

106± ACRES FOR SALE

0 Rayford Road, Spring, TX 77386

JUAN C. SANCHEZ
Managing Principal

M 832.607.8678
O 281.407.0601

✉ Juan@SenderoGroup.net

 **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

37.5

Median Age

Business

**7,541**

Total Businesses

**92,850**

Total Employees

4.2%

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



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



ExxonMobil

10,000+

Memorial Hermann

2,927

Wildcat PPE Alight Solutions

2,415

Houston Methodist Hospital

1,647

CHI St Luke's Health

1,600

Lone Star College

1,431

Alight 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

Enterg Texas

656

Retail & Entertainment



The Woodlands Mall

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



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

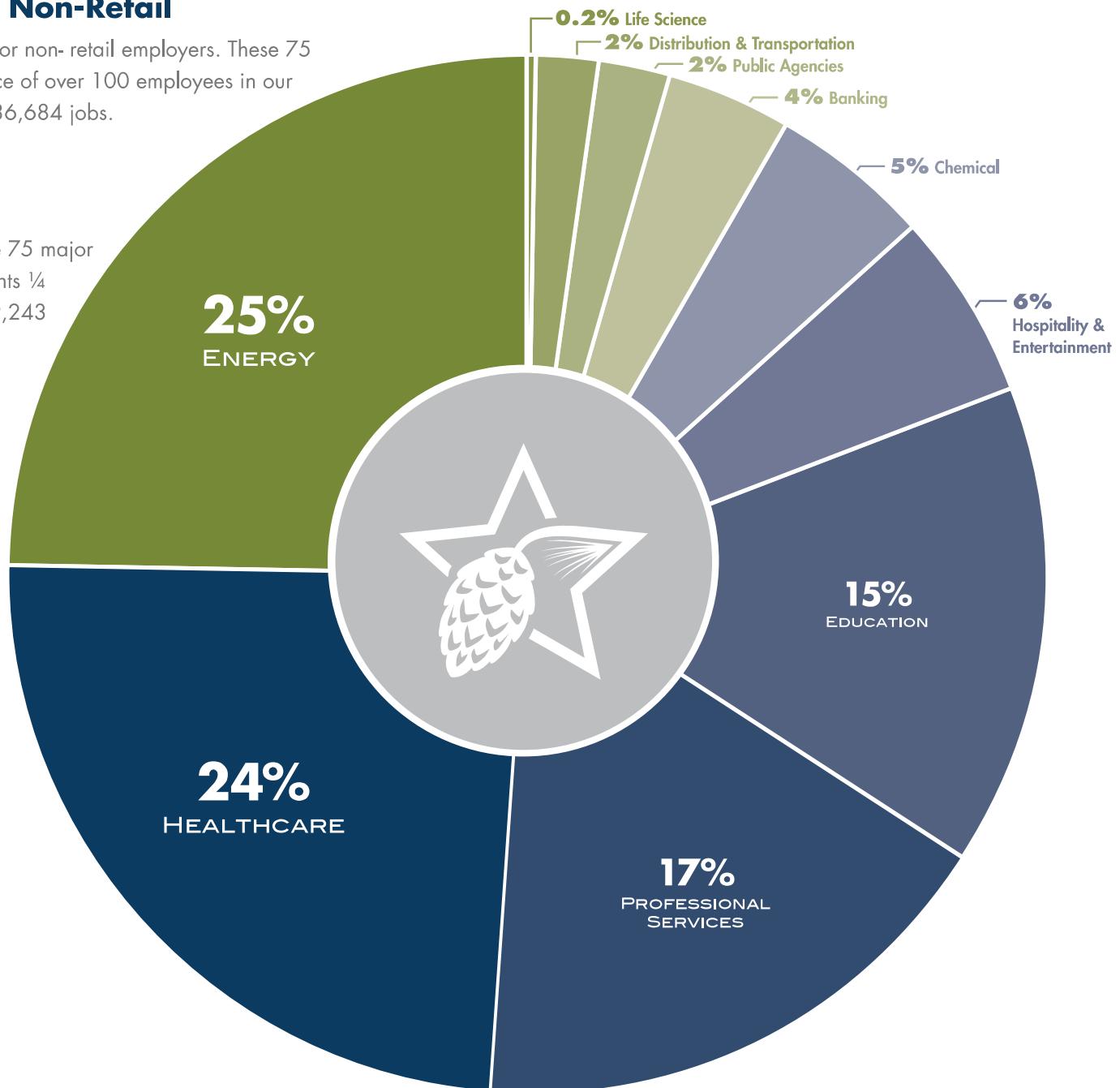
The Woodlands area is home to 75 major non-retail employers. These 75 companies all have a minimum workforce of over 100 employees in our community. Collectively, they represent 36,684 jobs.

