



**FLATROCK**  
COMMERCIAL REAL ESTATE GROUP

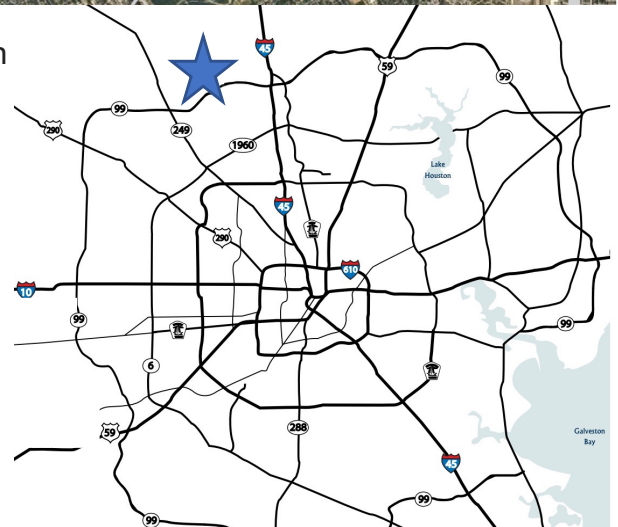
# 53.41 Acres Available

East Kuykendahl North Of Grand Parkway, Spring TX 77389

## Divisible Pad Sites to 1 Acre



The last remaining large tract fronting Kuykendahl between the Grand Parkway and The Woodlands. Off-site detention provided for and utilities to the site through Dowdell PUD. No zoning or restrictions on this site. With the retail power center located at the SEC of Grand Parkway and Kuykendahl and the other corners developed, this site is uniquely positioned for retail, office, light industrial or distribution and single family for rent or multi-family.



Flatrock Commercial Real Estate Group  
21175 State Hwy 249 | Suite 296 | Houston TX 77070 | Main: 713.574.6433 | flatrockcompanies.com

For more information, contact: Caleb Lawson, CCIM, SIOR  
Direct: 713.568.1750 | Mobile: 713.204.2110 | caleb@flatrockcompanies.com



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## 73,094 households within 5 miles

### HIGHLIGHTS

- **Below average tax rate of \$2.57**
- 3-miles to The Woodlands
- 4-miles to City Place
- 4-miles to Springwoods Village  
(New 2,000-acre Master Planned Community with 5,000 homes expected upon completion)
- Adjacent to newly constructed Home Depot
- Less than ¼ mile from major national retailers and eateries
- Immediate access to Grand Parkway
- Signalized main intersection at Grand Parkway and Kuykendahl Road
- Signalized intersection to be added at Kuykendahl and Lenze Road
- Located approximately 5.5 miles from State Highway 249 and I-45
- Direct ingress/egress to Kuykendahl Road from Grand Parkway

### MAJOR EMPLOYERS WITHIN 5 MILES

- Exxon (10,000 employees)
- HP Enterprises (2,500 employees)
- SWN (2,000 employees)
- ABS (2,000 employees)
- CHI St Luke's Health (250 employees)

#### 2024 Demographics

	Total Population	Daytime Population	Average HH Income
1 mile	8,065	3,402	\$115,373
3 mile	74,008	31,802	\$142,480
5 mile	208,680	99,907	\$155,794

