

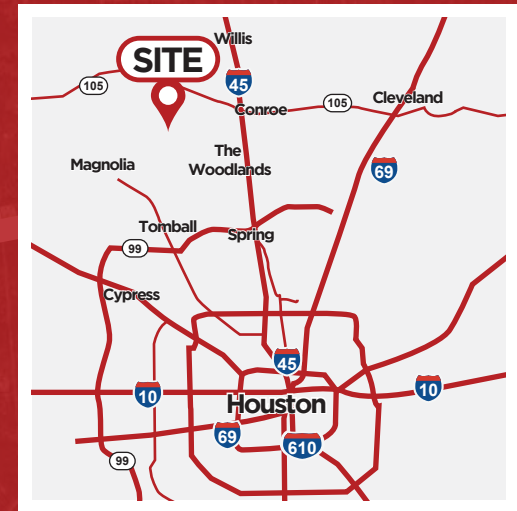


**FOR
SALE**

LAND AVAILABLE

2.05 ACRES | 0 Coe Ln, Magnolia, TX 77354

**SUPERB
LOCATION
NEAR THE
WOODLANDS!**



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2.05 ACRES | 0 Coe Ln, Magnolia, TX 77354



39,360-VPD

Coe Ln

Bear Branch Ln



Property Highlights

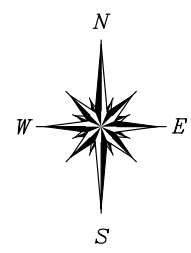
This 2 Acre tract is ideally located just South of the extremely busy FM 1488 and within close proximity of The Woodlands. The Home Depot is just down the road as well as fast-food places, banks, grocery stores and other service businesses. This is an ideal location for a small industrial building or buildings to service companies operating in the area. The neighboring tract is also for sale so a buyer could combine both properties if needed. A major benefit of the property is that it has access to Coe Lane as well as Bear Branch Lane giving the property some really interesting development options. Please get in touch if you would like to brainstorm some ideas for this property or if you want to make an offer.

Demographics

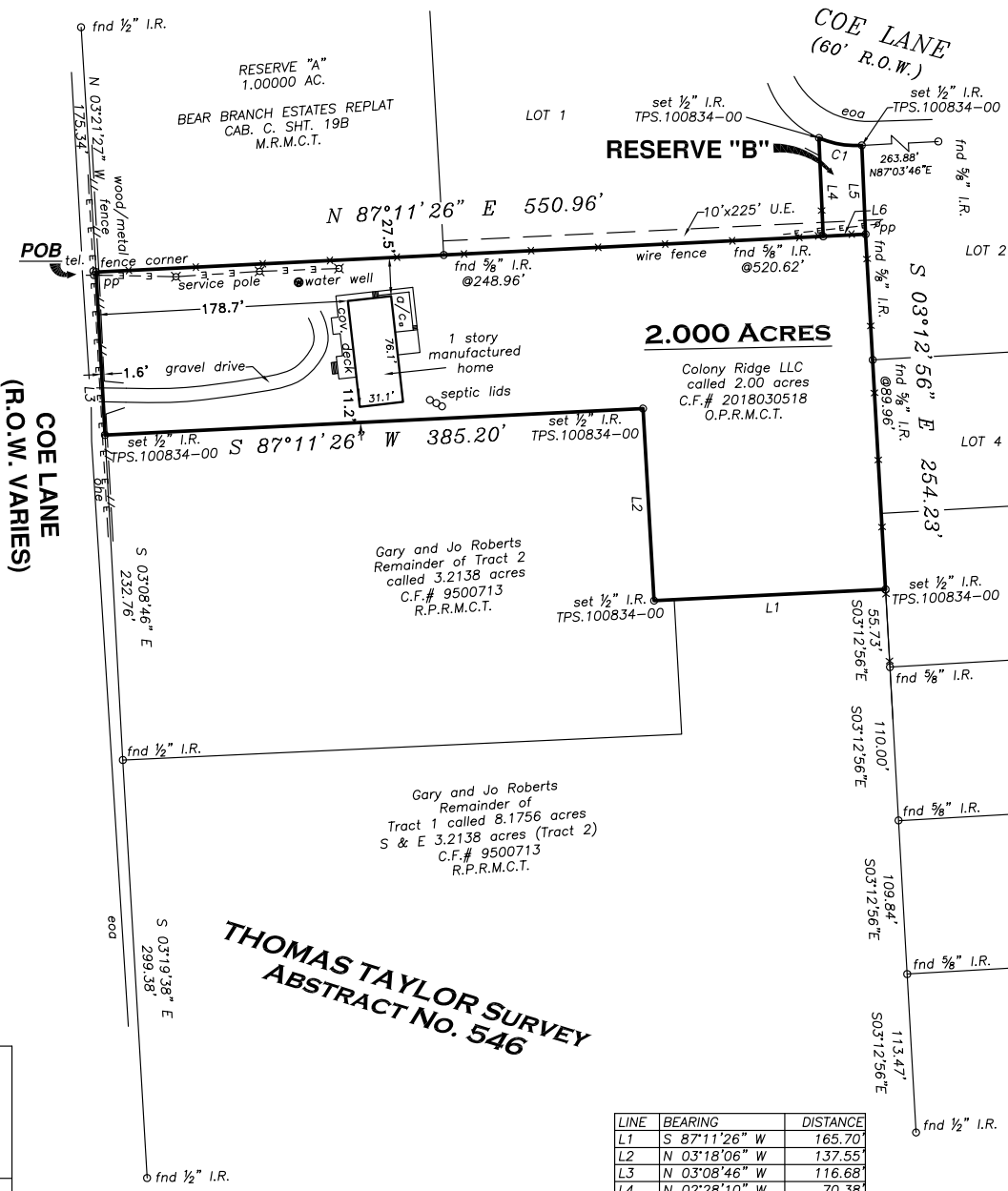
Ratio	3 Mile	5 Mile
Population:	52,227	122,906
Median Income Per Household:	\$136,831	\$123,571
Average Household Size:	3.01	2.91

