

174 AC DEVELOPMENT SITE FOR SALE

25330 BLACK ST. | WOODBRANCH, TX 77372



S&PINTERESTS

LUDGIER RINGTON
713.609.3472
lrington@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

OFFERING SUMMARY



ADDRESS

25330 Black Street
Woodbranch, TX 77372



COUNTY

Montgomery



LAND SIZE

174 Gross Acres
155 Net Acres



ZONING

Residential



SITE

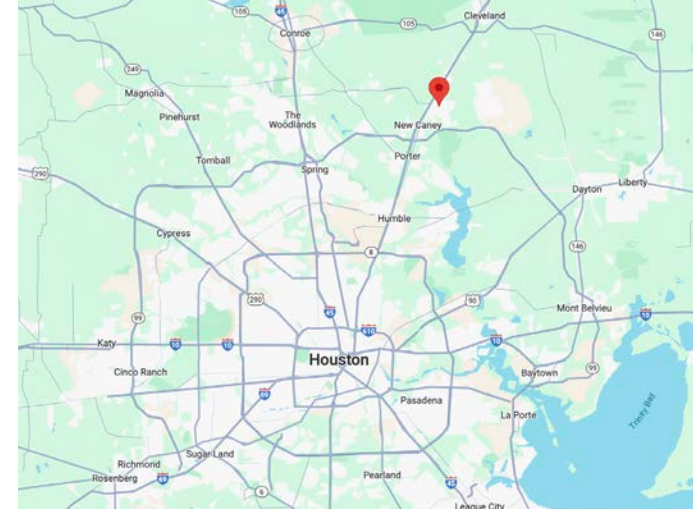
S&PINTERESTS

LUDGIER RINGTON
713.609.3472
lrington@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



New surrounding neighborhoods in area with a massive retention pond currently being built next to this property. The elevation survey has been ordered. This is GROSS acreage at 174 and NET acreage of 155 acres. Property is close to Highway 59.



PROPERTY FEATURES:

- Close to Highway 59
- Next to 50-acre Reservoir
- Surrounded by new construction neighborhoods

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	2,410	24,108	46,745
2029 Est. Population	3,013	30,363	58,410
Households	854	7,756	15,144
Average HH Income	\$97,088	\$115,780	\$98,494

S&P INTERESTS

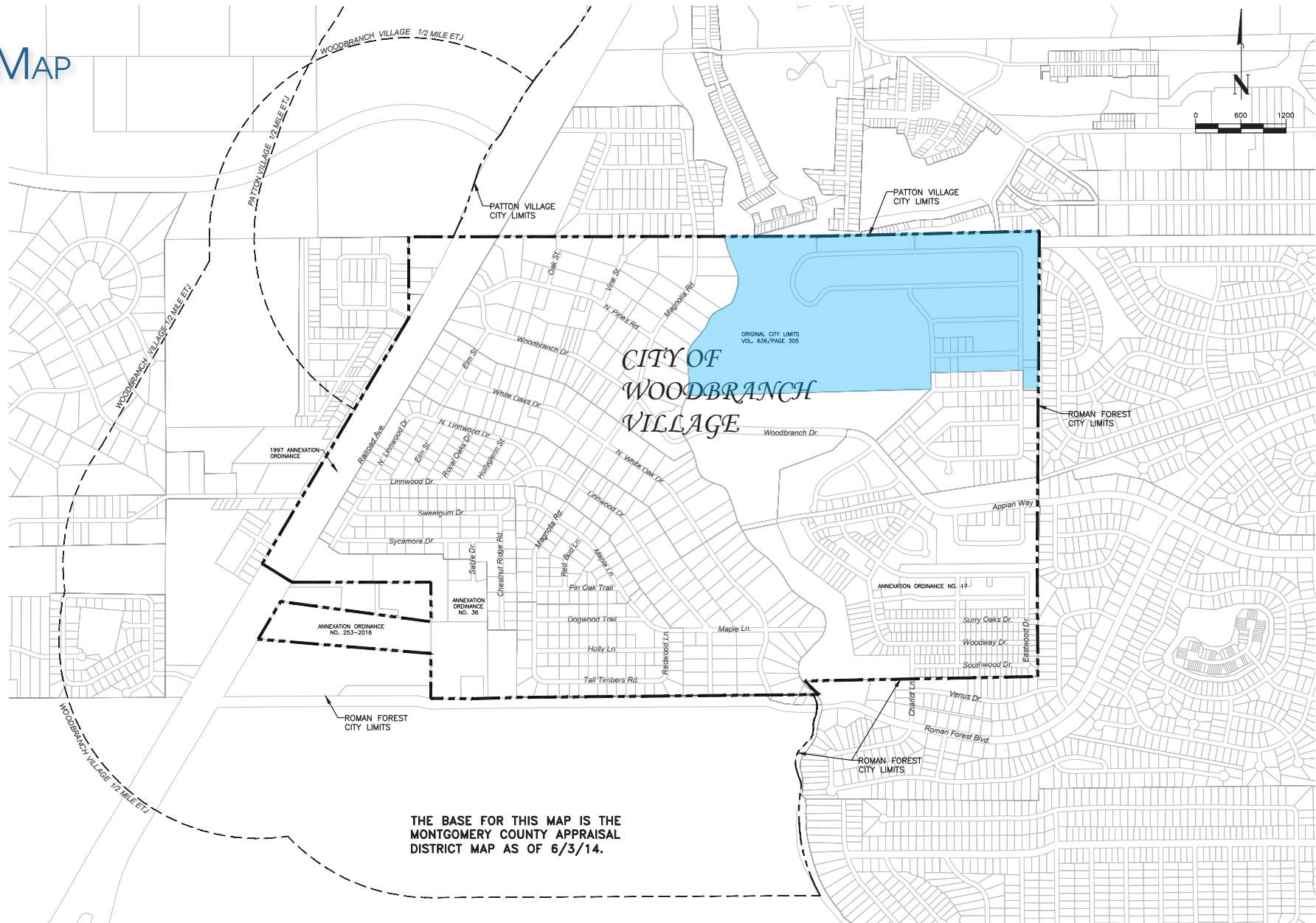
LUDGIER RINGTON
713.609.3472
lrington@spinterests.com

