



20631 BUDDE CEMETERY ROAD SPRING, TEXAS

INDUSTRIAL BUILDING & LAND



PROPERTY INFORMATION

- **Building Size:** Metal Warehouse & 2 mobile homes 3,204 SF
- **Current Use:** Landscaping business
- **Lot Size:** 4.55 AC (198,633 SF)
- **Property Description:** Excellent development tract just off Louetta. Easy access to I-45 and new Exxon headquarters.
- **2016 24 Hour Traffic Counts:** Louetta @ Budde Cemetery Rd. 31,770
- **Highest & Best Use:** Industrial or small office development
- **Offered at:** \$495,000 (\$2.49 psf)



 **David Hummel**
713.540.9116
david.hummel@cbcadvisors.com

www.cbcadvisors.com



CBC ADVISORS
10497 TOWN & COUNTRY WAY, SUITE 100
HOUSTON, TEXAS 77024
(P) 713.840.5000



FOR SALE
\$495,000



David Hummel
713.540.9116
david.hummel@cbcadvisors.com

www.cbcadvisors.com



CBC ADVISORS
10497 TOWN & COUNTRY WAY, SUITE 100
HOUSTON, TEXAS 77024
(P) 713.840.5000



FOR SALE

\$495,000



AREA DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population	9,181	79,176	206,453
Group Quarters Population	24	261	362
Urban Population	9,181	79,097	205,566
Rural Population	0	78	887
Not defined	0	0	0
Adult Population	6,718	57,845	148,612
Ratio of Males to Females	1.0	1.0	1.0
Female Population	4,641	40,501	105,346
Male Population	4,540	38,674	101,107
Land Area (Square Miles)	3.2	28.1	79.1

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	36.7	34.1	33.0
Median Age, Male	35.8	33.0	32.0
Median Age, Female	37.6	35.1	33.9
% Age 18+	73.2	73.1	72.0
% Age 21+	68.8	69.0	67.9
% Age 55+	19.9	19.7	18.3
% Age 65+	8.5	9.0	7.9

Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	3,275	30,556	78,982
Total Households	3,224	28,319	73,017
Owner-Occupied: Owned with a mortgage or loan	2,182	15,048	37,636
Owner-Occupied: Owned free and clear	488	4,103	9,718
Renter-Occupied	555	9,168	25,663
Aggregate Contract Rent	\$475,934	\$7,111,189	\$20,247,490
Average (Mean) Number of Vehicles Available	2.0	1.9	1.9

5 Year Projections	1-mi.	3-mi.	5-mi.
Total Population	10,323	88,880	234,800
Group Quarters Population	24	261	362
Adult Population	7,576	65,325	169,521
Total Households	3,656	31,873	83,137
Per Capita Income (based on Total Population)	41,095	32,620	33,670
Total Population 16+	7,942	68,038	176,666

David Hummel
713.540.9116
david.hummel@cbcadvisors.com

www.cbcadvisors.com



CBC ADVISORS
10497 TOWN & COUNTRY WAY, SUITE 100
HOUSTON, TEXAS 77024
(P) 713.840.5000

**COLDWELL
BANKER
COMMERCIAL**

ADVISORS

FOR SALE
\$495,000**AREA
DEMOGRAPHICS**

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$37,911	\$30,454	\$31,289
Average (Mean) Household Income	\$109,578	\$85,283	\$88,895
Median Household Income	\$89,538	\$68,600	\$67,846
Aggregate Income	\$353,634,937	\$2,418,300,200	\$6,495,256,461

% Employment by Industry	1-mi.	3-mi.	5-mi.
% Armed Forces	0	0.1	0.1
% Civilian, Employed	63.2	64.0	65.6
% Civilian, Unemployed	3.1	3.1	3.3
% Not in Labor Force	33.7	32.9	31.0
% Agriculture, forestry, fishing/hunting, mining	8.1	4.0	3.9
% Construction	4.9	6.7	7.0
% Manufacturing	8.7	7.0	7.5
% Wholesale trade	4.8	4.1	4.1
% Retail trade	10.6	13.5	13.4
% Transportation and warehousing and utilities	8.9	10.0	9.5
% Information	2.7	1.8	1.8
% Finance and ins, real estate, rental and leasing	5.2	5.6	6.2
% Professional, sci, mgmt, admin and waste mgmt svcs	8.9	9.2	10.0
% Educational svcs, health care and social asst	20.8	19.7	19.1
% Arts, entertainmnt, recreation, accom. and food svcs	8.5	8.2	8.2
% Other svcs, except public admin	6.0	6.2	5.6
% Public admin	1.9	4.1	3.8

