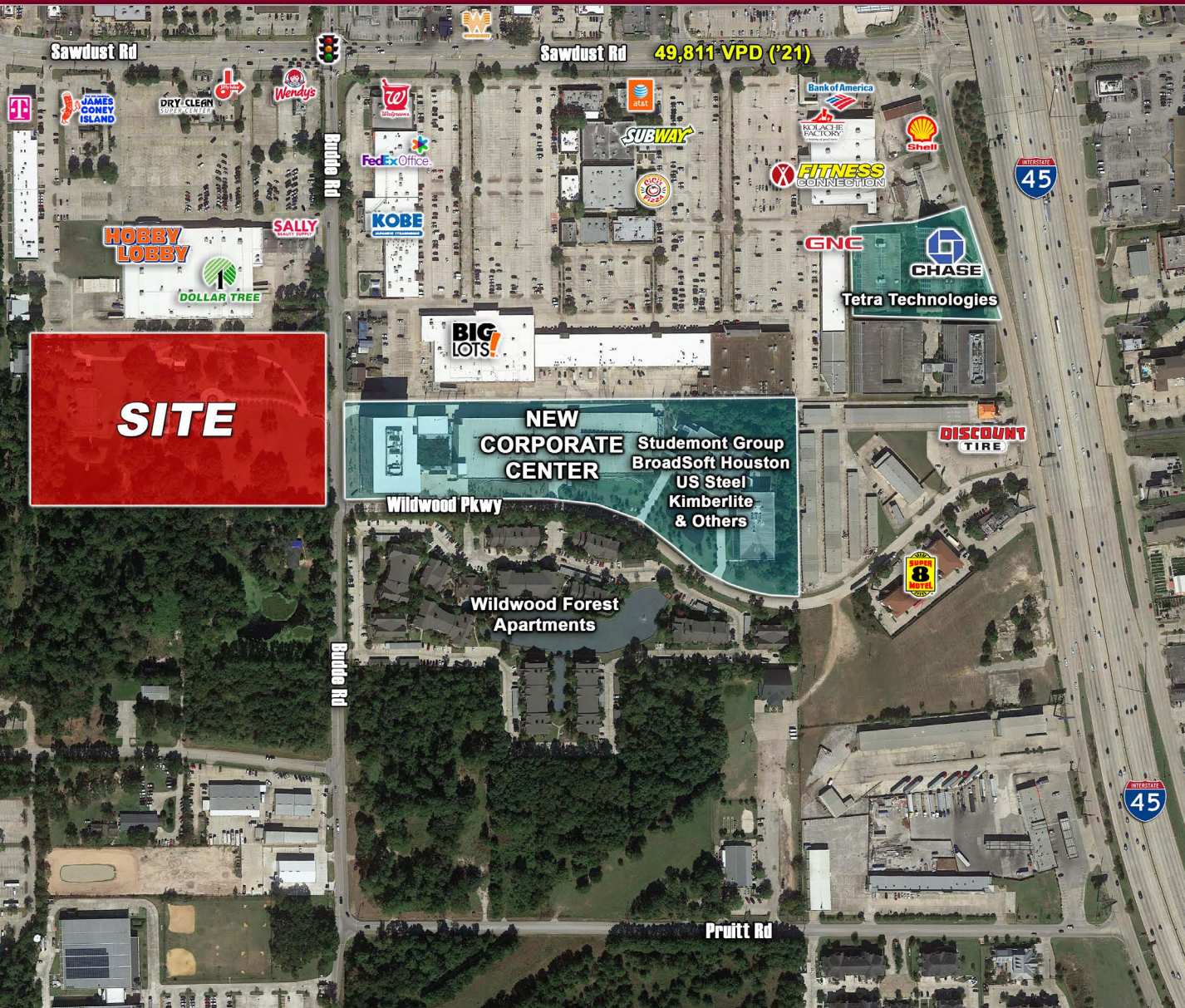




24901 Budde Road

±10 Acres | Spring, Texas



SIZE: ±10 Acres

PRICE: Call for Pricing

LOCATION: SWQ of Sadwust Rd & Budde Rd in Spring

USES: Office/Medical/Mixed Use or Commercial

PROPERTY HIGHLIGHTS:

- Prime location just south of The Woodlands!
- Utilities adjacent to site
- Easy Access to I45 via Sawdust
- Not affected by the 100-year Floodplain
- Great location for a corporate campus
- Beautiful new corporate center across the street
- Property being sold for land value only – home is unavailable for tour
- Unrestricted

For more information, contact:

MARK TERPSTRA | 281.664.6634 | MTerpstra@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



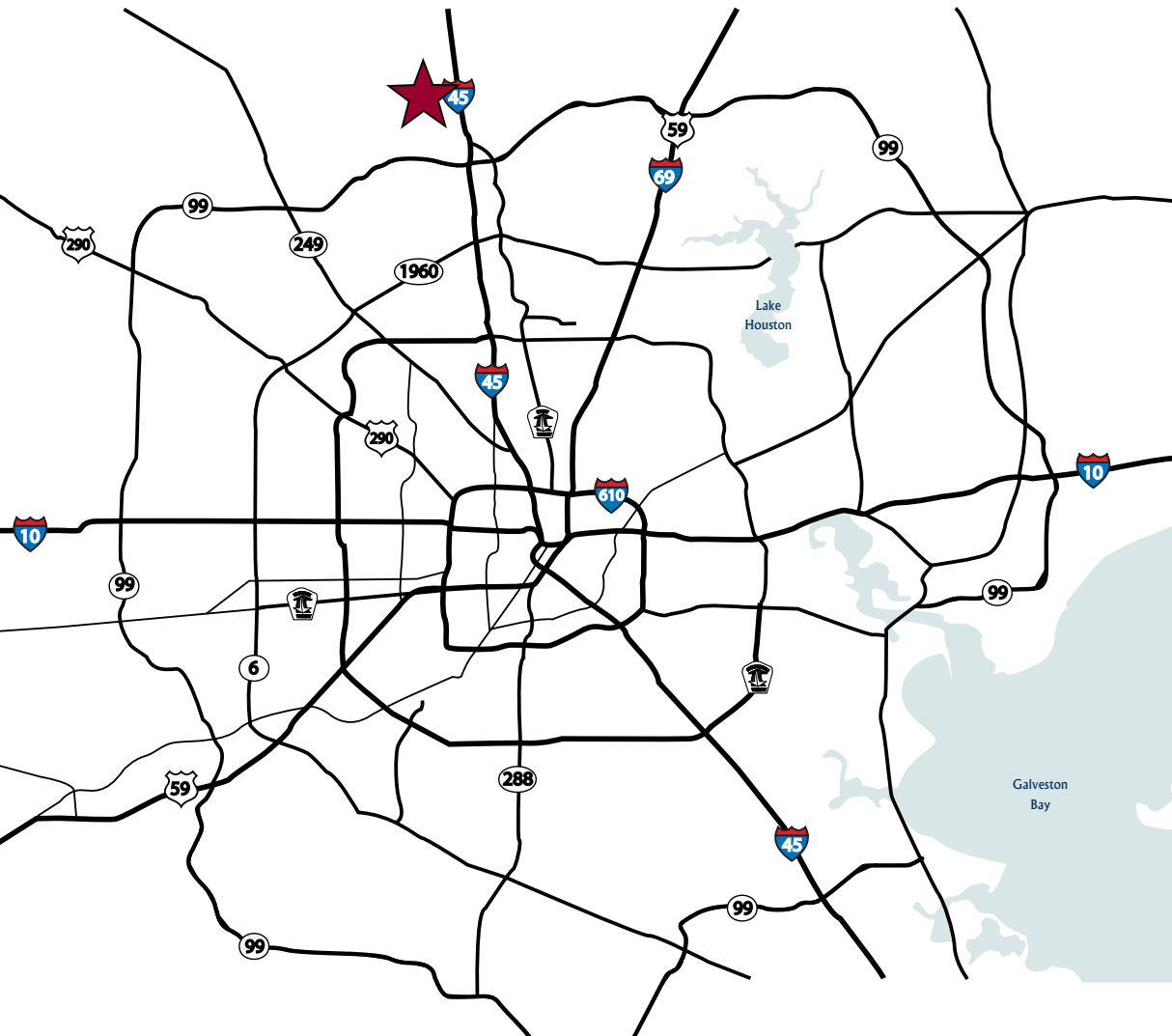
Doing it right. Right now.®

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24901 Budde Road

±10 Acres | Spring, Texas



LOCATION:

SWQ of Sawdust Rd & Budde Rd
24091 Budde Rd, Spring, Texas 77380

TAXES:

Conroe ISD	\$1.11
Montgomery County	\$0.37
Lone Star College	\$0.11
Mont Co Hospital	\$0.05
ESD #8	\$0.10
Total Taxes	\$1.74

TRAFFIC COUNTS:

Sawdust Dr: 49,811 VPD (TXDOT 2021)
Interstate 45: 260,797 VPD (TXDOT 2021)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2022 Population	11,452	65,447	200,626
Daytime Population	16,855	89,073	219,516
Avg. HH Income	\$116,077	\$130,879	\$143,552

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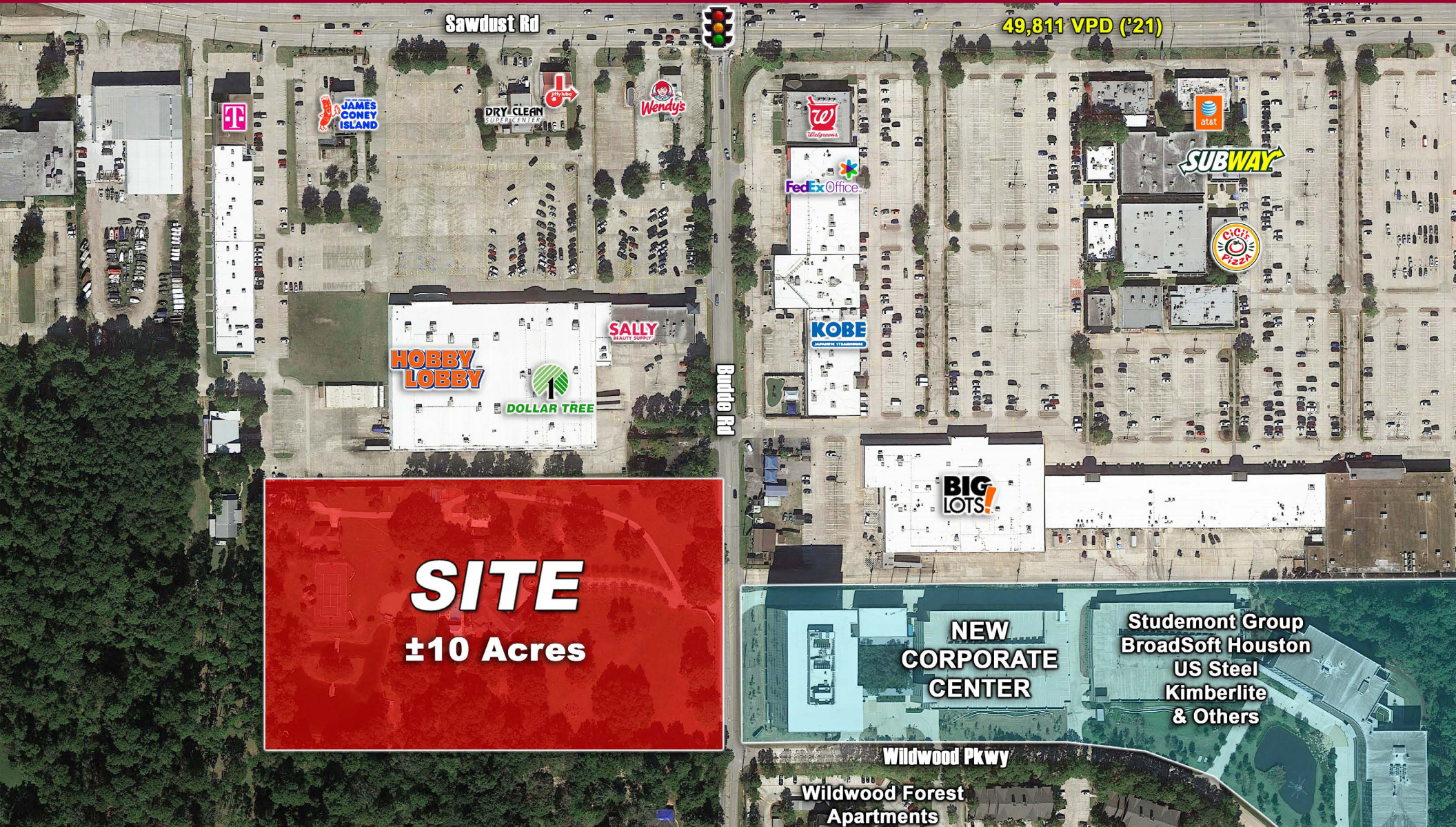
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24901 Budde Road

±10 Acres | Spring, Texas



SITE

±10 Acres

NEW CORPORATE CENTER

Studemont Group
BroadSoft Houston
US Steel
Kimberlite
& Others

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11-2-2015



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark Terpstra	443855	mterpstra@calwellcoshco	281-664-6634
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
IABS 1-0

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MARK TERPSTRA | 281.664.6634 | MTerpstra@CaldwellCos.com



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