



## 13.26 Acres 1303 FM 3083 Rd, Conroe, TX 77301



13.26 Acres
www.mcad-tx.org
R269917, R44651, R251690
A0301 KUYKENDALL ROBT, TRACT 56, ACRES
4.000 / A0301 KUYKENDALL ROBT, TRACT 56,
ACRES 1.000 / A0301 KUYKENDALL ROBT, TRACT
City of Conroe
City of Conroe
Entergy
Consolidated
Conroe ISD
www.treatyoakdev.com/conroe13

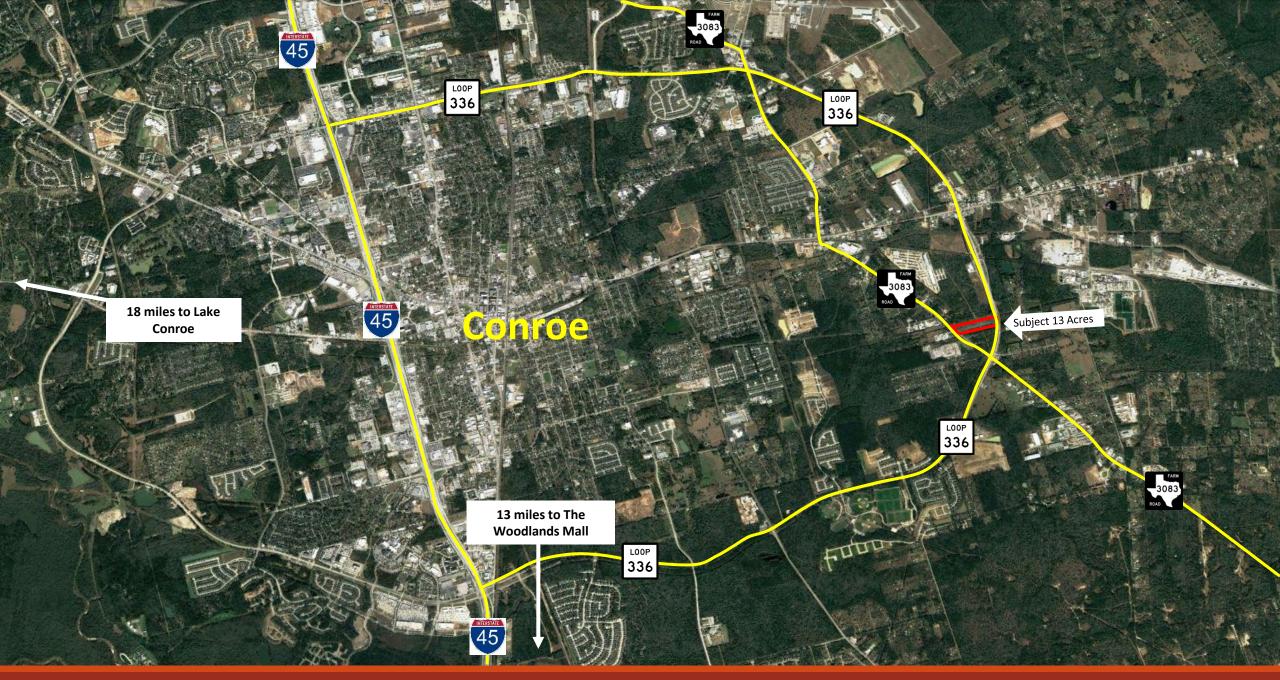
2020 Tax Rates		
CCO - City of Conroe	0.4375	
GMO - Montgomery County	0.4312	
HM1 - Montgomery County Hospita	0.0588	
JNH - Lone Star College	0.1078	
SCO - Conroe ISD	1.2125	
Total	2.2478	

