

**LEGENDS SPORTS
COMPLEX**

99,000 SF Building on ±14.79 ACRES
MULTI-USE FACILITY
602 Pruitt Road, Spring, Texas 77380



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.

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PROPERTY OVERVIEW

- The subject site is located along the west line of Pruitt Road and Budde Road and has a physical address of 602 Pruitt Road, Spring, Montgomery County, Texas 77380.
- The site is currently a multi-use sports facility totaling ±99,214, square feet of net rentable area built in 2007. There is 1.7 acres of lighted sports fields on the north-west of the building.
- Comprised of two interconnected buildings containing approximately 50,000 SF each, the construction includes metal, block and brick veneer with metal roofs. One building is mostly open, exhibiting 24' clear height and wide column spacing. The second building is improved with a variety of special purpose areas including offices, restrooms, batting cages, weight and training rooms and other multi-purpose rooms.
- Site is approximately 3 miles from the Exxon Mobile Campus. The Property has approximately 850 feet of frontage along the west line of Budde/Pruitt Road. Parking is comprised of open, concrete-surface area with 485 spaces (4.9 : 1,000 SF).
- At the subject site, Budde/Pruitt Road is a two lane, two way, asphalt paved roadway.
- Served by well & septic system.
- A wide variety of potential possible uses including sports & recreational, office, warehouse, church, school or a number of other commercial uses.
- Property shown by appointment only / please do not disturb current occupant.



DEMOGRAPHICS 2017

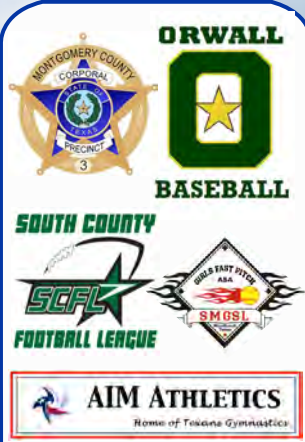
	3 MILE	5 MILE	10 MILE
Population	63,659	110,887	443,257
Average HH Income	\$100,665	\$122,485	\$109,943

*SOURCE: SITE TO DO BUSINESS

WOODLANDS SUBMARKET

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GRAND PKWY



PRUITT RD

BUDDE/PRUITT RD

SITE



FOR INFORMATION CONTACT:
Jeff Beard, CCIM

10077 Grogan's Mill Rd., Suite 135
The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com

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- H-E-B
- WHATABURGER
- FITNESS CONNECTION
- RAKIE'S
- cicis BEYOND PIZZA
- WALGREENS
- PTT MASTER EST. 1998 BAR-B-QUE
- BIG LOTS!
- SUBWAY
- SMOOTHIE KING

