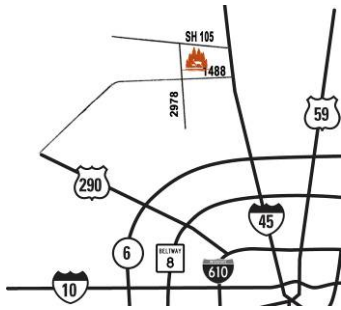


# COMMERCIAL LAND FOR SALE

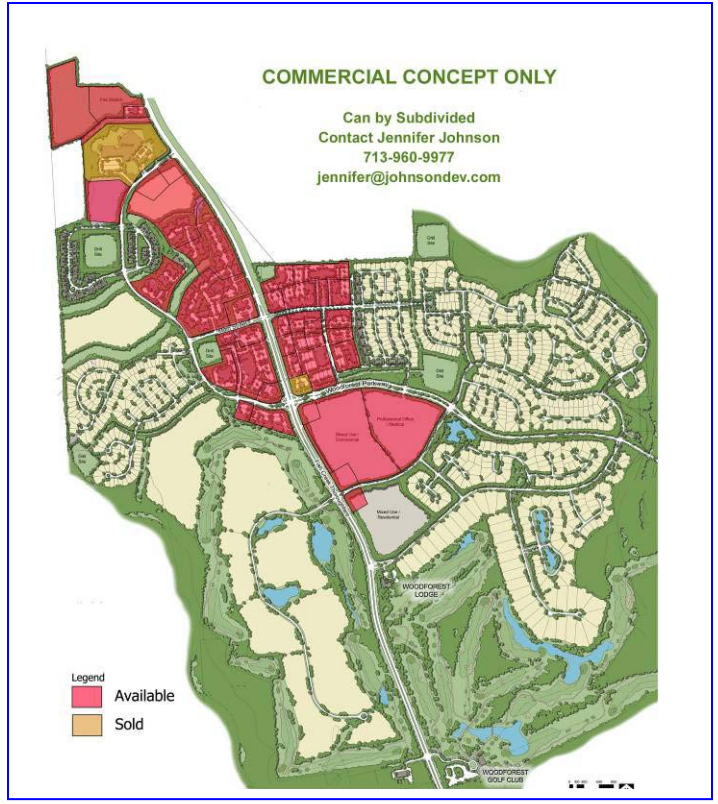
## Woodforest | Montgomery, Texas | 77316



Population: (2010 Est.)  
 1 mile radius: 3,454  
 3 mile radius: 37,403  
 5 mile radius: 80,632

Average HHI: (2010 Est.)  
 1 mile radius: \$118,206  
 3 mile radius: \$160,580  
 5 mile radius: \$155,921

Traffic Counts:  
 Fish Creek Thoroughfare  
 at Woodforest Parkway  
 Cars per day: 7,372



- Woodforest is conveniently located just five miles north of The Woodlands, six miles south of Lake Conroe and is less than five minutes from the FM 1488/FM 2978 Westwood shopping corridor.
- Woodforest offers over 90 acres of premium commercial property along both the east and west sides of Fish Creek Thoroughfare at Main Street and Woodforest Parkway .
- Woodforest a 3,000 acre mixed-use, master-planned golf course community.
- The 27-hole Woodforest Golf Club has more than 700 acres which will be preserved in its natural state.
- Woodforest is planned for over 6,000 architecturally distinctive homes priced from \$190's to over \$1 million, as well as Multifamily Homes.
- Retailers that have already located in the Woodforest area include Kroger, Home Depot, Target, Office Max and Walmart.

The Johnson Development Corp.





For Addition Information,  
Please Contact:

Jennifer Johnson  
713-960-9977  
[jennifer@johnsondev.com](mailto:jennifer@johnsondev.com)  
[www.johnsondevelopment.com](http://www.johnsondevelopment.com)

