NEC of Grand Parkway at Hildebrandt

Pad Sites For Sale or Ground Lease | 5.3 Acres

5.3 Acres ■ Ideal Use: Restaurant, Retail, Office, Medical, Hotel Development

FEATURES

- Long stretch of frontage on 99/Grand Parkway feeder road and 612' on Hildebrandt Road
- Excellent access to site from on/off ramps and a direct feeder under 99 from Hildebrandt
- 3.8 miles to Springwoods Village with:
  - Exxon Campus (over 10,000 employees)
  - Southwestern Energy (2,000 employees)
  - Newly announced HP campus (2,500)
  - Newly announced ABS campus (2,000)
- Directly across 99 from Kimco's new Grand Marketplace, a 420,000 SF Target anchored power center with 12 junior box stores and tremendous new retail
- Adjacent to the new proposed Home Depot
- Just west of Kuykendahl is a 40 acres mixed use development with proposed retail, multi-family, office, and medical
- Utilities from Dowdell PUD
- No floodplain

TRAFFIC COUNTS (Approximate)

99/Grand Parkway: 80,00 + CPD
Kuykendahl Road: 30,000 + CPD
Spring Stuebner Road: 30,000 + CPD

CALL FOR PRICE

TAXES

Klein ISD	$1.41
Lone Star College	$0.11
Harris County	$0.72
Total Taxes:	***$2.24***

DEMOGRAPHICS

3 Mile Radius	
Population:	61,807
Average HH Income:	$111,362
5 Mile Radius	
Population:	179,133
Average HH Income:	$111,678

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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

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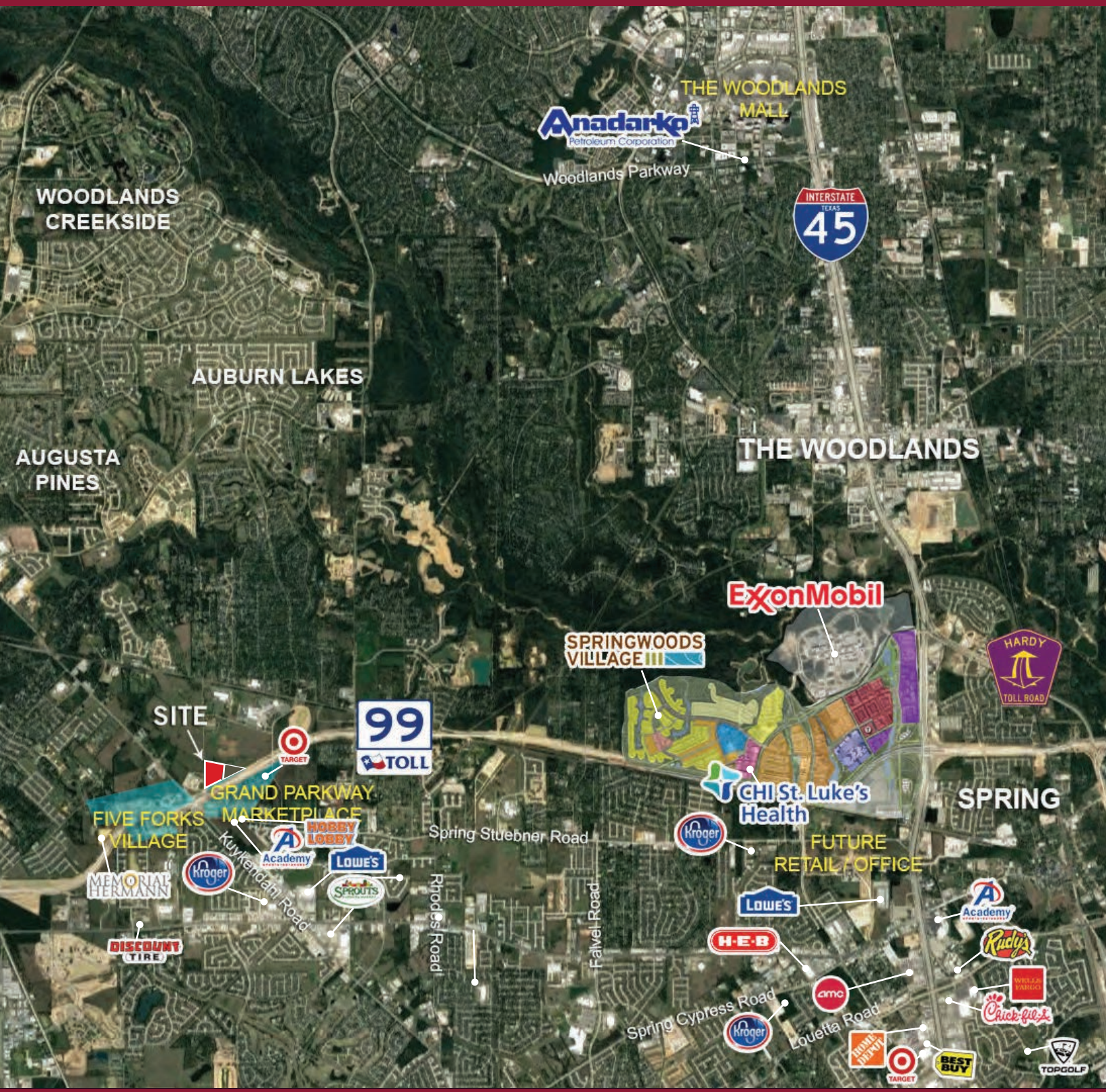
NEC of Grand Parkway at Hildebrandt

