TRANSWESTERN®

UNRESTRICTED COMMERCIAL RESERVE LANDING MEADOWS SUBDIVISION-NEW CANEY, TEXAS

22350 GENE CAMPBELL BLVD | NEW CANEY, TX 77357

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PROPERTY HIGHLIGHTS

22350 GENE CAMPBELL BLVD | NEW CANEY, TX 77357

CALL BROKER FOR PRICING

- Location: 22350 Gene Campbell Blvd, New Caney, TX 77357
- Land Area: 4.967 Acres
- Utilities: New Caney Municipal Utility District - 200 Water and Sewer LUE'S
- Restrictions: Unrestricted Reserve
- Frontage: 326.50 feet Gene Campbell Blvd
- Detention: On-site

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AREA MAP

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AREA DEMOGRAPHICS

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Demographics >>

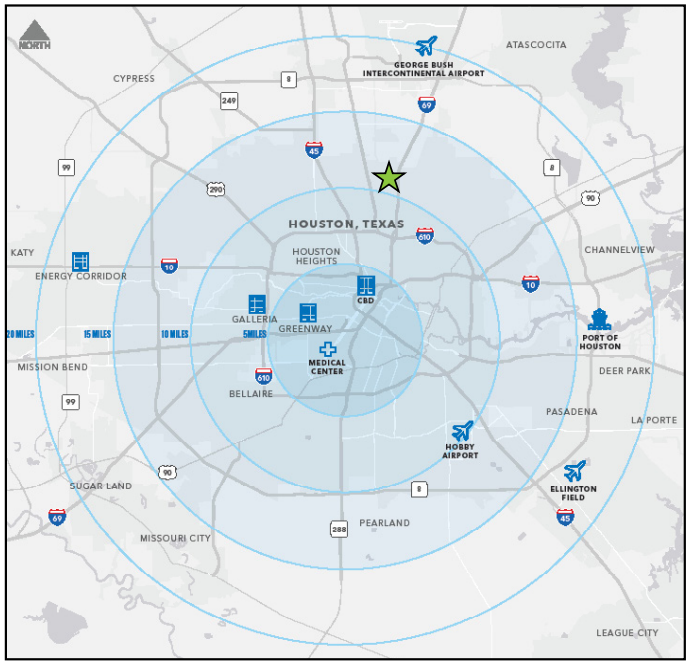
	1 mile	3 miles
Population	1,047	22,168
Households	377	7,078
Median Age	33.20	33
Median HH Income	$83,035	$69,694
Daytime Employees	80	4,854
Population Growth '24 - '29	↑ 23.30%	↑ 23.79%
Household Growth '24 - '29	↑ 23.61%	↑ 24.02%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measur…	Distance
Gene Campbell Blvd	-	2,018	2022	0.04 mi
Mexican Rd	FM 1485 E	712	2022	1.06 mi
Lilac Ln	Azalea Ln NW	21	2022	1.23 mi
Azalea Ln	FM 1485 W	387	2022	1.24 mi
Split Oak Dr	Arbor Oaks Cir E	343	2022	1.35 mi
Dry Creek Rd	M T Blvd W	1,955	2022	1.39 mi
Sycamore Ln	Lilac Ln W	316	2022	1.49 mi
FM 1485	Lost Lake Dr N	10,768	2022	1.50 mi
I 20-N Business	Lost Lake Dr N	12,244	2020	1.50 mi
Lavaca	-	226	2022	1.64 mi

