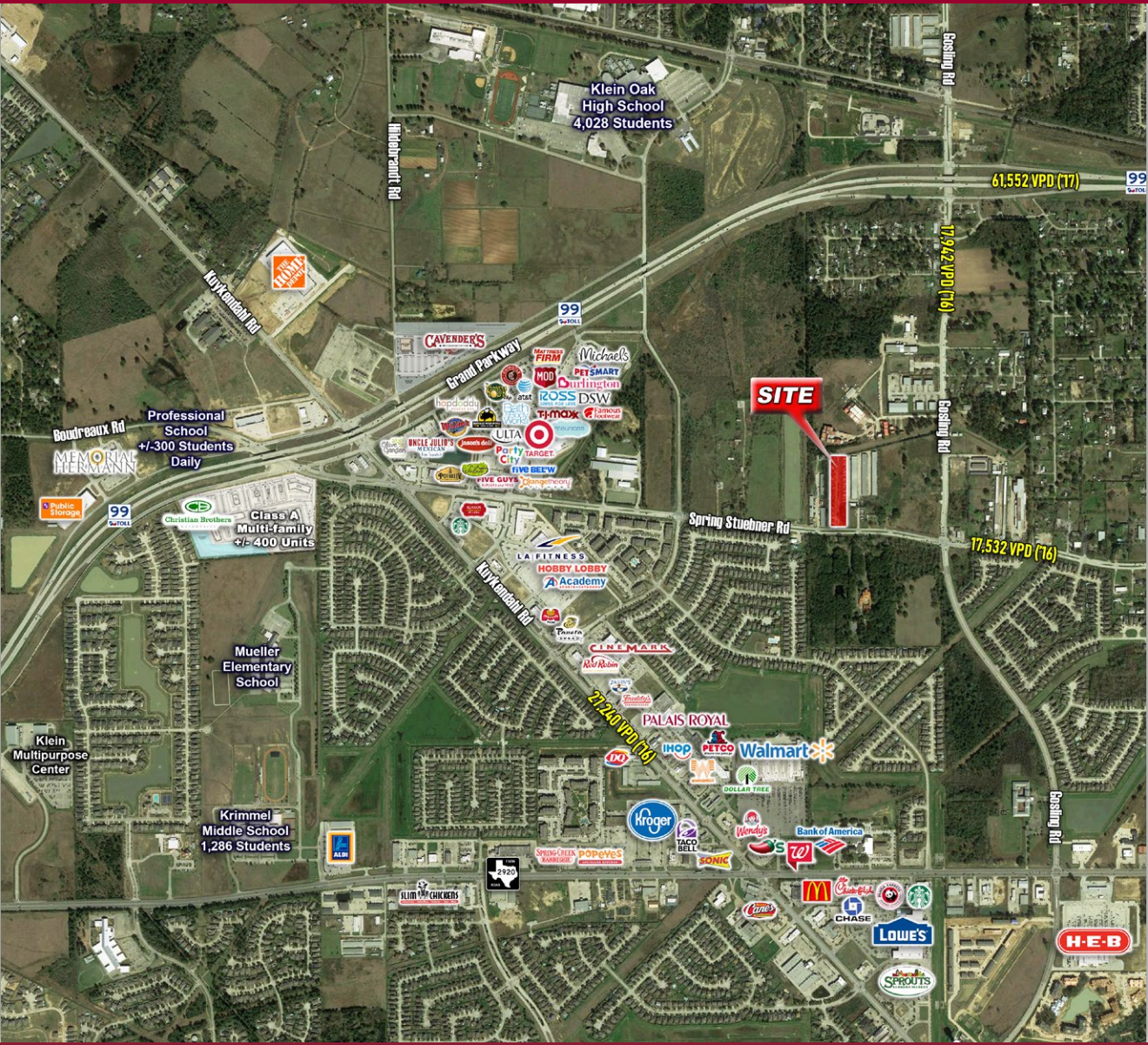




5902 Spring Stuebner Rd

2.93 Acres for Sale | Spring, Texas



SIZE: 2.93 Acres
PRICE: \$875,000
LOCATION: NWQ of Spring Stuebner & Gosling Rd, Spring, Texas
USES: Trailer Park or Industrial

PROPERTY HIGHLIGHTS:

- Site is an active trailer park being sold for Land Value only but could be used as trailer park for cash flow. (trailers sold separately)
- Less than 1 mile to 99 / Grand Parkway at Kuykendahl Rd
- ¼ mile to the intersection of Gosling and Spring Stuebner
- Tremendous Residential and Retail Growth in the immediate area

