

FOR SALE

3.1 Acres

17002 North Fwy
HOUSTON, TX 77090

3.1 Acres in North
45 Commerce Park

Vacant land available with approximately
206' of frontage on Interstate 45 in a
platted commercial business park with
utilities and master detention available.



Colliers International
1233 West Loop S. | Suite 900
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PROPERTY SPECIFICATIONS

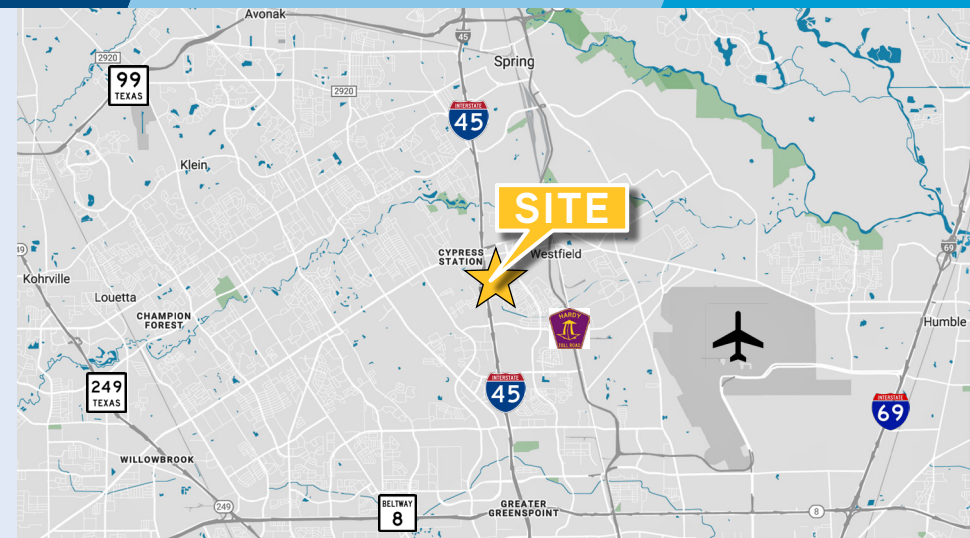
Total Acreage	3.1 Acres (135,036 SF)
Location	Located along the northbound frontage road of I-45N (North Freeway) just south of FM 1960 and north of Richey Road
Frontage	± 206' on I-45 N
Utilities	Provided by CNP Utility District
Planned Use	Mixed-Use Business Park Commercial/Industrial
School District	Spring ISD
MUD Rate	\$0.30
Total Tax Rate	\$2.655

ASKING PRICE:

\$12.00 PSF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,127	115,264	293,480
Average Household Income	\$50,915	\$60,519	\$68,323
Total # Businesses	760	3,764	9,686
Total # Employees	7,551	46,851	98,947
Total Household Expenditure	\$298.03M	\$2.15B	\$5.64B



Distances to Major Destinations

12 Miles to Bush IAH Airport (via FM 1960)
20 Miles to Downtown Houston (via I-45)
24 Miles to Texas Medical Center
25 Miles to the Galleria/Uptown area
28 Miles to Port of Houston
70 Miles to Galveston
160 Miles to Austin
221 Miles to Dallas/Ft. Worth

4.1 Miles to Grand Pkwy

SITE

1.89 Acres also available

Interstate Commerce Center

45

**NORTH PARK
CENTRAL**

2.9 Miles to Beltway 8

**CENTURY
PLAZA**

N

FOR SALE // 3.1 ACRES

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ACRES

SITE



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date