JOSEPH SEBESTA
832.455.7355
jsebesta@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

MAP



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,013	30,363	58,410
2024 Estimate	2,410	24,108	46,745
2020 Census	1,816	16,910	35,573
Growth 2024 - 2029	25.02%	25.95%	24.95%
Growth 2020 - 2024	32.71%	42.57%	31.41%

2024 Population by Age	2,410	24,108	46,745
Age 0 - 4	132 5.48%	1,514 6.28%	3,022 6.46%
Age 5 - 9	142 5.89%	1,700 7.05%	3,454 7.39%
Age 10 - 14	152 6.31%	1,836 7.62%	3,679 7.87%
Age 15 - 19	171 7.10%	1,910 7.92%	3,712 7.94%
Age 20 - 24	166 6.89%	1,734 7.19%	3,332 7.13%
Age 25 - 29	143 5.93%	1,574 6.53%	3,093 6.62%
Age 30 - 34	141 5.85%	1,551 6.43%	3,063 6.55%
Age 35 - 39	144 5.98%	1,550 6.43%	3,014 6.45%
Age 40 - 44	149 6.18%	1,692 7.02%	3,282 7.02%
Age 45 - 49	150 6.22%	1,604 6.65%	3,049 6.52%
Age 50 - 54	151 6.27%	1,533 6.36%	2,894 6.19%
Age 55 - 59	163 6.76%	1,427 5.92%	2,669 5.71%
Age 60 - 64	171 7.10%	1,399 5.80%	2,591 5.54%
Age 65 - 69	138 5.73%	1,088 4.51%	2,065 4.42%
Age 70 - 74	115 4.77%	823 3.41%	1,582 3.38%
Age 75 - 79	90 3.73%	594 2.46%	1,136 2.43%
Age 80 - 84	51 2.12%	332 1.38%	630 1.35%
Age 85+	41 1.70%	248 1.03%	478 1.02%
Age 65+	435 18.05%	3,085 12.80%	5,891 12.60%

Median Age	40.50	35.80	35.00
Average Age	40.10	36.50	36.00

2024 Population By Race	2,410	24,108	46,745
White	1,887 78.30%	15,861 65.79%	30,323 64.87%
Black	39 1.62%	1,021 4.24%	1,572 3.36%
Am. Indian & Alaskan	12 0.50%	122 0.51%	288 0.62%
Asian	16 0.66%	243 1.01%	378 0.81%
Hawaiian & Pacific Island	0 0.00%	27 0.11%	43 0.09%
Other	456 18.92%	6,834 28.35%	14,141 30.25%

Population by Hispanic Origin	2,410	24,108	46,745
Non-Hispanic Origin	1,823 75.64%	14,996 62.20%	28,064 60.04%
Hispanic Origin	587 24.36%	9,112 37.80%	18,681 39.96%

