

FOR LEASE

# SPRING BRANCH CROSSING - HWY 281 & ROLLING CREEK

SWQ OF HWY. 281 & ROLLING CREEK RD. | SPRING BRANCH, TEXAS 78070



**EVERGREEN**  
COMMERCIAL REAL ESTATE



## PRE-LEASING:

1,500 SF – 13,875 SF

## HIGHLIGHTS

- Drive thru available
- Seeking retail, restaurant, and service tenants
- 75 foot bay depths
- Curb cuts in place
- Severe lack of retail & services in the area
- Over 1,700 lots being delivered to the north
- Lighted intersection
- Retail breaking ground in Q2 2026; delivery Q4 2026

## TRAFFIC COUNTS

US-281: 34,153 VPD  
(TXDOT 2024)

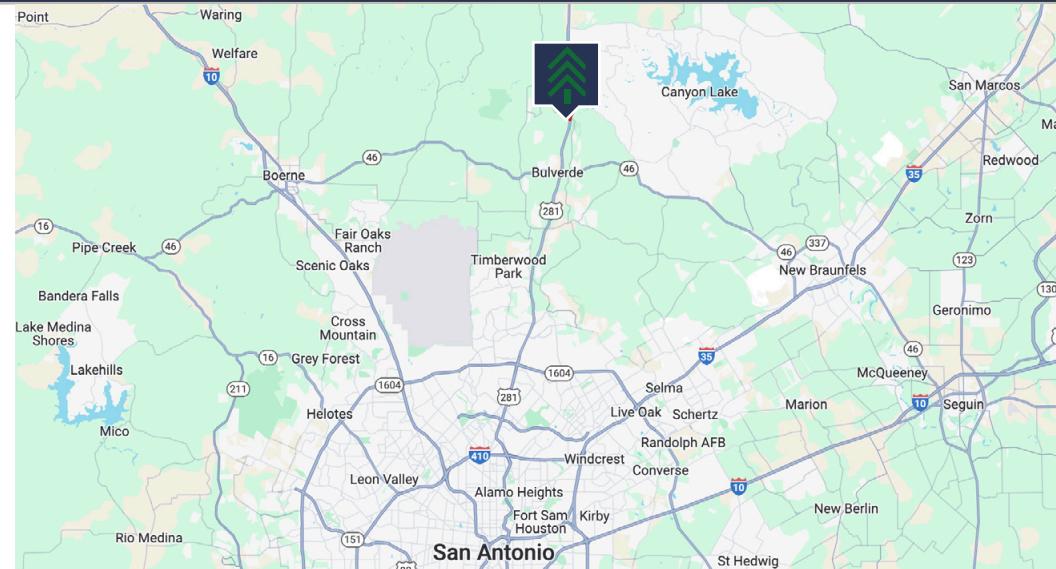
# PROPERTY SUMMARY

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### OFFERING SUMMARY

#### Pre-Leasing:

#### Call for Pricing

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
TOTAL HOUSEHOLDS	703	2,469	5,581
TOTAL POPULATION	1,937	6,874	15,474
AVERAGE HH INCOME	\$216,167	\$193,700	\$172,912

RETAILER MAP

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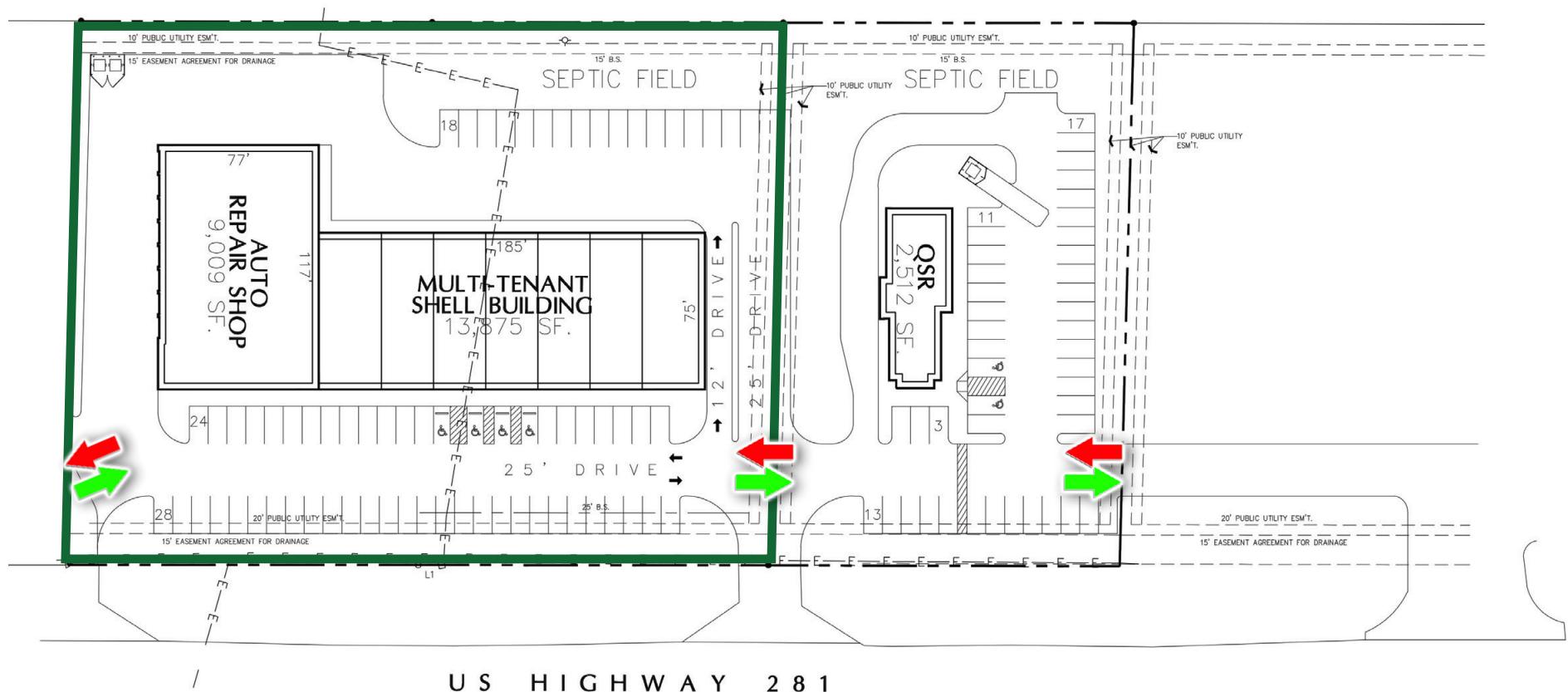
# SITE PLAN

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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.*

2-10-2025



## 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.

ECRE Brokerage, LLC dba Evergreen Commercial Real Estate

9009730

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

David Russell Burggraaf

518156

Designated Broker of Firm

License No.

David Russell Burggraaf

518156

Licensed Supervisor of Sales Agent/Associate

License No.

David Russell Burggraaf

518156

Sales Agent/Associate's Name

License No.

Buyer/Tenant/Seller/Landlord Initials

Date