Made with TrafficMetrix® Products

Source: CoStar



GRAND PARKWAY ..... 2 MILES

US 59 NORTH ..... 6 MILES

BUSH AIRPORT ..... 12 MILES

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DUPLEX TEST FIT

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MULTI-FAMILY TEST FIT

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FEMA 100 & 500 YR FLOOD MAP

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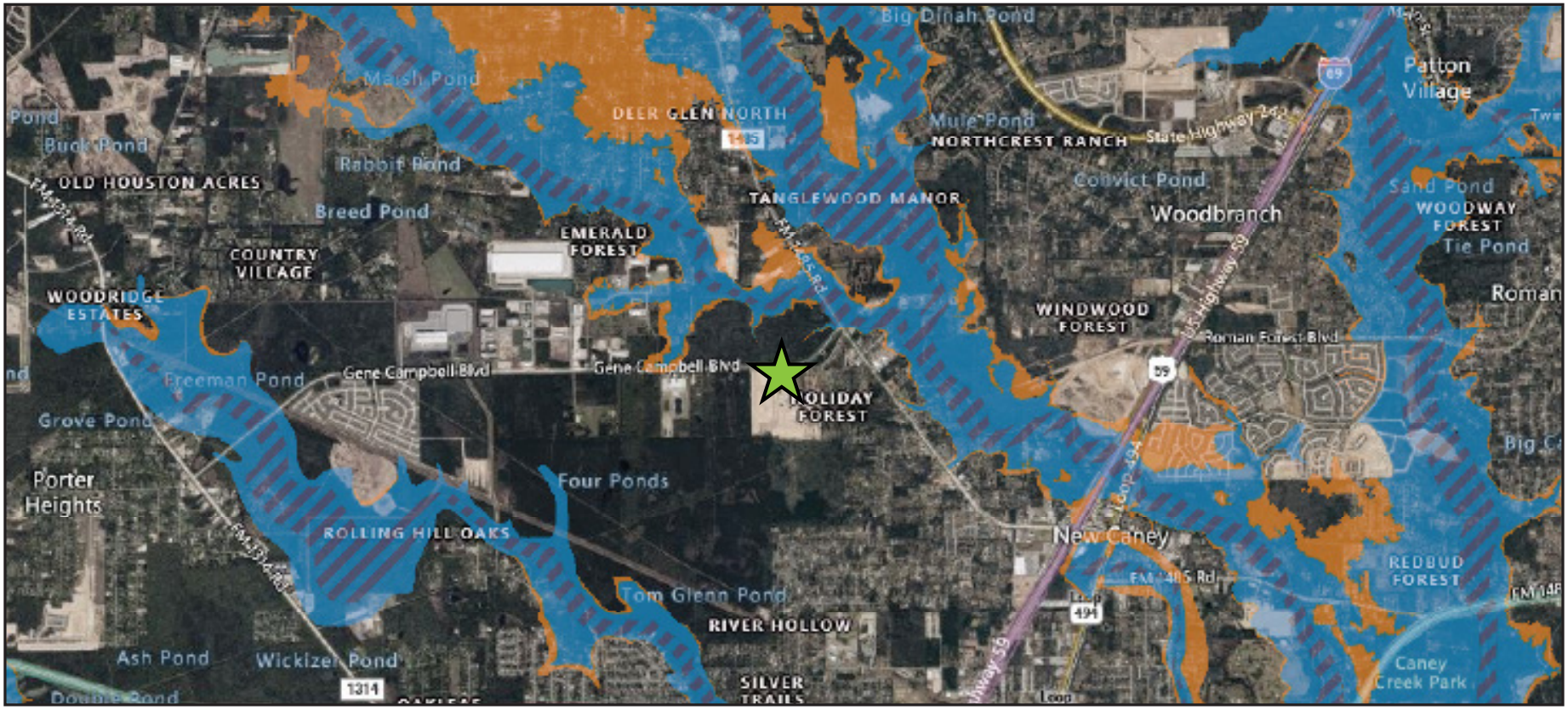

MAP KEY

- FLOODWAY
- 1% ANNUAL CHANCE (100-YEAR)
- 0.2% ANNUAL CHANCE (500-YEAR)