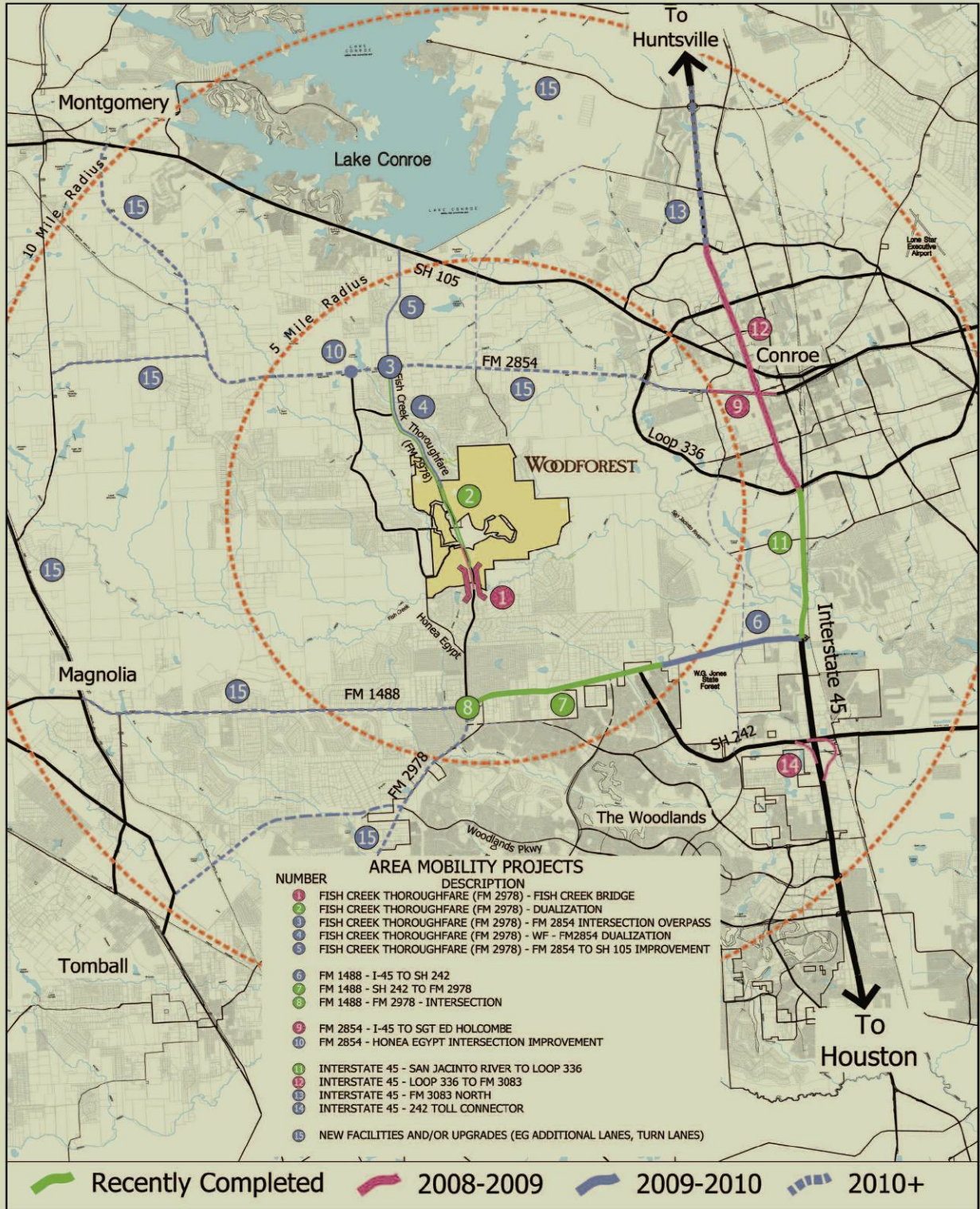
# OVERALL MASTER PLAN



All services and amenities on this map are proposed and are purely conceptual in nature, and the depiction of such services or amenities hereon should not be construed as a promise or representation that the developer will commence building or complete such services or amenities. Commencement of building is subject to a variety of business, financial and economic circumstances which are outside the developer's control.  
 Copyright © 2010 LJA Engineering & Surveying, Inc. Design concepts, illustrations &/or related material provided is considered property of LJA & shall not be reproduced in part or in whole in any form / format without prior written consent of LJA. Data & other information provided is estimated unless specified. Information provided is a graphic representation to aid in determining component relationships and is subject to change without notice.

