

LAND
FOR SALE

+/- 2.36 ACRES ON ALDINE WESTFIELD ROAD AND EAST HARDY ROAD

26623 ALDINE WESTFIELD ROAD, SPRING, TX 77373



OFFERING SUMMARY

Sale Price:	\$979,000
Total SF:	+/- 7,036 SF
Lot Size:	+/- 2.36 Acres
Market:	North
Submarket:	Old Town Spring
County:	Harris

PROPERTY OVERVIEW

+/- 2.36 acres of land with frontage on Aldine Westfield Road, East Hardy Road and East Noble Street, just east of Old Town Spring

PROPERTY HIGHLIGHTS

- +/- 2.36 acres of land on Aldine Westfield Road with ingress/egress access also to East Hardy Road
- Multiple buildings on site totaling +/- 7,036 SF; great redevelopment opportunity
- Only two blocks east of historic Old Town Spring
- Excellent location with frontage on 3 streets; approximately 400 feet of frontage on Aldine Westfield Road, +/- 580 feet of frontage on East Hardy Road, and +/- 110 feet of frontage on East Noble Street
- Property is less than a mile from the Hardy Toll Road North and less than half a mile from both Interstate 45 North and Louetta Road
- Average traffic of over 59,000 vehicles per day on nearby Hardy Toll Road
- Located in Harris County and Spring ISD, with a total tax rate for 2022 of \$2.02 Per \$100 of assessed value
- Full demographic package available

FOR MORE INFORMATION, PLEASE CONTACT:

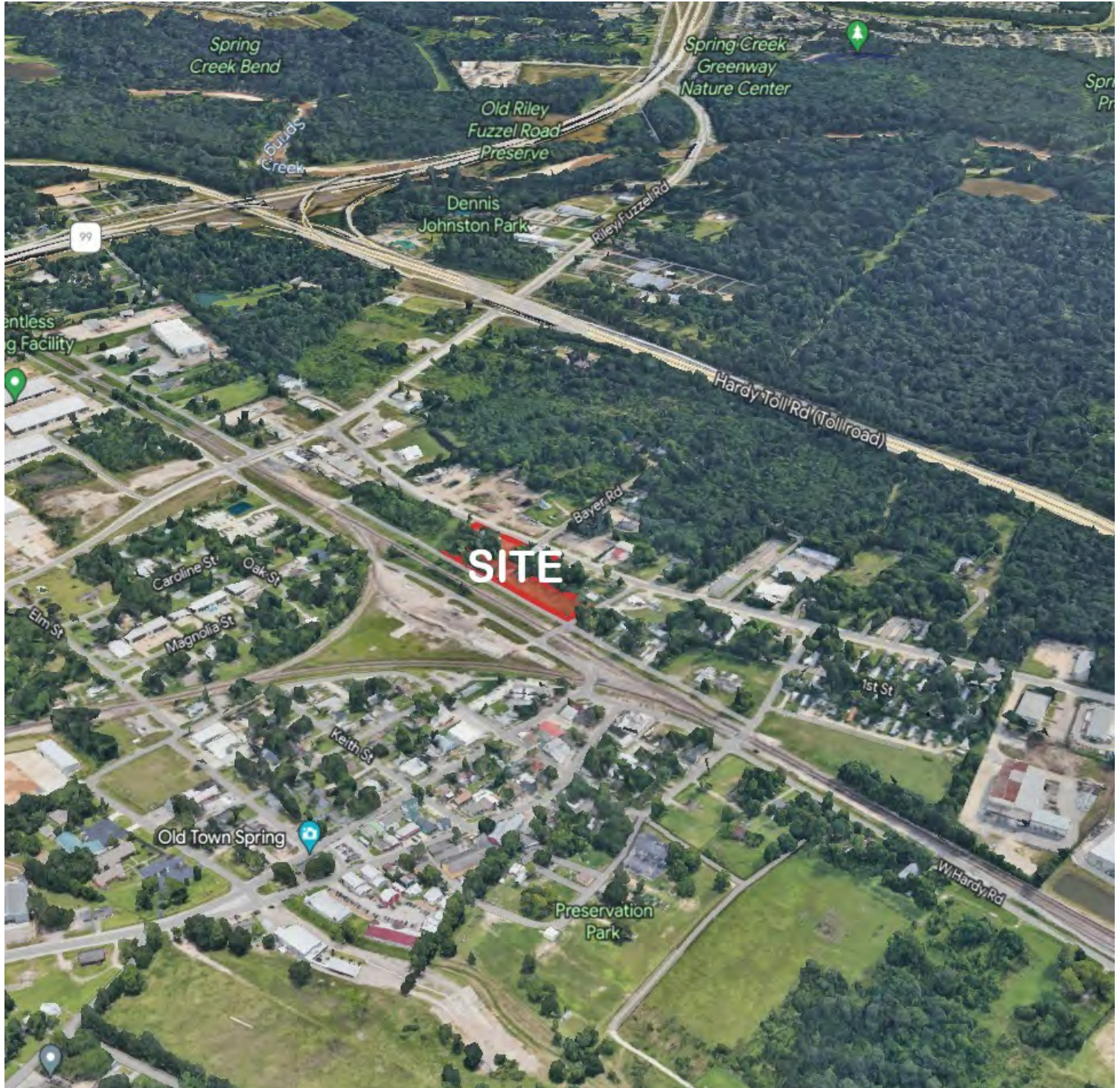
JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