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SITE PLAN

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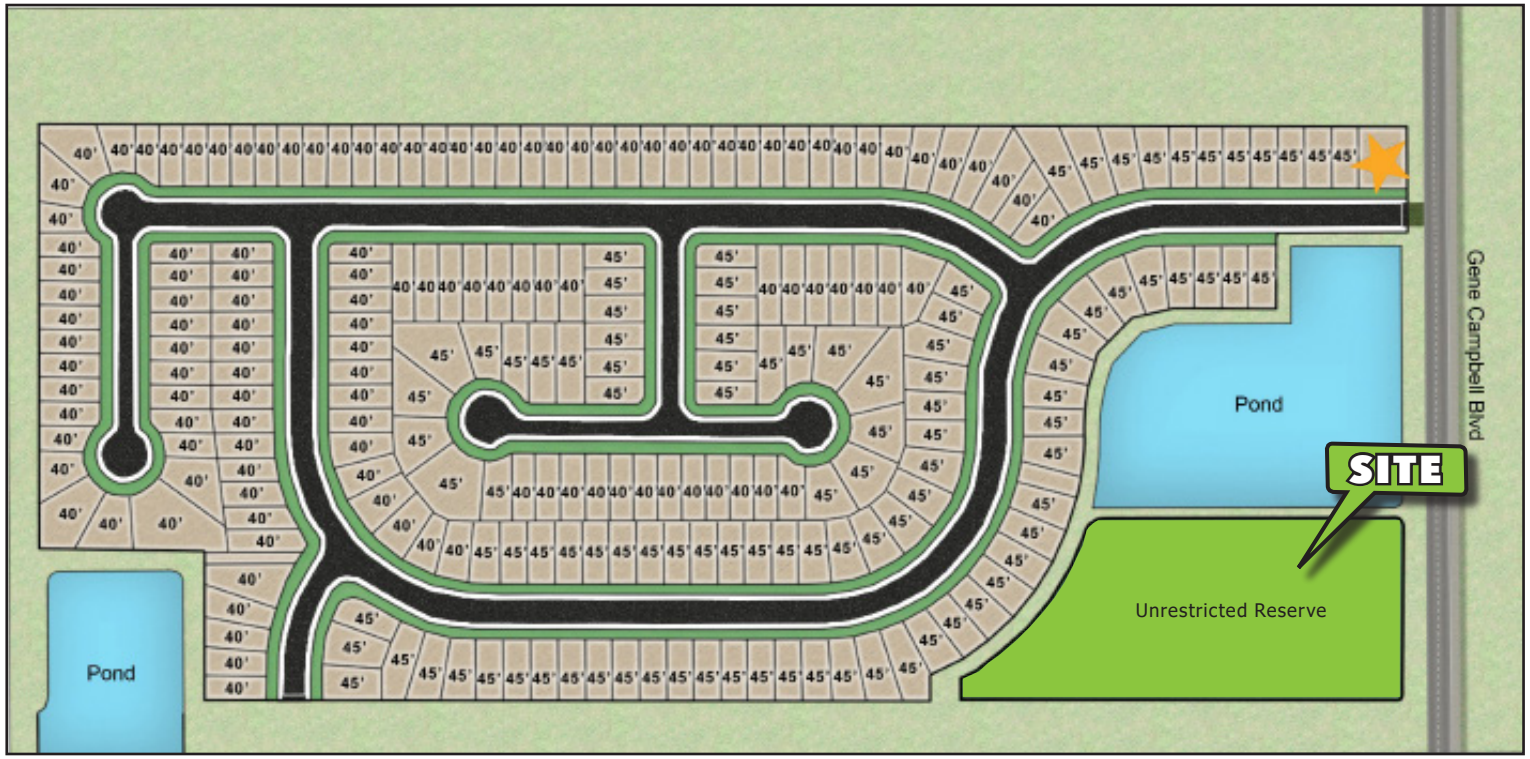