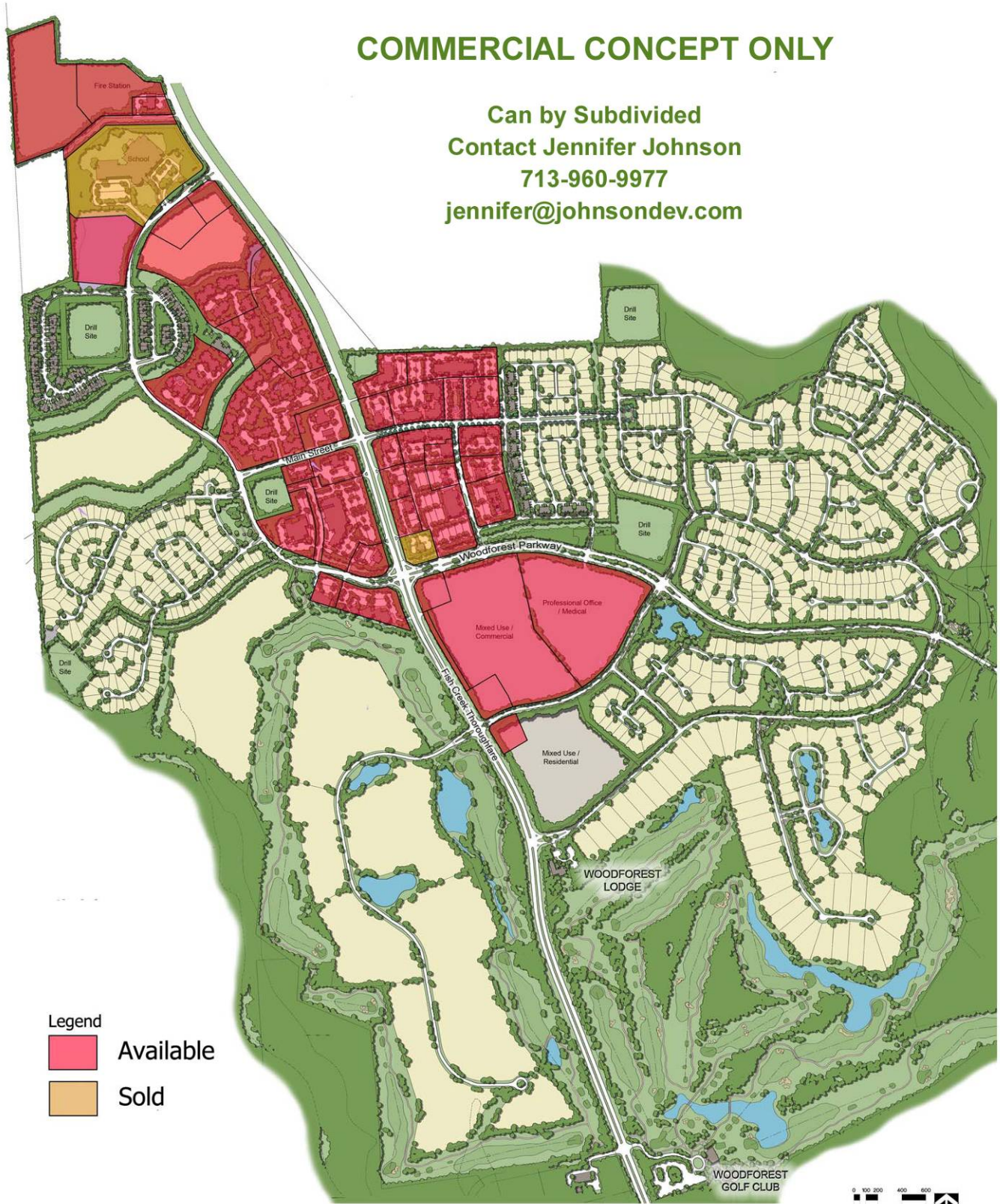


# Area Mobilty



# COMMERCIAL CONCEPT ONLY

Can by Subdivided  
Contact Jennifer Johnson  
713-960-9977  
jennifer@johnsondev.com



