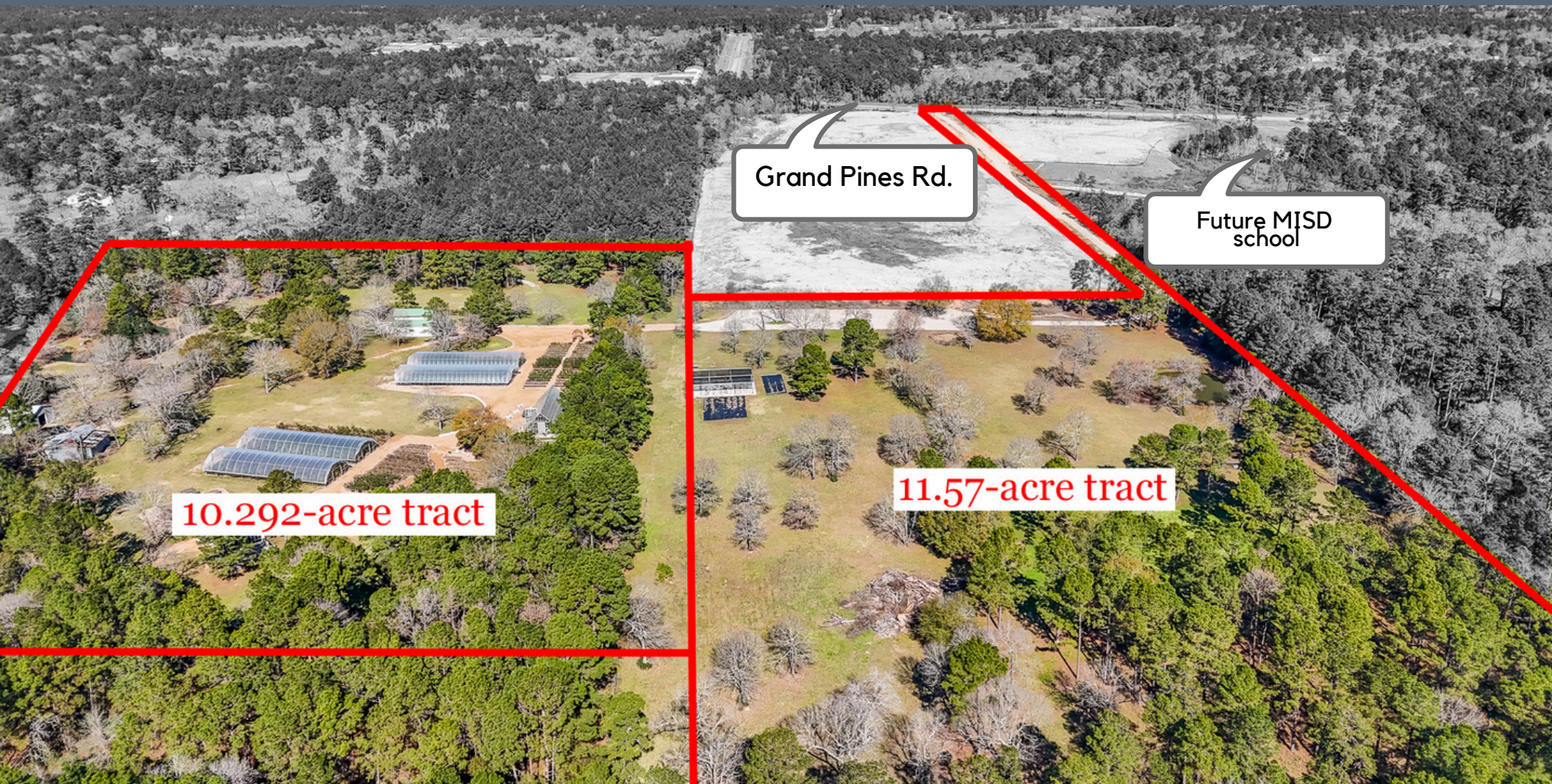




21.713 ACRES

Tax Acc # 0234-01-02902 & 0234-01-02801



Grand Pines Rd.

