



Greenwood Forest

Champions Crossing

Traces

SITE | ±20.9 AC

249 TEXAS BELTWAY 8

HARDY TOLL ROAD INTERSTATE 45

# FOR SALE | CALL FOR OFFERS

## ±20.9 Acre Tract Champion Forest Drive | Houston, Texas 77073

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# FOR SALE | ±20.9 Acre Tract | Champion Forest Drive & Misty Valley Drive

## AREA RETAIL MAP



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## AERIAL MAP



Greenwood Forest

Greenwood Forest Elementary

Wunderlich Intermediate School

Klein Forest High School

Area: ±20.9 Acres

Champion Forest Drive

Misty Valley Drive



Champions Point



Champions Point

Future SFR  
U/C



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## OFFERING

SIZE	±20.9 Acres
PRICE	CALL FOR OFFERS

## PROPERTY SUMMARY

LOCATION	Champion Forest Drive and Misty Valley Drive, south of Cypress Creek Parkway and east of State Highway 249
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UTILITIES	Available via nearby MUD
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FRONTAGE	Champion Forest Drive – 653.1' Misty Valley Drive – 569.6'
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SCHOOL DISTRICT	Klein ISD
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PROXIMITY	Located near State Highway 249, Beltway 8, near Champions golf community.
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FEATURES	Great single-family residential site
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## DEMOGRAPHICS



1 Mile

13,478  
POPULATION  
(2018)

13,836  
PROJECTED  
POPULATION (2023)

\$82,469  
AVERAGE HH  
INCOME



3 Mile

120,156  
POPULATION  
(2018)

123,529  
PROJECTED  
POPULATION (2023)

\$78,059  
AVERAGE HH  
INCOME

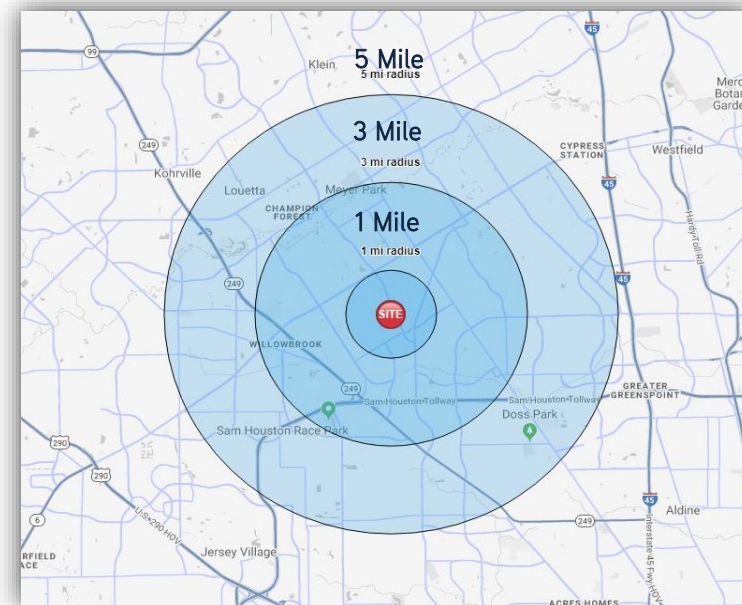


5 Mile

326,788  
POPULATION  
(2018)

336,255  
PROJECTED  
POPULATION (2023)

\$81,946  
AVERAGE HH  
INCOME

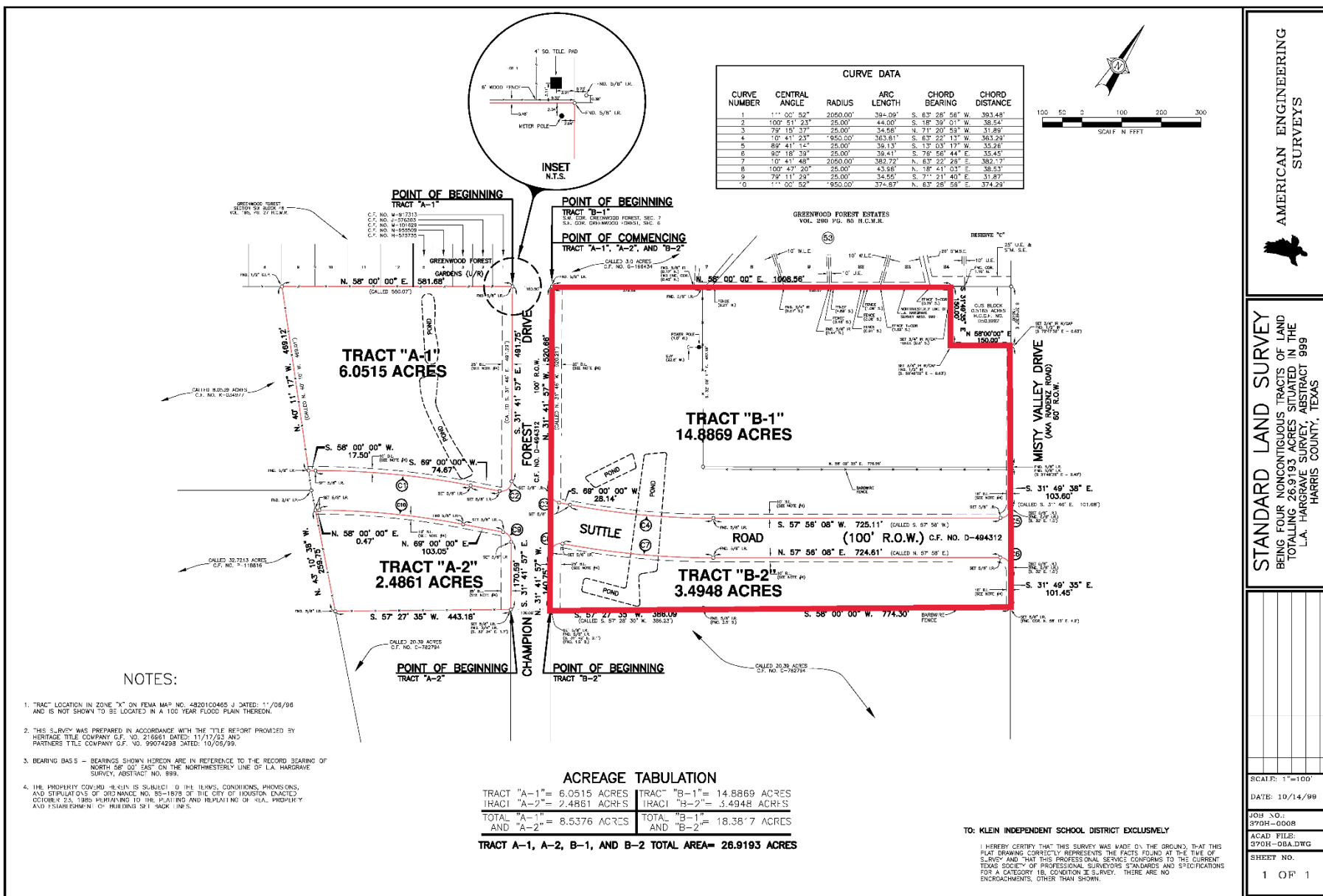


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**AMERICAN ENGINEERING SURVEYS**

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**STANDARD LAND SURVEY**  
 BEING FOUR NONCONTIGUOUS TRACTS OF LAND  
 TOTTALLING 26.9193 ACRES SITUATED IN THE  
 L.A. HARGRAVE SURVEY, ABSTRACT 999  
 HARRIS COUNTY, TEXAS

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SCALE: 1"=100'  
 DATE: 10/14/99  
 JOB NO.: 370H-0068  
 ACAD FILE: 370H-08A.DWG  
 SHEET NO. 1 OF 1

**NOTES:**

- TRACT LOCATION IN ZONE "X" ON FEMA MAP NO. 4820100405 J DATED: 11/06/88 AND IS NOT SHOWN TO BE LOCATED IN A 100 YEAR FLOOD PLAIN THEREON.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TITLE REPORT PROVIDED BY HERITAGE TITLE COMPANY C.F. NO. 216661 DATED: 11/17/93 AND PARTNERS TITLE COMPANY C.F. NO. 99074228 DATED: 10/05/93.
- BEARING BASIS - BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE RECORD BEARING OF NORTH 56° 00' EAST ON THE NORTHWESTERLY LINE OF L.A. HARGRAVE SURVEY, ABSTRACT NO. 999.
- THE PROPERTY COVERED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS OF CERTIFICATE NO. 95-1879 OF THE CITY OF HOUSTON, DATED OCTOBER 23, 1985 PERTAINING TO THE PLATTING AND REPLACING OF REAL PROPERTY AND ESTABLISHMENT OF BOUNDARY SURVEY LINES.

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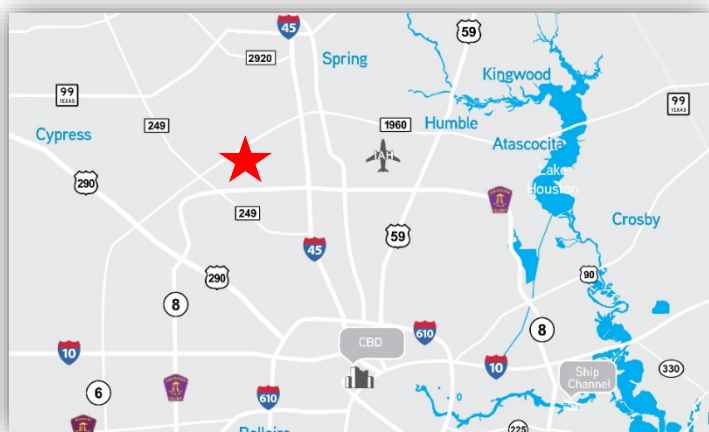
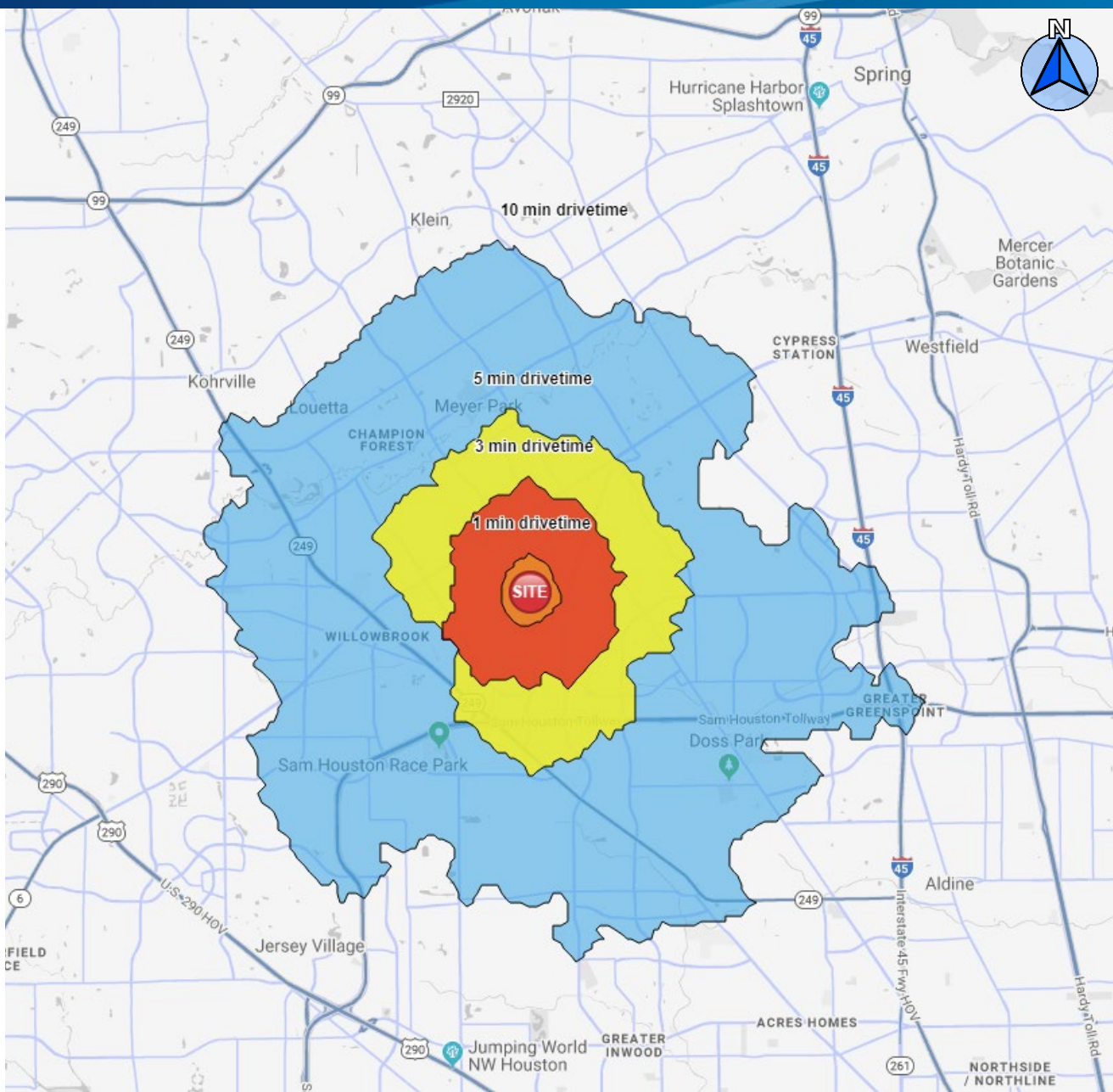
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Destination	Distance	Drive Time
The Woodlands	19 Miles	32 minutes
Tomball	13 Miles	24 minutes
Beltway 8	4 Miles	10 minutes
Grand Parkway	11 Miles	18 minutes
I-45	7 Miles	12 minutes



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### 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.

**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:
  - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date