


±13.5 ACRES AT SWQ OF CYPRESSWOOD & TREASCHWIG



BROKER CONTACT: David Marshall, Principal | david@dmre.com | 713.955.3126



 DUEITT MS



CHASE

ANYTIME FITNESS
Get to a healthier place.

SUBWAY



FAMILY DOLLAR
my family, my family dollar.



GREENGATE PLACE
Home Values up to \$189K

±13.5
ACRES

FOREST LAKES
Home Values up to \$325K

TREASCHWIG RD

CYPRESSWOOD DR

PROPERTY DETAILS

ADDRESS

SWQ of Cypresswood & Treaschwig
Spring, TX 77373

LAT., LONG.

30.043313, -95.347648

SIZE

±13.5 Acres

UTILITIES

Yes

SCHOOLS

Spring ISD:
Anderson Elementary School
Dueitt MS
Spring HS

PARCEL ID

042145000001

OWNER

Treaschwig Retail Partners

PRICE

Call for Pricing

RESTRICTIONS

None

LEGAL

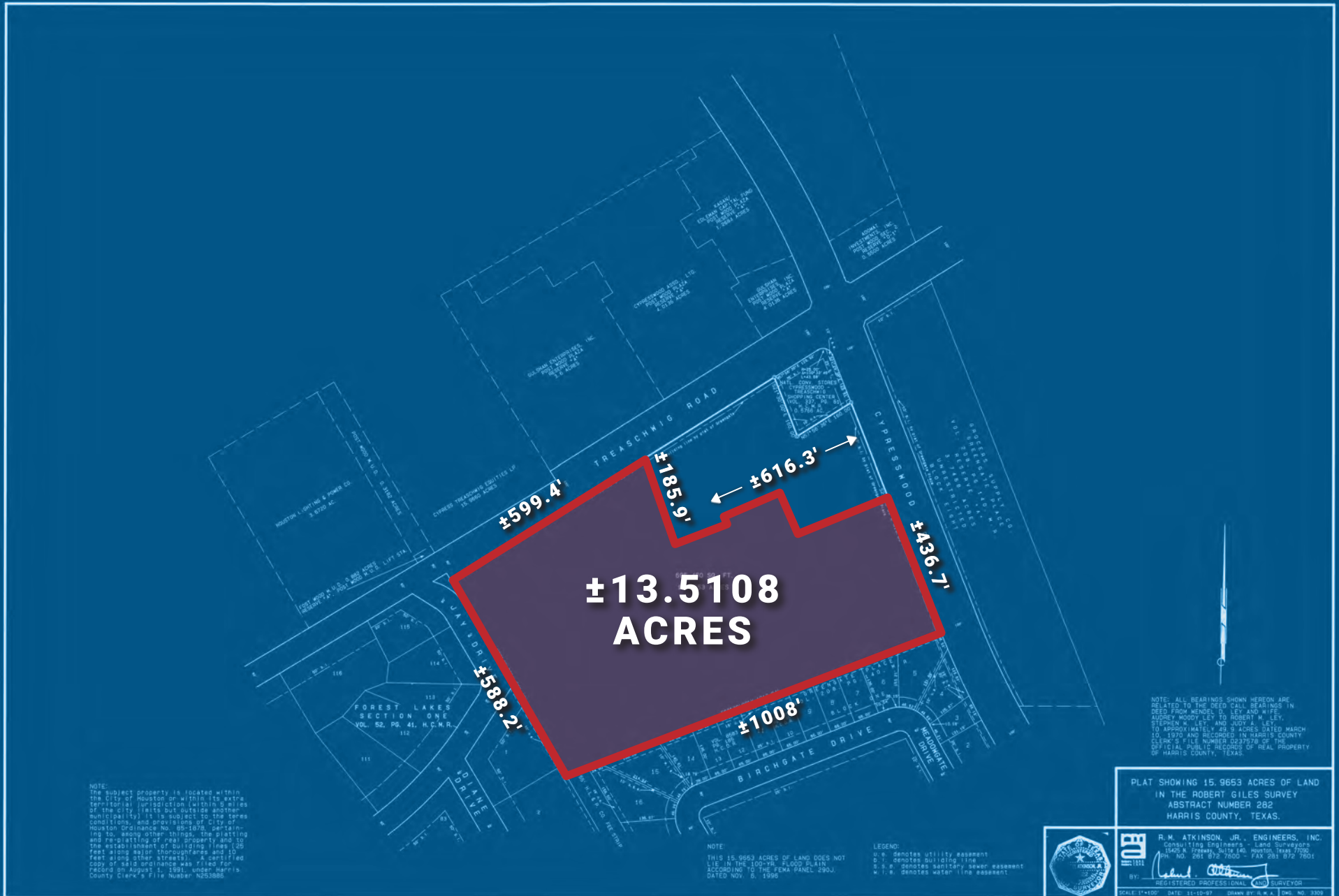
TRS 1 & 7B ABST 282 R GILES

DETENTION

On Site



APPROXIMATE PROPERTY SURVEY



NOTE:
The subject property is located within the City of Houston or within its extra-territorial jurisdiction (within 5 miles of the City limits but outside another municipality) it is subject to the terms, conditions, and provisions of City of Houston Ordinance No. 88-107A, pertaining to, among other things, the drafting and the establishment or building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991, under Harris County Clerk's File Number, 902388B.

NOTE:
THIS 15.9653 ACRES OF LAND DOES NOT LIE IN THE 100-FOOT FLOOD PLAIN ACCORDING TO THE FEMA PANEL 290J, DATED NOV. 5, 1990.

LEGEND:
w. u. Denotes utility easement
D. I. Denotes building line
S. S. E. Denotes sanitary sewer easement
W. I. W. Denotes water line easement

NOTE: ALL BEARINGS SHOWN HEREON ARE RELATED TO THE DEED CALL BEARINGS IN DEED FROM MENDEL B. LEY AND WIFE, AUDREY MOODY LEY TO ROBERT M. LEY, STEPHEN M. LEY AND JOY A. LEY TO APPROXIMATELY 49.9 ACRES DATED MARCH 10, 1970 AND RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER 023779 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

PLAT SHOWING 15.9653 ACRES OF LAND IN THE ROBERT GILES SURVEY ABSTRACT NUMBER 282 HARRIS COUNTY, TEXAS.



