



110 Unrestricted Acres in Graham, TX!

FOR SALE FOR \$500,000

**BUTLER LOOP
GRAHAM, TX 76450**



Discover 110 unrestricted acres on Butler Loop in Graham, Texas, offering the perfect balance of open pasture & mature wooded areas for recreation, ranching or your dream country retreat!

Conveniently located just 1.7 miles from US-380, only 8 minutes from both Lake Graham & downtown Graham, this rectangular tract provides privacy without sacrificing accessibility.

Unrestricted, the possibilities are endless for a weekend getaway, full-time residence or investment property. Water svc is not currently available, but a private well & septic system can be installed. Outdoor enthusiasts will appreciate the property's proximity to Possum Kingdom Lake & State Park for boating, fishing, scuba diving & hiking. Additional nearby attractions include Graham's historic downtown square, Sandpipe Mountain Park & excellent fishing at Lake Graham. If you're looking for a versatile North Texas property with abundant recreational opportunities & room to create your own vision, this acreage is a must-see!

*** Video Tour on Page 2 // Parcel Aerial with Measurements on Page 3***

CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!

Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

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ADDITIONAL PHOTOS



Video Tour: <https://drive.google.com/file/d/1v3Asg5SWbBPto4yYi-cq1VB5IEhVMCNy/view>

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Measurements from the Tax Record (No Survey):



Dropped Pin Link: <https://maps.app.goo.gl/J52x2q2ei3NHZeLR9>

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OFFER INSTRUCTIONS



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Thank you for submitting an offer on our listing!
Below, you will find important information in order to complete your offer!
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

Preferred Title Company & Contact Information:

Christie Herrin – McKnight Title 3710 W Davis Street, Conroe, TX 77304	Phone: (936) 267-4122 Email: christieherrin@mcknighttitle.com
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Seller's Name:

BRIGHAM PERRY

Earnest Money:

A minimum of 1% of the sales price is recommended.

Option Fee & Option Period:

An option fee of \$250.00 is preferred for a 10-day option period.

Prequalification Letter or Proof of Funds:

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

Exclusions:

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

Non-Realty Items:

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087
Email: robert@rgteamtx.com
Licensed Supervisor: Kevin Hasara
Broker License: 9005193

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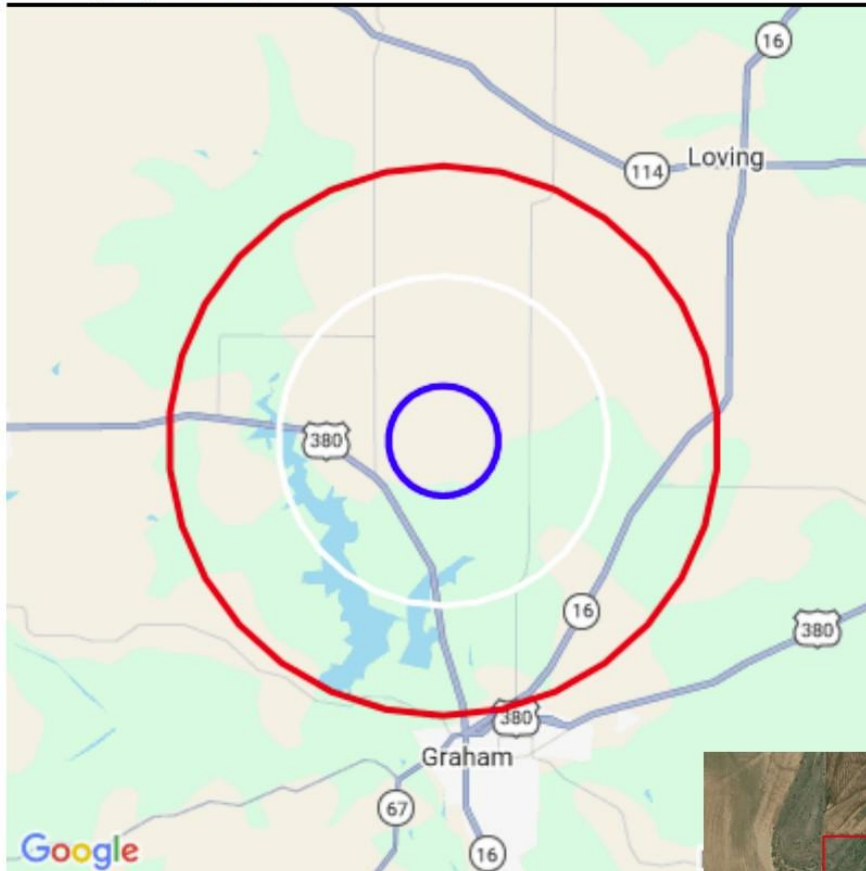
110 Acres Butler Loop