- Holiday Inn
- LAQUINTA INNS & SUITES
- SPEC'S TEXAS SUPERSTORE WINES · SPIRITS · FINER FOODS
- HOUSTON GARDEN CENTERS

- SKY ZONE TRAMPOLINE PARK

- GRACE WOODLANDS

- HOBBY LOBBY
- Chick-fil-A
- BURGER KING
- TACO BELL
- STARBUCKS COFFEE
- petco
- PUMPiUP
- WING-STOP

- Woodlands Car Care & Collision Center
- TEXAN GLASS & SOLAR CONTROL

- WILDWOOD FOREST APARTMENTS

- CHASE
- TETRA
- broadsoft
- intertek

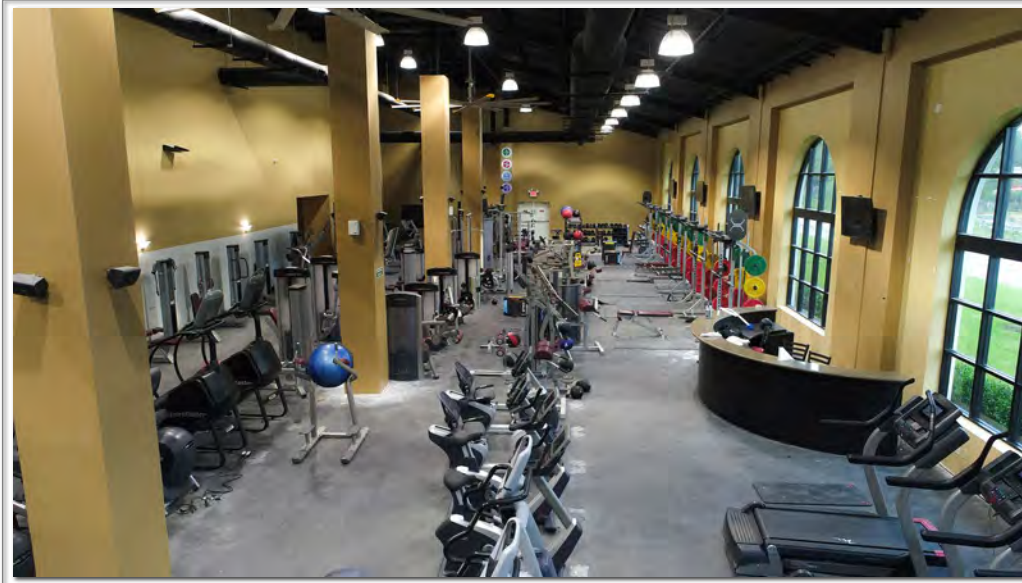
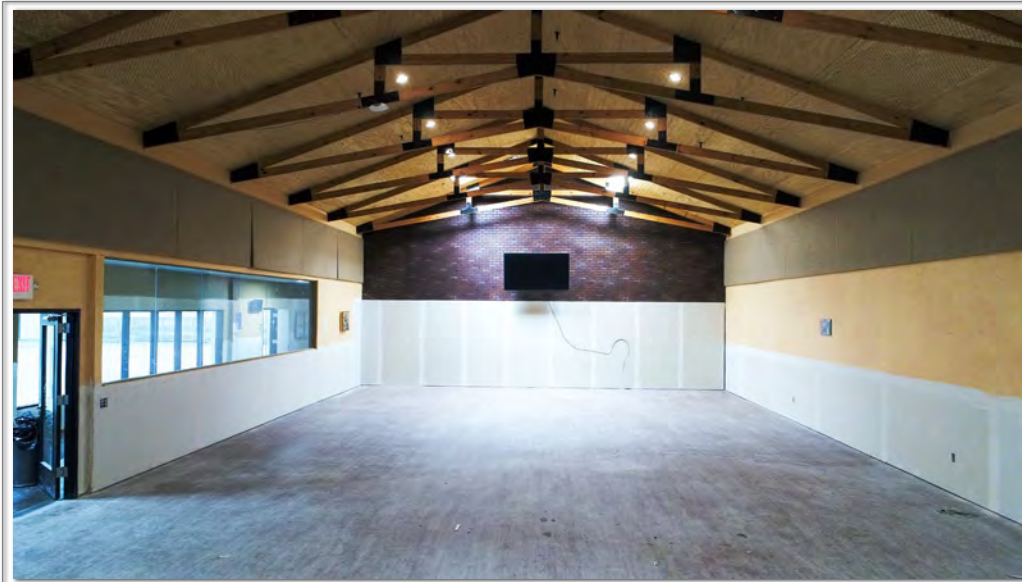
- FAIRFIELD INN & SUITES Marriott
- CAMDEN APARTMENTS
- MARQUIS AT THE WOODLANDS

- SOUTH COUNTY ORWALL FOOTBALL LEAGUE
- ORWALL BASEBALL
- SMGS

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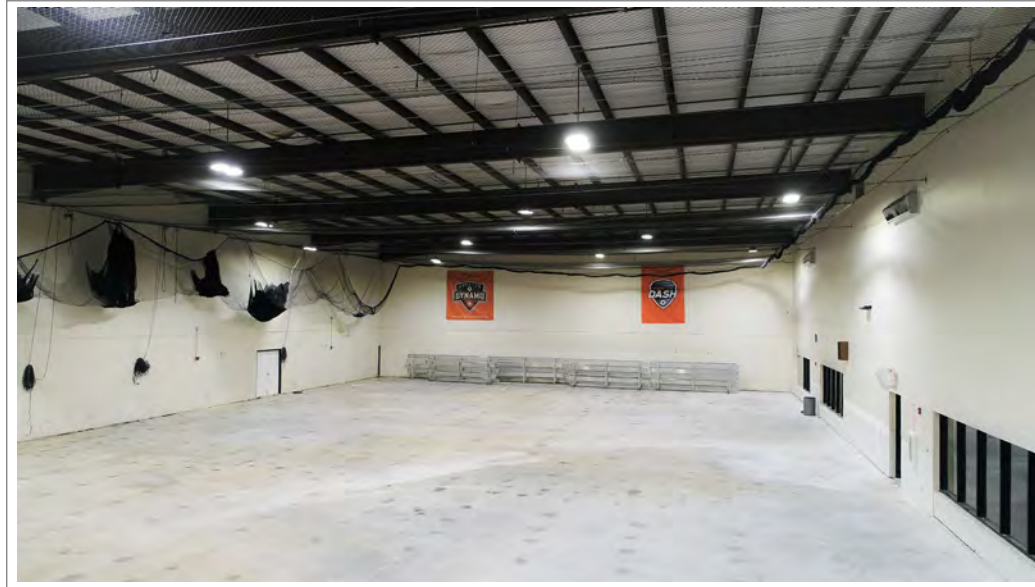
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BUDDE/PRUITT RD

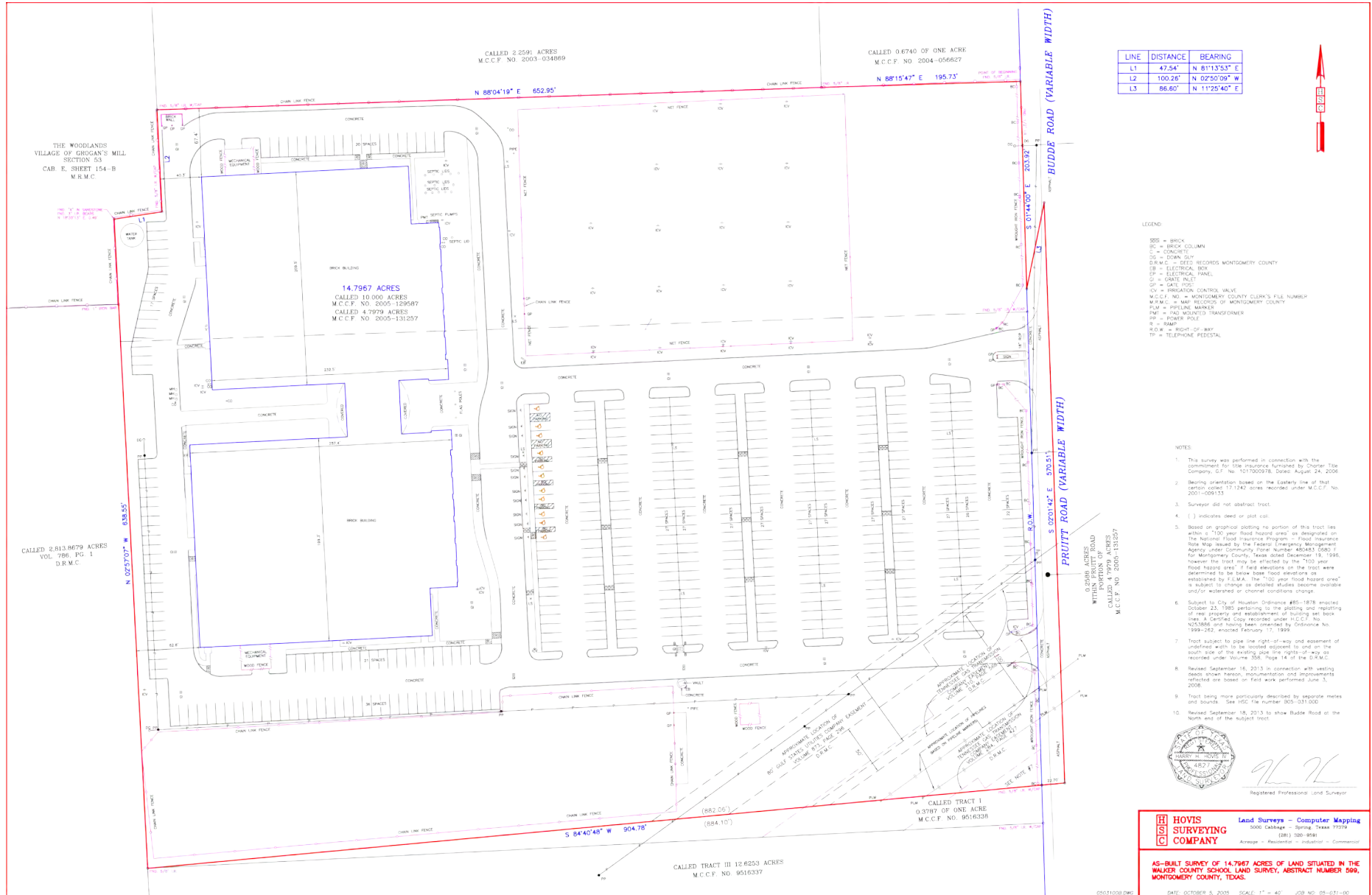
PRUITT RD

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LINE	DISTANCE	BEARING
L1	47.54'	N 81°13'53" E
L2	100.25'	N 02°50'09" W
L3	86.60'	N 11°25'40" E

LEGEND:

- BR = BRICK
- BC = BRICK COLUMN
- C = CONCRETE
- CS = CORN CYP
- D.R.M.C. = DEED RECORDS MONTGOMERY COUNTY
- EB = ELECTRICAL BOX
- EP = ELECTRICAL PANEL
- GI = GROUND INLET
- GV = GATE VALVE
- ICV = IRRIGATION CONTROL VALVE
- M.C.C.F. NO. = MONTGOMERY COUNTY CLERK'S FILE NUMBER
- M.R.M.C. = MAP RECORDS OF MONTGOMERY COUNTY
- IPM = IRP LINE MARKER
- PT = PAD MOUNTED TRANSFORMER
- RP = POWER POLE
- R = RIGHT-OF-WAY
- TR = TELEPHONE PEDESTAL

NOTES:

1. This survey was performed in connection with the commitment for the insurance furnished by Chapter Title Company, G.P. No. 101700978, Dated August 24, 2006.
2. Boundary identification based on the Eastern line of that certain covey 17.1242 acres recorded under M.C.C.F. No. 2001-009-133.
3. Surveyor did not obstruct tract.
4. () indicates deed or plot plan.
5. Based on graphical plotting no portion of this tract lies within a "100 year flood hazard area" as designated on the National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Zone Number: ACRES 5085.4 for Montgomery County, Texas dated December 19, 1995. However, the tract may be affected by the "100 year flood hazard area" if field elevations on the tract were determined to be below base flood elevations as established by F.E.M.A. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
6. Subject to City of Houston Ordinance #85-1878 enacted October 23, 1985 pertaining to the platting and repairing of real property and establishment of building set back lines. A certified copy recorded under F.C.C. No. 4033886 and having been amended by Ordinance No. 1989-262, enacted February 17, 1989.
