

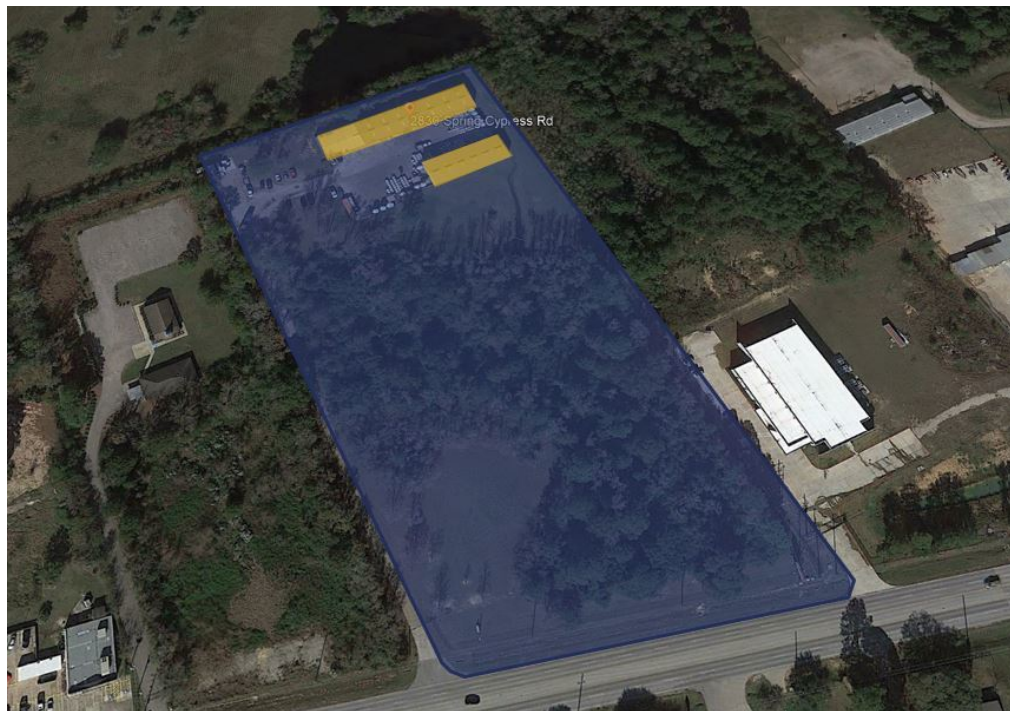
2830 SPRING CYPRESS RD.

2830 Spring Cypress, Spring, TX 77388



BELVOIR
REAL ESTATE GROUP, LLC

FOR SALE



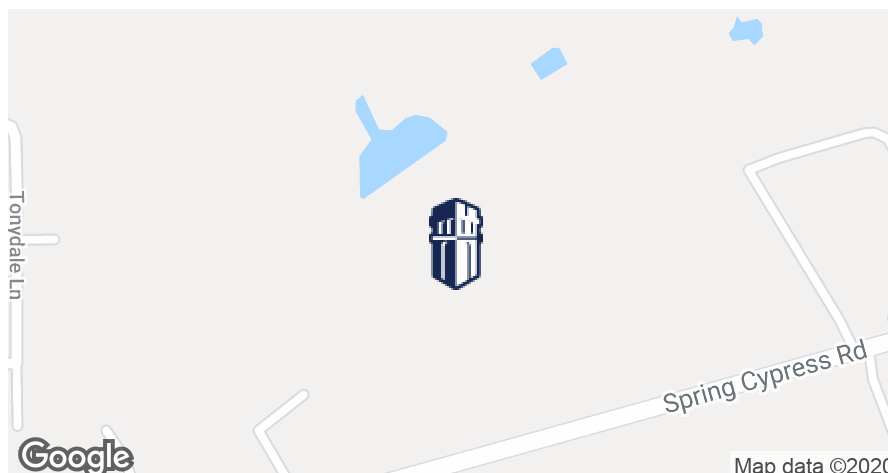
PROPERTY HIGHLIGHTS

- 9.8 Acres Total
- Two Warehouses With a Total of 18,000 SF (Includes Office Space)
- 5 Acres of Frontage Land
- 450 Ft of Frontage on Spring Cypress Rd
- Owner Will Consider Leasing Options
- Unlimited Development Potential
- Call Broker for Price

PROPERTY OVERVIEW

This Industrial and Land combination is for sale with unlimited development opportunities! The owner is willing to discuss leasing negotiations as well.

