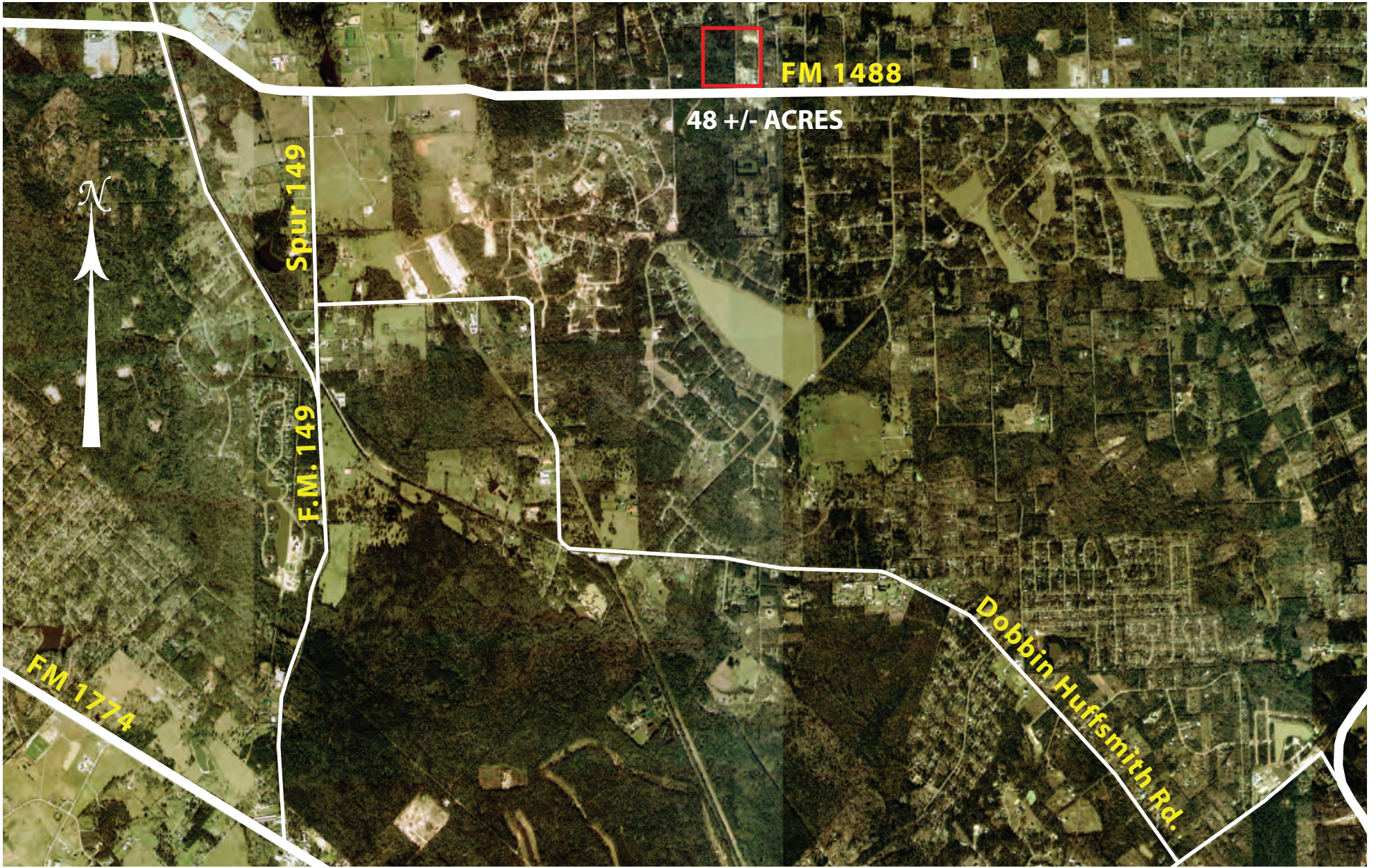


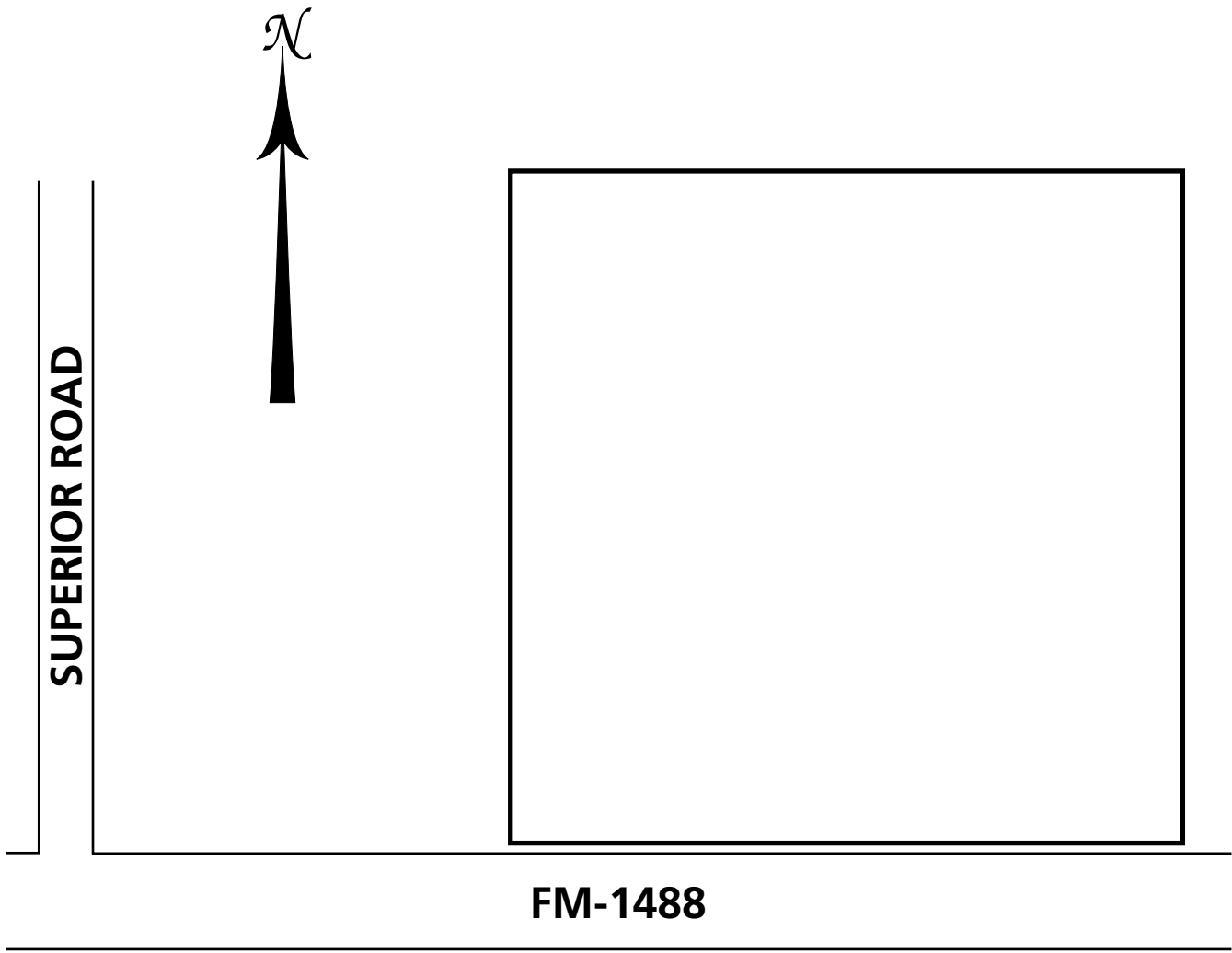
FACT SHEET
48 +/- ACRES ONE BLOCK EAST OF SUPERIOR ROAD
ON NORTH SIDE OF FM-1488

OWNER:	Dean Brothers
TRACT SIZE:	48 +/- Acres
PRICE:	\$4.50 per Square Foot
TERMS:	Cash or terms are negotiable
UTILITIES:	Available
GENERAL CONDITION:	A Dirt/Mulch Yard has a lease on the eastern side of the property. There is a cell telephone tower in the northeast corner of the property.
ROAD FRONTAGE:	Just under 1500' of frontage on FM-1488
TITLE COMPANY:	Stewart Title Company in The Woodlands, TX
SCHOOL DISTRICT:	Magnolia Independent School District
RESTRICTIONS:	None

The information contained herein has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

Tim Weems, Broker
281.259.6261 • 713.725.6114 Cell • www.theweemsgroup.com • timweems@sbcglobal.net





48 +/- ACRES
ONE BLOCK EAST OF SUPERIOR ROAD
ON NORTH SIDE OF FM-1488