



Preserve at
Northampton
359 Homes

±1.806 ACRES
AVAILABLE

WHEEL DEALER
DISTRIBUTING

ROOT RD 3,556 VPD

MISSOURI PACIFIC RAILROAD

WILLOW CREEK STABLES RD



1.806 ACRES – SPRING, TX

7002 ROOT ROAD | SPRING, TEXAS

±1.806 ACRES AVAILABLE FOR SALE

JEFF LOKEY | 281.477.4380 | RANDY NERREN | 281.477.4376

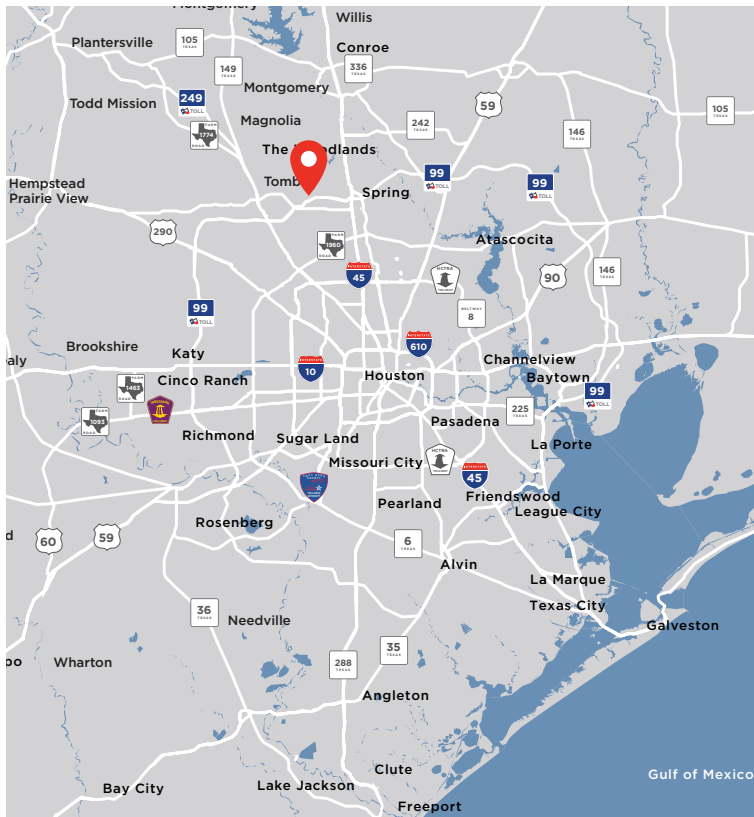
PROPERTY INSIGHTS

±1.806 ACRES AVAILABLE FOR SALE IN SPRING, TEXAS

- Rare find commercial property with high visibility.
- Unrestricted with a brick home to be razed or used for offices.
- Multiple uses from office warehouse, to storage units, to dog kennel business, retail and mixed-use.

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±1.806 acres
- ▶ **PRICE:**
\$940,000
- ▶ **SCHOOL DISTRICT:**
Klein ISD
- ▶ **FRONTAGE:**
Approx. 479.6 ft. on Root Road
- ▶ **TRAFFIC COUNTS:**
Approx. 3,556 VPD on Root Road



212,339
Current Population
Within a 5-Mile Radius



15.45%
Population Growth
Within a 5-Mile Radius
from 2020 to 2023



\$151,307
Average HHI Within
a 5-Mile Radius



Northampton
1,082 Homes

Reserve at
Northampton
359 Homes

Schultz
Elementary
547 Students

SITE

Hildebrandt
Intermediate
1,060 Students

THE HOME DEPOT

CAVENDER'S

GRAND PARKWAY MARKETPLACE

- TARGET
- Michael's
- five BEEW
- ROSS
- carter's
- ULTA
- PETSMART
- Party City
- DSW
- TJ-maxx

Public Storage

99
TOLL

Lakes at
Avalon Village
336 Homes

Spring Terrace
601 Homes

GRAND PARKWAY MARKETPLACE II

- LAIFITNESS
- HOBBY LOBBY
- Academy
- SPECS
- COONSHACK
- WALK-ONS
- Winn-Dixie
- Value City
- Donato's



DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23

POSTAL COUNTS

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| Current Households | 1,639 | 26,586 | 73,535 |
| Current Population | 4,942 | 82,051 | 212,339 |
| 2020 Census Average Persons per Household | 3.02 | 3.09 | 2.89 |
| 2020 Census Population | 4,909 | 74,158 | 183,925 |
| Population Growth 2020 to 2023 | 0.69% | 10.64% | 15.45% |

CENSUS HOUSEHOLDS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| 1 Person Household | 11.86% | 13.52% | 18.92% |
| 2 Person Household | 34.47% | 30.64% | 32.55% |
| 3+ Person Household | 53.66% | 55.84% | 48.53% |
| Owner-Occupied Housing Units | 91.22% | 76.44% | 70.00% |
| Renter-Occupied Housing Units | 8.78% | 23.56% | 30.00% |

RACE AND ETHNICITY

| | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| 2023 Estimated White | 69.18% | 55.76% | 56.82% |
| 2023 Estimated Black or African American | 8.38% | 12.09% | 11.56% |
| 2023 Estimated Asian or Pacific Islander | 3.87% | 8.39% | 8.30% |
| 2023 Estimated Other Races | 17.90% | 22.90% | 22.51% |
| 2023 Estimated Hispanic | 22.53% | 28.74% | 28.14% |

INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| 2023 Estimated Average Household Income | \$149,945 | \$151,307 | \$147,982 |
| 2023 Estimated Median Household Income | \$116,569 | \$119,564 | \$116,440 |
| 2023 Estimated Per Capita Income | \$50,256 | \$49,673 | \$52,327 |

EDUCATION (AGE 25+)

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|--------|---------|---------|
| 2023 Estimated High School Graduate | 16.90% | 19.37% | 18.81% |
| 2023 Estimated Bachelors Degree | 40.21% | 30.87% | 31.62% |
| 2023 Estimated Graduate Degree | 11.58% | 16.51% | 16.59% |

AGE

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2023 Median Age | 41.9 | 34.7 | 35.7 |

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.

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.

| | | | |
|---|---------------|----------------------------|----------------------|
| Home Asset, Inc., dba NewQuest Properties | 420076 | - | (281)477-4300 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| H. Dean Lane, Jr. | 366134 | dlane@newquest.com | (281)477-4300 |
| Designated Broker of Firm | License No. | Email | Phone |
| H. Dean Lane, Jr. | 366134 | dlane@newquest.com | (281)477-4300 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Jeffrey B. Lokey | 373933 | jlokey@newquest.com | (281)477-4380 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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