Less than a mile from the new HEB!



For More Information Please Contact:

Nick Spearman
713.332.8211 x211
nicks@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

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WAREHOUSE PHOTOS



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LAND FRONTAGE PHOTO



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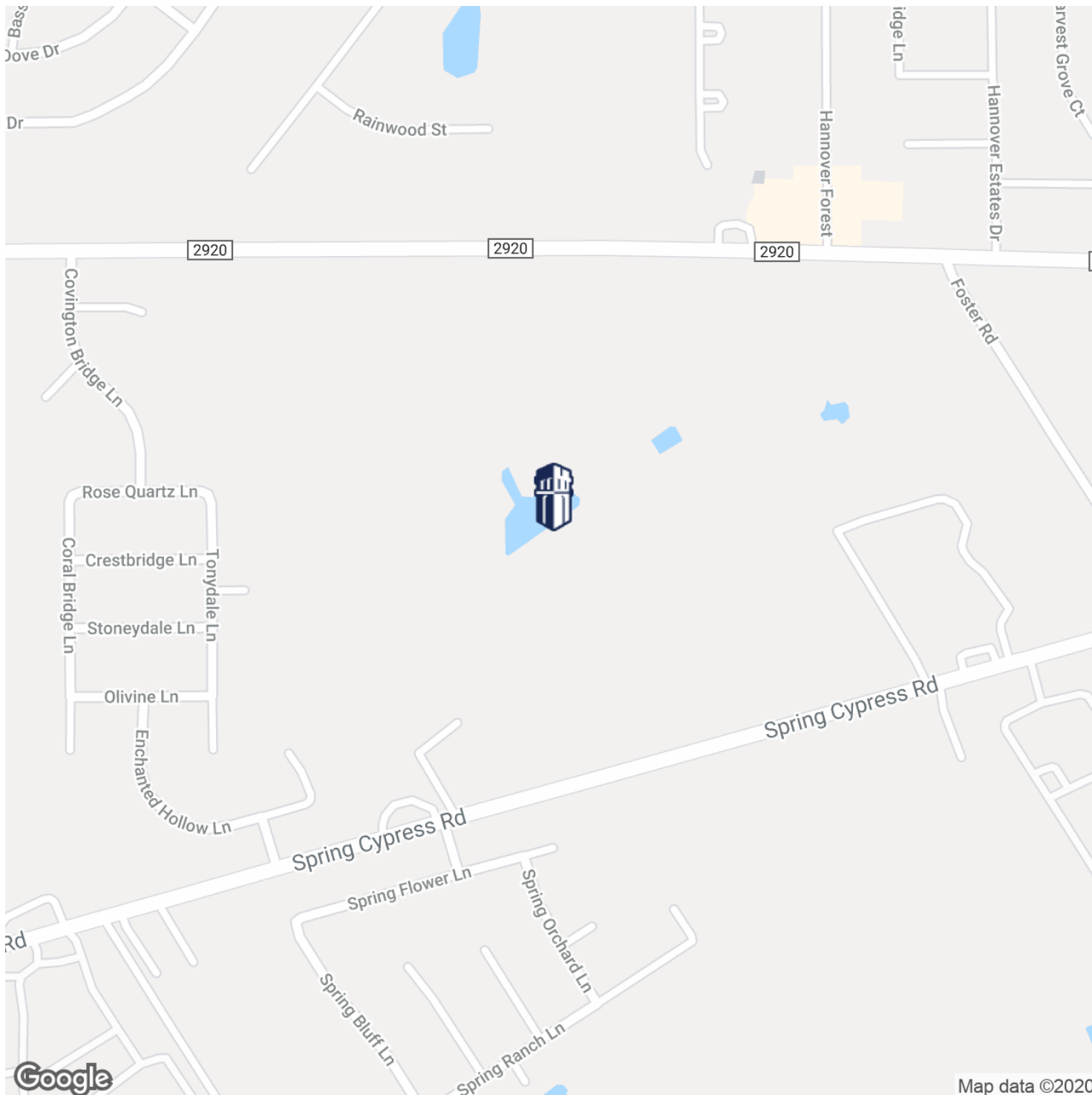
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LOCATION MAPS



