

LAND FOR SALE

COMMERCIAL LAND - FM 2090 SPLENDORA

26242 FARM TO MARKET ROAD 2090, SPLENDORA, TX 77372



COMMERCIAL LAND 2.1 AC
FOR SALE

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY & HIGHLIGHTS

26242 FARM TO MARKET ROAD 2090



Property Overview

37 mi north of Houston, this 2.10-acre commercial tract features 80 feet of prime frontage on FM 2090, located in the business district of Splendora, TX. The site offers excellent visibility and access, just north of the major commercial developments at Grand Parkway (SH 99) and IH-69, and is surrounded by rapid growth.

The property is adjacent to new residential communities including The Highlands and The Trails Houston, along with the ongoing development of Valley Ranch, driving strong demand for retail, dining, and services. Utilities are in place: city water and sewer, plus on-site electrical service.

Highest and best uses include —retail, QSR or full-service restaurant, office, multi-family, mixed use, and light industrial. National chains are welcome. The location, utilities, and frontage make this site ideal for both local and national operators seeking a high-growth market with outstanding access and visibility.

Property Highlights

- 2.10-acre commercial tract
- Approximately 80 feet of direct frontage on FM 2090
- Located in the business district of Splendora, TX, 37 mi north of Houston; 23 mi to Bush Intercontinental Airport
- Just north of major commercial developments at Grand Parkway (SH 99) and IH-69
- Surrounded by new residential communities: The Canopies, Splendora Fields, and The Trails
- City water and sewer service available
- Electrical utilities on-site
- Flexible zoning allows for retail, QSR/full-service restaurant, office, multi-family, mixed use, and light industrial uses
- National chains welcome
- High visibility and easy access in a fast-growing market corridor
- Ideal for development or investment in Splendora's thriving business area

Price:	\$365,000
Lot Size:	2.10 Acres
Price / Acre:	\$173,810
Access:	FM 2090
Cross Streets:	None
Permitted Uses:	Commercial
Frontage:	80.38'
Traffic Count:	12,977
Signal Intersection:	None
Utilities:	Electric, City Water, City Sewer
Zoning:	Commercial
APN:	38583

