

HENDRICKS INTERESTS

TRACT NO. 11

PROPERTY LOCATION: On the west side of US-59 North, approximately 1/2 mile south of FM 1485.

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

DESCRIPTION: The property consists of a 1.1002 acre pad site, and a 10.1171 acre undeveloped tract.

LOCATION: The property is located 29 miles north of the Houston Central Business District. Travel north on US-59, 1/2 mile south of FM 1485.

MAP REFERENCE: 256L (Montgomery County)

ACREAGE: 1.1002 acre Pad Site and
10.1171 acre Undeveloped Tract

ZONING: Property is located in an unincorporated area within Montgomery County. No zoning authorities have been established in this area.

SCHOOL DISTRICT: New Caney I.S.D.

UTILITIES: This property lies in the service area of New Caney M.U.D. which provides water supply and sanitary sewer service. Electricity, telephone and natural gas facilities are available from Entergy, AT&T and Centerpoint Energy, respectively.

LEGAL DESCRIPTION: 11.2173 acres out of the T.P. Cartwright Survey, Abstract 652, and Montgomery County, Texas described in deed to Randal A. Hendricks, Trustee being of record in Volume 820, Page 708 of the Deed Records of Montgomery County, Texas.

FRONTAGE: The Pad Site has 290+ feet of frontage on the west side of US-59. The 10.1171 acre tract has 484+ feet of frontage on the west side of US-59.

ACCESS: The property can be accessed from US-59 (Eastex Freeway).

FLOODPLAIN: According to current FEMA maps, this tract does not lie within any area currently designated as a Special Flood Hazard Area.

TOPOGRAPHY: The tract is heavily wooded with predominantly pine timber and slopes from the west toward the U.S. Highway 59 frontage (east boundary).

**SURROUNDING
PROPERTY USE:**

North - Proposed Retail
West - Post Oak Estates (single-family residential)
South - Hendricks Interests Tract No. 9 (7.7 acres)
East - U.S. Highway 59 (Eastex Freeway) 1,345'
frontage

EASEMENTS: Subject to typical utility easements and building set-back restrictions.

**TAXING JURISDICTIONS &
2015 TAX RATE PER \$100**

Montgomery County	.4767
Hospital District	.0710
Emergency District 7	.1000
Lone Star College	.1079
New Caney I.S.D.	1.6700
New Caney MUD	.7100
TOTAL	\$3.1356/\$100 A.V.

HENDRICKS INTERESTS
400 RANDAL WAY, SUITE 106
SPRING, TEXAS 77388
(281) 350-7000
J. KENNETH STREETER
kens@hendricksinterests.com



LJA Engineering & Surveying, Inc.
 2625 Briarwood Drive
 Suite 601
 Houston, Texas 77042-3783
 Phone: 713.963.8270
 Fax: 713.963.2628

N US 59 @ FM 1485
Tract 09 & 11
 7.69ac & 10.1171ac

Hendricks Interests LLC