

DEVELOPMENT SITE
FOR SALE

2.1 ± ACRES
NEC OF HOLZWARTH & LOUETTA RD.
SPRING, TX



FOR INFORMATION CONTACT:
Jeff Beard, CCIM

10077 Grogan's Mill Rd., Suite 135
The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com

DEVELOPMENT SITE FOR SALE

2.1 ± ACRES
NEC OF HOLZWARTH & LOUETTA RD.
SPRING, TX



PROPERTY OVERVIEW

- Highly trafficked signalized corner at Louetta and Holzwarth with an average of 48,000 cars passing daily and less than .5 miles from I-45
- Less than 2 miles from major entertainment centers including AMC Spring 10, Top Golf, Wet and Wild Splash Town
- Holzwarth was recently extended to the north directly into the new Exxon Corporate HQ Campus and 2,000 acres Springwood Village master-planned community where Hewlett Packard and American Bureau of Shipping; Holzwarth has a dedicated exit off the newly opened Grand Parkway, funneling traffic south into the immediate area
- Over 325,000 SF of commercial real estate either under construction or has been built within the last 5 years located within 1/2 mile of the site
- Direct access from Louetta and shared access with adjacent property (Dairy Queen) from Holzwarth
- All utilities available
- 328' frontage along Louetta Road
- Suitable for a variety of potential uses



	DEMOGRAPHICS 2017			TRAFFIC COUNTS PER DAY - 2017	
	3 MILE	5 MILE	10 MILE		
Population	87,713	150,355	505,031	Louetta Rd	31,424
Average HH Income	\$90,130	\$70,081	\$96,626	Holzwarth Rd	17,016

SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2017 AND 2022.

SOURCE: ©2017 KALIBRATE TECHNOLOGIES

FOR INFORMATION CONTACT:
Jeff Beard, CCIM

10077 Grogan's Mill Rd., Suite 135
 The Woodlands, TX 77380
 281-367-2220 | www.jbeardcompany.com

DEVELOPMENT SITE
FOR SALE

2.1 ± ACRES
NEC OF HOLZWARTH & LOUETTA RD.
SPRING, TX

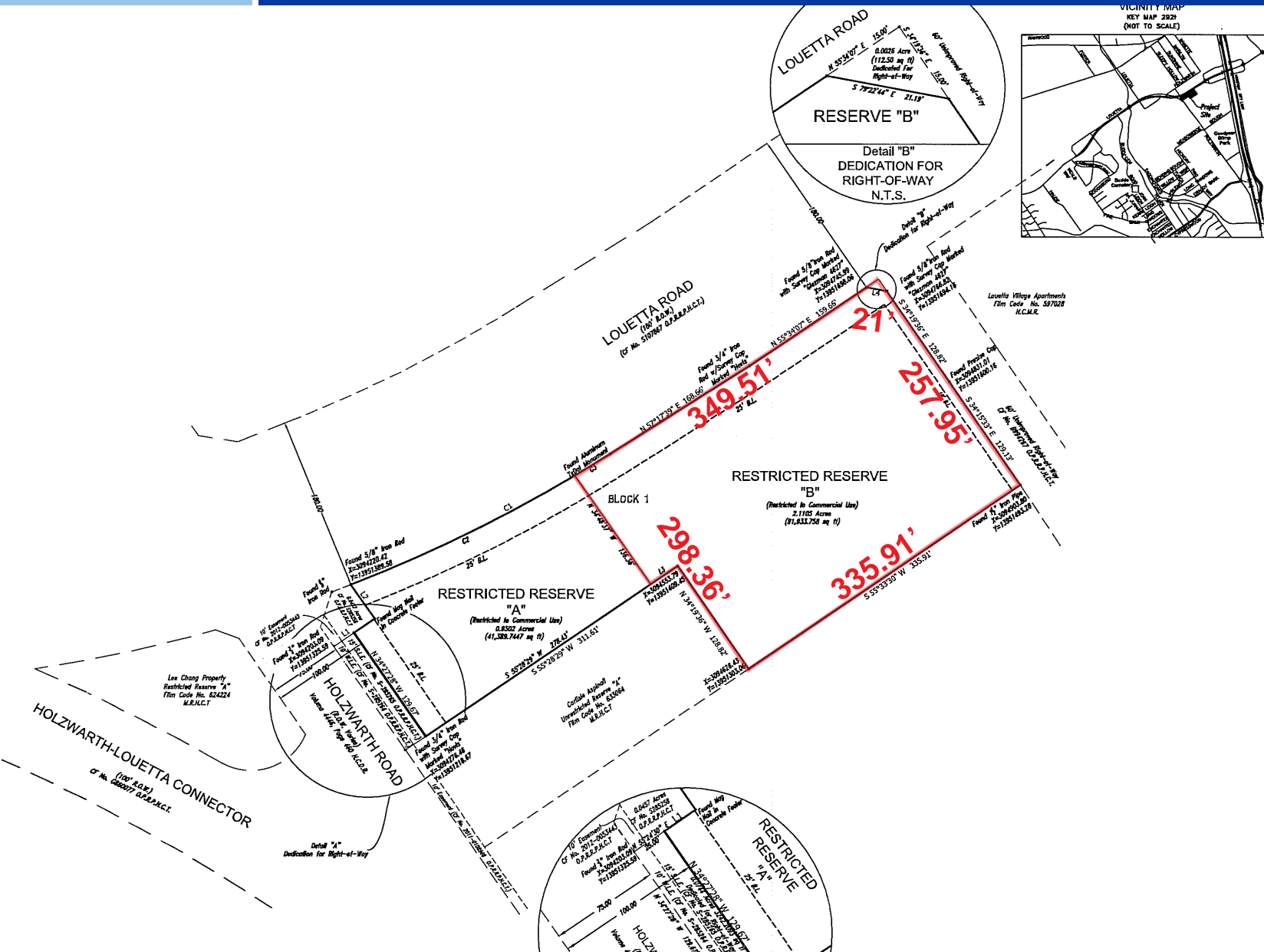


FOR INFORMATION CONTACT:
Jeff Beard, CCIM

10077 Grogan's Mill Rd., Suite 135
The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com

**DEVELOPMENT SITE
FOR SALE**

**2.1 ± ACRES
NEC OF HOLZWARTH & LOUETTA RD.
SPRING, TX**



**FOR INFORMATION CONTACT:
Jeff Beard, CCIM**

10077 Grogan's Mill Rd., Suite 135
The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com



Information About Brokerage Services



Texas law requires all real estate license holders 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.

_____ 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
---	----------------------	----------------	----------------

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
---------------------------------------	----------------------	----------------	----------------

Buyer/Tenant/Seller/Landlord Initials

Date