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROPERTY PHOTOS

26242 FARM TO MARKET ROAD 2090



KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROPERTY PHOTOS

26242 FARM TO MARKET ROAD 2090



KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380

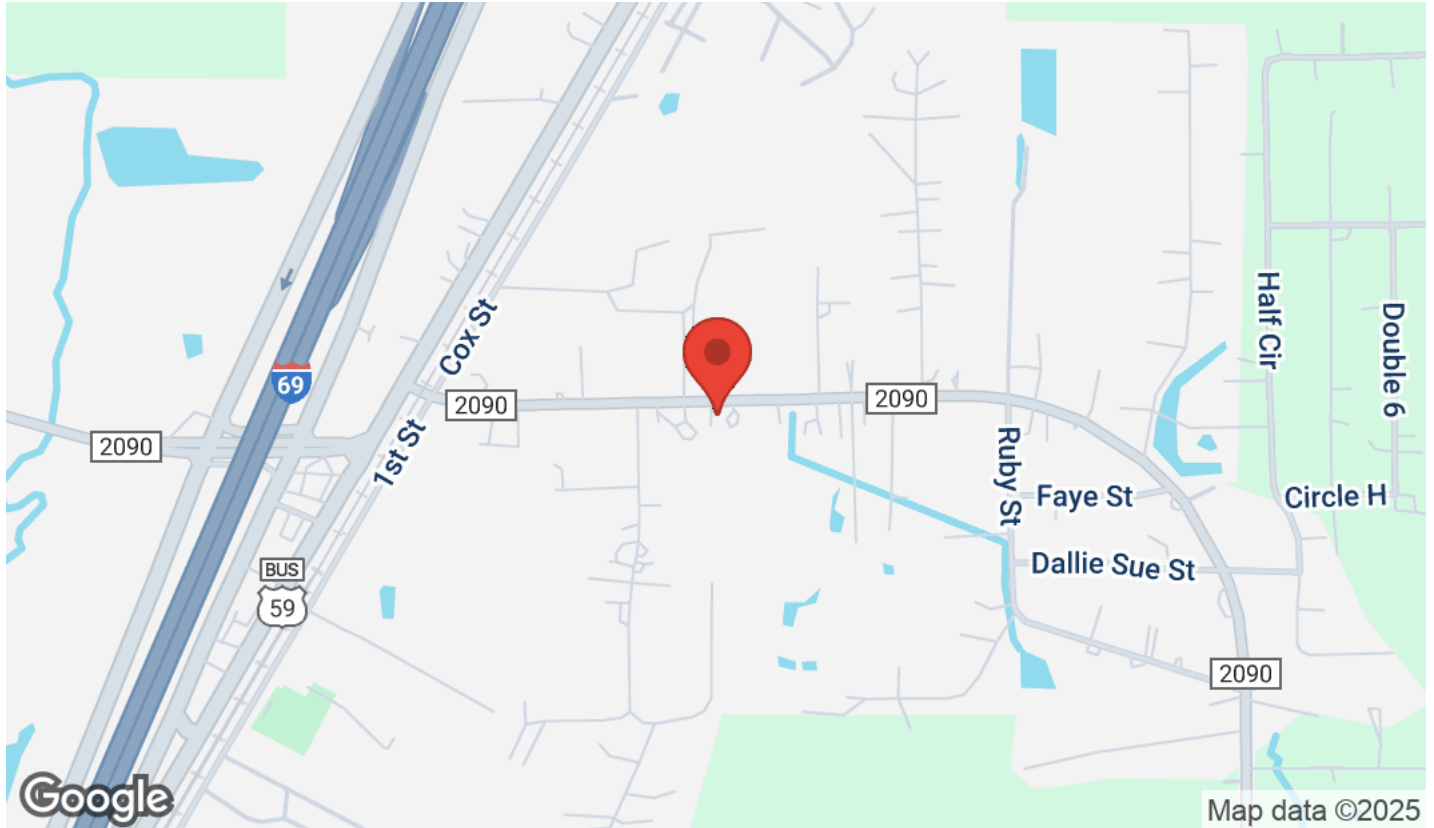


