



SAM YAGER INCORPORATED

MIXED-USE TRACTS FOR SALE | WILL SUBDIVIDE

HARPER'S PRESERVE

www.HarpersPreserve.com





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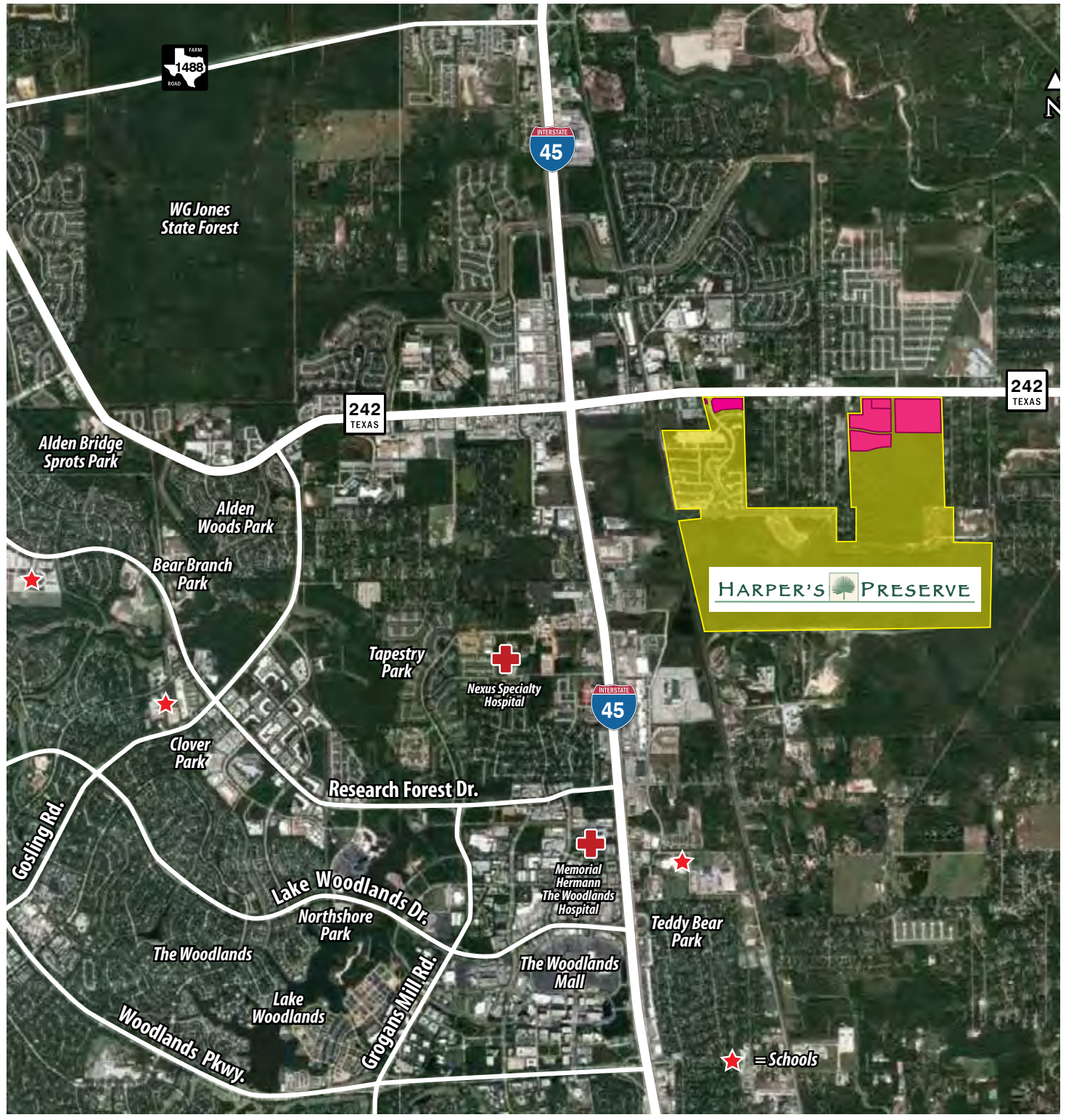


HARPER'S PRESERVE

East Village



MIXED-USE TRACT INFORMATION | WILL SUBDIVIDE





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HARPER'S PRESERVE

LOCATION

- I-45 North and exit East onto SH 242. Travel east about one mile (stay to the right on the 242 feeder), turn right onto Harpers Way to reach the West Village commercial properties or continue further down 242 to reach the East Village commercial properties.