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Demographic Report



110 Acres Butler Loop

Population

Distance	Male	Female	Total
1- Mile	12	13	26
3- Mile	250	270	519
5- Mile	655	704	1,359



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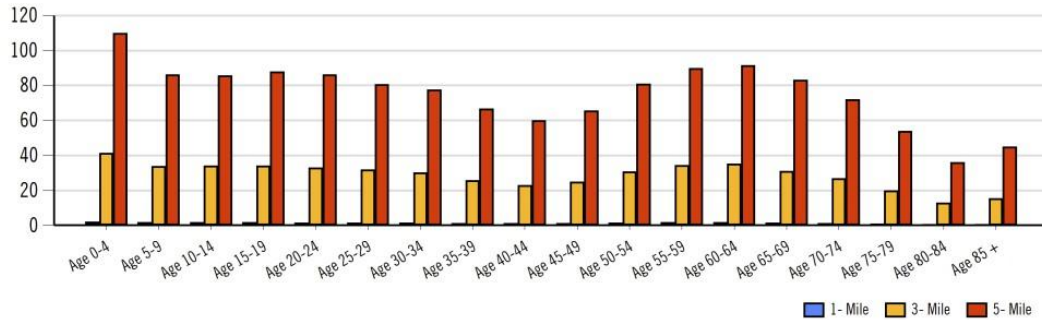
110 Acres Butler Loop



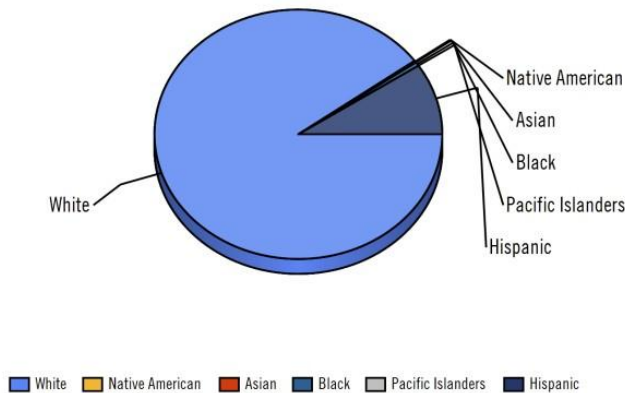
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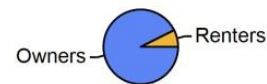
Population by Distance and Age (2020)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	12	0	0.04 %
3-Mile	252	10	0.31 %
5-Mile	663	25	0.55 %



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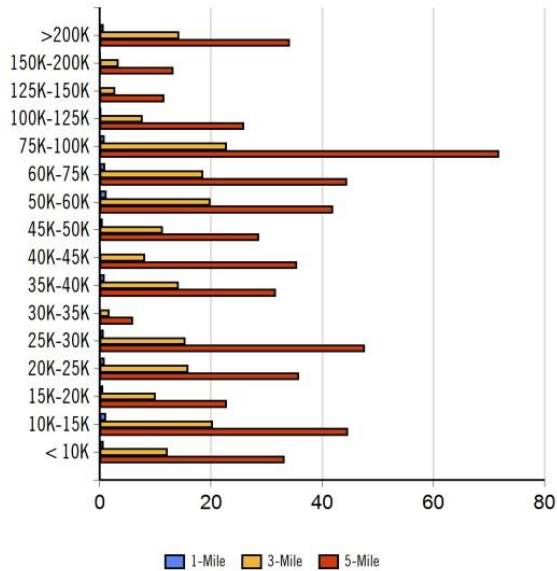
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	2	1	1	0	1	0	0	1	3	0	0	2
3-Mile	4	33	17	15	1	27	8	2	16	68	1	2	42
5-Mile	12	80	51	41	7	67	24	3	32	192	10	7	100

Household Income



Radius Median Household Income

Radius	Median Household Income
1-Mile	\$35,779.00
3-Mile	\$50,851.67
5-Mile	\$45,321.00

Radius Average Household Income

Radius	Average Household Income
1-Mile	\$59,621.00
3-Mile	\$60,883.33
5-Mile	\$56,573.00

Radius Aggregate Household Income

Radius	Aggregate Household Income
1-Mile	\$573,496.20
3-Mile	\$12,422,013.21
5-Mile	\$33,809,304.61

Education

	1-Mile	3-mile	5-mile
Pop > 25	17	343	903
High School Grad	5	108	285
Some College	4	81	218
Associates	1	12	31
Bachelors	2	40	98
Masters	0	10	33
Prof. Degree	0	4	10
Doctorate	0	2	5