Each Office Independently Owned and Operated

MARK JOHNSON
CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

LOCATION MAPS

26242 FARM TO MARKET ROAD 2090



KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380



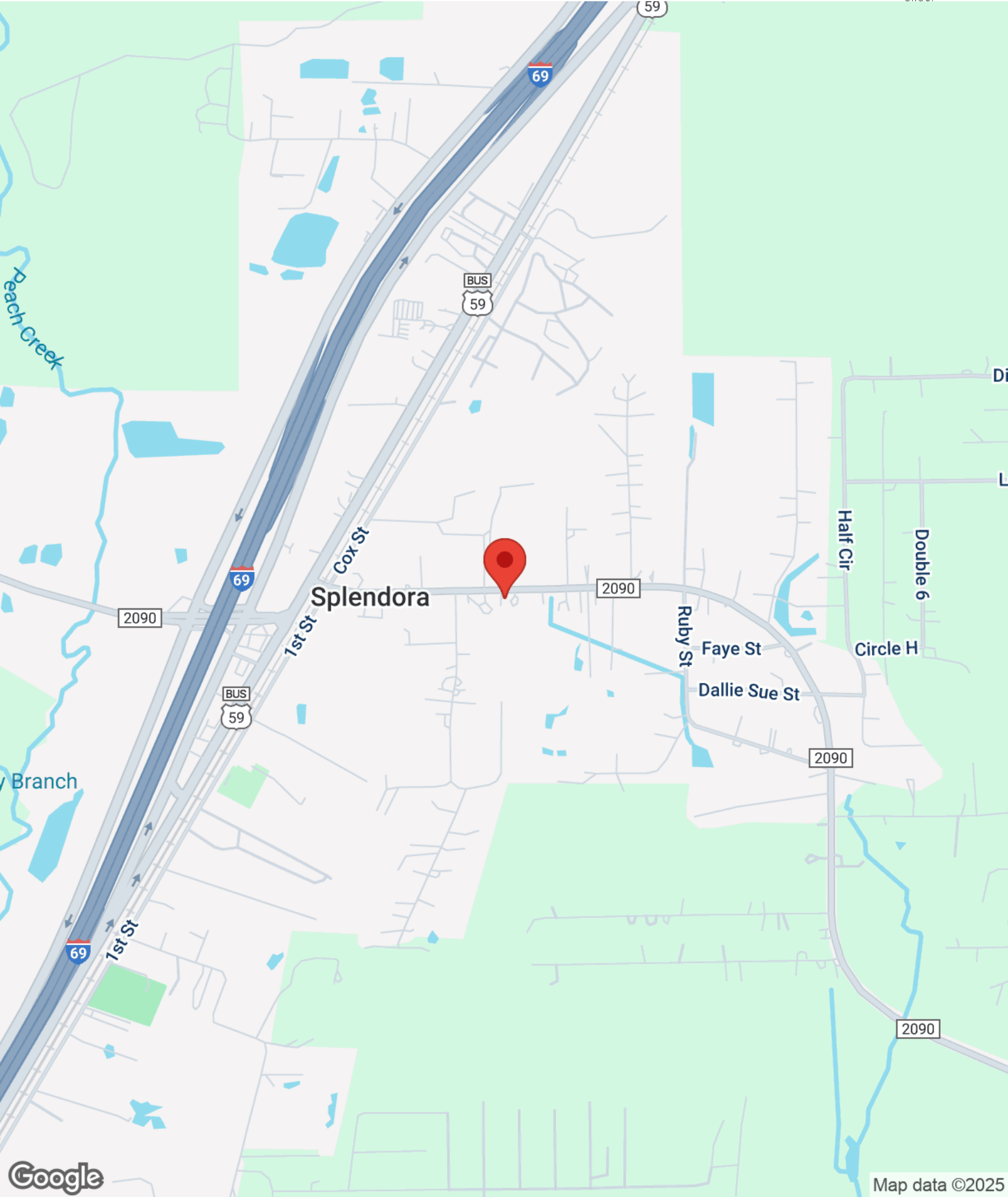
Each Office Independently Owned and Operated