Future MISD
school

10.292-acre tract

11.57-acre tract



THE REALTY CHICK
REAL ESTATE GROUP

ERICA STIETENROTH
979.574.4909
Erica@TheRealtyChick.com

PROPERTY INFORMATION:



PROPERTY INFORMATION

SIZE: 10.143 & 11.57 ACRES

PRICE: \$3,100,000

LEGAL:

A0234 - GOHEEN D M, TRACT 29-A,
& 28-A, 28-B

FLOOD ZONE CODE: X

SCHOOL DISTRICT: MAGNOLIA ISD

UTILITIES: WELL, SEPTIC, ELECTRIC

2024 TAX RATES

Emergency Svc Dist 10: .0879

MAGNOLIA ISD: .9638

Montgomery County: .3696

Montgomery Co Hospital: .0498

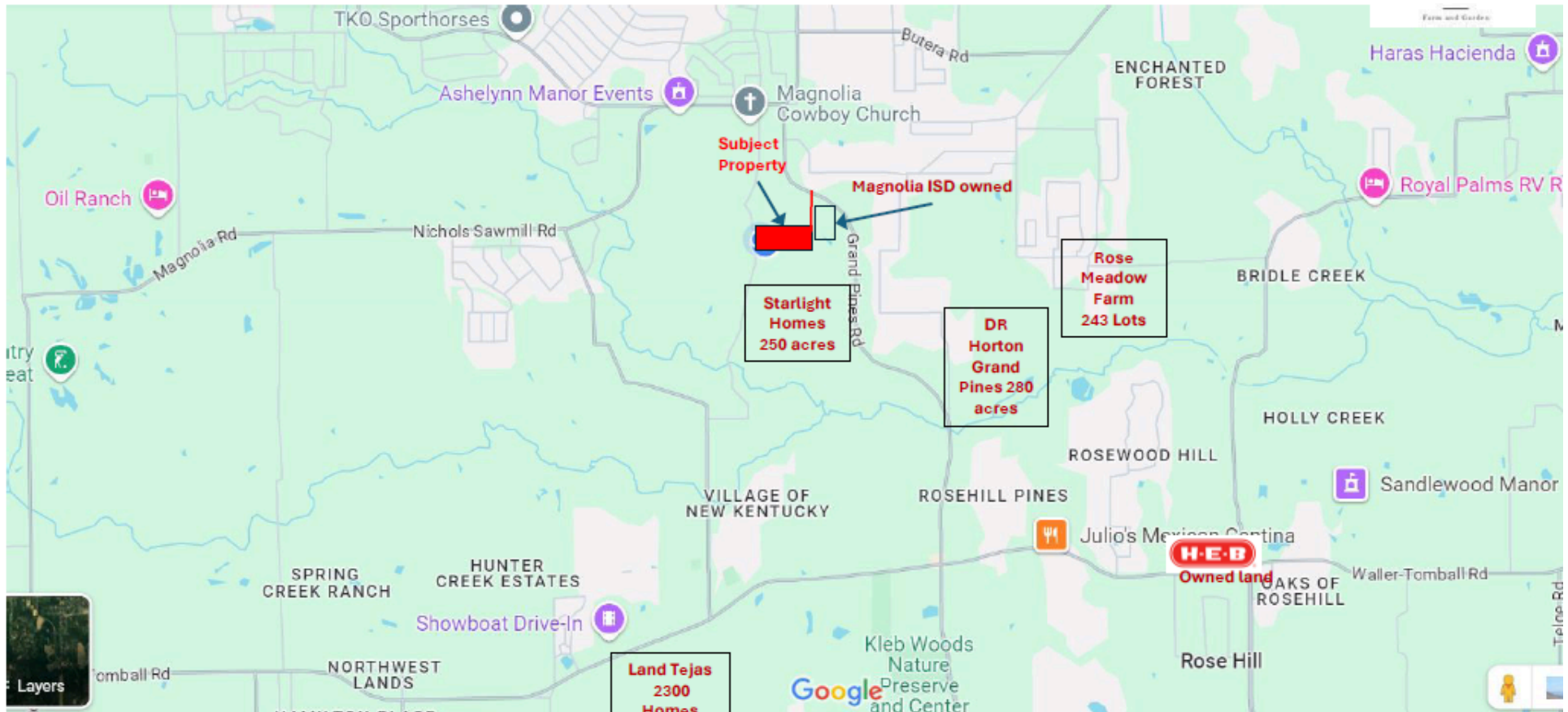
Lone Star College: 0.1076

TOTAL: 1.5787

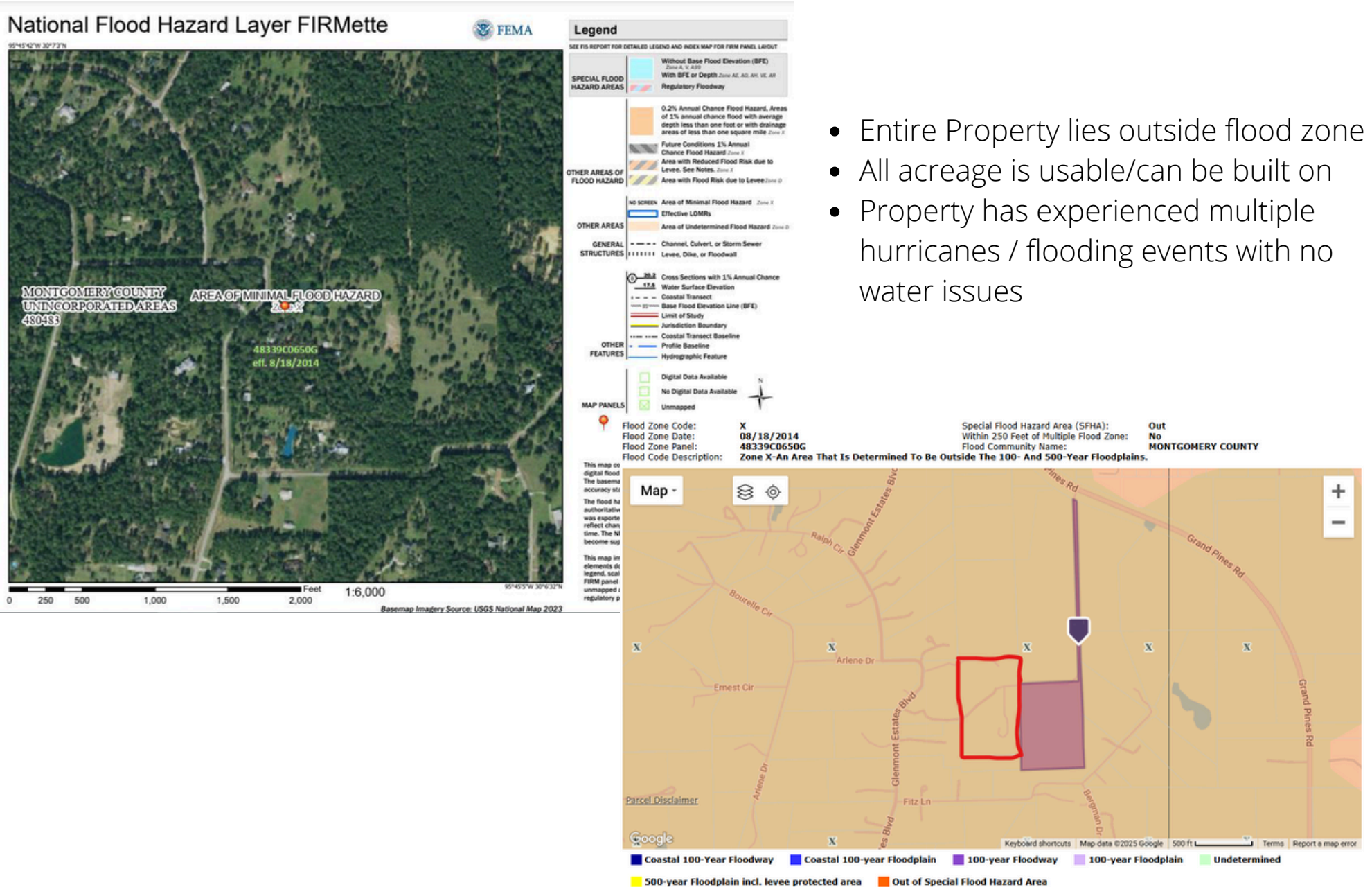
PROPERTY HIGHLIGHTS

- Commercial entrance off main Rd.
- Great visibility/high traffic
- 9.5 miles from TX-99
- Unrestricted
- Ag-exemption: wildlife management

NEW DEVELOPMENT UNDERWAY NEARBY:



MINIMAL FLOODING HAZARD:



IMPROVEMENTS TO PROPERTY:

- 900 sqft. 1bdrm., 1bath French cottage
- 1700 sqft. orangery / glass house
- 1600 sqft. barn with walk-in cooler
- Four 3000 sqft. greenhouses
- New Gravel parking lot (80+ cars)
- @22 acres currently ag exempted (wildlife management)
- New Commercial Entrance off Grand Pines with private gate
- 2500 linear ft. of gravel road installed (12 ft wide)
- ~6000 European bred garden roses planted in ground

* Property has consistent revenue generation from professional photography sessions / private events



IMPORTANT NOTES/WHY SELLING?