#### Traffic Counts (TXDOT)

Grand Parkway	136,990 VPD
Kuykendahl Rd	34,338 VPD

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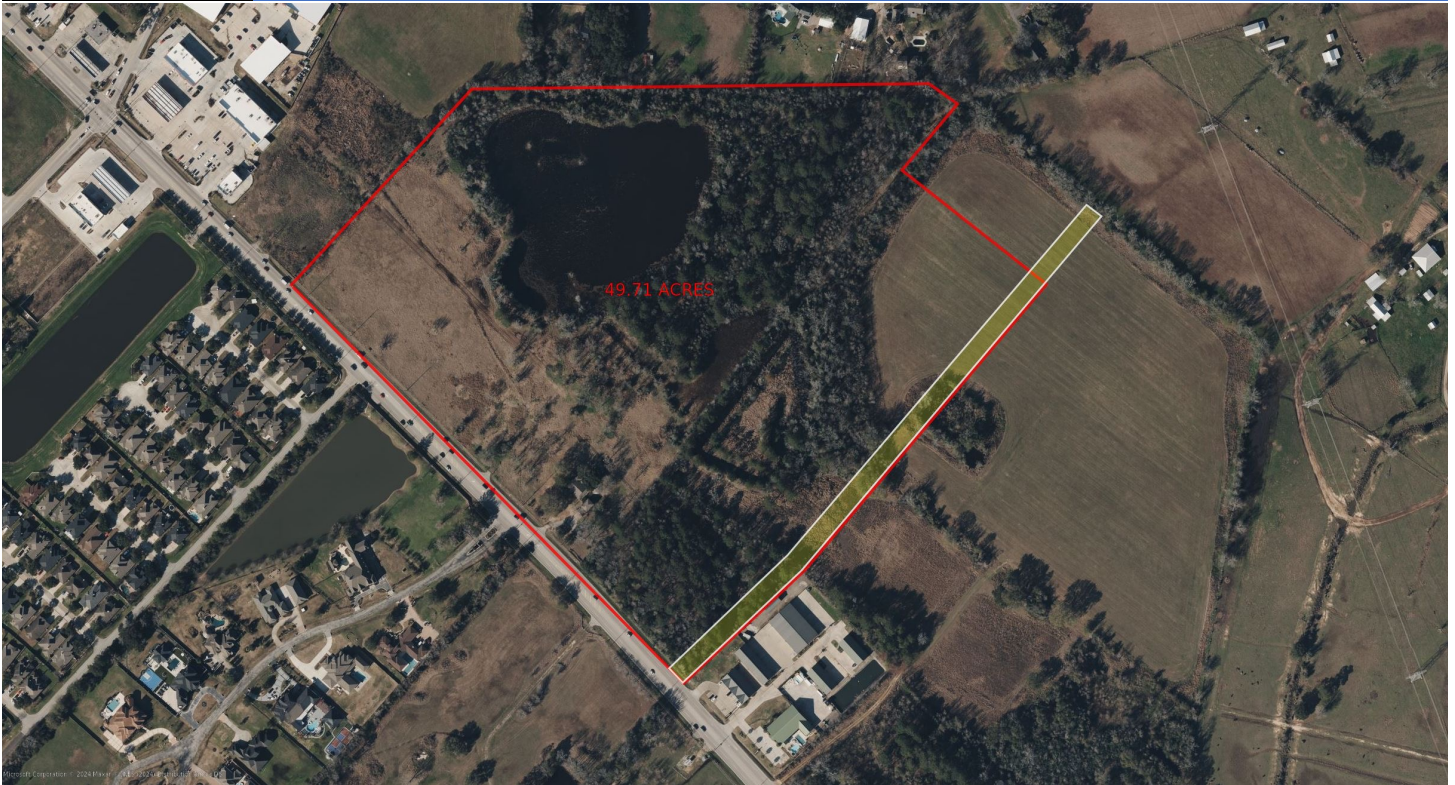


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## Site 49.71 Acres



- Outside 500-year flood plain
- No zoning
- Divisible pad sites
- Drainage Impact Analysis completed
- Plat prepared and ready for submittal
- Utilities through Dowdell PUD
- Outside City of Houston and located in Harris County
- Off-site detention provided
- Traffic Impact Analysis completed
- New minor road collector being added, 60' wide county road, Lenze Road.