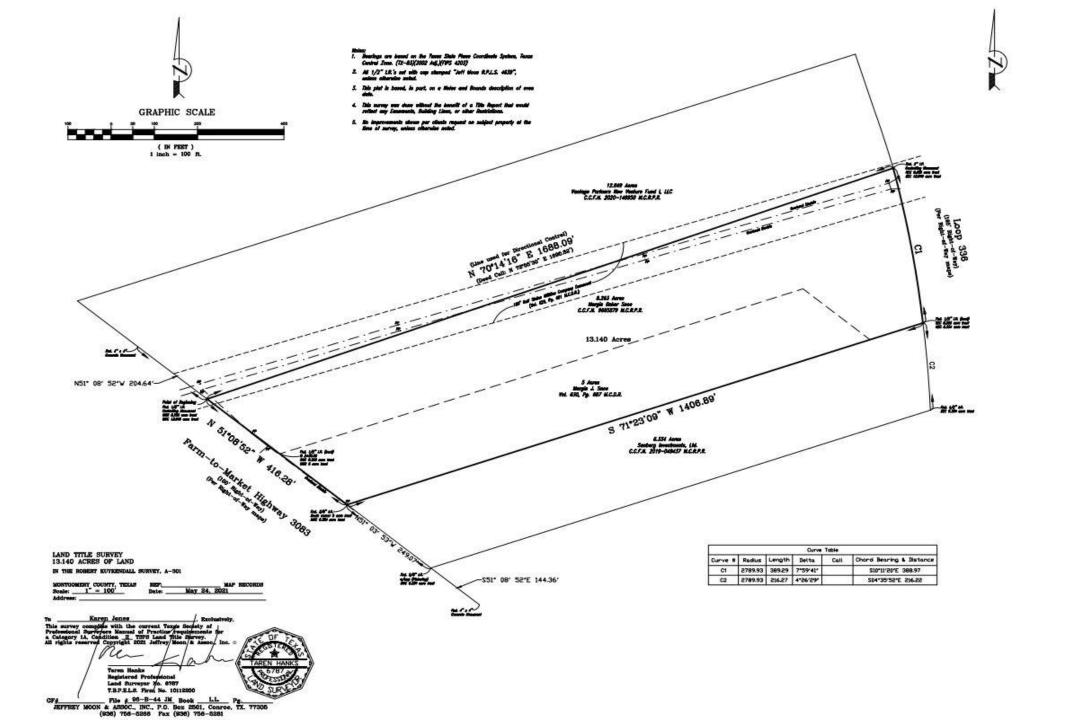
### Description

New to market in a growth area. Unique, unrestricted property in Conroe city limits with dual access off of Loop 336 and FM 3083. This property has water and an 8" sewer line on the west side of the property and to the east of the property there is a 12" sewer line across Loop 336.