DESCRIPTION

- Harper's Preserve is a uniquely new, 880-acre master-planned community located in The Woodlands area. Both private and convenient, this gated community surrounds a 160-acre forested preservation area.
- There will be approximately 1,700 total households at build-out.

CURRENT AVAILABLE DEVELOPED TRACTS

- Owner will consider subdividing or reconfiguring Developed Tracts.
- Please refer to the attached master plan for tract number references.

<u>Tract</u>	<u>Acreage (+/-)</u>	<u>Asking Price (\$ per SF)</u>	<u>Sales Price (+/-)</u>	<u>Description</u>
91	+/- .94	Call for Quote	Call for Quote	SW corner of SH242 and Harper's Way
92	+/- 7.76	SOLD	SOLD	SE corner of SH242 and Harper's Way
93	+/- 6.889	SOLD	SOLD	SW corner of SH242 and Harper's Trace
94	+/- 15.4	Call for Quote	Call for Quote	SW corner of SH242 and Harper's Trace
95	+/- 28.49	Call for Quote	Call for Quote	SE corner of SH242 and Harper's Trace
96	+/- 18.59	Call for Quote	Call for Quote	E of Oak Crest Dr, S of SH242

DEVELOPMENT ISSUES

- In general, all utilities, drainage, and detention are available for each tract. We will be happy to provide more detailed information with a specific tract upon your request.



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HARPER'S PRESERVE

SCHOOL INFORMATION

- Harper's Preserve is located within Conroe ISD and is served by the following schools.
 - **Elementary Schools:** Oak Ridge Elementary, 19675 I-45 South
 - **Middle Schools:** Vogel Intermediate, 27125 Geffert Wright
Irons Junior High, 16780 Needham Road
 - **High Schools:** Oak Ridge High School 9th Grade Campus, 27310 Oak Ridge School Road
Oak Ridge High School, 27330 Oak Ridge School Road

ESTIMATED TAX RATES (PER \$100 VALUATION) -

Montgomery County	0.7490
MUD 95	1.3500
Conroe ISD	1.2800
<hr/>	
Approx. Tax Rate (2014)	\$3.3790 per \$100 value

REAL ESTATE COMMISSIONS

- Sam Yager, Jr. (TREC License #0201563) is a licensed Texas Real Estate Broker representing Seller.

DISCLAIMER

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AREA HIGHLIGHTS | WILL SUBDIVIDE

HARPER'S PRESERVE

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Harper's Preserve is truly located near everything you could possibly imagine. Only four miles away is The Woodlands Mall and Town Center, offering large national retailers, charming local boutiques and a wide array of restaurants. The open-air Market Street is another nearby stop for upscale shops and dining and it also includes a central park, which is the setting for many free concerts and other activities. The Cynthia Woods Mitchell Pavilion is ranked as one of the world's best amphitheaters and features covered and lawn seating for over 75 events annually, ranging from rock to classical, jazz to country and modern opera to contemporary American ballet.

CITY OF CONROE

The city of Conroe also has a lot to offer, including a variety of parks with swimming areas, fishing piers, picnic tables and grills, playgrounds, volleyball courts and more. Lake Conroe is a 22,000 acre lake where families enjoy boating, fishing, and water sports. Occasional boaters can enjoy rental options for boats, canoes, jet skis and kayaks, while avid boaters have a choice of full service marinas and public boat launches. Nearby is the Sam Houston National Forest, Conroe YMCA, Portofino Plaza shopping center and restaurant row, featuring several national restaurant chains.

OLD TOWN SPRING

Harper's Preserve is located just down the road from Old Town Spring, a quaint turn-of-the-century town composed of shops, restaurants, museums, and art galleries. Old Town Spring offers a variety of antiques, collectibles, clothing and accessories for the home and gifts for all occasions and is also home to the Texas Crawfish & Music Festival.

GOLF

Golfers have their choice of courses close by, including The Woodlands Country Club and River Plantation Golf Club.

HEALTHCARE

Healthcare in the area includes Memorial Hermann The Woodlands Hospital, St. Luke's The Woodlands Hospital, St. Luke's Lakeside Hospital, and MD Anderson Regional Care in The Woodlands, just to name a few of the many options available in the area.

LOCAL ATTRACTIONS

Nearby in Houston, there is even more to enjoy with truly world-class shopping, dining, and recreation, including world-renowned museums, professional sports with the Astros, Texans, and Rockets, the downtown theater district, and so much more. Harper's Preserve is also located with easy access to George Bush Intercontinental Airport.



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

Before 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 , 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K