2024 Median Age, Male	40.30	35.30	34.80
2024 Average Age, Male	39.70	36.10	35.70

2024 Median Age, Female	40.60	36.20	35.30
2024 Average Age, Female	40.50	36.90	36.40

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification			
Civilian Employed	1,303 66.82%	11,806 63.22%	22,575 62.98%
Civilian Unemployed	30 1.54%	372 1.99%	737 2.06%
Civilian Non-Labor Force	617 31.64%	6,487 34.74%	12,513 34.91%
Armed Forces	0 0.00%	10 0.05%	22 0.06%

Households by Marital Status			
Married	498	4,620	8,366
Married No Children	331	2,531	4,516
Married w/Children	168	2,090	3,850

2024 Population by Education	1,709	16,294	31,309
Some High School, No Diploma	135 7.90%	2,321 14.24%	5,675 18.13%
High School Grad (Incl Equivalency)	758 44.35%	5,208 31.96%	9,851 31.46%
Some College, No Degree	555 32.48%	5,135 31.51%	10,176 32.50%
Associate Degree	61 3.57%	881 5.41%	1,763 5.63%
Bachelor Degree	137 8.02%	1,963 12.05%	2,757 8.81%
Advanced Degree	63 3.69%	786 4.82%	1,087 3.47%

2024 Population by Occupation	2,310	20,940	40,183
Real Estate & Finance	35 1.52%	523 2.50%	895 2.23%
Professional & Management	413 17.88%	4,392 20.97%	7,843 19.52%
Public Administration	36 1.56%	462 2.21%	649 1.62%
Education & Health	200 8.66%	1,929 9.21%	3,619 9.01%
Services	104 4.50%	1,635 7.81%	3,609 8.98%
Information	12 0.52%	64 0.31%	106 0.26%
Sales	357 15.45%	2,728 13.03%	5,296 13.18%
Transportation	0 0.00%	66 0.32%	266 0.66%
Retail	156 6.75%	1,352 6.46%	2,577 6.41%
Wholesale	54 2.34%	344 1.64%	856 2.13%
Manufacturing	131 5.67%	1,381 6.60%	2,033 5.06%
Production	347 15.02%	2,220 10.60%	4,046 10.07%
Construction	199 8.61%	1,900 9.07%	4,135 10.29%
Utilities	103 4.46%	847 4.04%	2,118 5.27%
Agriculture & Mining	29 1.26%	432 2.06%	586 1.46%
Farming, Fishing, Forestry	0 0.00%	30 0.14%	66 0.16%
Other Services	134 5.80%	635 3.03%	1,483 3.69%

2024 Worker Travel Time to Job	1,237	11,159	21,324
<30 Minutes	482 38.97%	4,641 41.59%	8,420 39.49%
30-60 Minutes	623 50.36%	4,646 41.63%	9,155 42.93%
60+ Minutes	132 10.67%	1,872 16.78%	3,749 17.58%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	641	5,454	11,566
1-Person Households	107 16.69%	873 16.01%	2,115 18.29%
2-Person Households	214 33.39%	1,603 29.39%	3,269 28.26%
3-Person Households	113 17.63%	1,004 18.41%	2,082 18.00%
4-Person Households	83 12.95%	839 15.38%	1,806 15.61%
5-Person Households	70 10.92%	641 11.75%	1,277 11.04%
6-Person Households	31 4.84%	299 5.48%	618 5.34%
7 or more Person Households	23 3.59%	195 3.58%	399 3.45%
2024 Average Household Size	2.80	3.10	3.00
Households			
2029 Projection	1,069	9,778	18,937
2024 Estimate	854	7,756	15,144
2020 Census	642	5,453	11,565
Growth 2024 - 2029	25.18%	26.07%	25.05%
Growth 2020 - 2024	33.02%	42.23%	30.95%
2024 Households by HH Income	854	7,756	15,146
<\$25,000	64 7.49%	894 11.53%	1,836 12.12%
\$25,000 - \$50,000	179 20.96%	1,283 16.54%	3,285 21.69%
\$50,000 - \$75,000	148 17.33%	1,268 16.35%	2,600 17.17%
\$75,000 - \$100,000	125 14.64%	984 12.69%	2,041 13.48%
\$100,000 - \$125,000	96 11.24%	823 10.61%	1,675 11.06%
\$125,000 - \$150,000	99 11.59%	564 7.27%	985 6.50%
\$150,000 - \$200,000	97 11.36%	736 9.49%	1,187 7.84%
\$200,000+	46 5.39%	1,204 15.52%	1,537 10.15%
2024 Avg Household Income	\$97,088	\$115,780	\$98,494
2024 Med Household Income	\$82,200	\$86,001	\$73,521
2024 Occupied Housing	853	7,756	15,144
Owner Occupied	781 91.56%	6,683 86.17%	11,930 78.78%
Renter Occupied	72 8.44%	1,073 13.83%	3,214 21.22%
2020 Housing Units	862	6,039	9,718
1 Unit	851 98.72%	5,988 99.16%	9,511 97.87%
2 - 4 Units	11 1.28%	51 0.84%	135 1.39%
5 - 19 Units	0 0.00%	0 0.00%	58 0.60%
20+ Units	0 0.00%	0 0.00%	14 0.14%
2024 Housing Value	783	6,683	11,930
<\$100,000	95 12.13%	1,160 17.36%	3,066 25.70%
\$100,000 - \$200,000	178 22.73%	1,040 15.56%	2,214 18.56%
\$200,000 - \$300,000	343 43.81%	1,926 28.82%	2,782 23.32%
\$300,000 - \$400,000	143 18.26%	1,407 21.05%	2,101 17.61%
\$400,000 - \$500,000	20 2.55%	732 10.95%	802 6.72%
\$500,000 - \$1,000,000	3 0.38%	365 5.46%	804 6.74%
\$1,000,000+	1 0.13%	53 0.79%	161 1.35%
2024 Median Home Value	\$234,548	\$259,267	\$224,622

