

COMMERCIAL LAND I-45 FRONTAGE

37.6 acres I-45 S at River Plantation exit



- Great access from frontage road
- Named exit and access from north and south bound lanes
- Utilities available
- Will divide
- Five miles to The Woodlands
- Neighboring Grand Central Park master planned development
- Close to Hospitals and Businesses

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Features

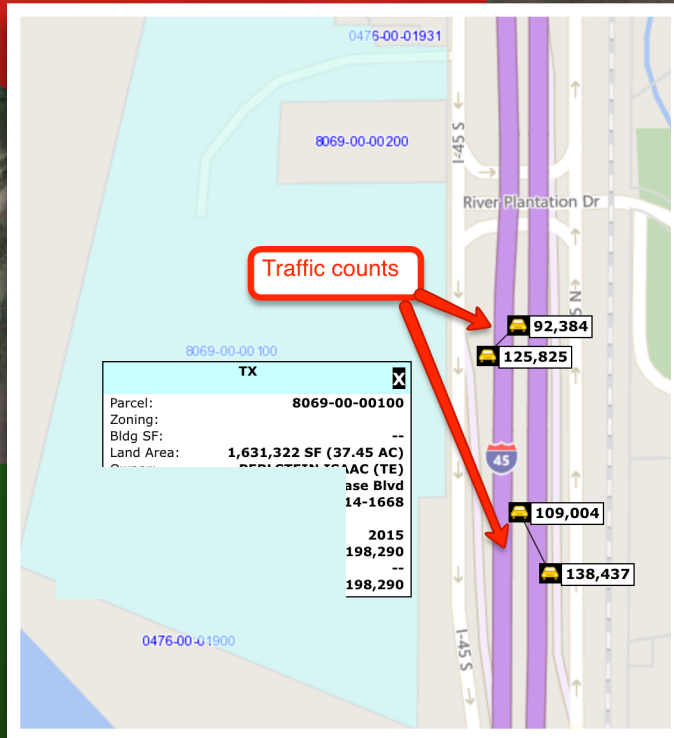
Curb cut from southbound frontage road

Utilities available

Concrete two lane paved entrance to site.

Cleared and level land ready for development

River Plantation exit from north bound lanes. Underpass gives access to site



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Some Local Businesses and developments

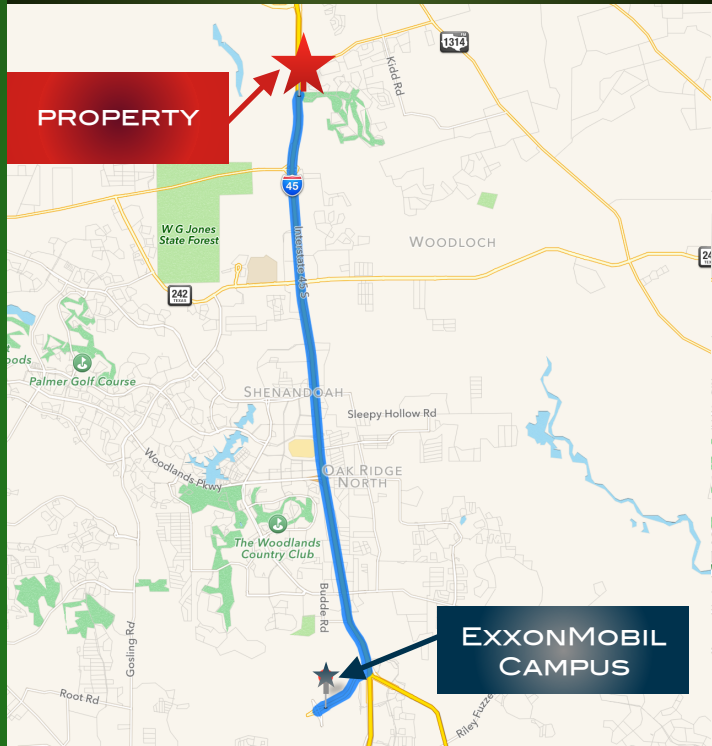


- Since ExxonMobil brought in 10,000+ new workers and set up their new campus off of I-45 and 99 in Spring, there has been off-the-charts expansion north of Houston along I-45.
- This expansion has led to more high paying jobs, luxury master planned communities, and the growth that comes along with those.
- The median household income for The Woodlands in 2015 was \$114,609, and it has surely seen an increase since then.
- Approximately 157,000 cars travel on I-45 between Woodlands Pkwy and Rayford Sawdust daily.

