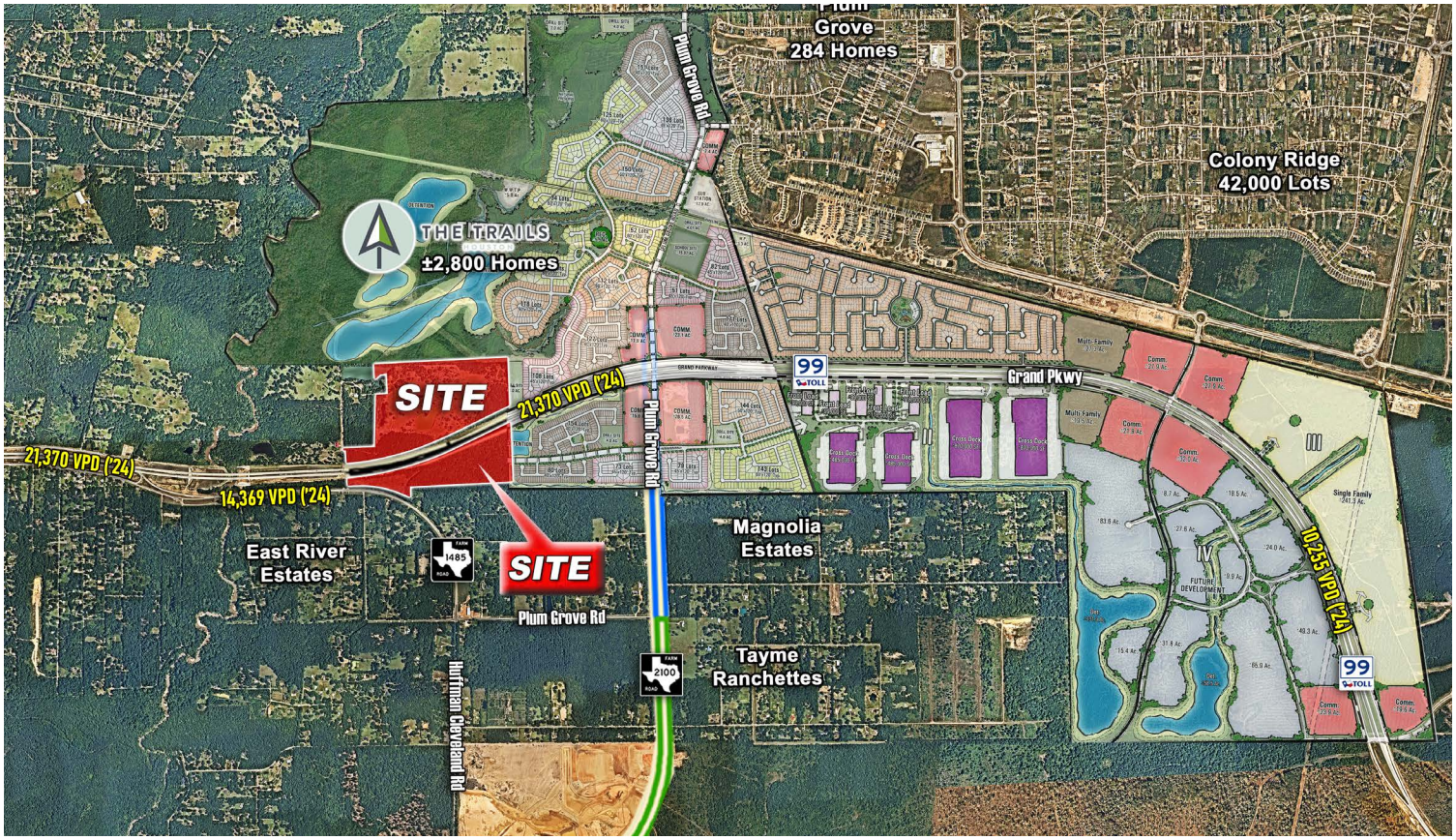
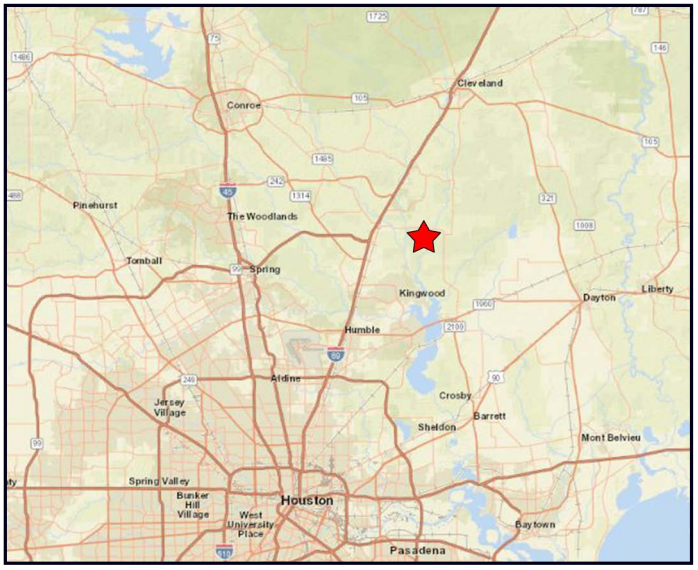
±127 Acres
FOR SALE

