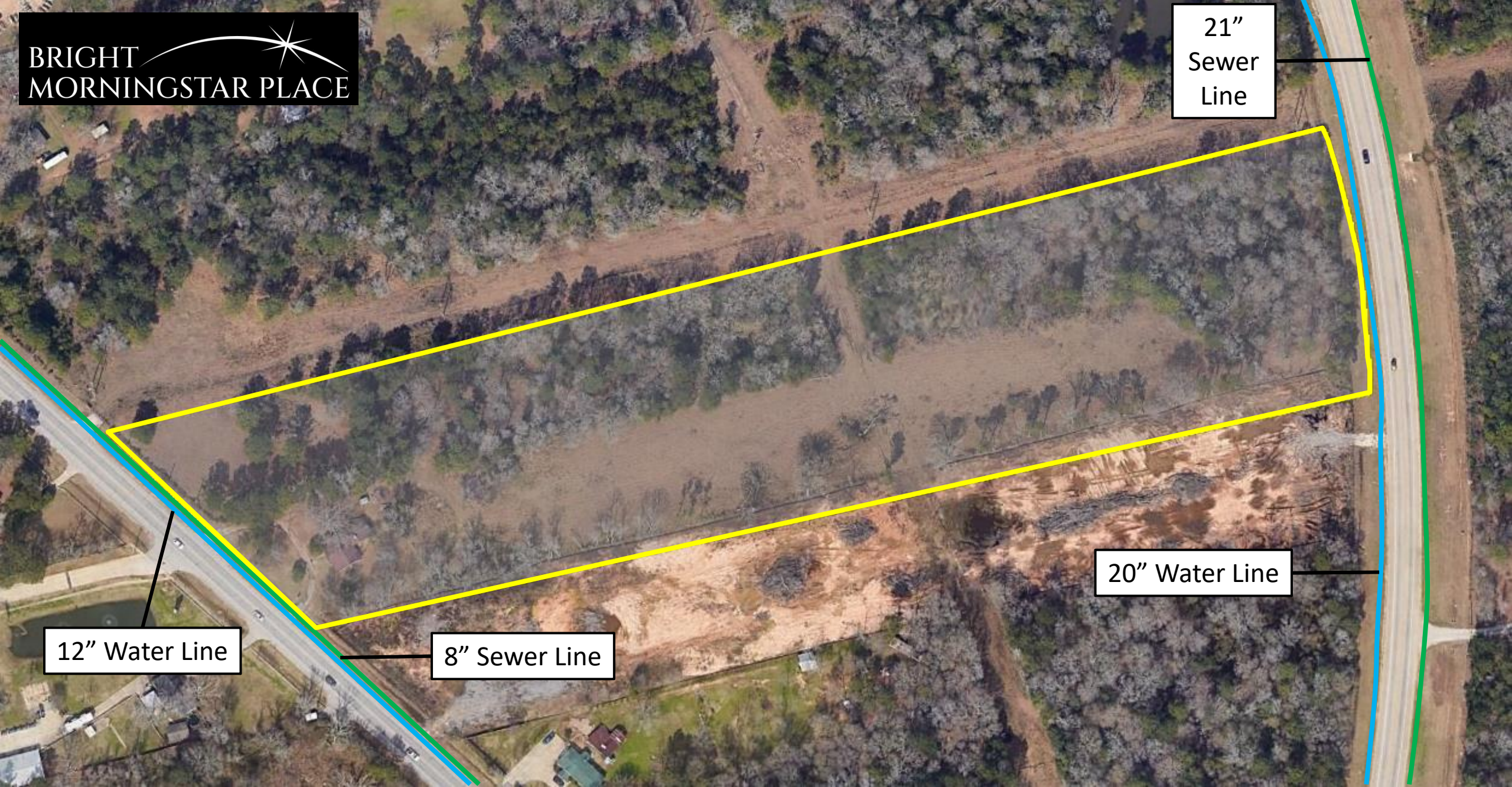
VICINITY MAP
SCALE: 1" = 1/2 MI.



MORNING STAR

BEING A COMMERCIAL SUBDIVISION OF 13.140 ACRES OF LAND, SITUATED IN THE ROBERT KUYKENDALL SURVEY, A-301, MONTGOMERY COUNTY, TEXAS

1 BLOCK 0 LOTS 1 RESERVE
 DATE: OCTOBER, 2023 JOB NO. 23058
 OWNERS: BRIGHT MORNING STAR PLACE, LLC.
 1108 HOUSTON ST.
 CONROE, TX 77301



21"
Sewer
Line

20" Water Line

12" Water Line

8" Sewer Line



11/2/2015

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.

Treaty Oak Developers, LLC	9011141	cwren@treatyoakdev.com	(281)364-7440
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dustin Tucker	640970	dutucker@gmail.com	(281)364-7440
Designated Broker of Firm	License No.	Email	Phone
Christopher Wren	634619	cwren@treatyoakdev.com	(281)705-6416
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Christopher Wren	634619	cwren@treatyoakdev.com	(281)705-6416
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

United Real Estate - Houston, 3440 Kirby Fuzzed Rd Ste 150 Spring TX 77386
Produced with Lone Wolf Transactions (zipForm Edition) 231 Sheason Cr., Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Phone: 2817056416

Fax:

147110 Turquoise