

319 - 419 RILEY FUZZEL ROAD - HARD CORNER SITE

SPRING, TEXAS 77373

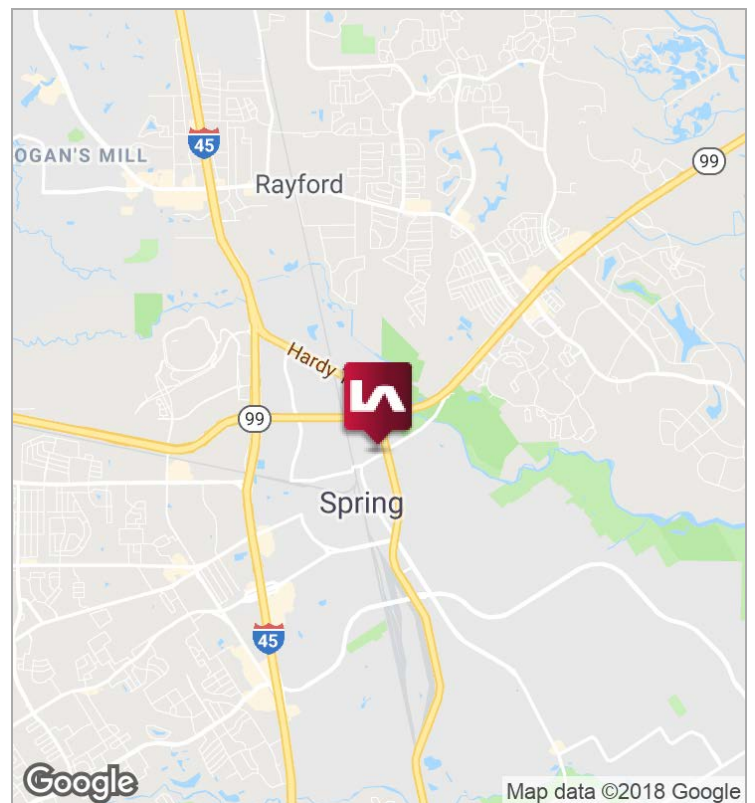


PROPERTY OVERVIEW

- Land:** ± 7.58 Acres on Hard Corner
Will Consider Dividing
- Also Available:** ± 4,500 SF Metal Building on ± 0.68 Acre
- Frontage:** ± 716' on Riley Fuzzel Road
Four Lane Road with a Turn Lane
- Utilities:** Water / Sewer to the Site via Quadvest
- Floodplain:** Not in Floodplain
DID NOT FLOOD During Hurricane Harvey
- Zoning:** No Known Restrictions
- Access:** On/Off Ramps Off Hardy Toll Road

SIGNIFICANT PRICE REDUCTION!

