

Residential Land for Sale

3093 W Grand Oaks Drive, Alleyton, TX 78935

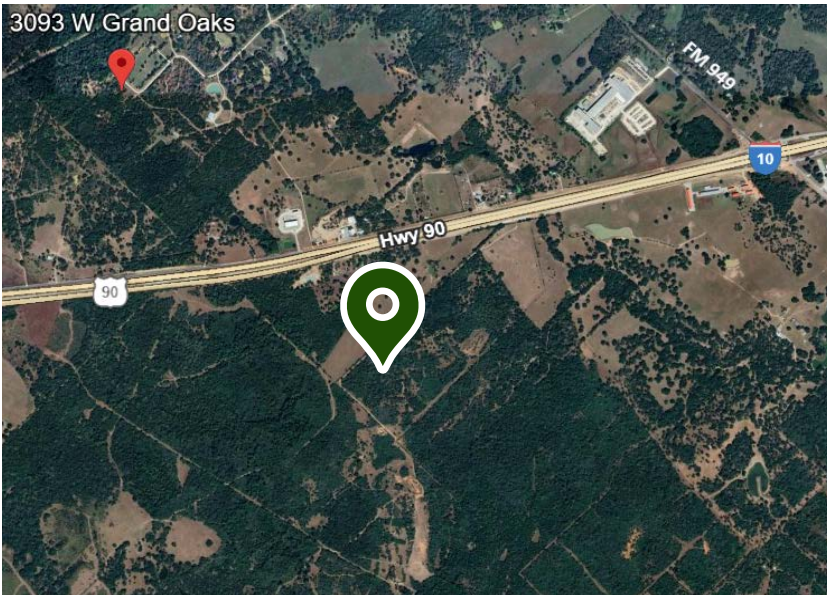


OFFERING PRICE \$456,000

PROPERTY DETAILS

Residential Land for Sale – 3093 W Grand Oaks Drive, Alleyton, TX 78935
Offered in Grand Oaks Estates | 13.786 Acres

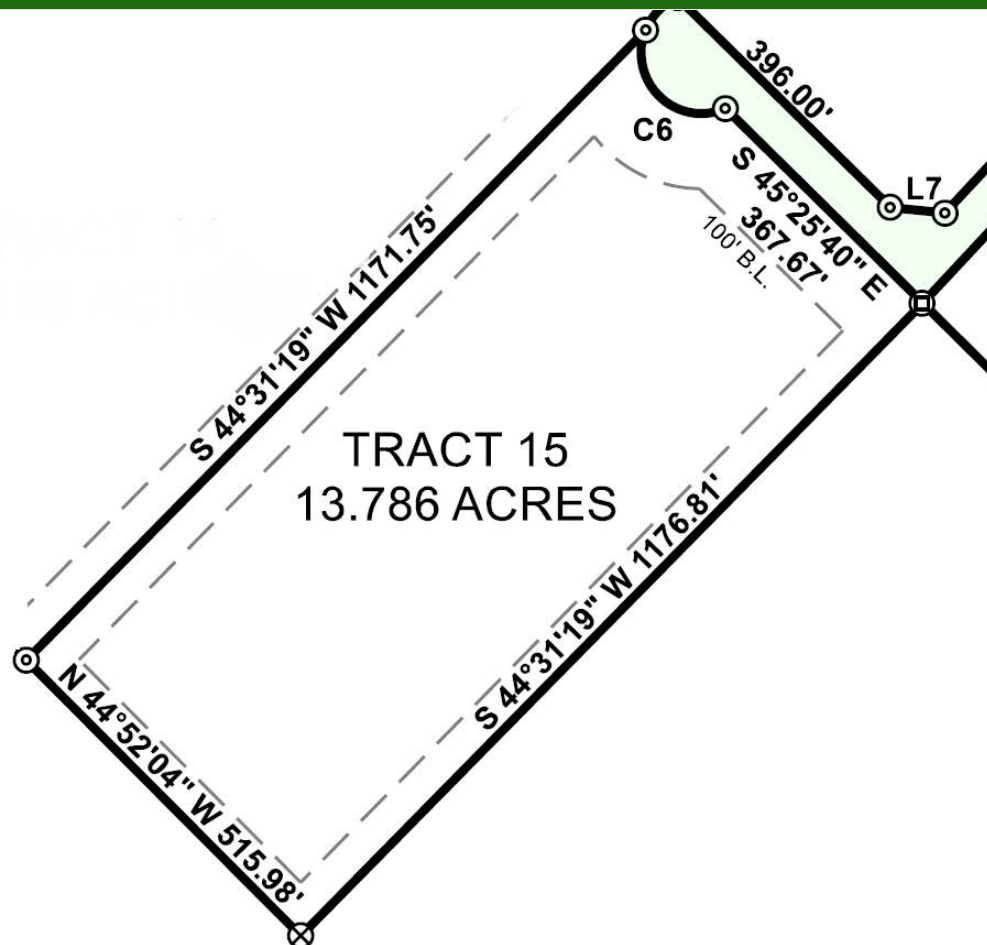
Escape to the peace and privacy of country living—without giving up proximity to the city. This stunning 13.786-acre residential tract is nestled in the gated Grand Oaks Estates subdivision in beautiful Colorado County. With minimal restrictions and plenty of natural beauty, this is the perfect homesite for those looking to build their dream home in a serene, wooded setting.