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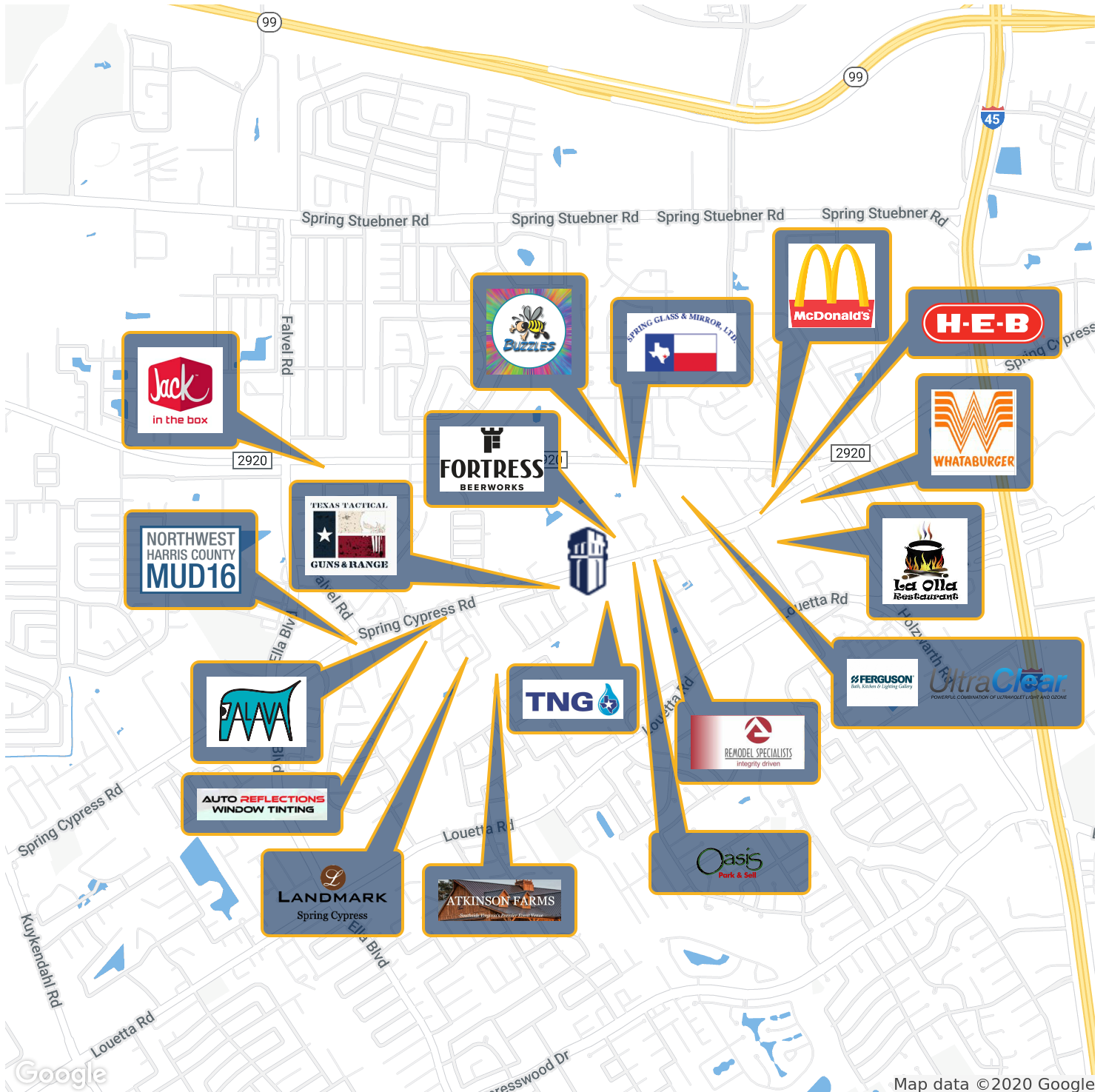
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RETAILER MAP