Industry Snapshot

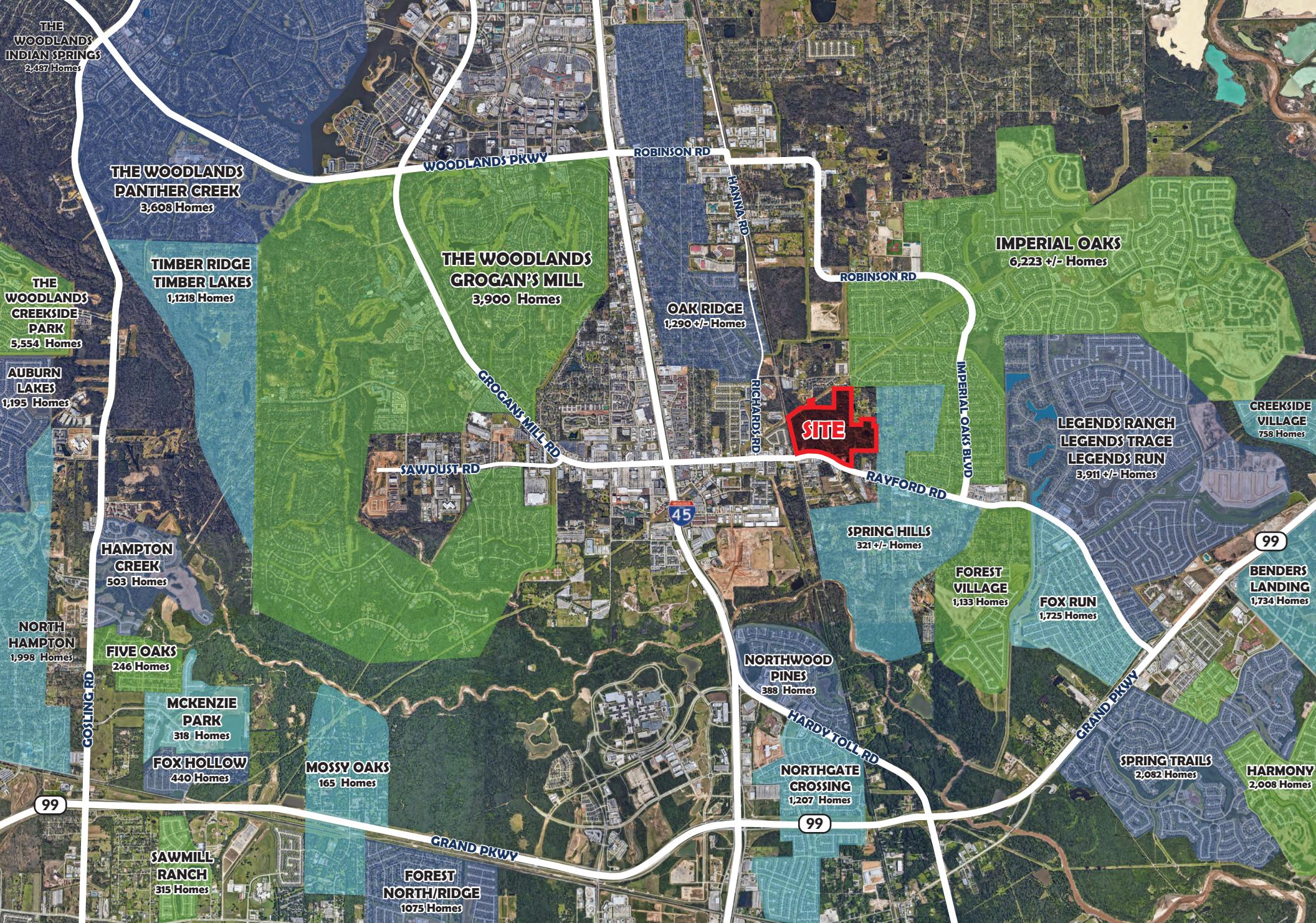
The leading industry sector among these 75 major employers is Energy. This sector represents $\frac{1}{4}$ of the major employer's total jobs with 9,243 employees. The second largest industry, and fastest growing sector is Healthcare with 24% of our major employer's jobs. This sector represents 8,725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