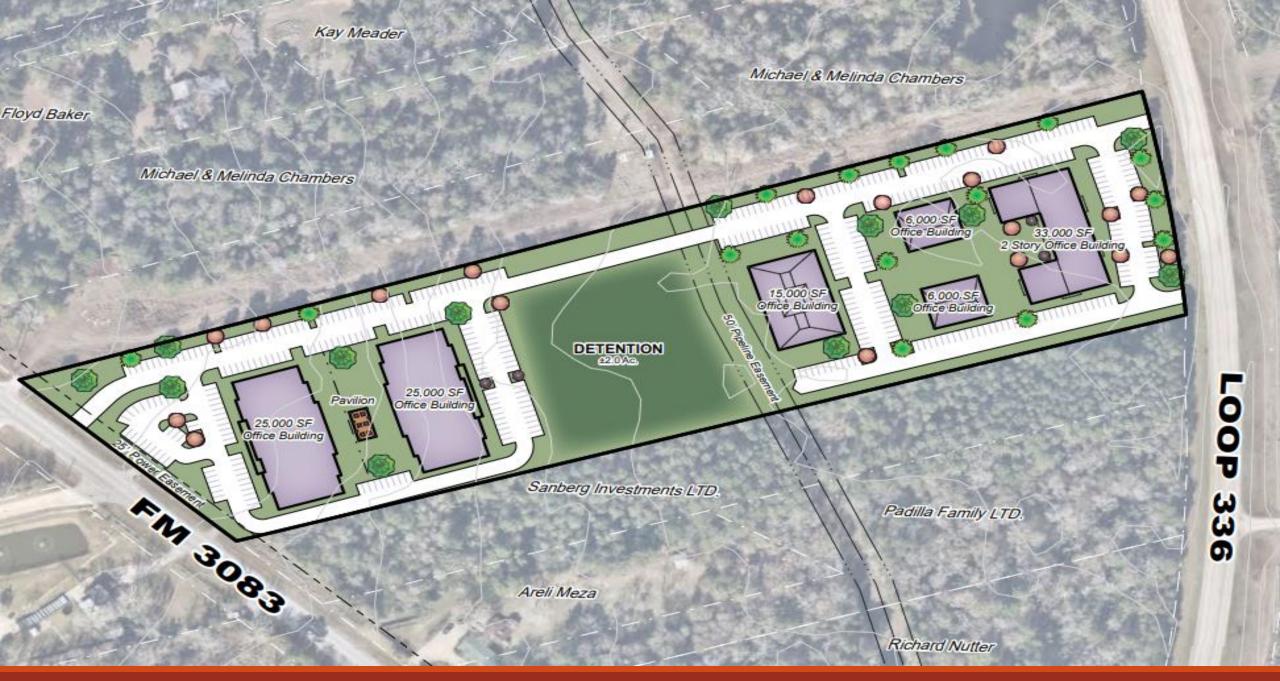
## **Property Highlights**

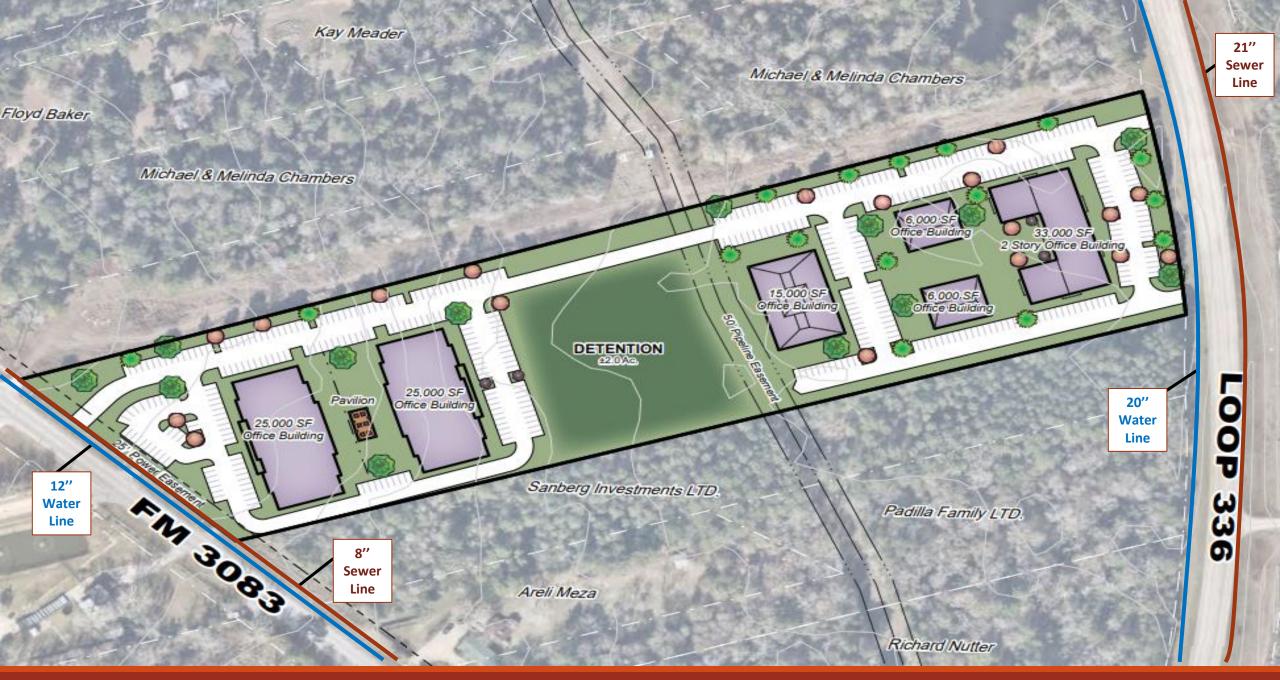
- -Unrestricted
- -Frontage on South Loop 336 East
- -Frontage on FM 3083
- -4 miles from Downtown Conroe
- -5 miles from Conroe Regional Medical Center
- -13 miles to The Woodlands Mall
- -18 miles to Lake Conroe











## Information About Brokerage Services

11/2/2015

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:

must perform the broker's minimum duties transaction known by the agent, including AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, owner's agent ъ usually in a written listing to sell or property management agreement. An owner's agabove and must inform the owner of any material information about the property information disclosed to the agent or subagent by the buyer or buyer's agent. 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 agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous tunderlined 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,
- 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; different license holder associated with the broker to æ with the parties' written consent, appoint May,
- 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 party disclose, unless required to do so by law.

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Information available at www.trec.texas.gov IABS 1-0 Date ואוווי 147ווי 1 וויוייייי F≊: