

106± ACRES FOR SALE

0 Rayford Road, Spring, TX 77386

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SENDERO
REAL ESTATE



PROPERTY DETAILS

One of the last remaining infill land parcels of this size in The Woodlands submarket. This 106-acre tract is unrestricted and positioned in one of the most sought out sub-markets in the United States- The Woodlands. Located on Rayford Rd, a mile from I-45 N, 2.5 miles from Grand Pkwy/99 and Hardy Toll Rd, and 19 miles from IAH airport. Due to the well positioned location, the site could be utilized for various uses including but not limited to: industrial business park, multi-family, SFR for rent community, or any owner/corporate user seeking to build their next headquarters in the middle of one of the highest skilled and educated workforces in the nation. The site can be served for utilities by Southern Montgomery County MUD.

LOCATION INFORMATION

LOCATION	North side of Rayford Rd, East of I-45, E of Richards Rd, W of Imperial Oaks Blvd
SUBMARKET	The Woodlands
SIZE	106± Acres
PRICE	Call for pricing
APNS	0350-00-01200, 0350-00-02900, 0350-00-02701, 8249-20-00100, & 0641-00-05100
UTILITIES	Could be served by Adjoining MUD
MUD TAX	\$0.16 per \$100 of assessed value
TAX RATE	\$1.85 per \$100 of assessed value
SCHOOLS	Conroe ISD

PROPERTY HIGHLIGHTS

- ⊕ GREAT OPPORTUNITY TO SERVE AN UNDER SERVED WOODLANDS INDUSTRIAL MARKET
- ⊕ 1760 FT OF POTENTIAL RAIL ACCESS
- ⊕ IN ONE OF THE MOST SOUGHT-OUT SUBMARKETS IN THE NATION
- ⊕ UTILITIES AVAILABLE VIA ADJOINING MUD WITH **0.16% MUD TAX - ALL IN POTENTIAL TAX RATE 2.01% INCLUDING MUD**
- ⊕ NEAR MAJOR FORTUNE 500 EMPLOYERS & WORLD CLASS HEALTHCARE
- ⊕ GREAT DEMOGRAPHICS IN THE AREA
- ⊕ CORRESPONDS TO SOUGHT OUT CONROE ISD SCHOOLS FOR MULTI FAMILY SITES.
- ⊕ EASY ACCESS TO MAJOR HIGHWAYS WITHIN MINUTES





Key Facts



209,495

Population



2.74

Average
Household Size



Median Age

Business



7,541

Total Businesses



92,850

Total Employees



Unemployment
Rate

Income



\$132,464

Average Household
Income



\$98,969

Median Household
Income



\$48,288

Per Capita Income

Education



17.8%

High School
Grad/GED



28.5%

Some College/
Associate's Degree



51.6%

Bachelor's/
Graduate Degree

The Woodlands®



The Woodlands Town Center



One of the most active commercial building markets throughout Houston.

1,000-acre "downtown" of The Woodlands contains over 6.9 million square feet of office space and is home of [The Woodlands Towers at Waterway](#) (formerly [Anadarko](#)) two iconic towers: 807,586-SF Allison Tower & 550,000-SF Hackett Tower.

Hughes Landing



Hughes Landing is a 79 Acre award winning mixed -use destination development with 800+/- luxury multi-family units and 1M+ square feet of Class A office space overlooking a 200-acre Lake Woodlands. Also known as Restaurant Row, it is home to renowned restaurants such as Trulucks, Fogo de Chao, Del Friscos, and Escalantes.

World Class Healthcare



Memorial Hermann Hospital

294-private bed, full-service, acute care facility. Employees over **780** medical staff, physicians, **1300** employees & **250** volunteers.



CHI St Luke's Health Hospital

534 Employees, **242**-private-beds **62** Acre campus, nonprofit hospital



Texas Children's Hospital

548,000 square feet on 22 acres
24 emergency center rooms, **74** outpatient
5 radiology rooms, **4** operating rooms, and
30+ acute care beds.



Houston Methodist Hospital

925 employees. Full-service, acute hospital featuring women's services, breast cancer center, childbirth center, and neurology & neurosurgery.



US Oncology

500 employees. The nation's premier oncology services company, increasing patient access to safe, high-quality cancer care.

Top Employers

	ExxonMobil	10,000+
	Memorial Hermann	2,927
	Wildcat PPE Aight Solutions	2,415
	Houston Methodist Hospital	1,647
	CHI St Luke's Health	1,600
	Lone Star College	1,431
	Aight Solutions	1,200
	Texas Children's Hospital	1,188
	McKesson Specialty Health	1,040
	Huntsman Corporation	953
	Woodforest National Bank	887
	Chevron Phillips	886
	Occidental Petroleum	876
	Entergy Texas	656

Retail & Entertainment



The Woodlands Mall

1.3 million square feet of shopping and dining with more than 160 stores



Hughes Landing

66-acre mixed-use development on Lake Woodlands



Woodlands Market Street

70+ high end retail shops, 17 dining establishments, & Hyatt Regency



Cynthia Woods Mitchell Pavilion

Named the No.2 outdoor amphitheater in the world

Area Major Employers - Non-Retail

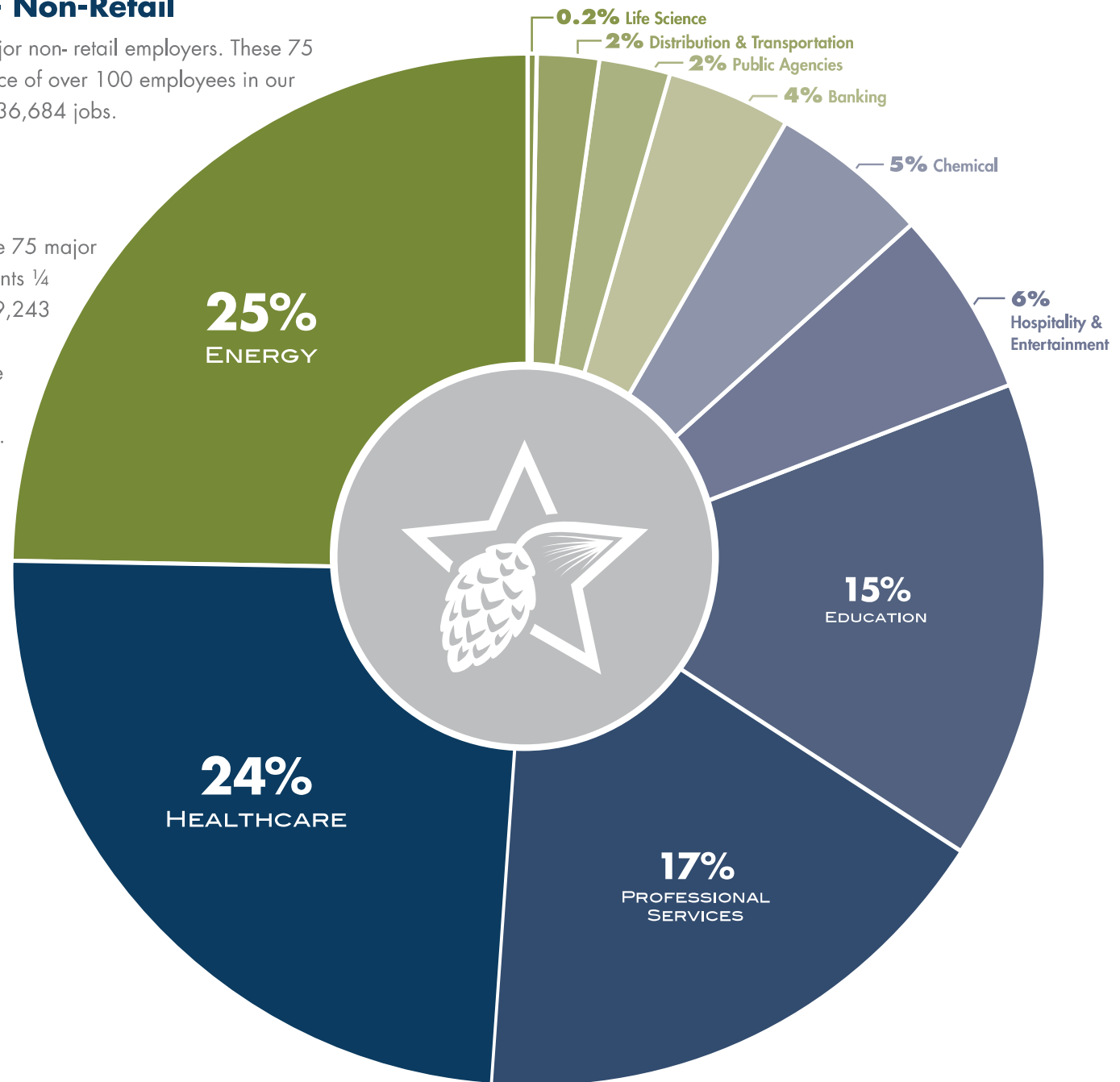
The Woodlands area is home to 75 major non-retail employers. These 75 companies all have a minimum workforce of over 100 employees in our community. Collectively, they represent 36,684 jobs.

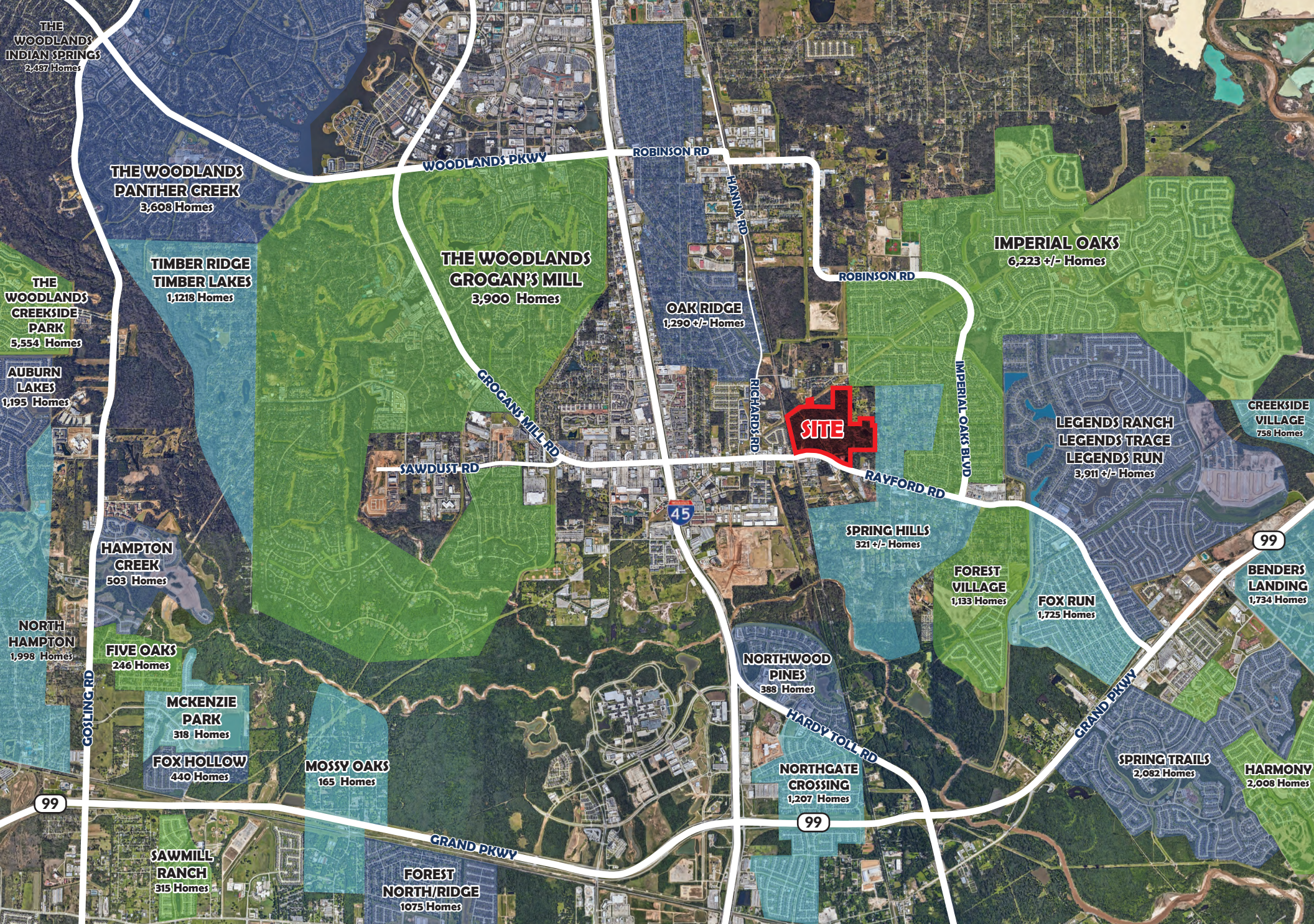
Industry Snapshot

The leading industry sector among these 75 major employers is Energy. This sector represents $\frac{1}{4}$ of the major employer's total jobs with 9,243 employees. The second largest industry, and fastest growing sector is Healthcare with 24% of our major employer's jobs. This sector represents 8,725 employees.

Top 10 Employers

- Conroe Independent School District (3,759)
- Anadarko Petroleum Corporation (3,309)
- Memorial Hermann The Woodlands Medical Center (2,454)
- Alight Solutions (1,850)
- ExxonMobil (1,800)
- CHI St. Luke's Health - The Woodlands Hospital (1,650)
- Lone Star College-Montgomery (1,098)
- Huntsman Corporation (1,018)
- Houston Methodist Hospital (925)
- Woodforest National Bank (901)









The Woodlands® 28,000 Acres - 114K Population
63K Employee - 21M SF Office



CITY OF
OAK RIDGE
NORTH

OAK RIDGE NORTH
INDUSTRIAL PARK

ROBINSON RD

HANNA RD

RICHARDS RD

RAYFORD RD

SITE

PROPOSED UNDERPASS

INTERNAL ACCESS ROAD

EXISTING ACCESS ROAD



CATHEDRAL
LAKES
150 ACRE MIXED-USE
DEVELOPMENT



RAYFORD RD

RICHARDS RD

SITE



DOWNTOWN
HOUSTON

CATHEDRAL
LAKES
150 ACRE MIXED-USE
DEVELOPMENT

 CityPlace SPRINGWOODS VILLAGE 2,000 acres - 35K Employees - 3,500 Housing Units 1M SF Retail - 1M SF Retail - Up to 8M SF Commercial	 ExxonMobil 10,000 Employees 3M SF - 385 Acres	 ABS Global HQ - 321 SF	 hp 2400 Employees - 378K SF	 CityPlace 2,000 acres - 35K Employees - 3,500 Housing Units 1M SF Retail - 1M SF Retail - Up to 8M SF Commercial
 Marriott HOTELS & RESORTS	 THE MARK	 COURTYARD by Marriott	 The Belvedere by Marriott	 Residence INN by Marriott
 CHI St. Luke's Health				