HUNTSMAN **olight** **WOODFOREST NATIONAL BANK** **MAERSK**
OXY Occidental Petroleum **Chevron** **Ushinsky** **Texas Children's Hospital**
MEMORIAL HERMANN **Methodist** **Salter Hughes** **CHI St. Luke's Health**



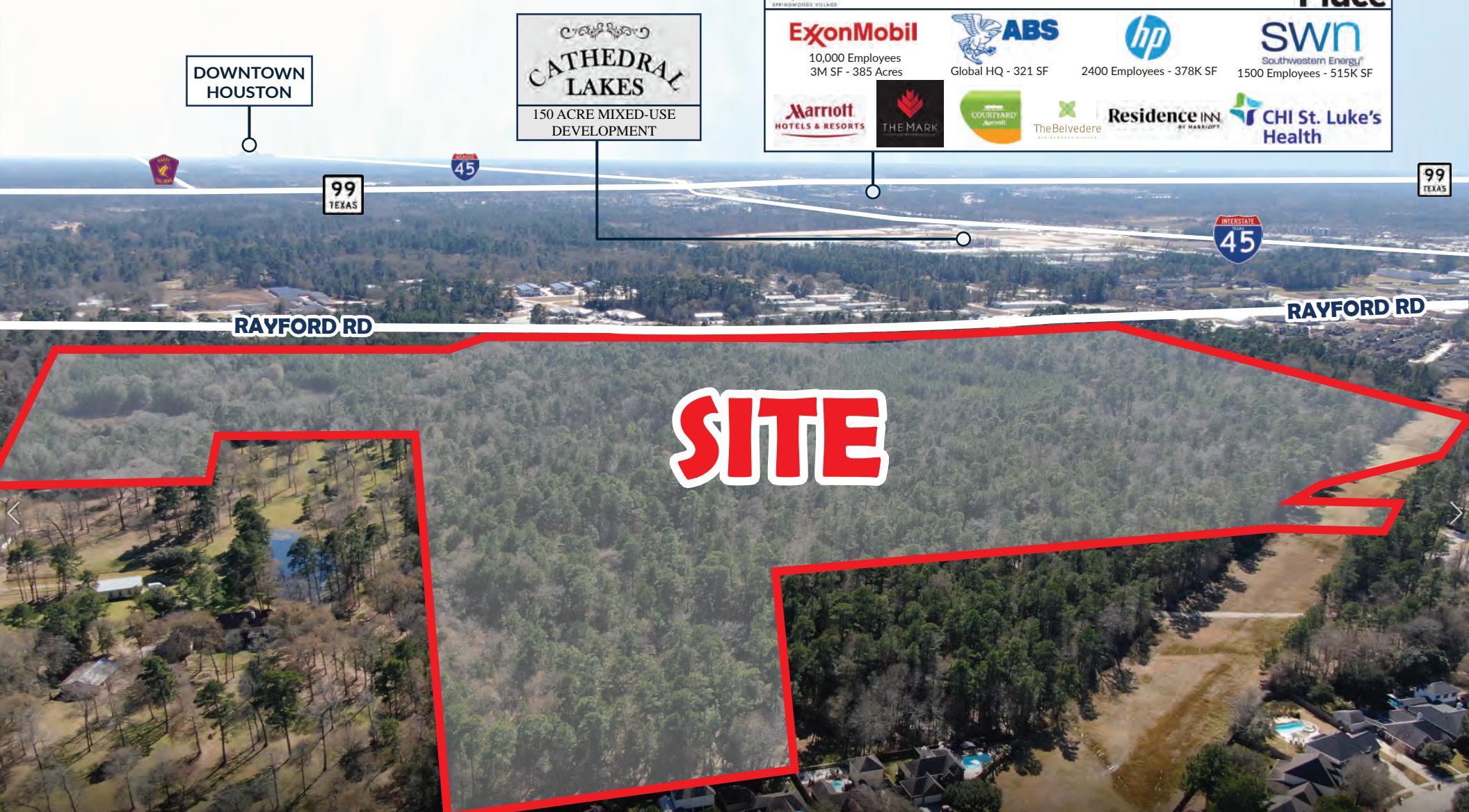


RAYFORD RD

RICHARDS RD

SITE

N







14

AERIAL PHOTO - FACING EAST







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.

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

IABS 1-0