7. Tract subject to pipe line right-of-way and easement of easement with to be located adjacent to and on the south side of the existing pipe line right-of-way as located under Volume 508, Page 14 of the D.R.M.C.
8. Revised September 16, 2013 in connection with testing rebar shown herein, measurement and improvements reflected are based on field work performed June 3, 2008.
9. Tract being more particularly described by separate metes and bounds. See USC file number 803-331-000.
10. Revised September 18, 2013 to show Buddie Road of the north end of the subject tract.



J. Beard
 Registered Professional Land Surveyor

H HOVIS SURVEYING Land Surveys - Computer Mapping
 3000 Cabbage - Spring, Texas 77379
 (281) 300-8948
 Survey - Residential - Industrial - Commercial

AS-BUILT SURVEY OF 14.7967 ACRES OF LAND SITUATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 509, MONTGOMERY COUNTY, TEXAS.

DATE: OCTOBER 5, 2015 SCALE: 1" = 40' JOB NO: 05-031-00

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INFORMATION PRESENTATION DISCLAIMER

The information contained in this presentation, while based upon data supplied by the Owner and from other sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by The J. Beard Real Estate Company, LP. All references to age, size, or square footage are approximate. Furthermore, The J. Beard Real Estate Company, LP, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any sale or lease contract should be subject to your verification of all pertinent data.

The Property, which is the subject of this presentation, is subject to prior lease, sale, and change in price or removal from the market at any time without notice. This presentation is for your use in determining the suitability of the Property contained herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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Jeff Beard, CCIM

281.367.2220 ext. 102

281.367.2232 fax

jbeard@jbeardcompany.com



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