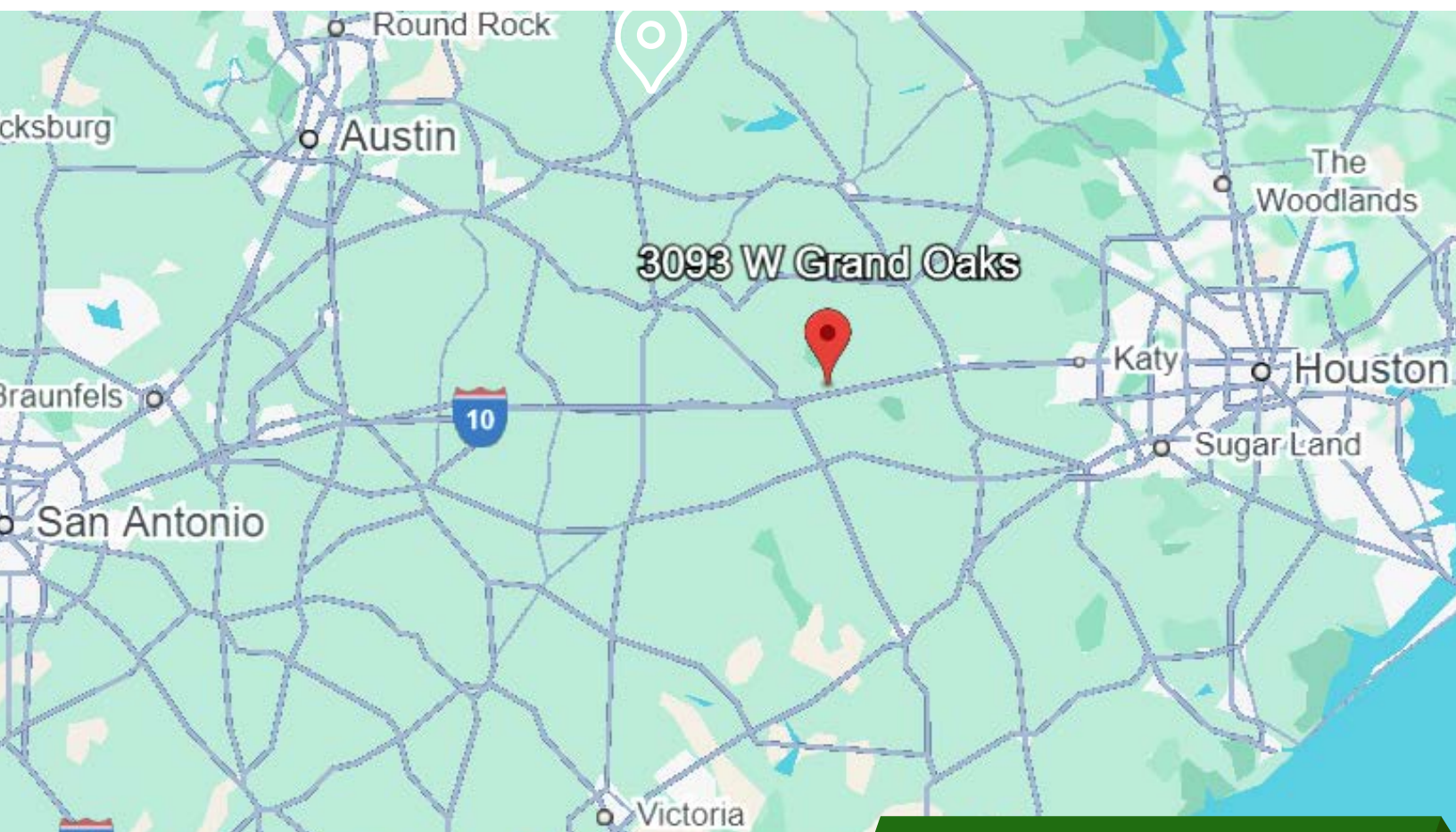
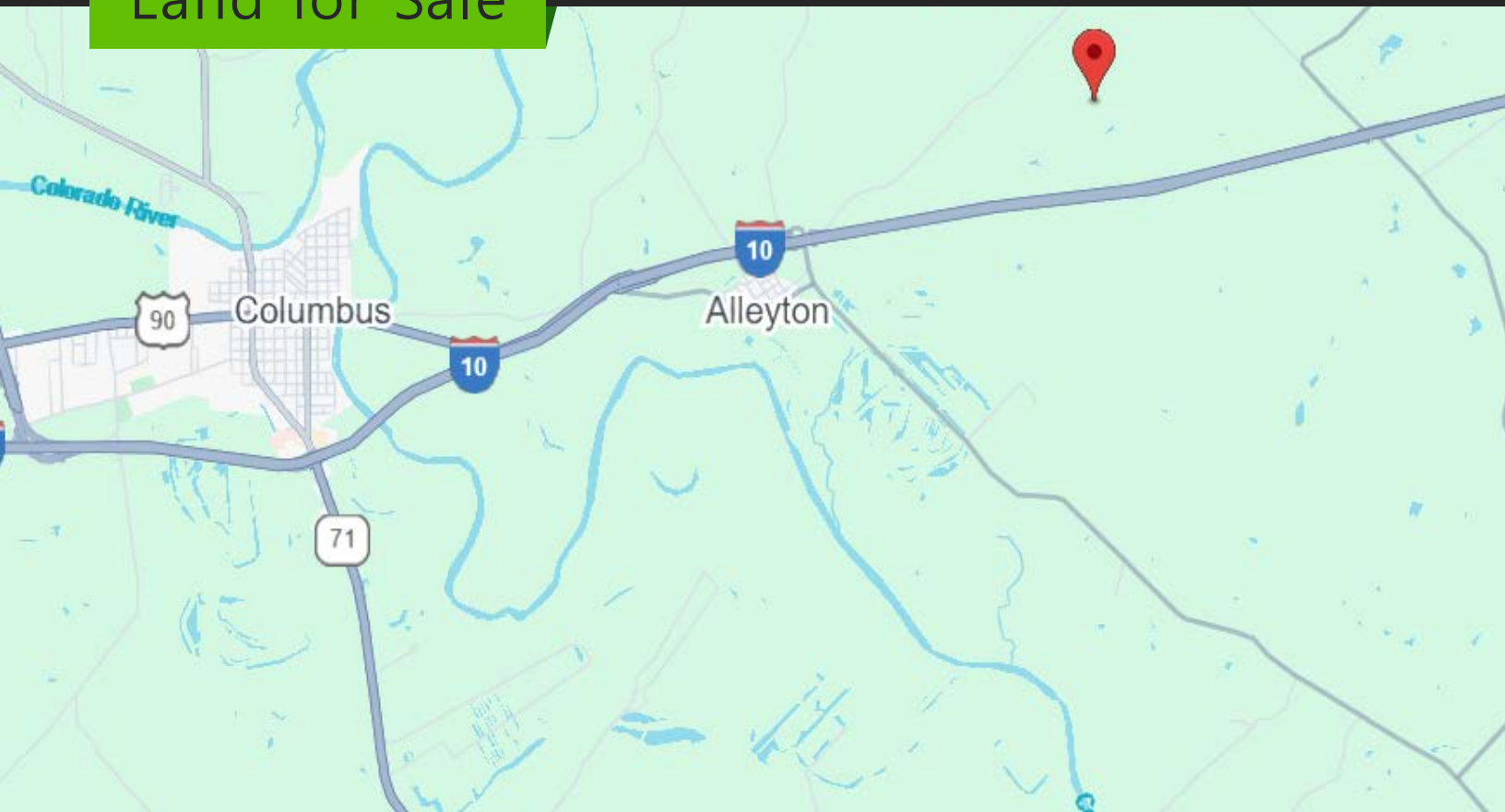
PROPERTY HIGHLIGHTS