The sellers are **not selling their business—only the property and its existing structures**. This is not a case of opening financial records to sell Life in Rose Farm, as the business itself is not included in the sale. They are also not taking any bookings past May.

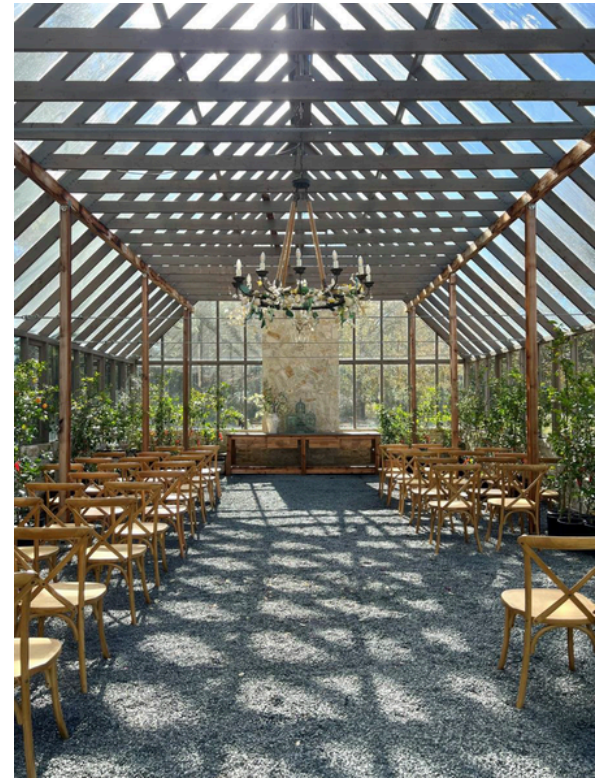
Here's what they shared:

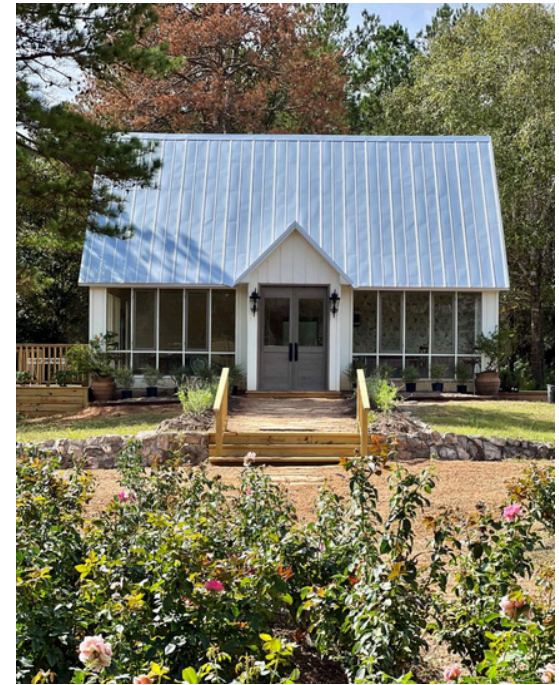
"We're happy to share the revenue generated from events, but we will not provide financial statements because we are selling only the property, which happens to generate revenue if the buyer chooses to continue operations. It's important to note that we never fully maximized the event side due to limited bandwidth, as our primary focus was rose cultivation. We estimate we operated at only 15-20% of the venue's full potential. We turned away more than 50% of private event and wedding requests because that was not our primary focus—the roses were.

In 2023, revenue from photography rentals, private venue rentals, and Afternoon Tea events totaled \$103K. In 2024, revenue increased to \$178K. This growth was achieved without any paid advertising or promotions—solely through social media posts and word of mouth."

The sellers will continue their rose farming on a smaller scale elsewhere, but they will no longer be open to the public, allowing them to regain more time for their family.

Photography & Venue rental price sheet/contract available upon request.







11/12/2015

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.

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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