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

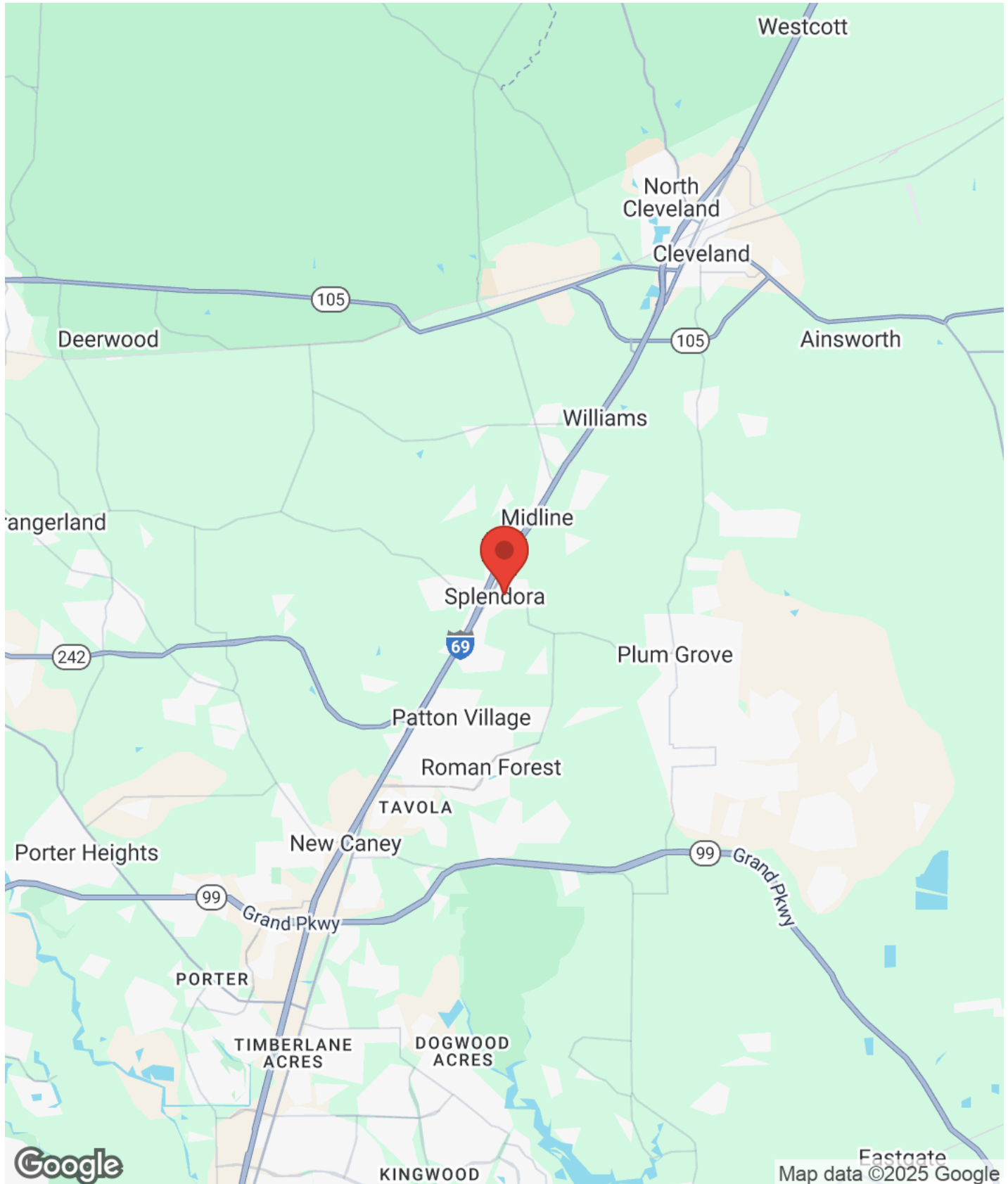
BUSINESS MAP

26242 FARM TO MARKET ROAD 2090



REGIONAL MAP

26242 FARM TO MARKET ROAD 2090



KW COMMERCIAL | KWWD LLC
2201 Lake Woodlands Dr
The Woodlands, TX 77380



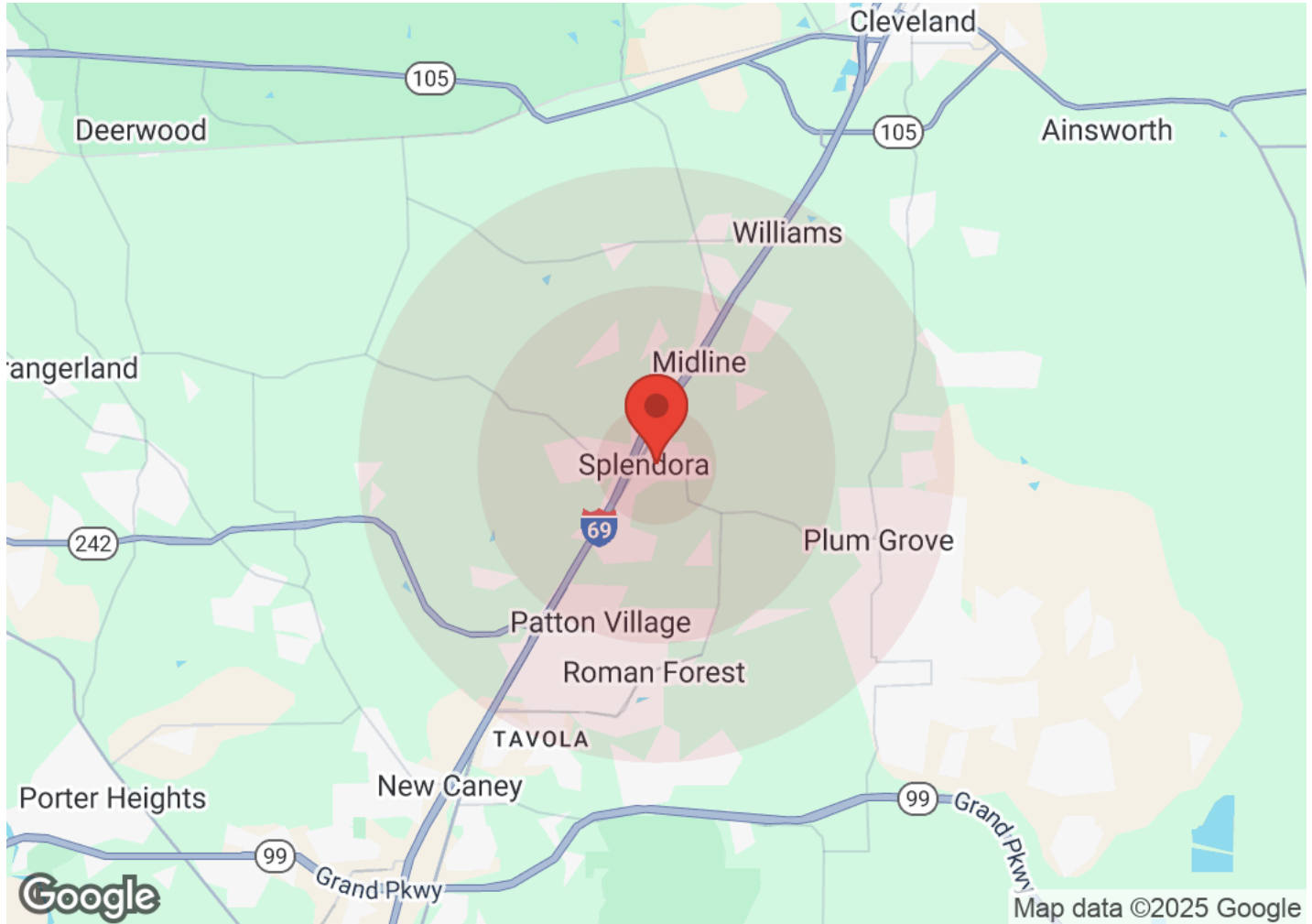
Each Office Independently Owned and Operated

