

FOR SALE

The Woodlands

Oak Ridge North

Conroe

Exxon Mobil

Northgate Crossing

Springwoods



SITE: 5.0494AC
26515 Border St
Spring Texas 77373
Corner of
Border & Preston



Riley Fuzzel

Old Town Spring



Aldine Westfield

E. Louetta

W Hardy Rd

Cypressbrook
Company

26515 Border St. Spring Texas 77373

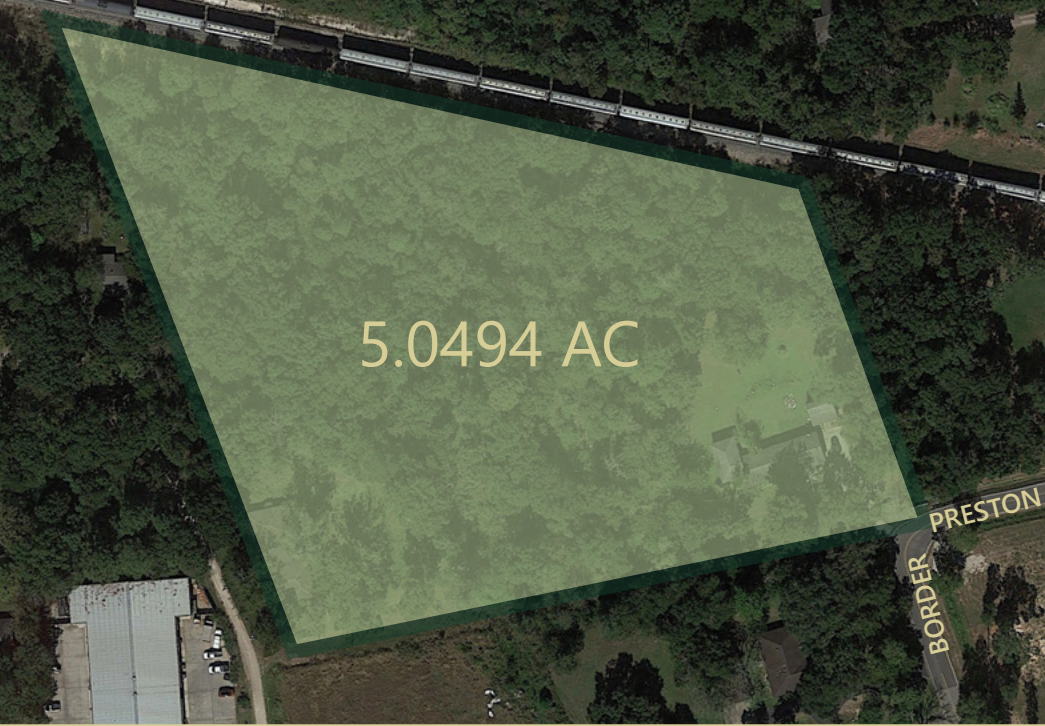
\$824,819

± 5.0494AC Unrestricted Land (\$3.75sf)

Sits on the north side of Old Town Spring
No Flooding During Harvey
Utilities at site through QuadVest

Kim Devos

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Unrestricted: Excellent for multi-family, retail, or light industrial

Northwest corner of Old Town Spring. Click [HERE](#) for information on this historic town.

Utilities at property through QuadVest

86' frontage on Border St

Close proximity to I-45, the Hardy Toll Rd, Grand Parkway (99), Springwoods, Exxon Mobil, and The Woodlands

Driveway and parking area is asphalt. Double-wide trailer and small building on site

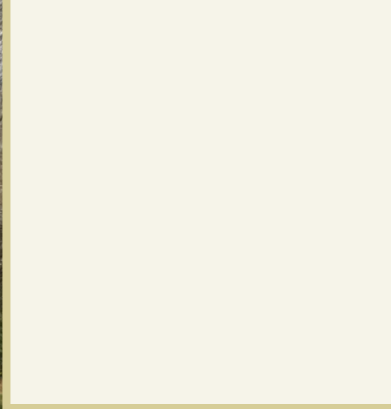
NO flooding during Harvey

Owners are motivated to sell

FEATURES

Kim DeVos

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1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com | woodlandscre.com



PICTURES

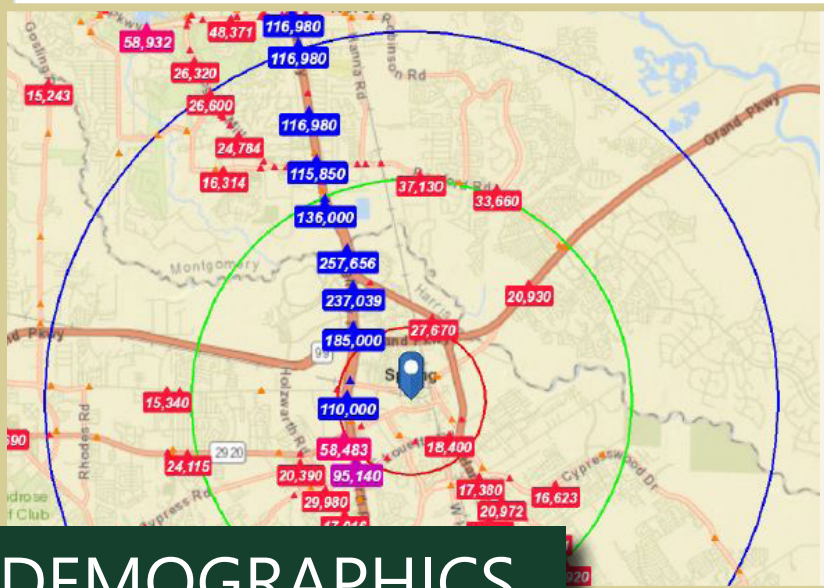
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Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	5,272	67,893	219,356
2022 Population:	5,819	75,763	246,032
Pop Growth 2017-2022:	10.38%	11.59%	12.16%
Average Age:	34.90	34.90	34.30