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	2 %	15 %	32 %
Teen's	1 %	8 %	16 %
Expensive Homes	0 %	3 %	9 %
Mobile Homes	4 %	27 %	43 %
New Homes	1 %	7 %	15 %
New Households	1 %	5 %	12 %
Military Households	1 %	4 %	5 %
Households with 4+ Cars	1 %	8 %	20 %
Public Transportation Users	0 %	0 %	0 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	419,280		8,930,050		24,315,208	
Average annual household	43,707		45,485		44,278	
Food	5,752	13.16 %	5,947	13.07 %	5,829	13.16 %
Food at home	3,843		3,977		3,905	
Cereals and bakery products	546		565		554	
Cereals and cereal products	195		201		197	
Bakery products	351		363		357	
Meats poultry fish and eggs	781		797		789	
Beef	181		187		187	
Pork	141		146		143	
Poultry	150		150		149	
Fish and seafood	125		126		124	
Eggs	63		64		63	
Dairy products	382		397		391	
Fruits and vegetables	768		795		777	
Fresh fruits	113		115		112	
Processed vegetables	151		155		152	
Sugar and other sweets	140		147		145	
Fats and oils	122		127		124	
Miscellaneous foods	726		753		736	
Nonalcoholic beverages	333		345		341	
Food away from home	1,909		1,969		1,924	
Alcoholic beverages	299		312		303	
Housing	16,170	37.00 %	16,647	36.60 %	16,274	36.75 %
Shelter	9,763		10,017		9,791	
Owned dwellings	5,564		5,894		5,651	
Mortgage interest and charges	2,685		2,876		2,754	
Property taxes	1,897		2,015		1,920	
Maintenance repairs	982		1,002		975	
Rented dwellings	3,418		3,343		3,383	
Other lodging	781		779		757	
Utilities fuels	3,879		4,015		3,926	
Natural gas	349		372		362	
Electricity	1,586		1,619		1,594	
Fuel oil	152		156		150	
Telephone services	1,191		1,240		1,208	
Water and other public services	601		627		610	
Household operations	1,060	2.43 %	1,099	2.42 %	1,071	2.42 %
Personal services	279		293		287	
Other household expenses	781		806		784	
Housekeeping supplies	564		580		568	
Laundry and cleaning supplies	152		158		155	
Other household products	324		337		329	
Postage and stationery	88		84		84	
Household furnishings	904		935		917	
Household textiles	70		68		68	
Furniture	197		199		196	
Floor coverings	24		23		22	
Major appliances	122		130		123	
Small appliances	85		83		83	
Miscellaneous	406		430		423	
Apparel and services	1,140	2.61 %	1,182	2.60 %	1,193	2.69 %
Men and boys	213		232		226	
Men 16 and over	175		196		186	
Boys 2 to 15	38		36		39	
Women and girls	433		431		435	



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Women 16 and over	368	362	365
Girls 2 to 15	65	68	70
Children under 2	87	86	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	419,280		8,930,050		24,315,208	
Average annual household	43,707		45,485		44,278	
Transportation	5,880	13.45 %	6,195	13.62 %	6,012	13.58 %
Vehicle purchases	1,274		1,389		1,331	
Cars and trucks new	682		734		683	
Cars and trucks used	560		615		612	
Gasoline and motor oil	1,920		2,011		1,965	
Other vehicle expenses	2,272		2,387		2,313	
Vehicle finance charges	150		159		152	
Maintenance and repairs	781		814		797	
Vehicle insurance	1,069		1,124		1,082	
Vehicle rental leases	272		289		280	
Public transportation	414		407		401	
Health care	3,483	7.97 %	3,678	8.09 %	3,523	7.96 %
Health insurance	2,320		2,442		2,349	
Medical services	703		749		706	
Drugs	347		369		354	
Medical supplies	113		116		113	
Entertainment	2,535	5.80 %	2,682	5.90 %	2,601	5.87 %
Fees and admissions	455		474		458	
Television radios	953		998		972	
Pets toys	933		977		955	
Personal care products	555		581		568	
Reading	53		53		52	
Education	1,153		1,098		1,117	
Tobacco products	411		411		406	
Miscellaneous	735	1.68 %	755	1.66 %	728	1.64 %
Cash contributions	1,208		1,302		1,232	
Personal insurance	4,333		4,640		4,434	
Life and other personal insurance	144		151		147	
Pensions and Social Security	4,189		4,489		4,287	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	842	860	-2.09 %	161	658	808	34	372
3-Mile	2020	1,690	2,001	-19.37 %	338	1,308	1,656	34	1,468
5-Mile	2020	2,184	2,617	-17.15 %	445	1,672	2,059	125	1,800
1-Mile	2023	879	860	2.21 %	168	687	819	60	314
3-Mile	2023	1,726	2,001	-18.13 %	344	1,338	1,666	60	1,342
5-Mile	2023	2,250	2,617	-14.02 %	458	1,723	2,088	162	1,661



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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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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