



# SHOPS AT SPLENDORA

## NEW RETAIL DEVELOPMENT FOR LEASE

SWC FM 2090 & Canopies Pkwy | Splendora, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)



# PROPERTY INFORMATION:

**Address:** SWC FM 2090 & Canopies Pkwy  
Splendora, TX 77372

**Availability:** 11,200 SF (Divisible)

**Price:** \$32.00 PSF + \$9.00 NNN

## HIGHLIGHTS:

- Brand new, high quality construction with an estimated delivery date of Q2 2026
- Frontage along FM 2090 with exposure to over 11,000 cars per day
- Easy access to I-69/US-59
- Ample parking with 74 parking spaces
- Located at the entrance to The Canopies, a ±611 AC community under construction
- Surrounded by several schools including Piney Woods Elementary, Splendora Junior High, Splendora High School and Greenleaf Elementary

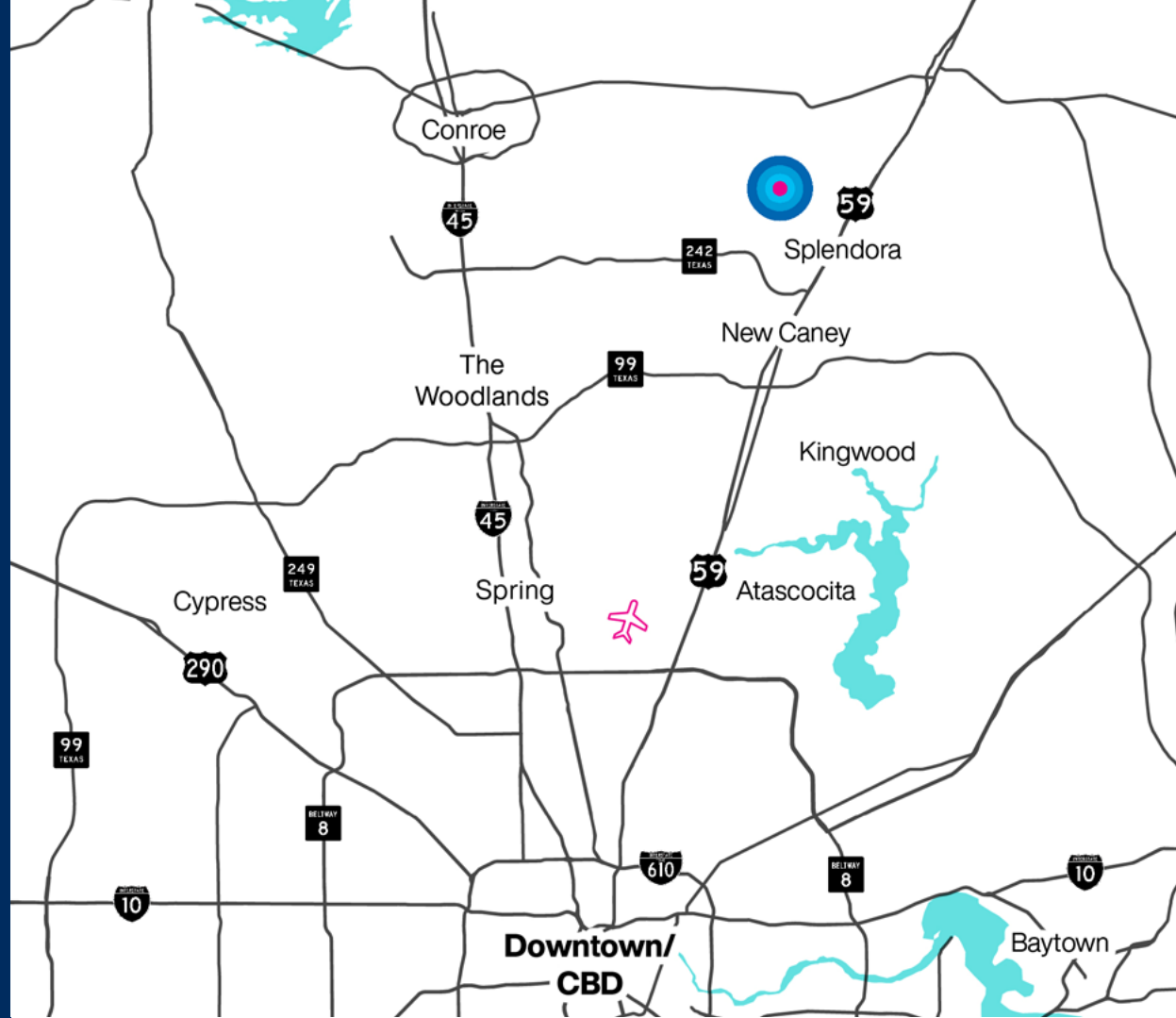
## TRAFFIC COUNTS:

**US-59/I-69:** 65,295 CPD '23

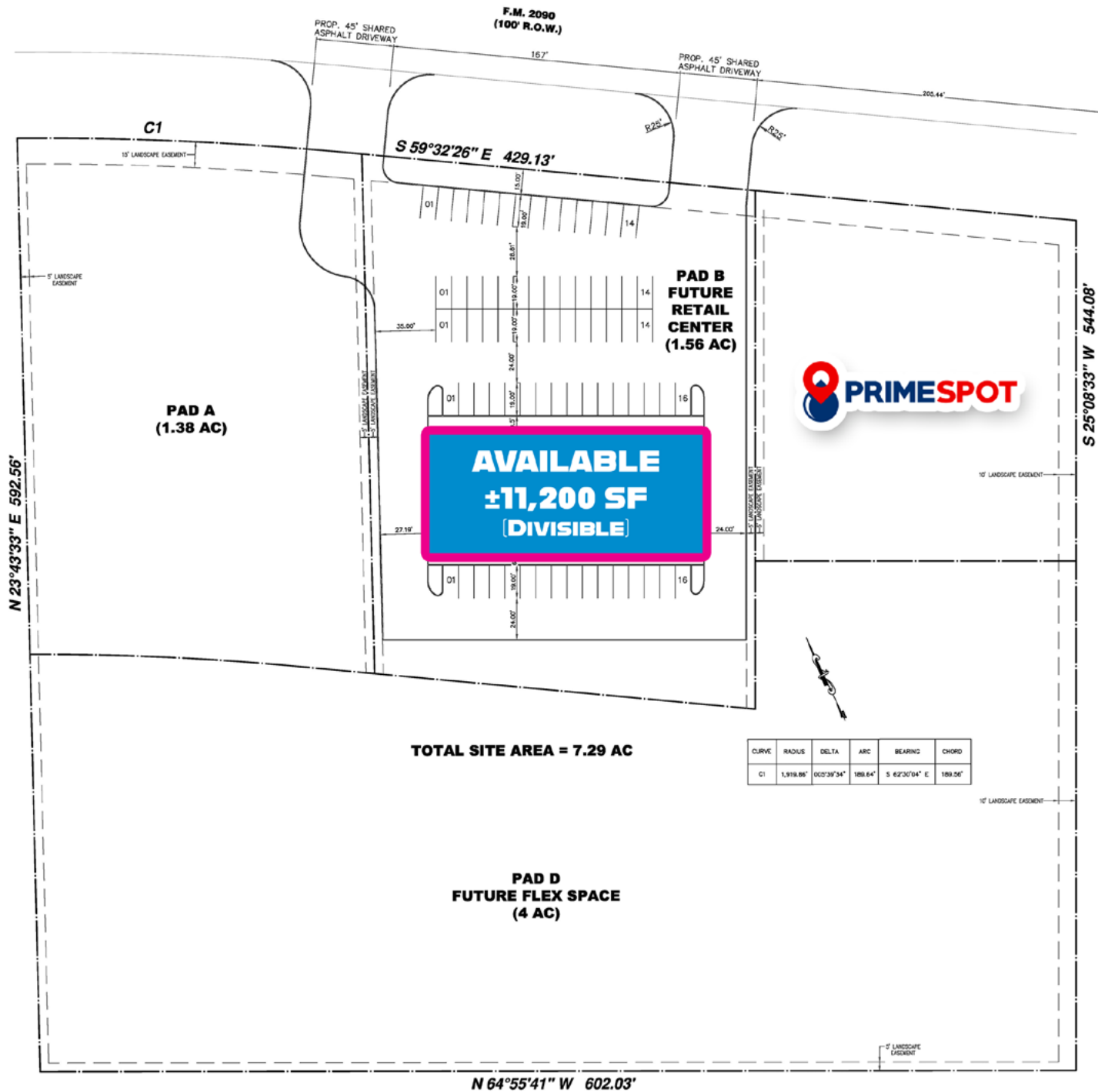
**FM 2090:** 11,005 CPD '23

## DEMOGRAPHICS:

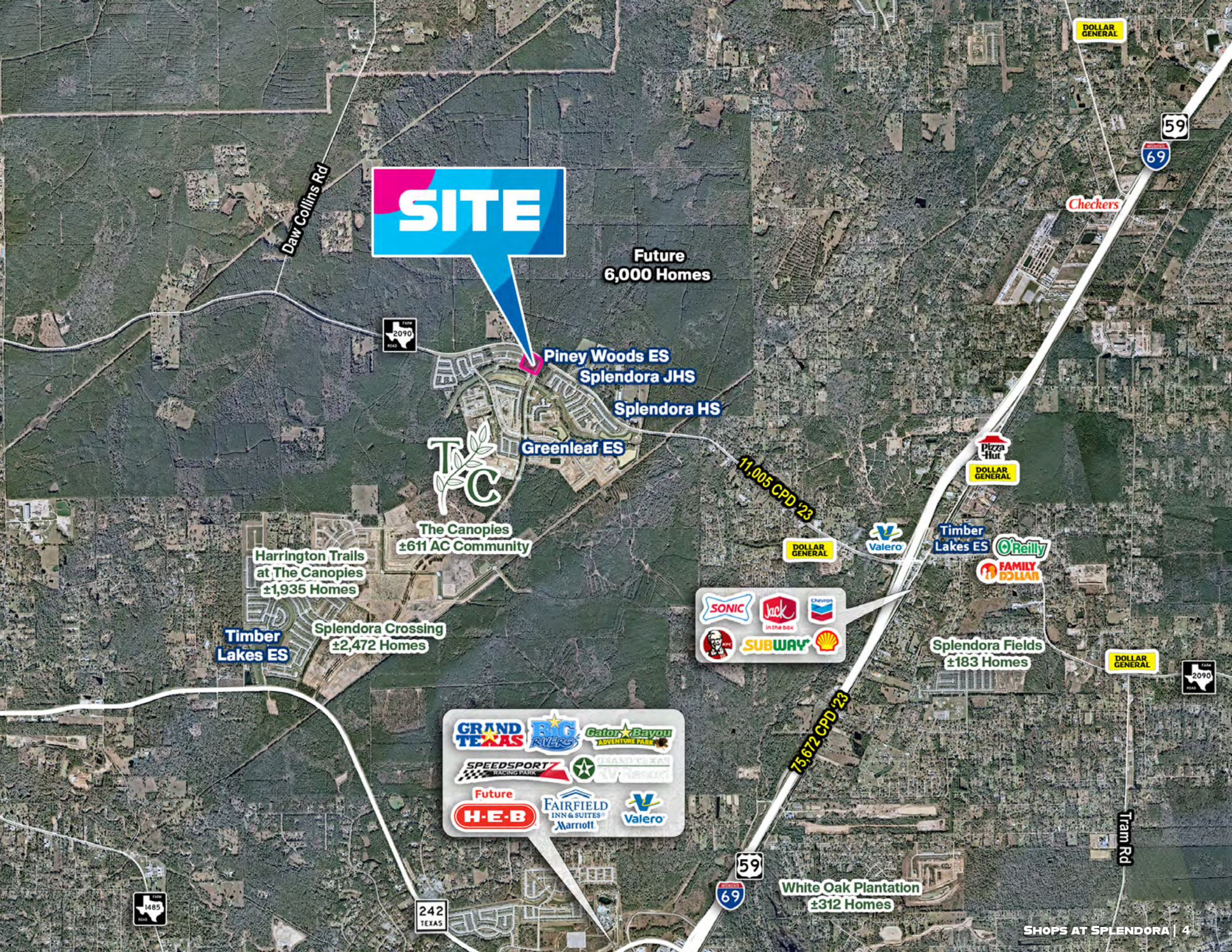
	3 Miles	5 Miles	7 Miles
Population	4,426	23,863	59,253
Daytime Pop.	1,898	10,754	23,796
Avg HH Income	\$93,650	\$97,951	\$97,787



# SITE PLAN







**SITE**

Future  
6,000 Homes

Piney Woods ES  
Splendor JHS  
Splendor HS



The Canopies  
±611 AC Community

Harrington Trails  
at The Canopies  
±1,935 Homes

Timber  
Lakes ES

Splendor Crossing  
±2,472 Homes

11,005 CPD '23



Timber  
Lakes ES

O'Reilly

FAMILY  
DOLLAR

Splendor Fields  
±183 Homes

DOLLAR  
GENERAL

Pizza  
Hut  
DOLLAR  
GENERAL

Checkers

DOLLAR  
GENERAL

59

69

DOLLAR  
GENERAL



Tram Rd

75,672 CPD '23

59

69

White Oak Plantation  
±312 Homes

242  
TEXAS





Future  
6,000 Homes

**SITE**



Piney Woods ES

Splendora JHS



Splendora HS

11,005 CPD '23



The Canopies  
±611 AC Community

Greenleaf ES

Townsend Reserve Blvd

Canopies Pkwy





## 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jack Savery</b>	<b>612871</b>	<b>js@blueoxgroup.com</b>	<b>713.814.4930</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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