For more information, contact
MARK TERPSTRA | 281-664-6634 | MTerpstra@CaldwellCos.com



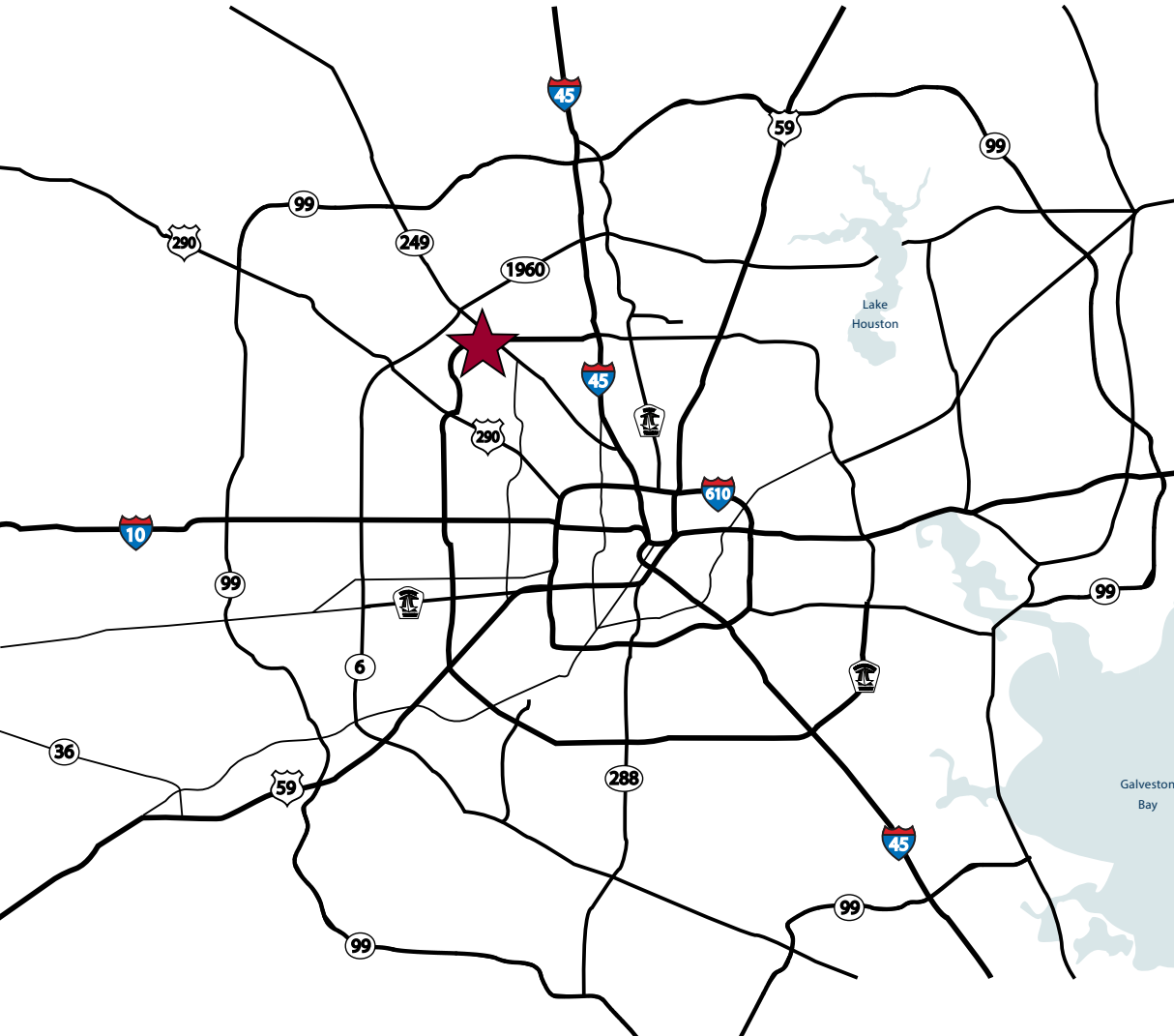
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Doing it right. Right now.
 713-690-0000 | CaldwellCos.com



5902 Spring Stuebner Rd

2.93 Acres for Sale | Spring, Texas



LOCATION:

NWQ Spring Stuebner Rd & Gosling Rd
Spring, Texas 77389

TAXES:

Klein ISD	\$1.30
Harris County	\$0.38
Harris Co Flood Cntrl	\$0.03
Port of Houston Authy	\$0.01
Harris Co Hosp Dist	\$0.16
Harris Co Educ Dept	\$0.01
Lone Star College Sys	\$0.11
HC Emerg Srv Dist 7 \$	\$0.10
HC Emerg Srv Dist 11	\$0.03
Total Taxes	\$2.13