Sale Price: Call For Information



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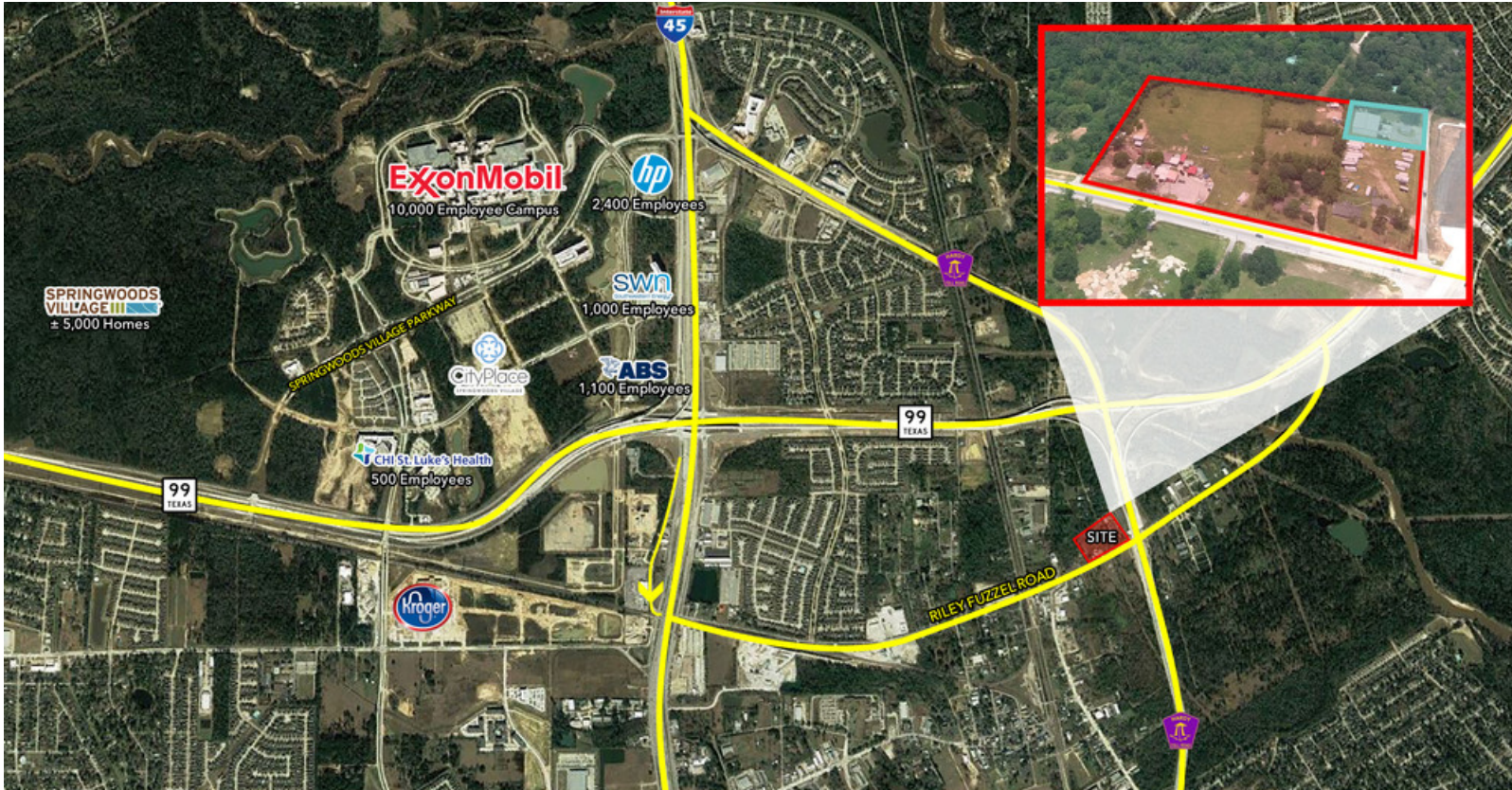
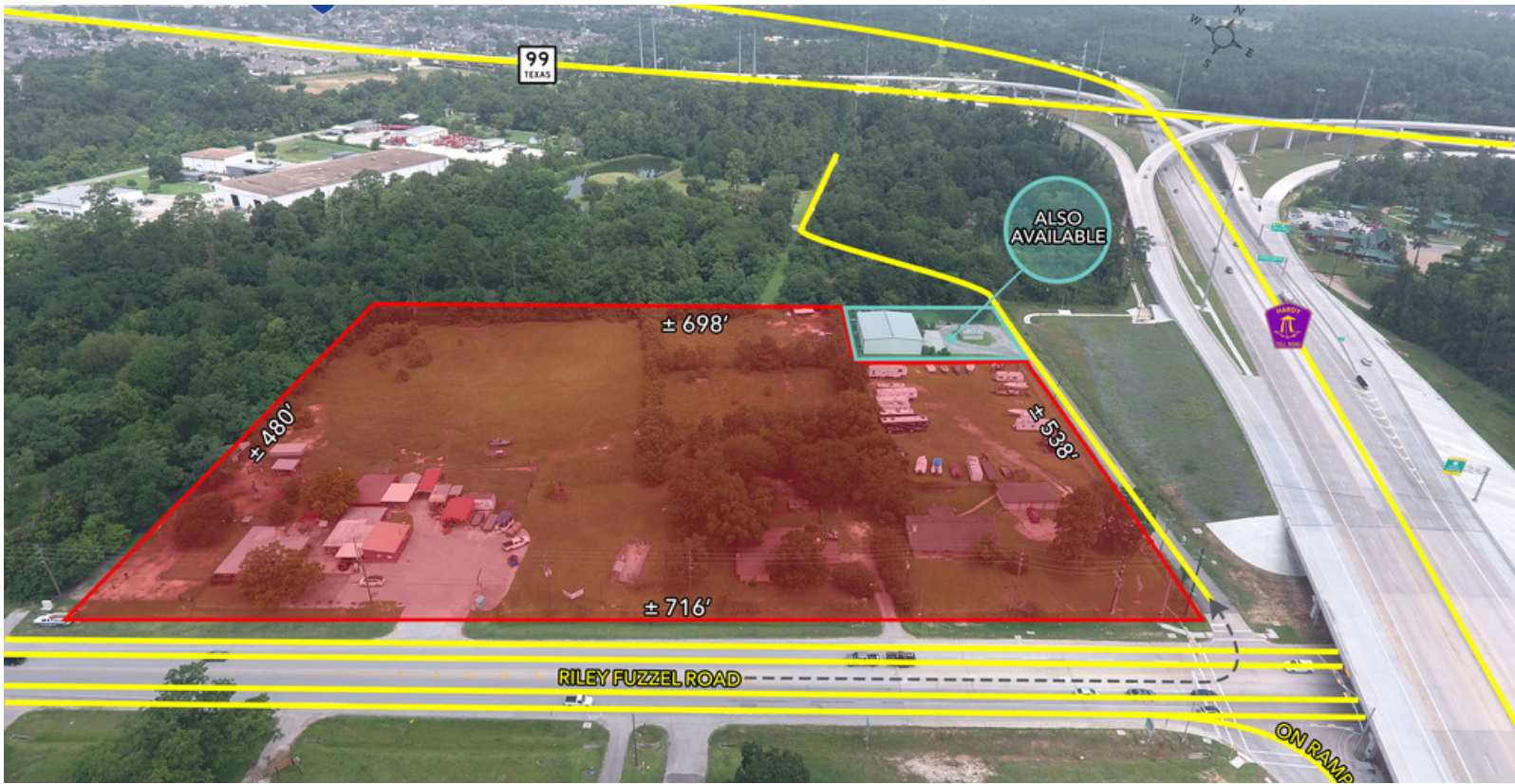
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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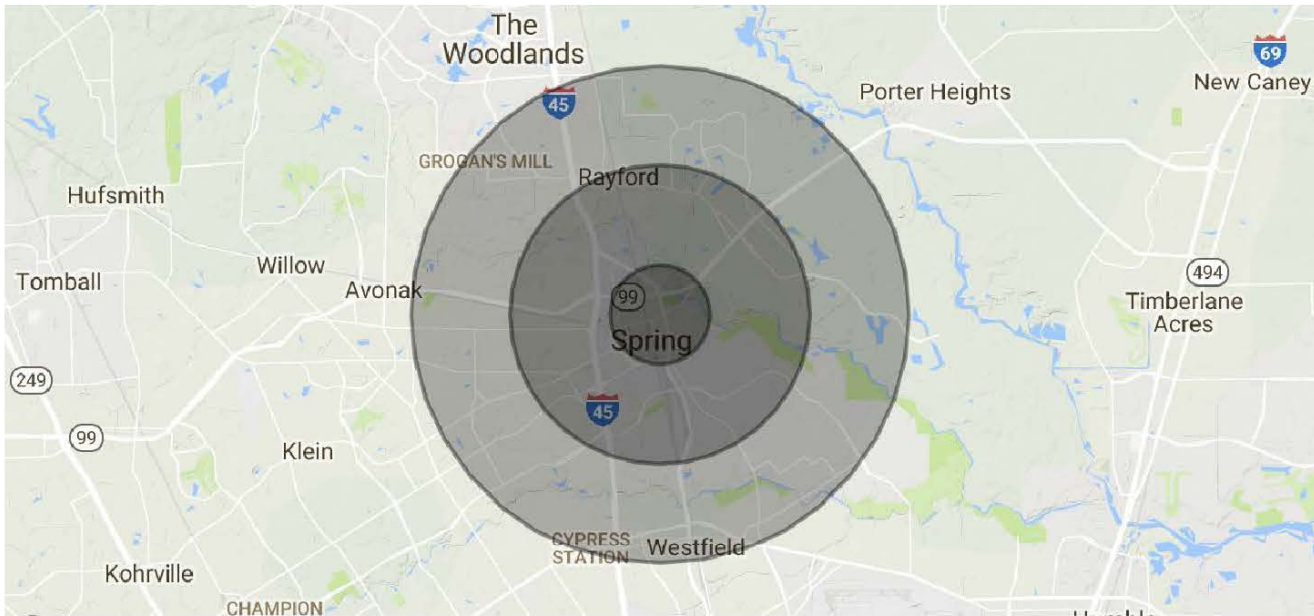
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Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	4,065	72,891	230,595
2017 Estimate	3,768	63,551	202,375
2010 Census	3,392	50,695	163,377
Growth 2017 - 2022	1.53%	2.78%	2.65%
2017 Population by Hispanic Origin			
2017 Population	3,768	63,551	202,375
White	2,265	42,914	132,317
Black	855	8,999	31,764
Am. Indian & Alaskan	18	346	1,085
Asian	219	3,351	9,918
Hawaiian & Pacific Island	3	131	503
Other	288	5,367	19,366
U.S. Armed Forces			
Households			
2022 Projection	1,312	24,237	79,187
2017 Estimate	1,226	21,311	69,925
2010 Census	1,127	17,426	57,494
Growth 2017 - 2022	1.037%	2.61%	2.52%
Owner Occupied	1,042	16,838	46,253
Renter Occupied	184	4,473	23,672
2017 Households by HH Income			
Income: <\$15,000	49	723	4,055