- Legend
- Available
  - Sold

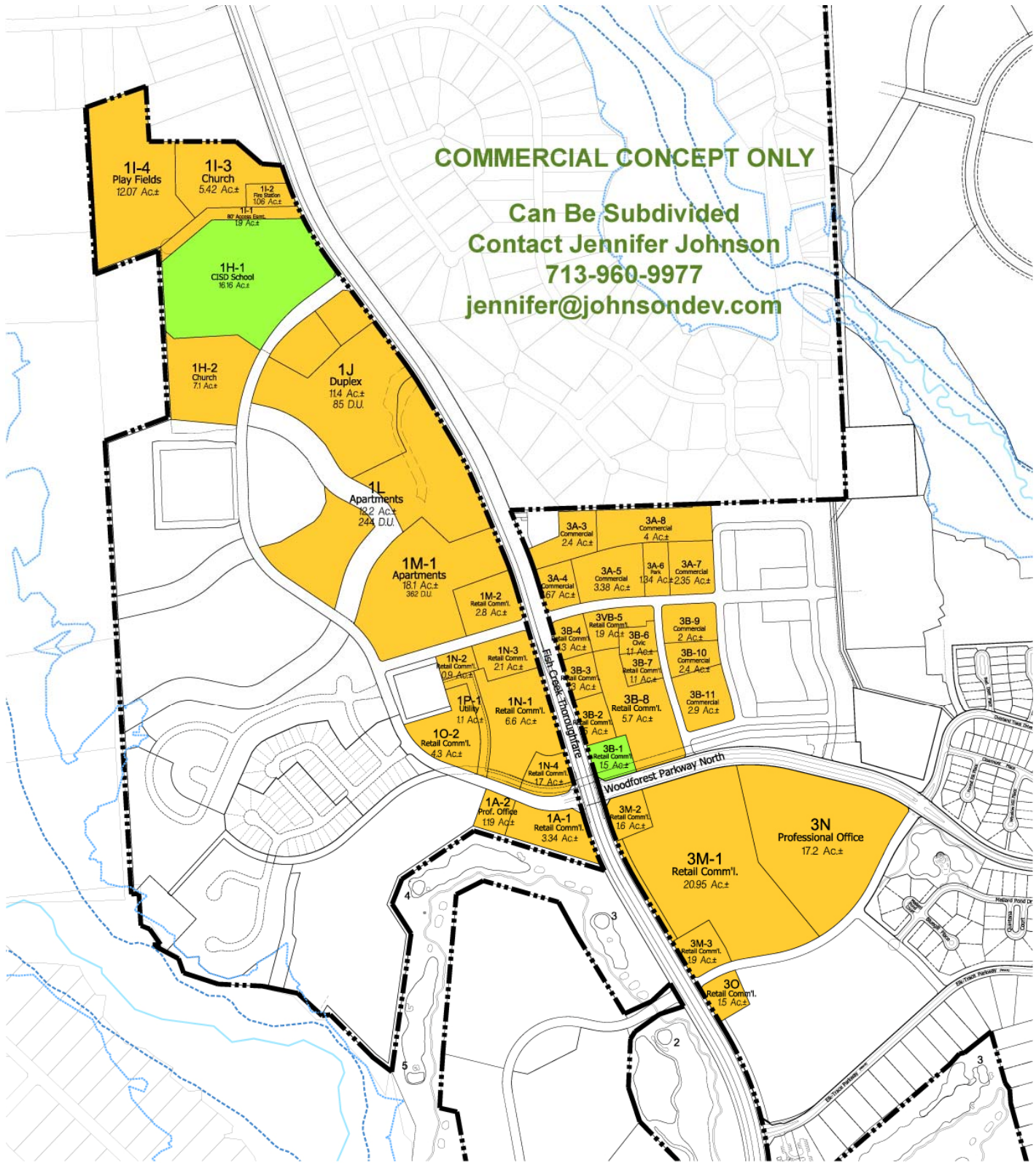
Commercial Tracts  
**WOODFOREST**  
By JOHNSON DEVELOPMENT • MONTGOMERY COUNTY, TEXAS

0 100 200 400 600

Original Scale: 1" = 200' Date: 22 JUL 12

North Arrow

Planning



**COMMERCIAL CONCEPT ONLY**

**Can Be Subdivided  
Contact Jennifer Johnson  
713-960-9977  
jennifer@johnsondev.com**

**Legend**



**Available**



**Sold**

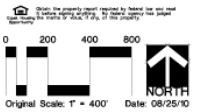
NOTE: This document is for informational purposes only and is not a recorded plat or survey. It is a public representation only.  
All services and warranties indicated on this map are prepared and are provided in accordance with the standards of the American Professional Surveyors Act and the standards of the American Professional Land Surveyors Act. The user of this map is advised that the user assumes all responsibility for the use of this map. The user of this map is advised that the user assumes all responsibility for the use of this map. The user of this map is advised that the user assumes all responsibility for the use of this map.

**LA Planning**

# Commercial Tracts



BY JOHNSON DEVELOPMENT ■ MONTGOMERY COUNTY TEXAS



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

Page 1 of 1

(TAR-2501) 1/1/96

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