Located directly south
of Johnson
Development's new
master-planned
community;
Grand Central Park

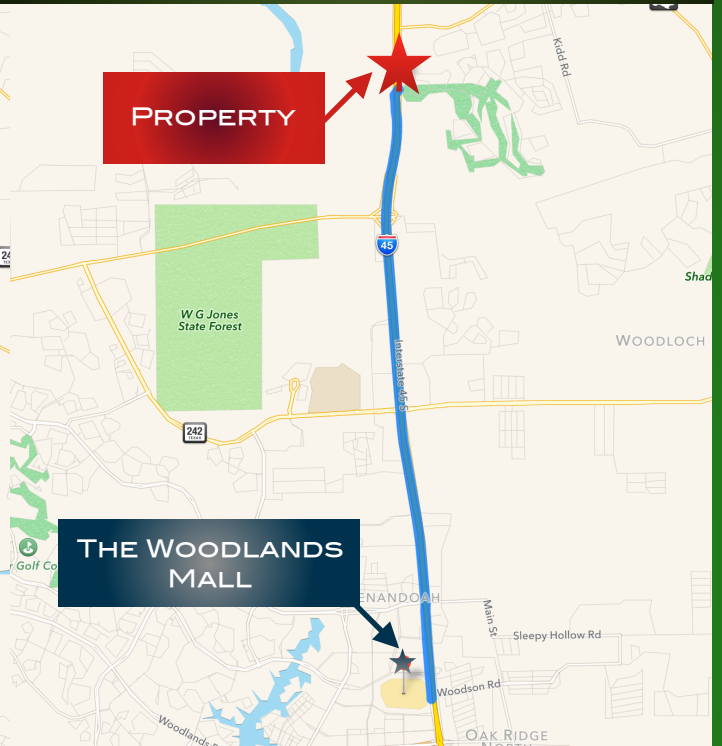


RIVER PLANTATION - EXXONMOBIL CAMPUS



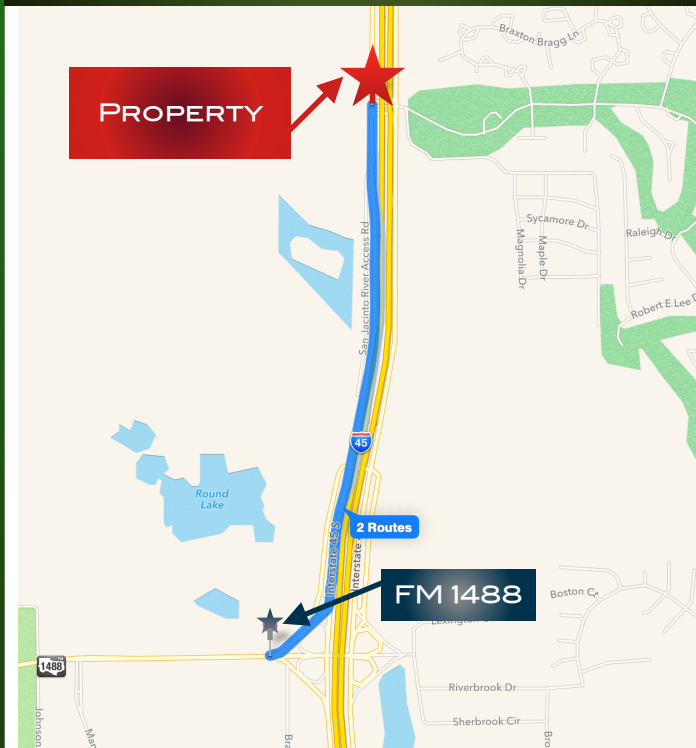
12 MILES AWAY, APPROXIMATELY
15 MINUTE DRIVE

RIVER PLANTATION - THE WOODLANDS MALL



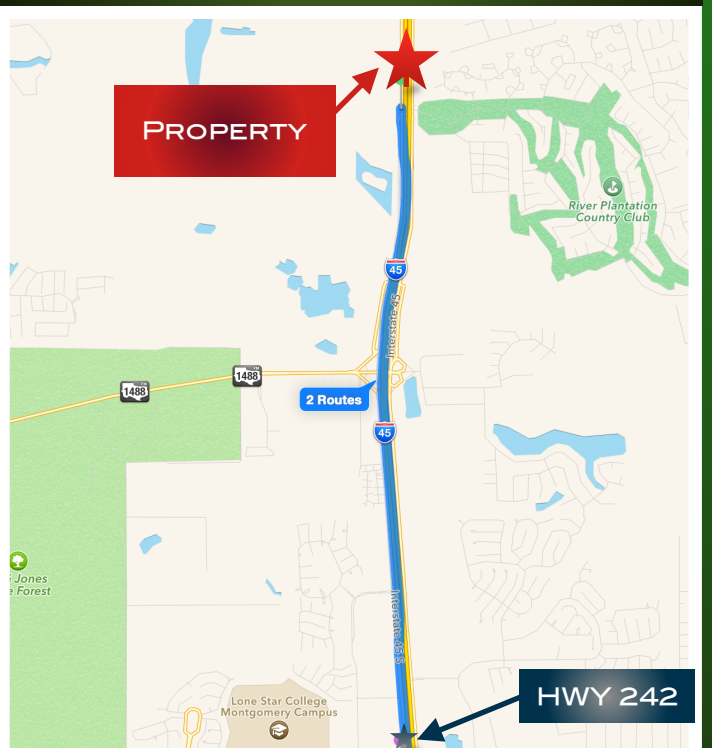
5 MILES AWAY, JUST A
10 MINUTE DRIVE

RIVER PLANTATION - FM 1488



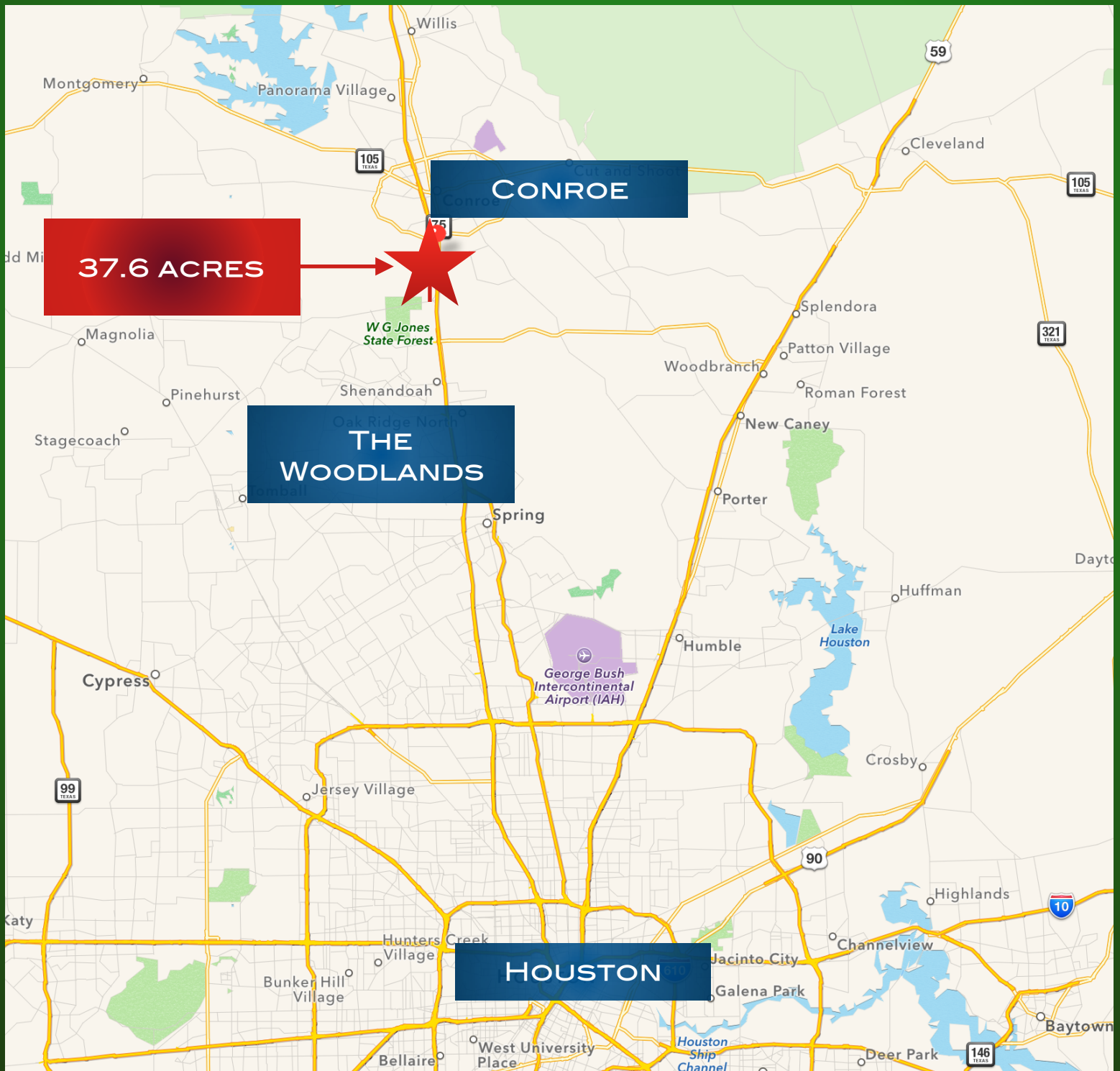
1.4 MILES AWAY, JUST A
COUPLE OF MINUTES AWAY

RIVER PLANTATION - HWY 242



3.4 MILES AWAY, JUST A
5 MINUTE DRIVE

JUST 35 MILES AWAY,
IT'S A STRAIGHT SHOT DOWN I-45 SOUTH TO
DOWNTOWN HOUSTON.



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The information contained herein has been obtained through sources deemed to be reliable by Cullen realty group, but cannot be guaranteed for its accuracy. we recommend to the buyer that all information be obtained through independent verification. All measurements are approximate.



Information About Brokerage Services

11-2-2015

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.

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Primary Assumed Business Name

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Associate

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Phone

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

TAR 2501

IABS 1-0

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