



RIVERSTONE
COMMERCIAL REAL ESTATE

12615 & 13093 BROWDER TRAYLOR RD

WILLIS, TX 77378

TREY KIRBY 832.524.5676 | STUART TRAYLOR 936.788.3667

www.riverstoneecos.com | 1095 Evergreen Circle, Suite 218, The Woodlands, TX 77380

PROPERTY DESCRIPTION

Riverstone Commercial Real Estate is pleased to present this 173.43-acre tract of beautiful rolling hills. This property offers an ideal opportunity for many avenues of investment and entertainment needs. The estate boasts not just one, but three updated homes, among them is a magnificent 5-bedroom barn dominium that has been thoughtfully designed and is currently utilized as a retreat. The barndo has a beautiful pool and entertainment pavilion with an outdoor fireplace and pool house. The property features two serene ponds, adding a touch of tranquility to the landscape. The well-maintained pastures are ideal for cattle and hay production, ensuring that the land is as productive as it is beautiful. The cross-fencing adds to the property's functionality and appeal. Two well-constructed barns and cattle facilities are ready to support your agricultural endeavors. Seller willing to divide homesite (2 houses & barn totaling 56 acres) from the remainder of the property for development purposes.

With three entrances to this expansive ranch property, access is easy and convenient. The property also includes four lots in Timber Line Estates (lots 15, 16, 46, and 47). Situated just 30 minutes from The Woodlands, you'll enjoy the peace and tranquility of rural living while having the convenience of urban amenities within easy reach. The possibilities here are vast, from agriculture and ranching to investment and development opportunities. Contact Trey Kirby at 832.524.5676 to schedule a showing!

PROPERTY HIGHLIGHTS

- Located in a country setting in Northeast Montgomery County
- Top 10 Fastest growing counties in US
- Gently rolling terrain
- Great opportunity for Estate development
- Water and electric available
- Multiple access points from main road and adjacent acreage development
- Seller willing to divide homesite (2 houses & barn totaling 56 acres) from the remainder of the property for development purposes.

OFFERING SUMMARY

Sale Price:	\$5,850,000
Lot Size:	173.43 Acres



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STUART TRAYLOR



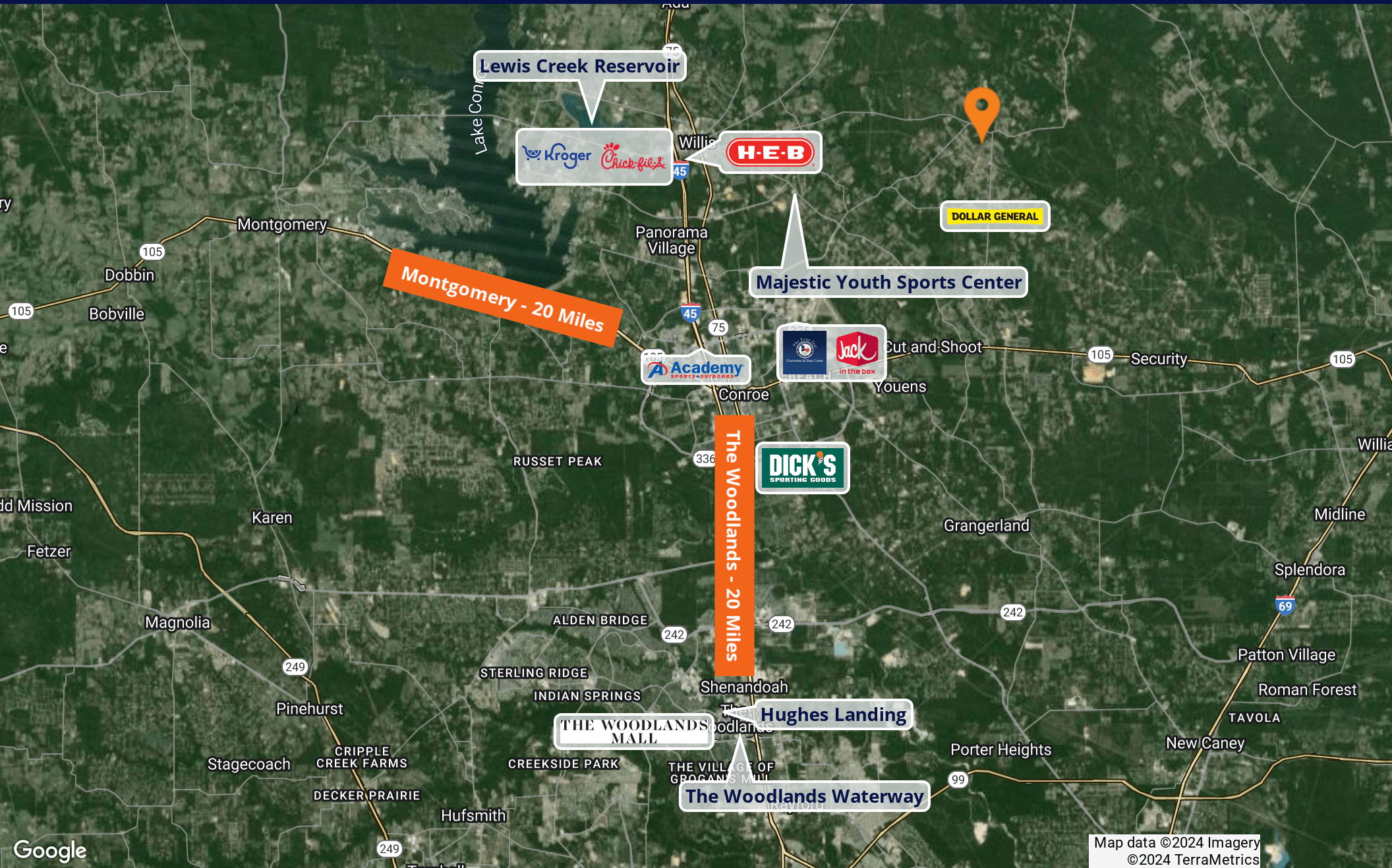
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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