CHRIS JOYCE
PRINCIPAL
936.577.0836
CHRIS@TEXASCRES.COM

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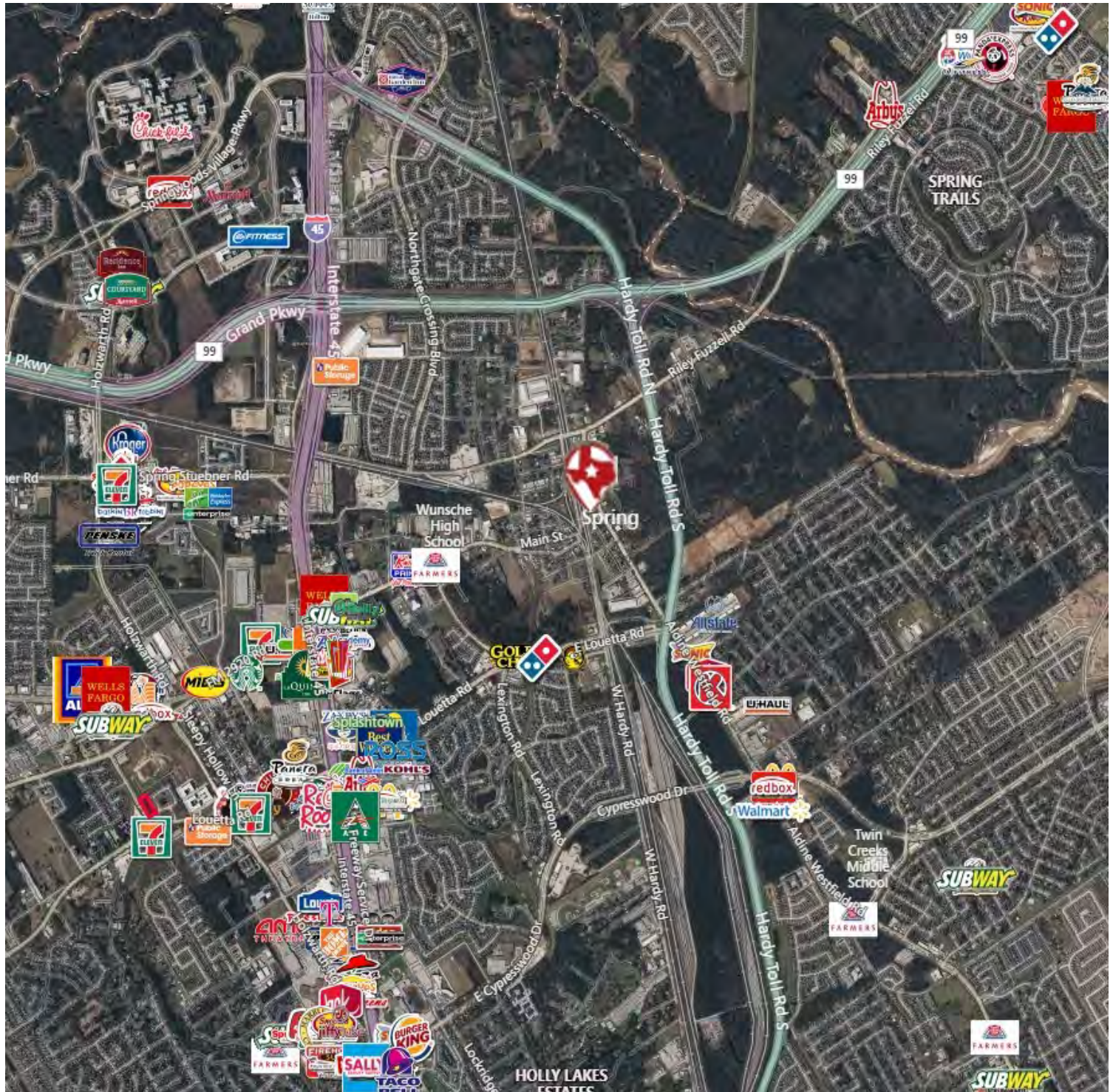
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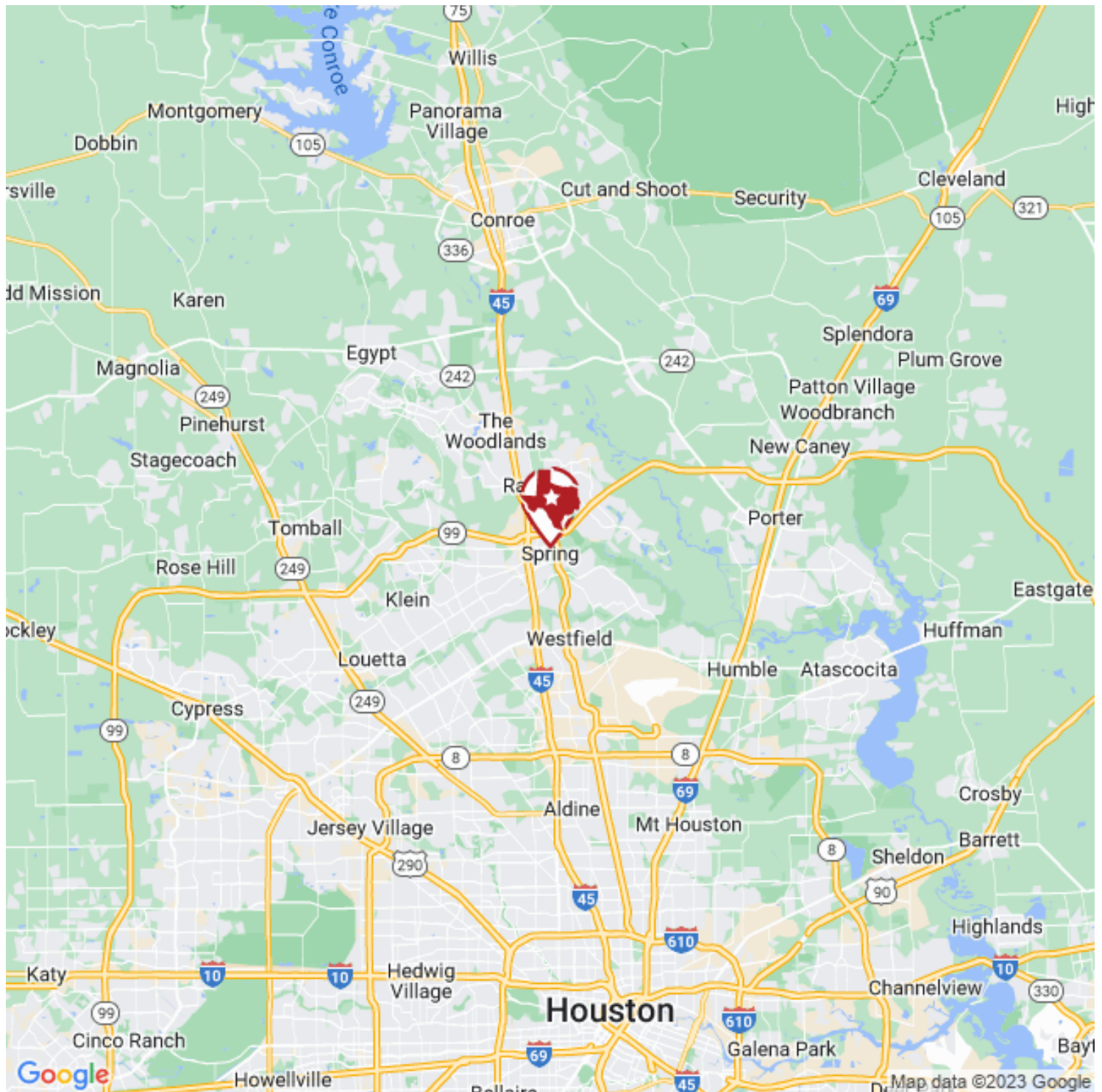
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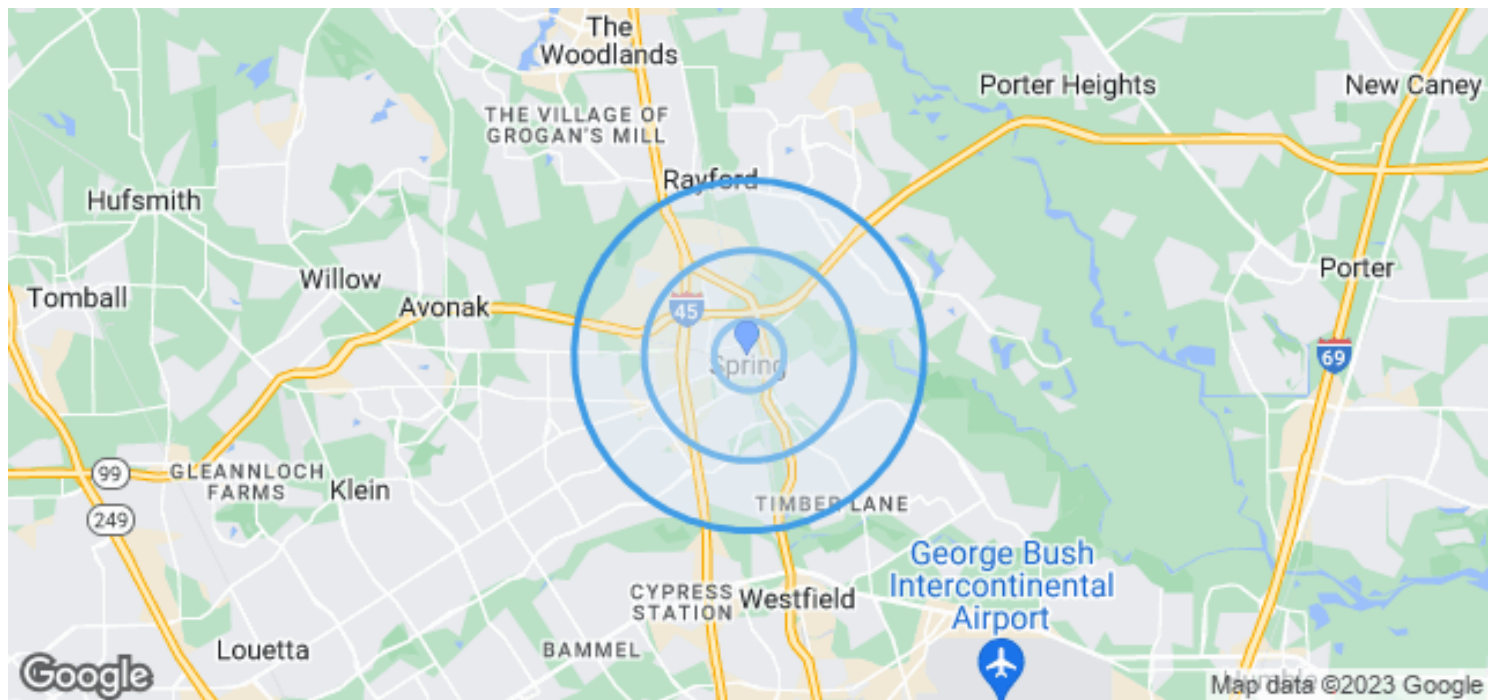
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	7,543	81,619	244,383
Median age	36.7	33.0	33.1
Median age (Male)	34.9	33.0	33.3
Median age (Female)	37.7	33.0	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households	2,808	28,796	85,298
# of persons per HH	2.69	2.83	2.86
Average HH income	\$125,365	\$126,442	\$121,371
Average house value	\$182,812	\$195,019	\$204,935

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

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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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Chris Joyce</u> Sales Agent/Associate's Name	<u>695869</u> License No.	<u>chris@texascres.com</u> Email	<u>(936) 577-0836</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Texas C.R.E.S. L.L.C., 11020 Southhoff Drive Cypress, TX 77429
Tracy Kiepp

Phone: (713) 907-1707

Fax:

New IABS

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