FM 1485 & The Grand Pkwy
New Caney, Texas 77357



DESCRIPTION:

- 127 total Acres along Grand Parkway (99) located in Harris County.
- 86 AC on the north side (Harris County #0432250000036)
- 41 AC south of the grand pkwy (Harris County #0432250000037)
- Zoned to Huffman ISD
- Located adjacent to multiple residential communities including: The Trails (2,170 Lots), Saint Tropez (4,500 Lots), Sila (2,700 Lots), and Colony Ridge (34,891 Platted Lots + 21,305 Proposed Lots)
- Less than .7 miles from an all-way interchange for the grand Parkway at Plum Grove Rd.



DEMOGRAPHICS:	3 mile	5 mile	7 mile
2024 POPULATION	8,656	36,229	101,635
2029 PROJ. POPULATION	12,337	47,906	121,635
AVERAGE HH INCOME	$94,289	$115,042	$129,162

TRAFFIC COUNTS:	TXDOT 2024
GRAND PARKWAY	21,370 VPD
FM-1485 ROAD	14,369 VPD

WHITNEY FISHER
210.623.0575
whitney@slucorealty.com

GREG SLUSKY
713.443.2860
greg@slucorealty.com

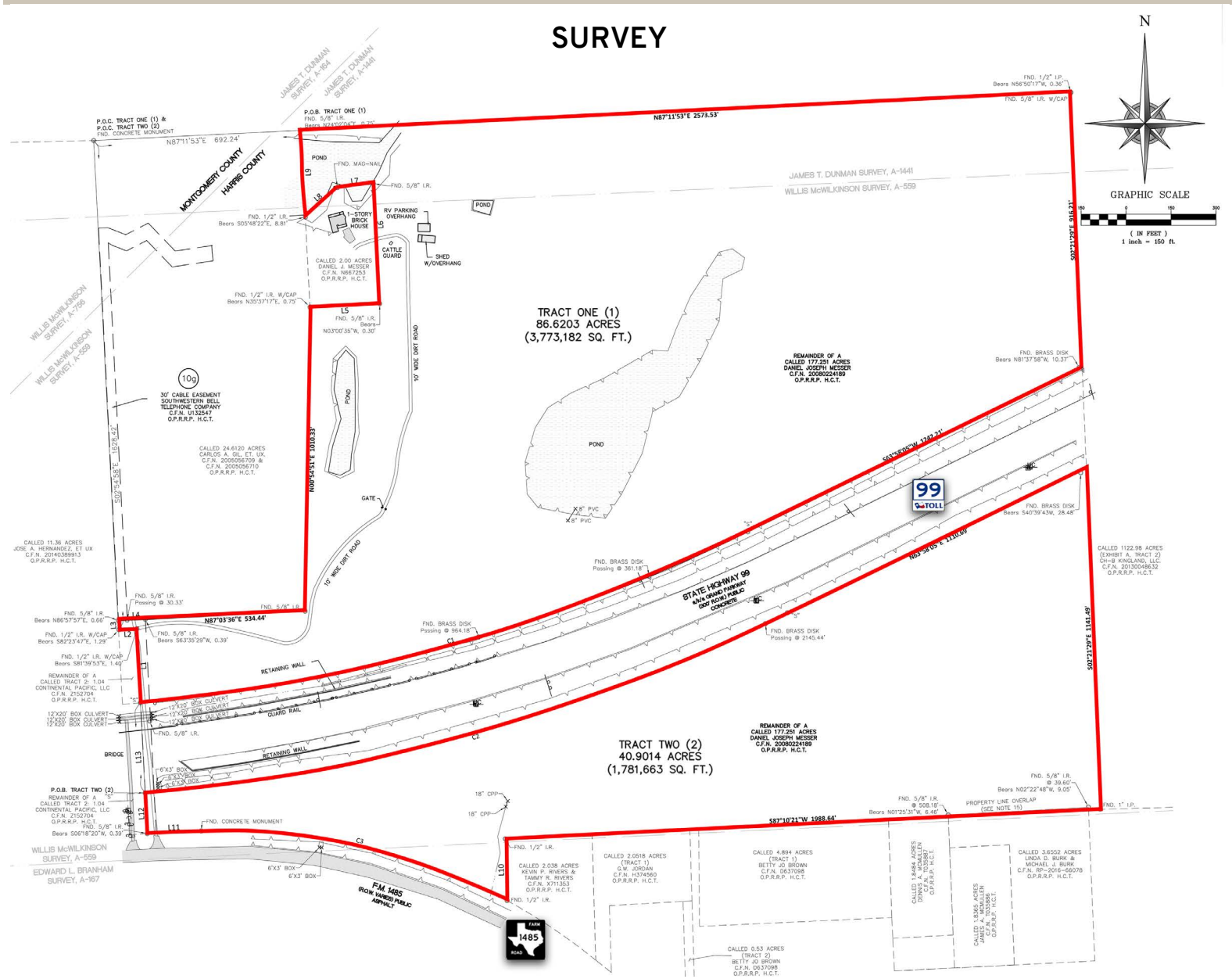
1305 W. 11th Street #106
Houston, Texas 77008
www.slucorealty.com

The information contained herein was obtained from sources deemed reliable; however, Sluco Realty Services makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

±127 Acres
FOR SALE

FM 1485 & The Grand Pkwy
New Caney, Texas 77357

SURVEY



WHITNEY FISHER
210.623.0575
whitney@slucorealty.com

GREG SLUSKY
713.443.2860
greg@slucorealty.com

1305 W. 11th Street #106
Houston, Texas 77008
www.slucorealty.com

The information contained herein was obtained from sources deemed reliable; however, Sluco Realty Services makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

±127 Acres
FOR SALE

FM 1485 & The Grand Pkwy
New Caney, Texas 77357

WHITNEY FISHER
210.623.0575
whitney@slucorealty.com

GREG SLUSKY
713.443.2860
greg@slucorealty.com

1305 W. 11th Street #106
Houston, Texas 77008
www.slucorealty.com

The information contained herein was obtained from sources deemed reliable; however, Sluco Realty Services makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Sluco Realty Services, LLC	9015504	greg@slucorealty.com	713-443-2860
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Greg Slusky	520701	greg@slucorealty.com	713-443-2860
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Whitney Fisher	658875	whitney@slucrealty.com	210-623-0575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date