Aerial | 5.3 Acres



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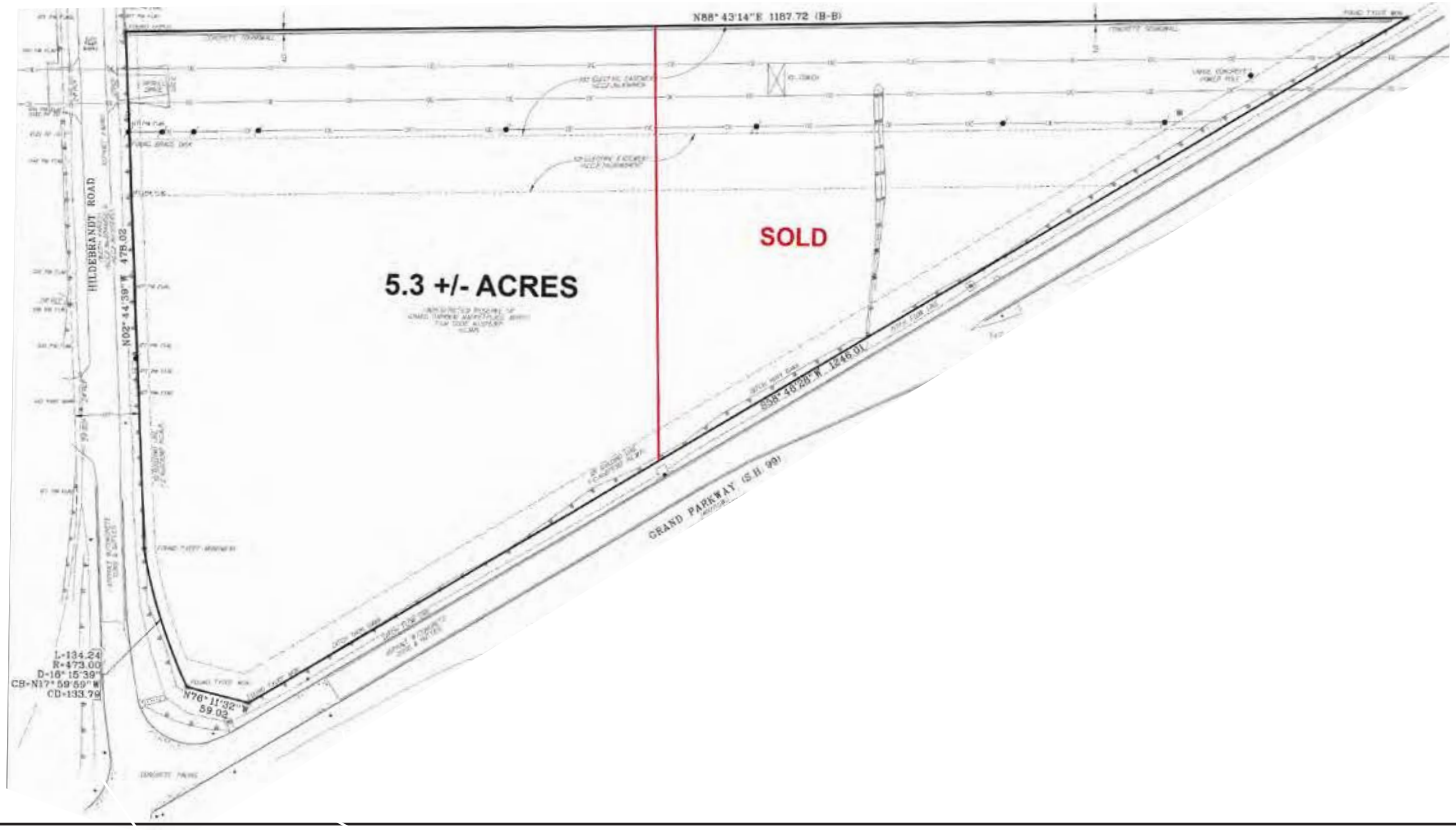
NEC of Grand Parkway at Hildebrandt

Survey & Conceptual Plan | 5.3 Acres



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all Real Estate Licenses to give the following information about brokerage services to prospective buyers, tenants, 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.

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
Mark Terpstra	443855	mterpstra@caldwellcos.com	281-664-6634
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____