



Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE AUTO DEALERSHIP LOT

8806 Cypress Creek Parkway | Houston, TX 77070

Tomball Parkway

Regus

WINGATE  
BY WYNDHAM

LAQUINTA  
INNS & SUITES

Burlington

COSTCO  
WHOLESALE

Mills Road: 12,255 VPD

DESERET  
INDUSTRIES

MOTEL  
6  
ACCESS HOTEL

Cypress Creek Parkway: 53,098 VPD

SITE

REI

at home  
The Home Décor Superstore

HARBOR  
FREIGHT  
Quality Tools at Ridiculously Low Prices

PETSMART

ASHLEY  
FURNITURE  
HomeStore

SALTGRASS  
STEAKHOUSE



## PROPERTY HIGHLIGHTS

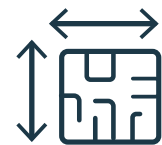
- High visibility
- Successful Auto Sales Location
- High Traffic Count



**SALES PRICE**  
\$1,040,000



**PRICE/SF**  
\$26.00/SF



**LAND SIZE**  
40,000 SF





Houston Methodist  
Willowbrook Hospital

Willowbrook Mall

Tomball Parkway

Regus

WINGATE  
BY WYNDHAM

LAQUINTA  
INNS & SUITES

Burlington

Mills Road: 12,255 VPD

COSTCO  
WHOLESALE

DESERET  
INDUSTRIES

MOTEL  
6  
ACCOMMODATIONS

Cypress Creek Parkway: 53,098 VPD

In  
Town  
SUITES

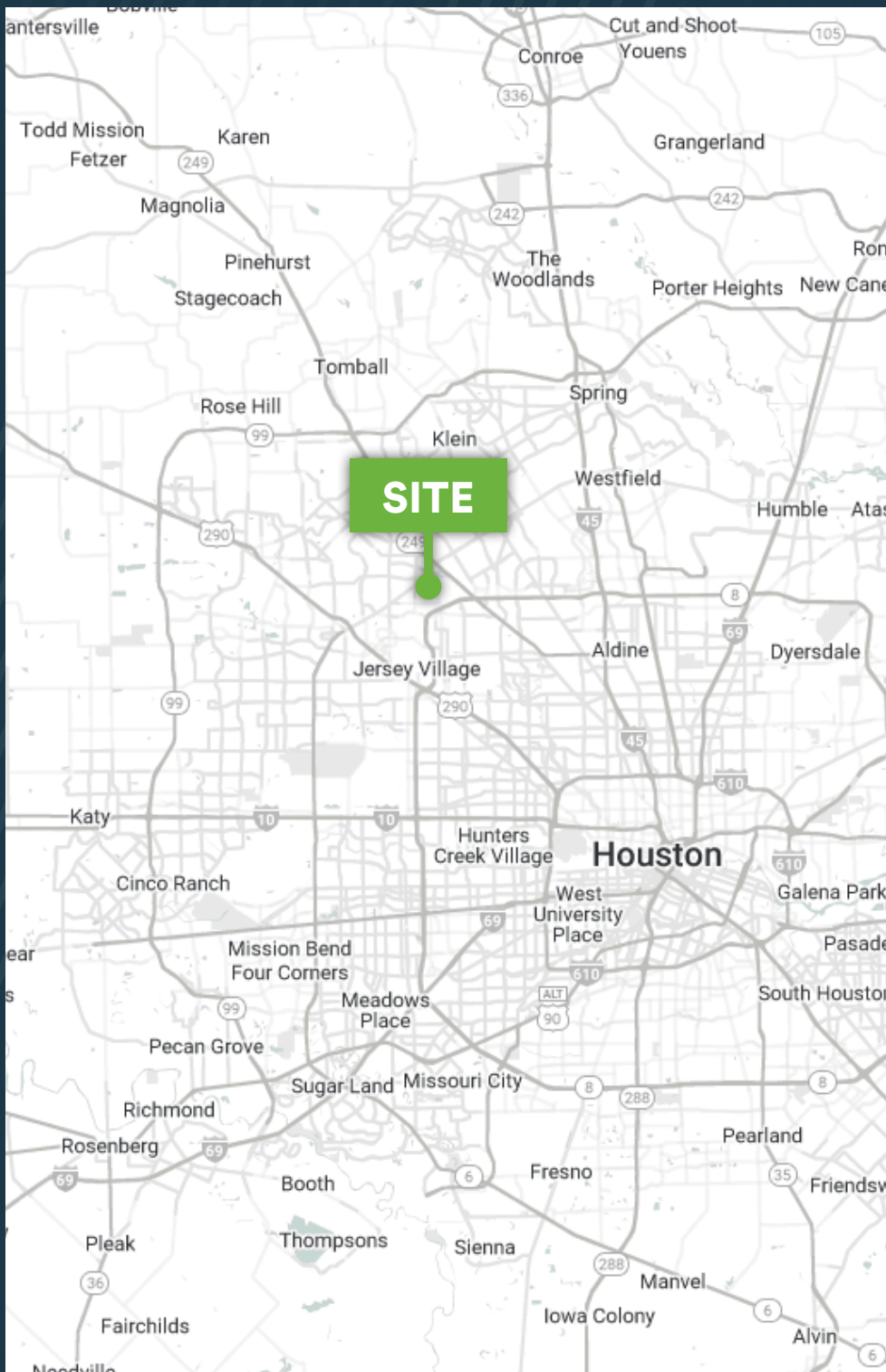
SITE











## PROPERTY INFORMATION

Size	40,000 SF
Legal Description	TR 8B BELL MEAD
ID Number	0861620000103
Access	FM 1960
Frontage	162 ft of frontage on FM 1960
Zoning	N/A
Flood Plain	Yes 100 year
Utilities	Power- Centerpoint, water well, septic
Traffic Counts	SW of site 18,744 VPD and NE of site 26,080 VPD