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

DEMOGRAPHICS

26242 FARM TO MARKET ROAD 2090



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,284	7,168	18,867	Median	\$81,476	\$79,899	\$78,532
Female	1,278	7,132	18,504	< \$15,000	59	371	789
Total Population	2,562	14,300	37,371	\$15,000-\$24,999	51	303	683
				\$25,000-\$34,999	97	479	1,178
				\$35,000-\$49,999	79	315	1,081
				\$50,000-\$74,999	100	722	1,993
				\$75,000-\$99,999	124	733	1,642
				\$100,000-\$149,999	177	956	2,327
				\$150,000-\$199,999	125	487	1,081
				> \$200,000	24	301	1,136
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	555	3,230	8,377	Total Units	928	5,236	13,277
Ages 15-24	356	1,998	5,402	Occupied	835	4,665	11,911
Ages 25-54	1,011	5,507	14,545	Owner Occupied	637	3,737	9,857
Ages 55-64	293	1,639	4,385	Renter Occupied	198	928	2,054
Ages 65+	347	1,926	4,663	Vacant	93	571	1,366
Race	1 Mile	3 Miles	5 Miles				
White	1,608	8,910	21,645				
Black	49	375	1,424				
Am In/AK Nat	4	31	75				
Hawaiian	N/A	N/A	7				
Hispanic	843	4,582	13,087				
Asian	12	106	381				
Multi-Racial	41	275	703				
Other	4	21	52				

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

PROFESSIONAL BIO

26242 FARM TO MARKET ROAD 2090



MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

KW Commercial | KWWD LLC
2201 Lake Woodlands Dr The Woodlands, TX 77380

Mark is a commercial agent with over 35 years in global logistics and industrial warehousing. On the client side he leased, built out and managed over 12M SF. The son of a residential and commercial builder, Mark seeks to focus on the needs of this clients and bring value to their specific plans, whether that is land acquisition, tenant rep, leasing or property sales.

Mark is diligent, engaging, knowledgeable and focused on finding alignment. Deals are made commercially when there is a "win - win".



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.

KWWD, LLC	467749	klrw22@kw.com	281-364-1588
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Tillman	403587	Loriltillman@kw.com	281-364-4988
Designated Broker of Firm	License No.	Email	Phone
Paula London	658750	Paula@kwwoodlands.com	281-364-4706
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Johnson	0779345	mjohn@kw.com	(832) 515-4106
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
 TAR 2501

KW COMMERCIAL | KWWD LLC

 2201 Lake Woodlands Dr
 The Woodlands, TX 77380


Each Office Independently Owned and Operated

MARK JOHNSON

 CRE Agent
 C: (832) 515-4106
 mjohn@kw.com
 467749, 0779345

DISCLAIMER

26242 FARM TO MARKET ROAD 2090



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | KWWD LLC

2201 Lake Woodlands Dr
The Woodlands, TX 77380



Each Office Independently Owned and Operated

PRESENTED BY:

MARK JOHNSON

CRE Agent
C: (832) 515-4106
mljohn@kw.com
467749, 0779345

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.