Disclaimer: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by The Commercial Professionals or by any agent, independent associate, subsidiary, or employee of The Commercial Professionals. This information is subject to change.

0' 80' 160' 240'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.97'	31.33'	31.05'	S 80°12'00" E	26°48'18"



BOUNDARY & IMPROVEMENT SURVEY
 FOR: DANNY CORTEZ & AMY CORTEZ
 33222 COE LANE
 MAGNOLIA, TEXAS 77354

BEING a 2.000 acre tract of land situated in the Thomas Taylor Survey, Abstract No. 546, Montgomery County, Texas, being all of that certain called 2.00 acre tract described in instrument to Colony Ridge LLC, recorded in Clerk's File No. 2018030518 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 2.000 acre tract being more particularly described by attached metes and bounds description.

BEING ALL OF RESERVE "B" OF BEAR BRANCH ESTATES REPLAT, A SUBDIVISION IN THE THOMAS TAYLOR SURVEY, A-546, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 19B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
 Momentum Title
 G.F. No. 19-03-2170
 Effective date: 03/27/2019

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

Those recorded in Cab. C, Sht. 19-B, M.C.M.R. (does not affect).
 Those recorded in Vol. 1143, Pg. 775, M.C.D.R. & C.F. #8305842, & 8506948, O.P.R.M.C.T. (does not affect subject property).

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

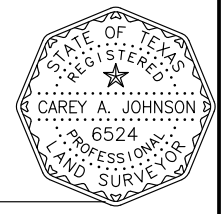
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0510 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 05/18/18 EM
 Date of Survey: 03/22/19 MP

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524



LEGEND

- x - x - fence line
- E - E - o/h_e util_e line(s)
- wm = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Dead Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County

THOMAS TAYLOR SURVEY ABSTRACT NO. 546

LINE	BEARING	DISTANCE
L1	S 87°11'26" W	165.70'
L2	N 03°18'06" W	137.55'
L3	N 03°08'46" W	116.68'
L4	N 02°28'10" W	70.38'
L5	S 02°28'10" E	63.61'
L6	S 87°11'26" W	30.34'

TEXAS PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936) 756-7447 - FAX (936) 756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

PROJECT NO. C69-883	Key Map 216J	DRAWING DATE: 04/01/19 REVISED: DRAWN BY: DED/CFD
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Information About Brokerage Services

Texas law requires all real estate license holders 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.

<u>The Professionals Grp</u>	<u>9003131</u>	<u>lance@tpg-realty.com</u>	<u>281-766-4352</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Lance Langenhoven</u>	<u>0518367</u>	<u>lance@tpg-realty.com</u>	<u>281-766-4352</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Lance Langenhoven</u>	<u>0518367</u>	<u>lance@tpg-realty.com</u>	<u>281-766-4352</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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