**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



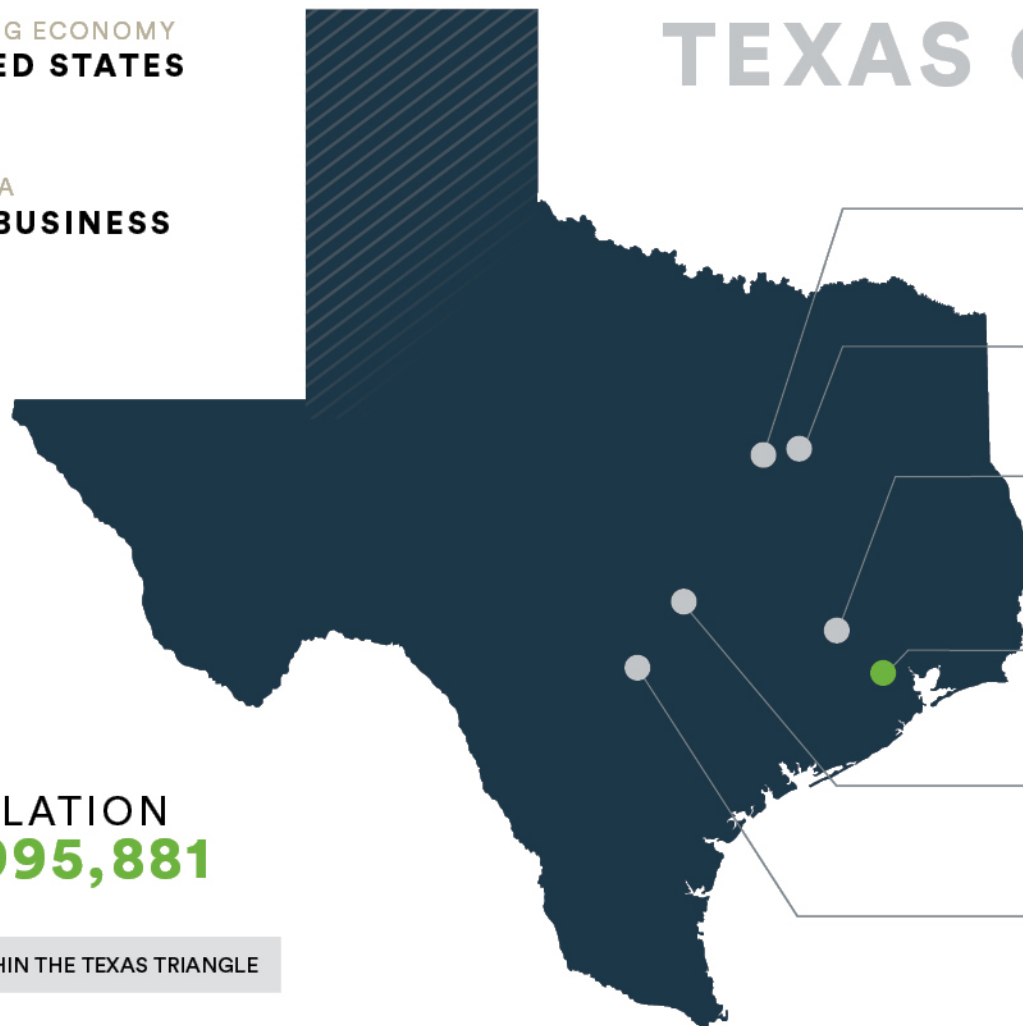
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



## Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

## Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

## Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

## Houston

4TH LARGEST POPULATION  
IN THE U.S.

## Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

## San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX



# HOUSTON, TEXAS



POPULATION  
**7,000,000**

**21**

FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3RD**

IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **39** OF THE NATION'S LARGEST  
PUBLICLY TRADED OIL & GAS EXPLORATION  
& PRODUCTION FIRMS



**58 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 60 DESTINATIONS



## PORT OF HOUSTON

LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US

GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4TH**

LARGEST CITY  
IN THE UNITED STATES



## TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX  
IN THE WORLD





# DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

13K

HOUSEHOLD  
INCOME

\$68K

CONSUMER  
SPENDING

\$117M

3 MILE

ESTIMATED  
POPULATION

90K

HOUSEHOLD  
INCOME

\$87K

CONSUMER  
SPENDING

\$990M

5 MILE

ESTIMATED  
POPULATION

286K

HOUSEHOLD  
INCOME

\$95K

CONSUMER  
SPENDING

\$3.3B



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
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Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date





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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.