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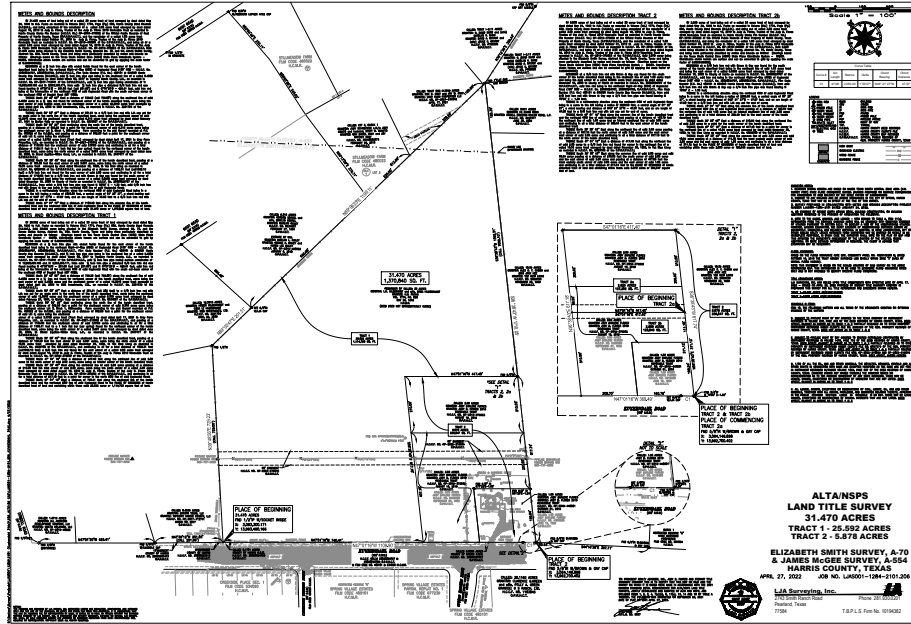


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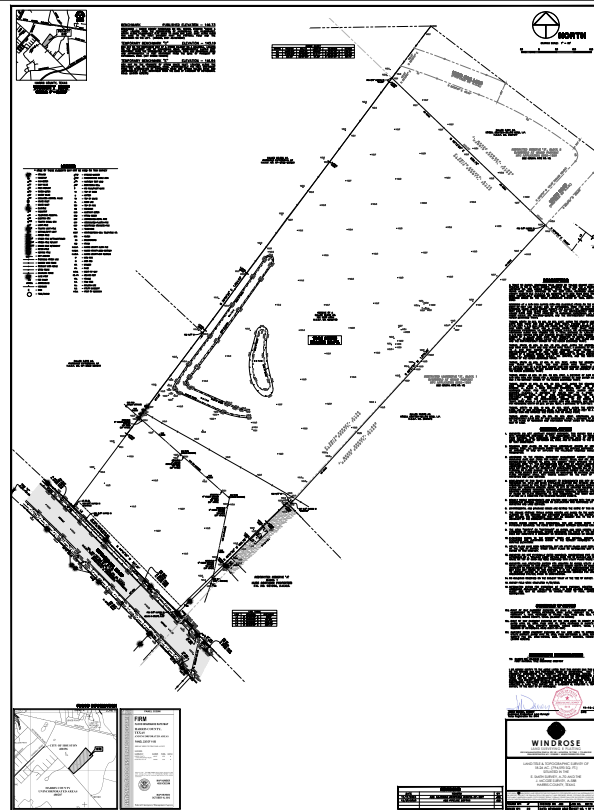
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## 49.71 Acres



31.47 Acres



18.24 Acres

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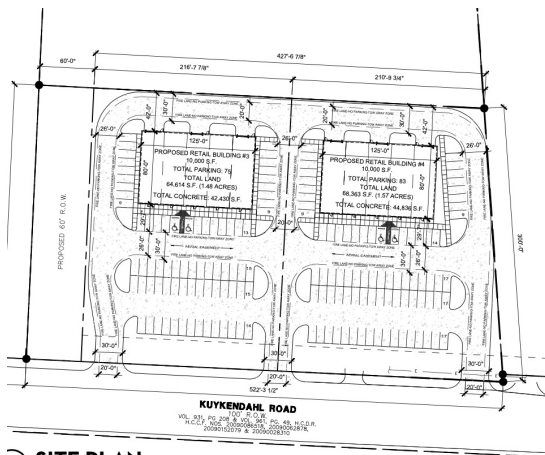


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## Site 3.7 Acres



### Proposed

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## Information About Brokerage Services

11-2-2015

*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.

Flatrock Commercial Real Estate Group, LLC	9007453	Jodie@flatrockcompanies.com	713-574-6433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Lawson	468312	Caleb@flatrockcompanies.com	713-204-2110
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caleb Lawson	468312	Caleb@flatrockcompanies.com	713-204-2110
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)

IABS 1-0  
TAR 2501

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