- ◆ Grand Oaks Estates, A private/gated community
- ◆ Minimal/Sensible Restrictions
- ◆ Water & electrical power in place
- ◆ Existing homestead build-site
- ◆ Heavily wooded track with a scenic mix of Live Oak, Post Oak, Cedar, Hickory, and Pine Trees
- ◆ Ag property tax exemption in place
- ◆ Low property taxes in Colorado County
- ◆ Ideal for custom homes, barndominiums, or weekend retreats
- ◆ Centrally located to Houston, San Antonio, and Austin

Residential Land for Sale



Residential Land for Sale



FRIEDEN PROPERTIES
COMMERCIAL REAL ESTATE

1400 Broadfield Blvd, Ste. 200
Houston, TX 77084
281-940-8850
www.friedenproperties.com

PAYTON INDERMUEHLE, SIOR
281.940.8843
payton@friedenproperties.com



Information About Brokerage Services

Texas law requires all real estate licensees 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.

FRIEDEN VENTURES LLC dba FRIEDEN PROPERTIES	9009922		(281)940-8850
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PAYTON INDERMUEHLE	525700	PAYTON@FRIEDENPROPERTIES.COM	(281)940-8850
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

Frieden Properties, 1400 Broadfield Blvd., Suite 200 Houston TX 77084
Payton Indermuehle, SIOR

Phone: 2819408850 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com

IABS 1-0 Date
general forms