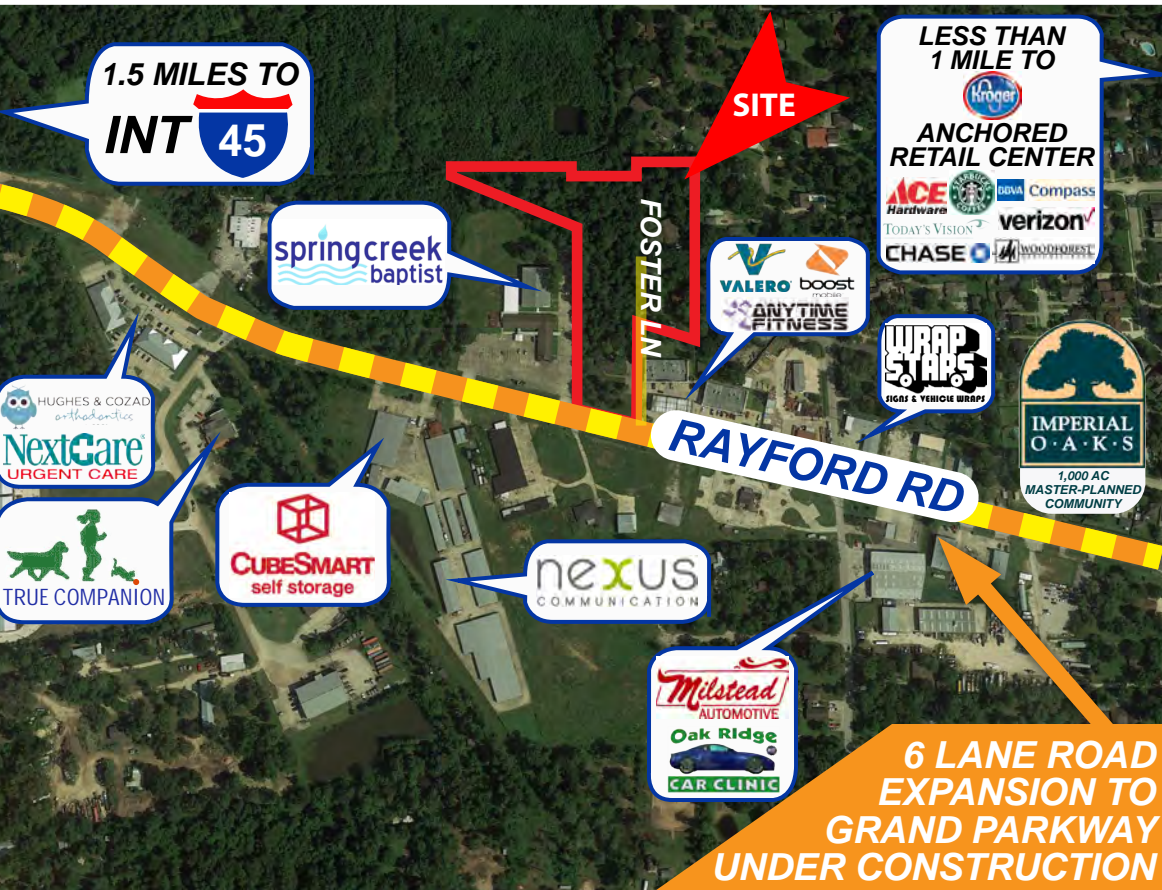


LAND
FOR SALE

5 ± ACRES
RAYFORD/FOSTER LN
SPRING, TX



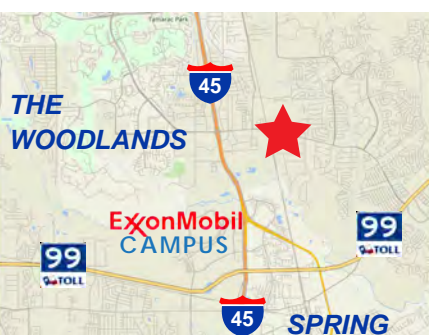
PROPERTY OVERVIEW

- In close proximity to Exxon Mobil new corporate campus
- Great location for new or established business
- Lot size: 5+/- acres with two houses
 - 1 - Two-Story House (2,500 +RSF)
 - 1 - One-Story House (2,204 RSF)
 - 1 - Office (1,384 RSF) for potential conversion for commercial use
- Frontage on Rayford Road and minutes from Interstate 45 and Hardy Toll Road and Grand Parkway 99
- Construction for Rayford Road Safety and Mobility Project began in April 2017 and is anticipated to be complete summer or fall of 2019. Rayford Road is being expanded to 6 lanes from Richard Road to SH 99 (Riley Fuzzel Road/Grand Parkway). This project will enhance safety and mobility for the community and those that use the road
- Located in a growing commercial area within The Woodlands Submarket
- Utilities: All electric on property/unrestricted, well & septic, gas line is accessible on Rayford Rd. frontage
- Commercial property for new or established businesses with potential uses of: Self Mini Storage, Light Industrial Manufactory, Office Condo's among others
- Divisible - Contact broker for details

THE WOODLANDS SUBMARKET

DEMOGRAPHICS 2017

	1 MILE	3 MILE	5 MILE
Population	6,942	69,732	144,335
Average HH Income	\$81,865	\$104,799	\$109,935



FOR INFORMATION CONTACT:
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The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com

LAND
FOR SALE

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SPRING, TX



RAYFORD RD EXPANSION

Construction for Rayford Road Safety and Mobility Project began in April 2017 and is anticipated to be complete summer or fall of 2019.

Rayford Road is being expanded to 6 lanes from Richard Road to SH 99 (Riley Fuzzel Road /Grand Parkway). This project will enhance safety and mobility for the community and those that use the road.

This information contained herein has been obtained from reliable sources; however, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.

LAND
FOR SALE

5 ± ACRES
RAYFORD/FOSTER LN
SPRING, TX



1.5 MILES TO
INT 45

springcreek
baptist

LESS THAN
1 MILE TO



FOSTER LN

RAYFORD RD

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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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date