

HENDRICKS INTERESTS

TRACT NO. 14

PROPERTY LOCATION: On Loop 494 south of the intersection of FM 1485, and north of Antique Lane.

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

DESCRIPTION: The property is irregular in shape and contains 3.00 acres.

LOCATION: The property is approximately 29 miles northeast of the Houston Central Business District. Travel north on US-59 to FM 1485. Travel east on FM 1485 and then south on Loop 494.

MAP REFERENCE: 256M (Montgomery County)

ACREAGE: 3.00 acres

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

LEGAL DESCRIPTION: 3.000 acres of the T.P. Cartwright Survey, Abstract 652, Montgomery County, Texas

FRONTAGE: The property has 400 feet of frontage on the west side of Loop 494.

ACCESS: The property can be accessed from Loop 494

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

TOPOGRAPHY:

The tract is heavily wooded with predominantly pine timber and slopes gently from the west toward the Loop 494 frontage on the east boundary.

**SURROUNDING
PROPERTY USE:**

North - Residence
West - Residence
South - Residence
East - Loop 494 frontage (400')

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 Dist. 7	.1000
Lone Star College	.1079
New Caney I.S.D.	1.6700
New Caney MUD	<u>.7100</u>
TOTAL	\$3.1356/\$100 A.V.

PRICE:

\$457,380 (\$3.50 s.f.)

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



Aerial Photography, October 2008

Loop 494 Near FM 1485
Tract 14

3.00 ac.



LJA Engineering & Surveying, Inc.
2001 Bolarjan Drive, Suite 602, Houston, Texas 77042-3793
Phone: 713.963.6300, Fax: 713.953.9225

Hendricks Interests LLC