40.0

Median Age



3,772

Households

\$62,279

Median Disposable Income



11,128

2023 Total Population

EDUCATION

11%

No High School Diploma



44%

High School Graduate



30%

Some College



15%

College Graduate

INCOME



\$100,778

Average Household Income



\$34,896

Per Capita Income



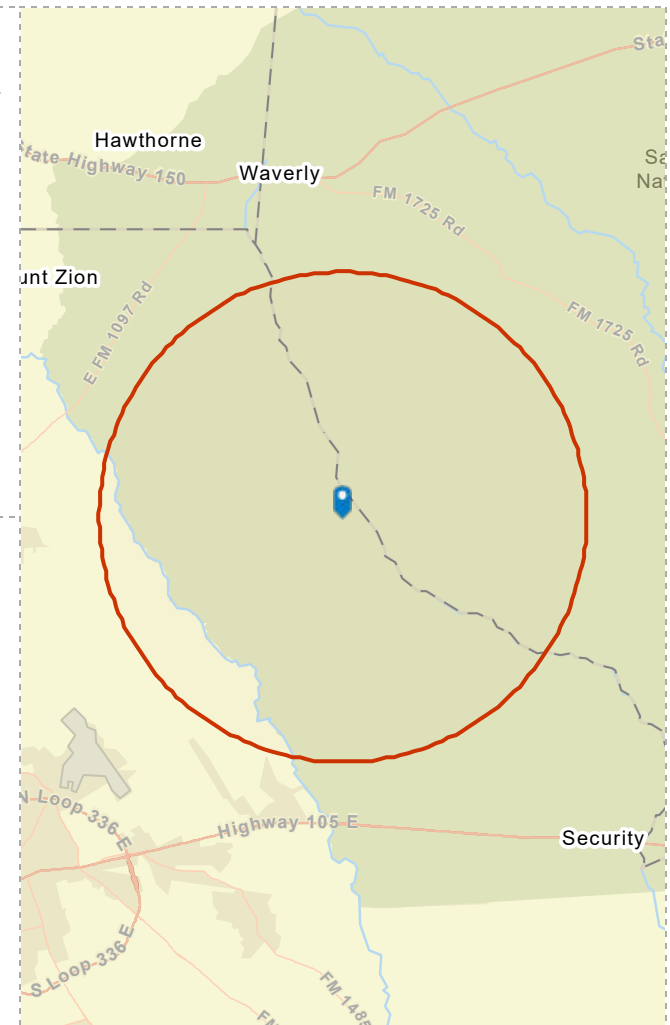
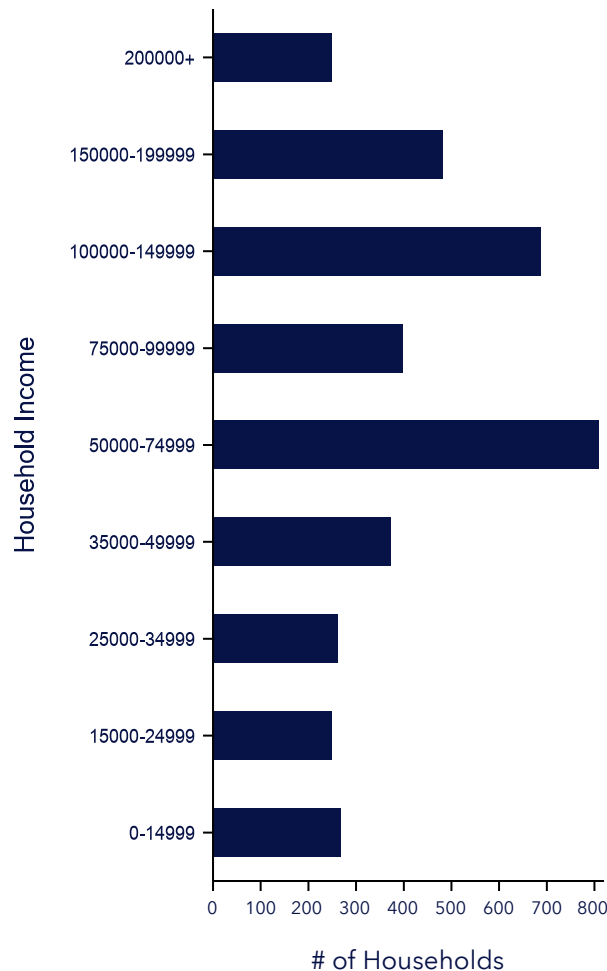
\$901,225

Average Net Worth



\$281,959

Average Home Value



EMPLOYMENT



49%

White Collar



43%

Blue Collar



Services

8%

Unemployment Rate

6.5%

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.

Riverstone Companies, LLC _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9008522 _____ License No.	info@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
James Jones _____ Designated Broker of Firm	545598 _____ License No.	jim@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Trey Kirby _____ Sales Agent/Associate's Name	723365 _____ License No.	Trey.Kirby@riverstonecos.com _____ Email	(832) 524-5676 _____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date