



STONE FOREST



Walgreens

Klein Park



26k CPD

Spring Cypress Rd



30k CPD

COUNTRY LAKE ESTATES

The "Property"

± 17.4 Acres Commercial Land

Kuykendahl Rd., South of Spring Cypress Rd.

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PROPERTY FEATURES

- > Great access on Kuykendahl Road.
- > Location in the highly regarded Klein ISD.
- > Close proximity to new and proposed retail and residential developments.

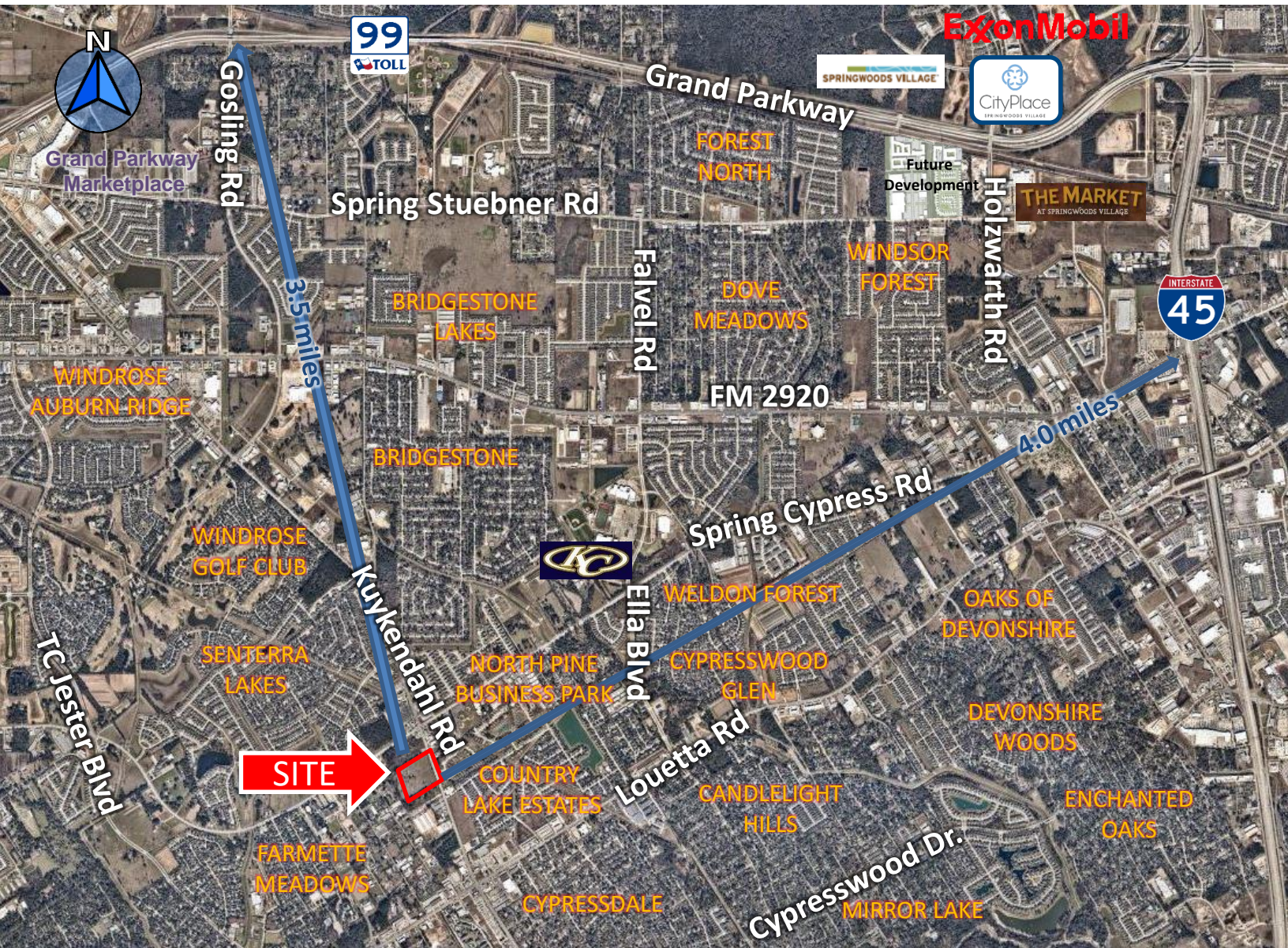
OFFERING:

- > **SIZE:** ±17.357 Gross Acres
- > **PRICE:** \$4.75 per square foot (± \$3,591,358)

FOR SALE ±17.4 Acres Commercial Land



AERIAL



COMMENTS:

- Located along west side of Kuykendahl Road, just south of Spring Cypress Road, Spring, Harris County, TX 77379. Key Map 331A.
- ±750' of frontage on Kuykendahl Road.
- Easements – None known to be adverse to development.
- Outside any flood hazard area per FEMA MAP NO. 48201C01C02651 DATED 6/18/07.
- All utilities available from Bridgewater MUD (\$.60 tax rate)
- 2017 COMBINED – TAX RATE: \$2.781485 (per \$100 of value); Property benefits from Ag Exemption, with any Rollbacks to be at Buyer's expense
- Within approximately 7 minutes to and from the Grand Parkway and Interstate 45. (Source: Sites USA)

FOR SALE ±17.4 Acres

Commercial Land



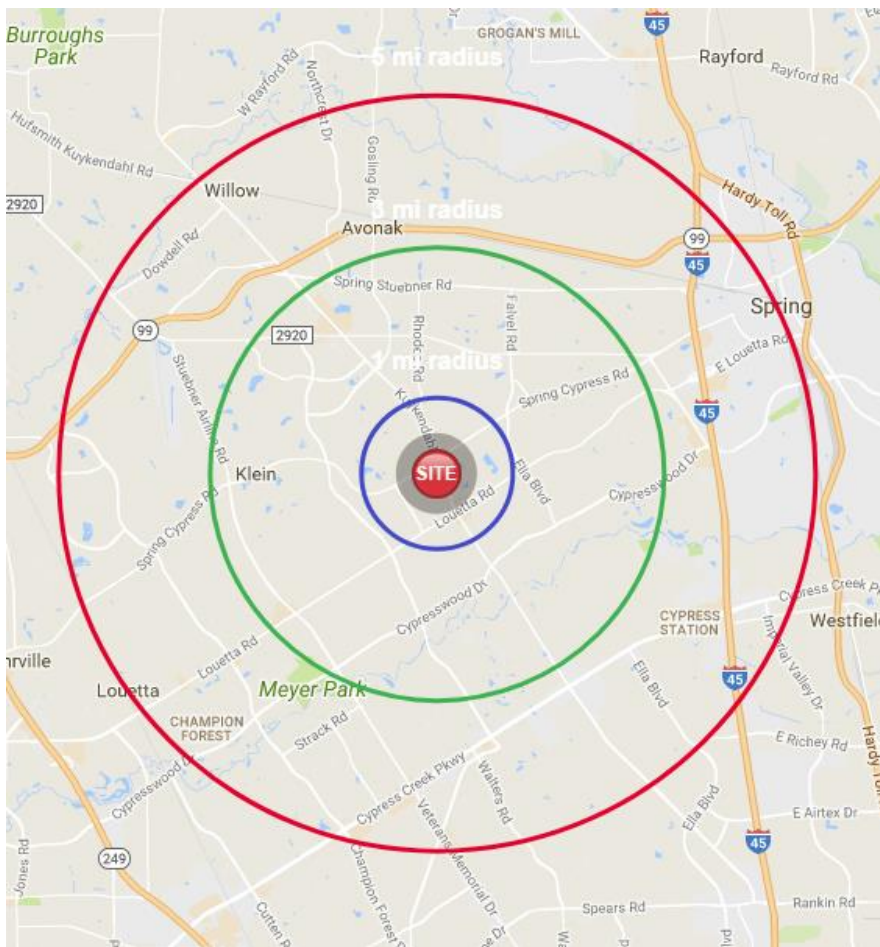
SITE MAP



- * A ±0.06 AC parcel deeded for a Lift Station @ NEC of the Property.
- Not to scale or intended to be a survey; for illustrative purposes only.

FOR SALE ±17.4 Acres

Commercial Land



2018 DEMOGRAPHICS

2018 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	12,683	105,101	250,313
Average HH Income	\$117,186	\$110,240	\$100,696
Households	4,391	37,464	92,310

CONTACT OUR ADVISOR



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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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date