R. M. ATKINSON, JR., ENGINEERS, INC.
Consulting Engineers - Land Surveyors
15425 N. Treaschnig, Suite 140, Houston, Texas 77060
PH. NO. 281 872 7500 - FAX 281 872 7601

BY: *R. M. Atkinson, Jr.*
REGISTERED PROFESSIONAL SURVEYOR

SCALE: 1"=100' DATE: 11-15-97 DRAWN BY: R.M.A. DWS. NO. 3309

2020 DEMOGRAPHICS

	<i>0-1 mile radius</i>	<i>0-3 miles radius</i>	<i>0-5 miles radius</i>
2020 POPULATION ESTIMATE	11,942	59,962	139,308
5-YR EST. POPULATION GROWTH	1.1%	1.5%	3.9%
AVERAGE HOUSEHOLD INCOME	\$82,427	\$84,656	\$88,530
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$148,815	\$151,886	\$165,647



2019 TAX RATES		
024	SPRING ISD	1.430000
040	HARRIS COUNTY	0.407130
041	HARRIS CO FLOOD CNTRL	0.027920
042	PORT OF HOUSTON AUTHY	0.010740
043	HARRIS CO HOSP DIST	0.165910
044	HARRIS CO EDUC DEPT	0.005000
045	LONE STAR COLLEGE SYS	0.107800
550	HC EMERG SRV DIST 7	0.099390
666	HC EMERG SERV DIST 11	0.034707
841	TATTOR ROAD MUD	0.590000
TOTAL		2.878597

PRIME LOCATION



DEVELOPMENT SITE LOCATED IN SPRING

- Strategically located at a lighted intersection that is between IAH Airport, The Woodlands, and north of FM 1960.
- Access to property from Treaschwig Rd and Cypresswood Dr.



CONVENIENT ACCESS TO FM 1960 VIA TREASCHWIG RD

- FM 1960 is 2 miles south of the Site.
- Hardy Toll Road & I45 is less than 5 miles west of the Property.
- George Bush IAH is located less than 3 miles from the Property.



CLOSE TO NORTH HOUSTON'S BEST ENTERTAINMENT AND RETAIL

- Close proximity to the award winning Cypresswood Golf Club which features a 36-hole golf facility on 600 acres.
- 10 miles southwest from The Woodlands.



George Bush IAH



Cypresswood Golf Club

LISTINGS TEAM

CONTACT US



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MARKETING & OPERATIONS TEAM



Joann Lim

Marketing Coordinator



Jessica Lukert

Administrative Coordinator

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT



DOSCH MARSHALL
REAL ESTATE

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