TRAFFIC COUNTS:

Spring Stuebner: 17,532 VPD | Gosling Rd: 17,942 VPD
(TXDOT 2016) Grand Parkway: 61,552 VPD (TXDOT 2017)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2018 Population	8,360	69,383	205,469
Daytime Population	7,864	49,859	168,857
Avg. HH Income	\$109,643	\$116,586	\$122,515

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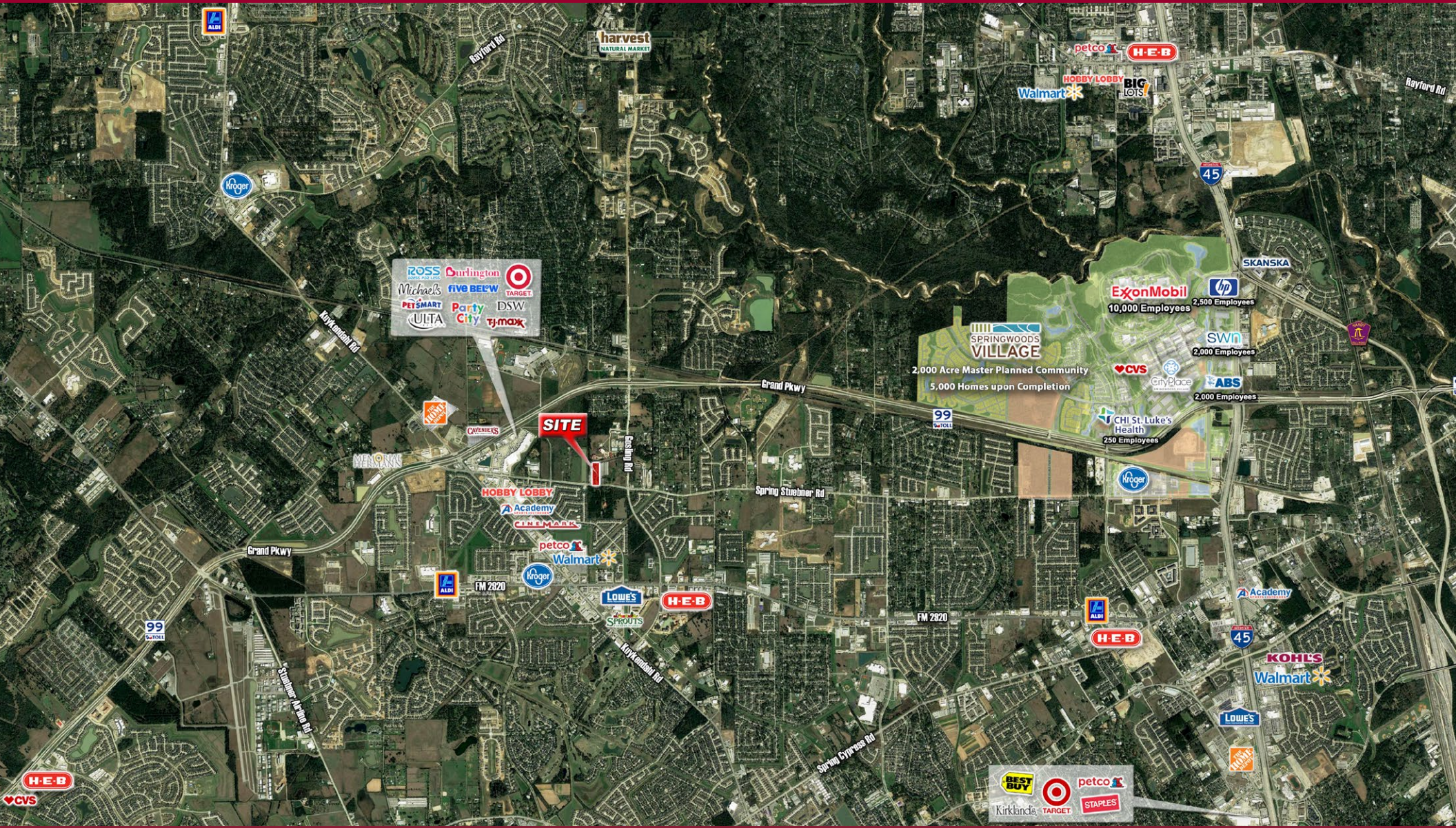
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Information About Brokerage Services

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Travis Smith	680879	tsmith@caldwellcos.com	281-664-6663
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

For more information, contact
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