Income: \$15,000 - \$24,999	20	740	4,368
Income: \$25,000 - \$34,999	3.7%	3.8%	6.2%
Income: \$35,000 - \$49,999	9.1%	8.7%	10.4%
Income: \$50,000 - \$74,999	15.6%	19.5%	17.8%
Income: \$75,000 - \$99,999	20.4%	18.2%	16.6%
Income: \$100,000 - \$149,999	22.9%	21.4%	19.4%
Income: \$150,000 - \$199,999	11.8%	10.6%	8.6%
Income: \$200,000 +	11.0%	11.3%	9.7%
2017 Avg Household Income	\$106,695	\$104,505	\$94,898
2017 Med Household Income	\$84,992	\$81,401	\$73,710

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Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use Texas law requires all real estate licensees 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 & 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 & present any offer to or counter-offer from the client; &
- Treat all parties to a real estate transaction honestly & fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/L&LORD): 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 & 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 & 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 &, 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 & fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner & buyer) to communicate with, provide opinions & advice to, & carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; &
 - o 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 & must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU & A BROKER SHOULD BE IN WRITING & CLEARLY ESTABLISH:

- The broker's duties & responsibilities to you, & your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made & 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 & retain a copy for your record.

DFW Lee & Associates, LLC - Houston Office Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9003955 License No.	E-Mail	(713) 744-7400 Phone
Ken Wesson, SIOR, CCIM Designated Broker of Firm	439839 License No.	kwesson@lee-associates.com E-Mail	(972) 934-4000 Phone
Licensed Supervisor of Sales Agent/Associate	License No.	E-Mail	Phone
Sales Agent/Associate's Name	License No.	E-Mail	Phone
Buyer/Tenant Initials/Seller/Landlord Initials	Date		

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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