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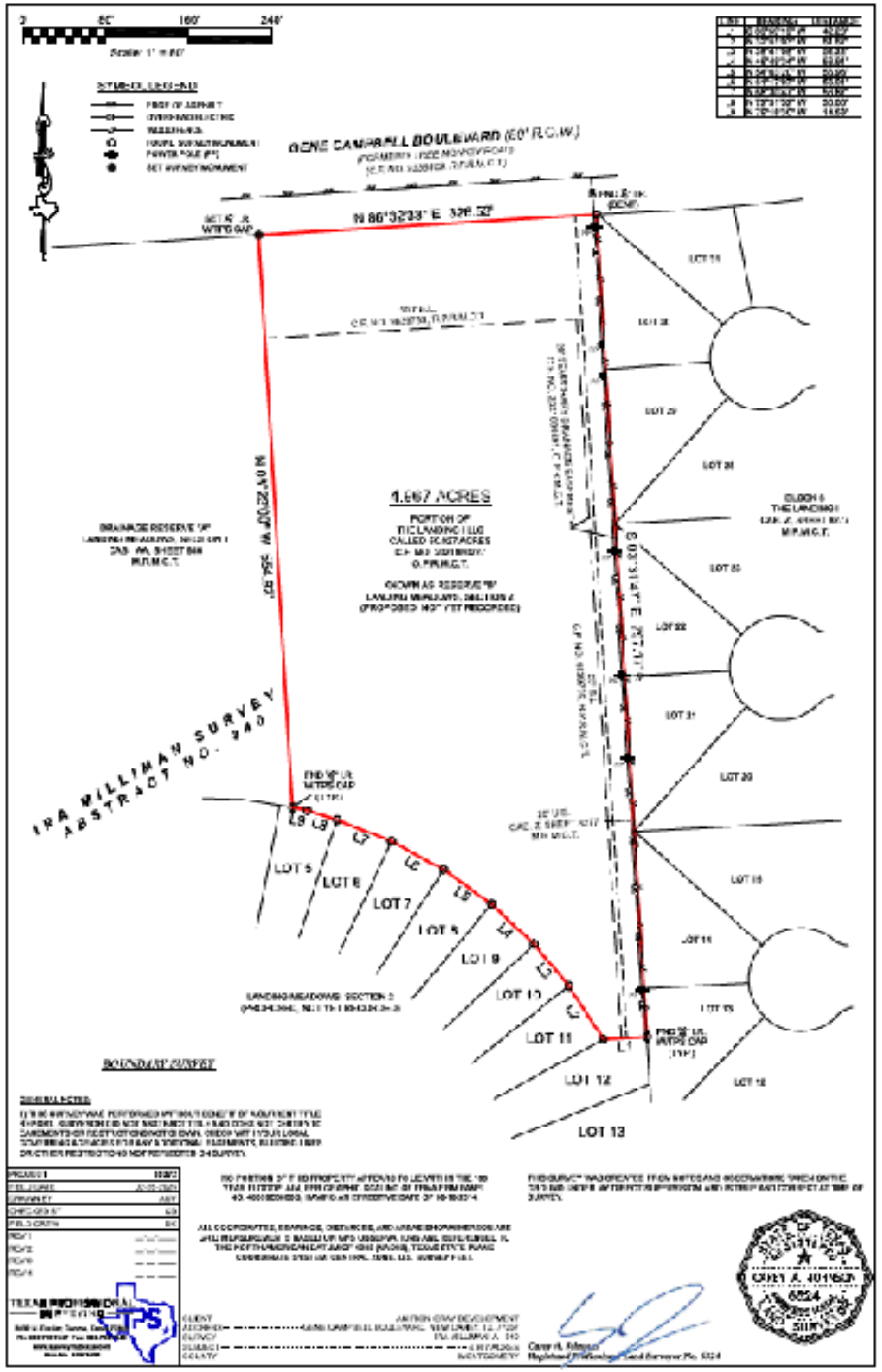
SURVEY

22350 GENE CAMPBELL BLVD



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TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.

SALE/LEASE AMERICANS WITH DISABILITIES ACT, HAZARDOUS MATERIALS AND TAX DISCLOSURE

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), min-erals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be ac-cessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/ Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents re-garding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER		**PURCHASER**	
By:	_____	By:	_____
Title:	_____	Title:	_____
Co. Name:	_____	Co. Name:	_____
Date:	_____	Date:	_____

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Transwestern Property Company

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Designated Broker of Firm	License No.	Email	Phone
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A. David Schwarz III, SIOR	156675	david.schwarz@transwestern.com	713-270-3371
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____