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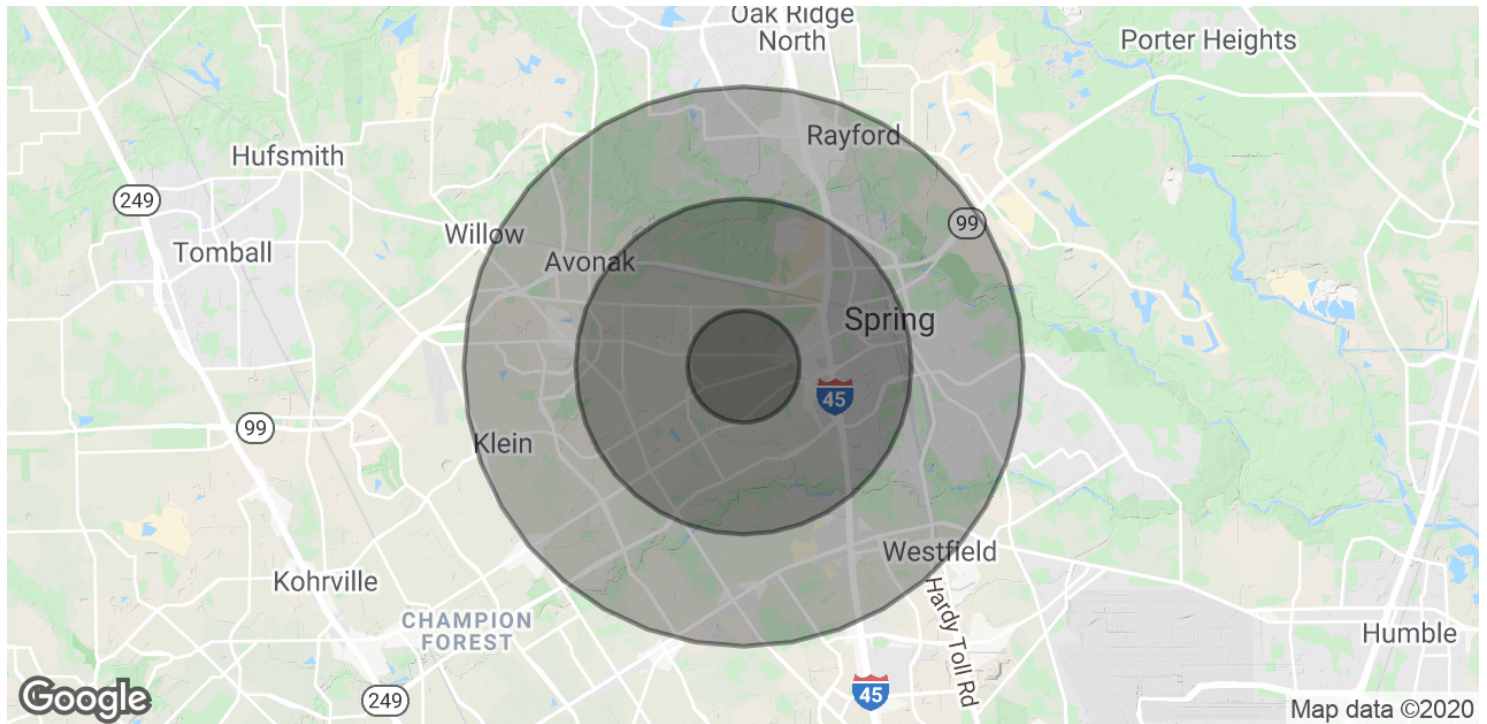
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,670	64,736	181,587
Median age	32.8	34.8	33.6
Median age (Male)	32.9	34.2	32.9
Median age (Female)	32.6	35.0	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,838	21,948	63,131
# of persons per HH	3.1	2.9	2.9
Average HH income	\$89,964	\$88,443	\$84,351
Average house value	\$165,916	\$168,741	\$176,811

* Demographic data derived from 2010 US Census

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Belvoir Real Estate Group, LLC	9001128	(713) 332-8202
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email
Matthew Goldsby	601116	matthewg@belvoir.net
Designated Broker's Name	License No.	Phone
Matthew Goldsby	601116	(713) 332-8220
Agent's Supervisor's Name	License No.	Email
Nick Spearman	730121	nicks@belvoir.net
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date