Households	1 Mile	3 Mile	5 Mile
2017 Total Households:	1,753	23,415	78,381
HH Growth 2017-2022:	10.72%	11.79%	12.41%
Median Household Inc:	\$94,708	\$82,568	\$72,083
Avg Household Size:	3.00	2.90	2.80
2017 Avg HH Vehicles:	2.00	2.00	2.00

Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$184,176	\$164,484	\$166,546
Median Year Built:	2004	2000	1997



Key Facts

26515 Border St. (Ring of 5 miles)
500-698 N Preston St, Spring, Texas, 77373
Rings: 5 mile radii

Prepared by Esri
Latitude: 30.08077
Longitude: -95.42237

KEY FACTS

214,731
Population



33.5
Median Age

\$72,582
Median Household Income

9%
No High School Diploma



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)
The smallest group: <\$15,000 (5.8%)

Indicator	Value	Difference
<\$15,000	5.8%	-3.9%
\$15,000 - \$24,999	6.2%	-3.7%
\$25,000 - \$34,999	7.3%	-2.6%
\$35,000 - \$49,999	12.2%	-1.0%
\$50,000 - \$74,999	19.8%	+2.1%
\$75,000 - \$99,999	16.2%	+4.4%
\$100,000 - \$149,999	17.3%	+3.6%
\$150,000 - \$199,999	7.5%	+1.2%
\$200,000+	7.6%	-0.3%

Bars show deviation from Harris County

Source: Esri, Esri and Infogroup

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Page 1 of 1

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DEMOGRAPHICS

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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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Buyer/Tenant/Seller/Landlord Initials

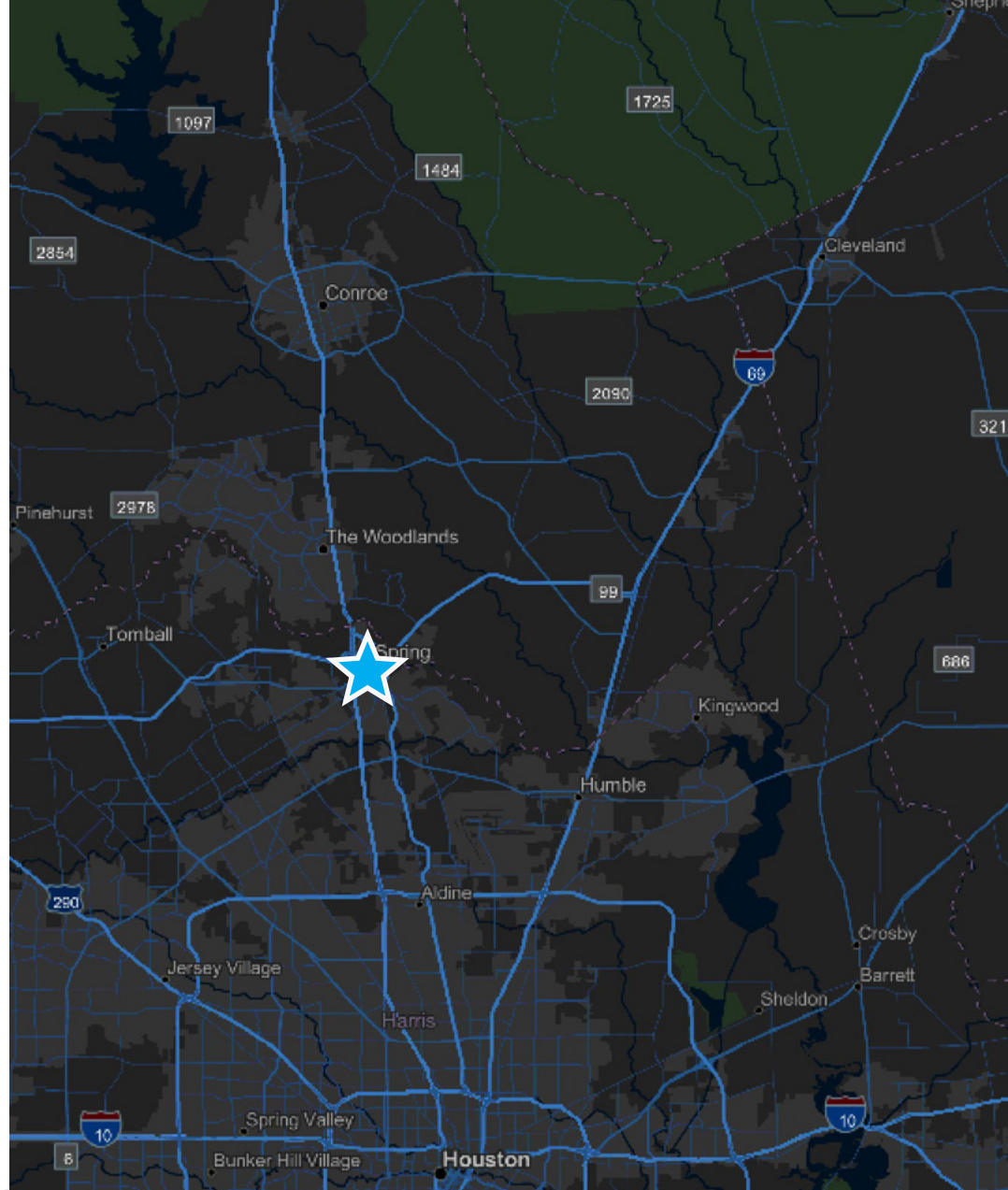
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Phone: 281.961.9512 Fax: 281.364.1743
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IABS

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