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	926	8,407	16,472
Built 2010+	295 31.86%	3,877 46.12%	6,387 38.77%
Built 2000 - 2010	82 8.86%	1,089 12.95%	2,488 15.10%
Built 1990 - 1999	86 9.29%	1,016 12.09%	2,751 16.70%
Built 1980 - 1989	175 18.90%	732 8.71%	1,637 9.94%
Built 1970 - 1979	203 21.92%	1,303 15.50%	2,346 14.24%
Built 1960 - 1969	64 6.91%	240 2.85%	444 2.70%
Built 1950 - 1959	21 2.27%	102 1.21%	188 1.14%
Built <1949	0 0.00%	48 0.57%	231 1.40%
2024 Median Year Built	1989	2007	2002

Demographic Trend Report

Description	2020	2024	2029
Population	1,816	2,410	3,013
Age 0 - 4	99 5.45%	132 5.48%	168 5.58%
Age 5 - 9	107 5.89%	142 5.89%	169 5.61%
Age 10 - 14	128 7.05%	152 6.31%	178 5.91%
Age 15 - 19	144 7.93%	171 7.10%	193 6.41%
Age 20 - 24	110 6.06%	166 6.89%	202 6.70%
Age 25 - 29	93 5.12%	143 5.93%	196 6.51%
Age 30 - 34	104 5.73%	141 5.85%	184 6.11%
Age 35 - 39	115 6.33%	144 5.98%	177 5.87%
Age 40 - 44	102 5.62%	149 6.18%	179 5.94%
Age 45 - 49	122 6.72%	150 6.22%	182 6.04%
Age 50 - 54	114 6.28%	151 6.27%	182 6.04%
Age 55 - 59	150 8.26%	163 6.76%	186 6.17%
Age 60 - 64	127 6.99%	171 7.10%	192 6.37%
Age 65 - 69	94 5.18%	138 5.73%	183 6.07%
Age 70 - 74	86 4.74%	115 4.77%	156 5.18%
Age 75 - 79	66 3.63%	90 3.73%	123 4.08%
Age 80 - 84	29 1.60%	51 2.12%	84 2.79%
Age 85+	28 1.54%	41 1.70%	77 2.56%
Age 15+	1,484 81.72%	1,984 82.32%	2,496 82.84%
Age 20+	1,340 73.79%	1,813 75.23%	2,303 76.44%
Age 65+	303 16.69%	435 18.05%	623 20.68%
Median Age	40	41	41
Average Age	39.80	40.10	41.10

Population By Race	1,816	2,410	3,013
White	1,369 75.39%	1,887 78.30%	2,360 78.33%
Black	26 1.43%	39 1.62%	50 1.66%
Am. Indian & Alaskan	23 1.27%	12 0.50%	15 0.50%
Asian	13 0.72%	16 0.66%	20 0.66%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	386 21.26%	456 18.92%	569 18.88%



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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

S&P Interests, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003291 License No.	info@spinterests.com Email	713.766.4500 Phone
Joseph Sebesta Designated Broker of Firm	591067 License No.	jsebesta@spinterests.com Email	832.455.7355 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ludgier Rington Sales Agent/Associate's Name	742562 License No.	lrington@spinterests.com Email	713.609.3472 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0