Education	1-mi.	3-mi.	5-mi.
College undergraduate	644	5,214	12,258
Graduate or prof school	61	941	2,484

Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+	4,450	38,599	101,712

David Hummel
713.540.9116
david.hummel@cbcadvisors.com

www.cbcadvisors.com

CBC ADVISORS
10497 TOWN & COUNTRY WAY, SUITE 100
HOUSTON, TEXAS 77024
(P) 713.840.5000

AREA
CONSUMER
DETAILS

Consumer Expenditures	1-mi.	3-mi.	5-mi.
Average Apparel	\$2,223.1	\$1,959.0	\$1,938.6
Average Education	\$1,088.7	\$878.0	\$866.5
Average Entertainment	\$3,183.1	\$2,762.1	\$2,732.4
Average Food and Beverages	\$8,465.6	\$7,477.3	\$7,406.0
Average Gifts	\$1,182.4	\$970.2	\$934.6
Average Health Care	\$3,864.6	\$3,372.1	\$3,283.6
Average Household Furnishings and Equipment	\$1,917.6	\$1,679.2	\$1,652.2
Average Household Operations	\$1,370.2	\$1,174.2	\$1,161.1
Average Personal Care	\$803.3	\$713.8	\$702.4
Average Personal Expenditure	\$837.4	\$735.9	\$730.1
Average Reading	\$112.2	\$96.8	\$93.7
Average Shelter	\$10,941.8	\$9,724.5	\$9,703.7
Average Transportation	\$11,257.0	\$9,904.8	\$9,902.0
Average Utilities	\$4,482.3	\$4,165.8	\$4,140.0

Demand by Store Type	1-mi.	3-mi.	5-mi.
Motor Vehicle & Parts Dealers	\$13,852,351	\$109,768,431	\$287,216,083
Furniture & Home Furnishings Stores	\$1,808,135	\$14,128,777	\$36,335,802
Electronics & Appliance Stores	\$1,508,549	\$11,737,914	\$30,232,306
Building Material & Garden Equipment & Supply Dealers	\$2,886,410	\$21,672,767	\$54,675,743
Food & Beverage Stores	\$12,188,632	\$97,460,754	\$249,460,742
Health & Personal Care Stores	\$2,468,627	\$19,442,276	\$49,245,292
Gasoline stations	\$12,777,297	\$103,350,418	\$267,287,893
Clothing & Clothing Accessories Stores	\$3,584,333	\$27,929,530	\$71,595,565
Sporting Goods, Hobby, Book, & Music Stores	\$1,083,847	\$8,302,059	\$21,206,866
General Merchandise Stores	\$10,436,161	\$82,628,263	\$211,628,433
Miscellaneous Store Retailers	\$1,804,716	\$14,229,155	\$36,196,811
Nonstore retailers	\$3,684,158	\$28,767,925	\$73,350,667
Foodservice & Drinking Places	\$11,511,165	\$87,546,182	\$224,556,064
General Merchandise, Apparel and Accessories, Furniture and	\$18,974,267	\$149,058,482	\$381,991,679

2012/2013 Demographics provided by Experian through Alteryx

David Hummel
713.540.9116
david.hummel@cbcadvisors.com

www.cbcadvisors.com



CBC ADVISORS
10497 TOWN & COUNTRY WAY, SUITE 100
HOUSTON, TEXAS 77024
(P) 713.840.5000



INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give you 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.

<u>Coldwell Banker Commercial Advisors</u> Licensed Broker/Broker Firm Name	<u>9002948</u> License No.	<u>carol.rosebee@cbcadvisors.com</u> Email	<u>817.226.0000</u> Phone
<u>Gary Walker</u> Designated Broker of Firm	<u>370459</u> License No.	<u>gary.walker@cbcadvisors.com</u> Email	<u>817.226.0000</u> Phone
<u>David Hummel</u> Licensed Supervisor of Sales Agent/Associate	<u>360247</u> License No.	<u>david.hummel@cbcadvisors.com</u> Email	<u>713.840.5000</u> Phone
<u>David Hummel</u> Sales Agent/Associate's Name	<u>360247</u> License No.	<u>david.hummel@cbcadvisors.com</u> Email	<u>713.540.9116</u> Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

www.cbcadvisors.com



DISCLAIMER

Information available at www.trec.texas.gov

CBC ADVISORS
10497 TOWN & COUNTRY WAY, SUITE 100
HOUSTON, TEXAS 77024
(P) 713.840.5000