

# HENDRICKS INTERESTS

**TRACT NO. 9**

**PROPERTY LOCATION:** On the west side of US-59 North, approximately ½ mile south of FM 1485.

**PROPERTY TYPE:** Undeveloped Acreage

**COUNTY:** Montgomery

**DESCRIPTION:** The property is rectangular in shape and contains 7.69 acres.

**LOCATION:** The property is located 29 miles north of the Houston Central Business District. Travel north on US-59, U-turn at FM 1485, south approximately ½ mile.

**MAP REFERENCE:** 256L (Montgomery County)

**ACREAGE:** 7.69 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:** Water supply and sanitary sewer services are available from the New Caney M.U.D. Electricity, telephone and natural gas facilities are available from Entergy, AT&T and Centerpoint Energy, respectively.

**LEGAL DESCRIPTION:** A 7.69 acre tract in the T.P. Cartwright Survey, Abstract 652, Montgomery County, Texas described in deed to Randal A. Hendricks, Trustee being of record in Volume 821, Page 362 of the Deed Records of Montgomery County, Texas.

**FRONTAGE:** This tract has 666 feet of frontage on the west side of US-59 North.

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

**FLOODPLAIN:** According to FEMA 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 west to east.

**SURROUNDING PROPERTY USE:**

North	-	Hendricks Interest Tract No. 11 (38+ acres)
West	-	Post Oak Estates (single-family residential)
South	-	Undeveloped timberland
East	-	U.S. Highway 59 (Eastex freeway)

**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
<b>TOTAL</b>	<b>\$3.1356/\$100 A.V.</b>

**PRICE:** \$1,842,370 (\$5.50 s.f.)

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

**Hendricks Interests LLC**