

±11,000 SF
AVAILABLE



HARMONY COMMONS

SHOPPING CENTER

3478 DISCOVERY CREEK BLVD | SPRING, TX



- INSIGHT
- KNOWLEDGE
- EXPERTISE

FOR MORE INFORMATION CONTACT:

Chase Moore | Zach Armstrong | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM



PROPERTY HIGHLIGHTS

- 11,000 SF available in newly constructed Harmony Commons retail center totaling 19,200+/- SF
- Located near intersection of Rayford Rd @ Grand Parkway 99, East of Interstate 45 North
- Adjacent to HEB Grocery Development
- Significant commercial growth near The Woodlands, Springwoods Village & the ExxonMobil Campus
- Near Walmart & Kroger Marketplace anchored retail development
- Minutes from Tom Cox Intermediate, York Junior High school and the new Grand Oaks High school

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Total Households	19,500	48,238	197,621
Total Population	61,176	143,724	570,646
Average HH Income	\$119,426	\$104,769	\$100,648







AREA OVERVIEW

Currently 49,000 employees work in the Spring/Woodlands area with such major employers as Anadarko, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA.

Continued growth will be driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that is expected to create an estimated 10,000-12,000 jobs and is 3-4 million square feet.

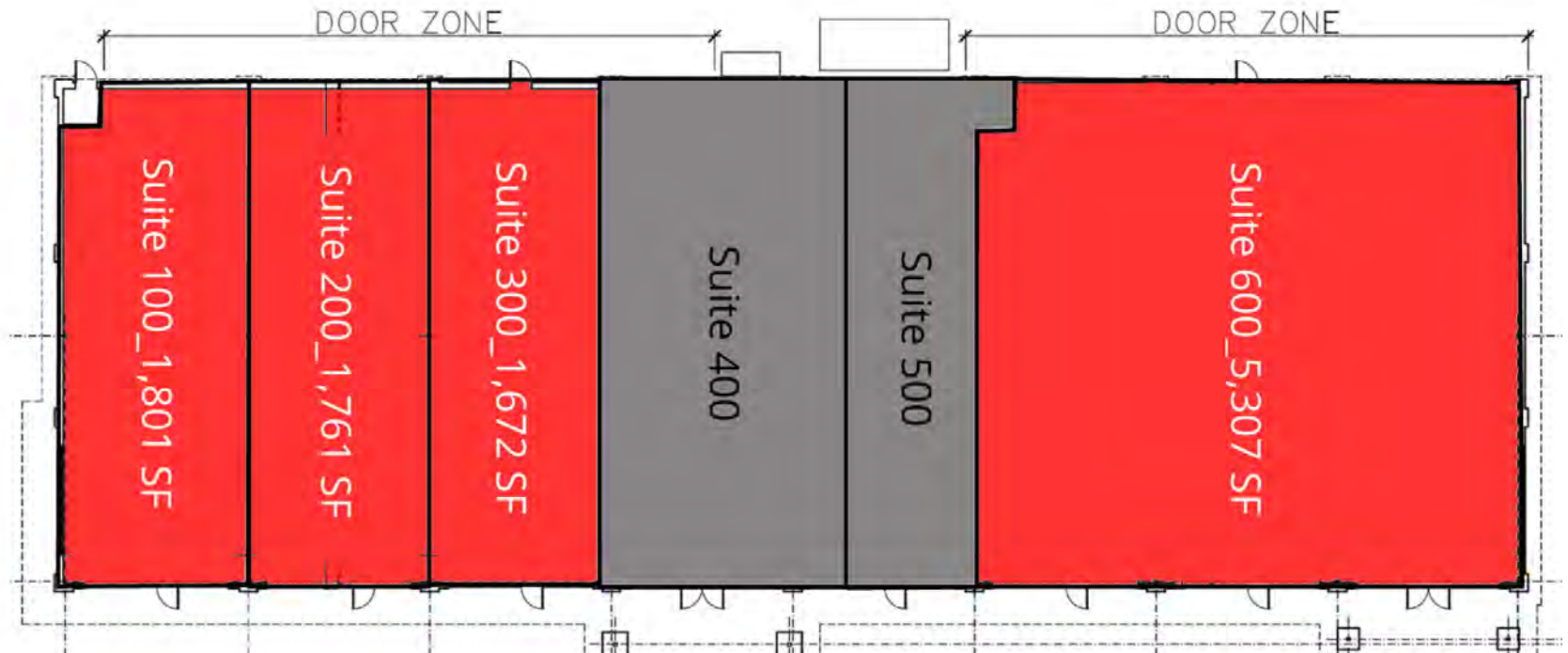


A new business park is being planned for the Spring area. Old Town Spring Business Park is a 196,000 square-foot, flex industrial development with office and warehouse space. Old Town Spring Business Park is not in a flood plain and the area did not flood during Hurricane Harvey. The business park is near Old Town Spring, the ExxonMobil campus, and The Woodlands. Interstate 45, the Grand Parkway, and the Hardy Toll Road are all near the business park as well. The business park will include nearly 200,000 square-feet of office and warehouse space in four buildings. Projections show the first building to be ready by year end of 2018.



■ AVAILABLE
■ UNAVAILABLE

LEASE TYPE | NNN
 TOTAL SPACE | 1,672 - 5,307 SF
 LEASE TERM | Negotiable
 LEASE RATE | \$30.00 - \$33.00 SF/yr





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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date