99
TEXAS

45

INTERSTATE
45

99
TEXAS

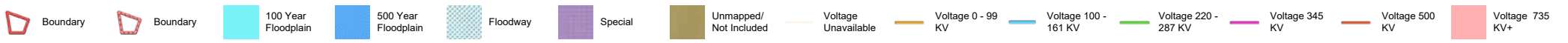
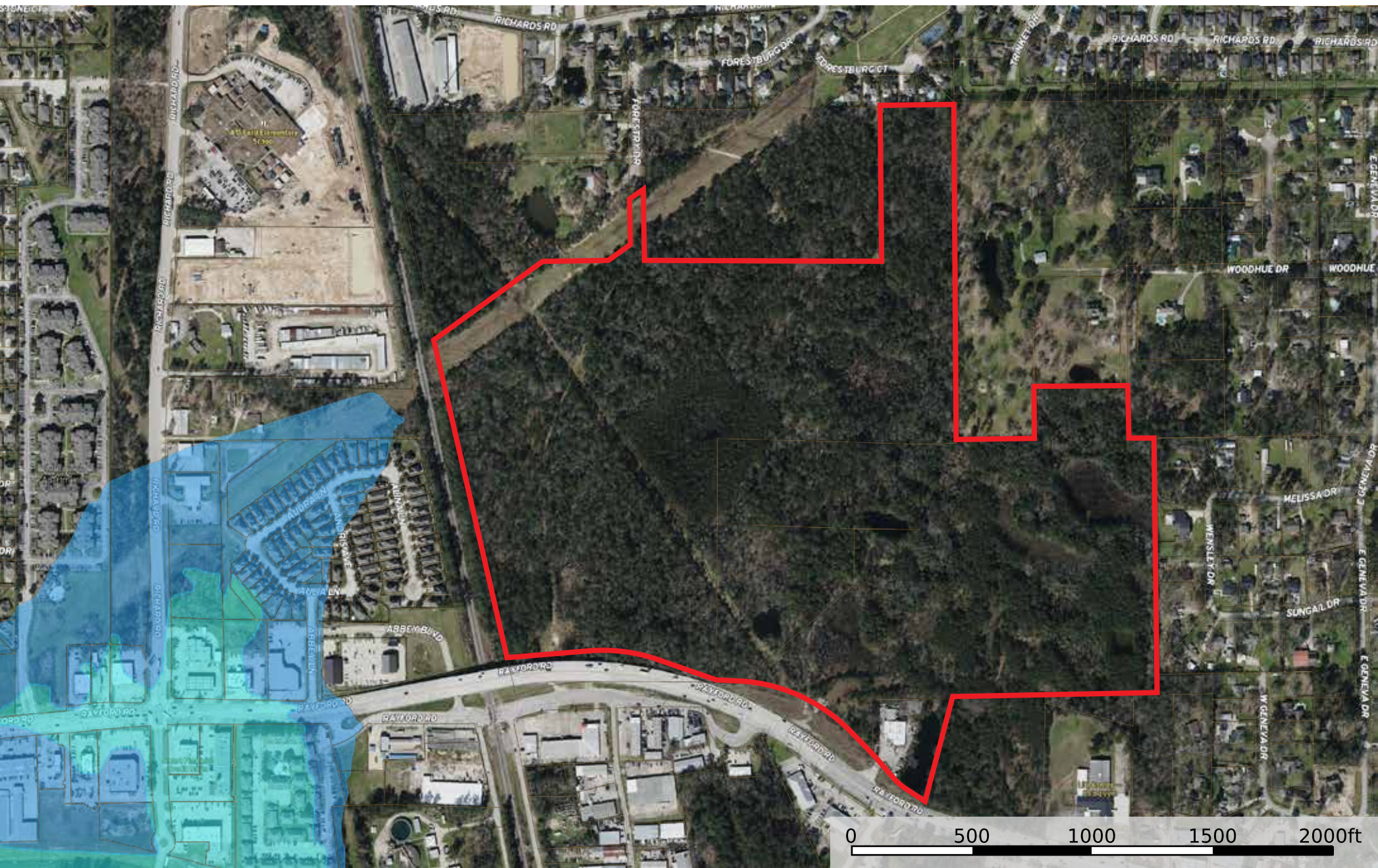
RAYFORD RD

RAYFORD RD

SITE









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.

11-2-2015



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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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