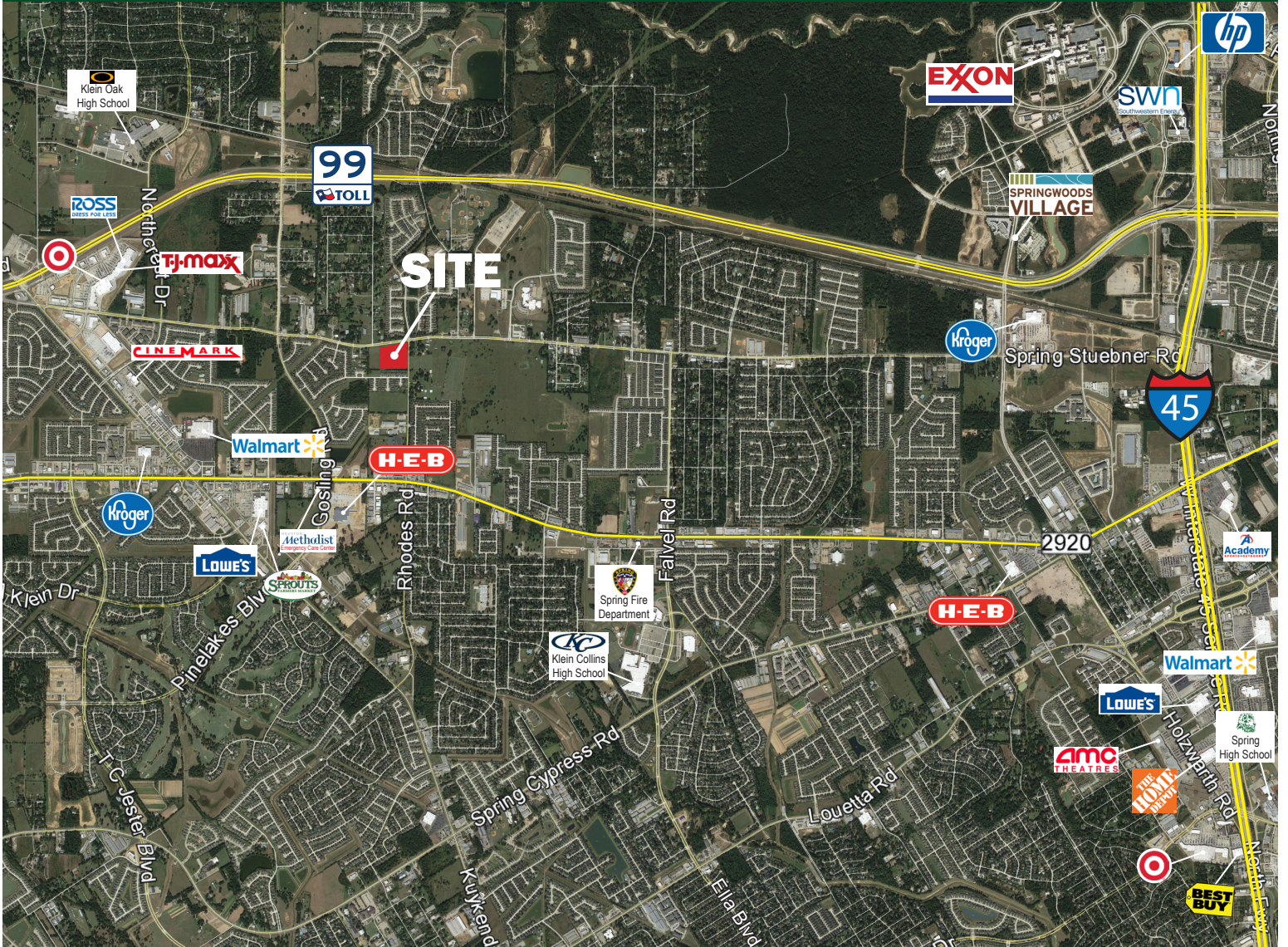


# JTLYNCH

COMPANY, LLC

COMMERCIAL REAL ESTATE

+/- 10.08 ACRES OF LAND FOR SALE



SW CORNER OF SPRING STUEBNER AND RHODES ROAD

J. TERRENCE LYNCH | [terry@jtlynchco.com](mailto:terry@jtlynchco.com) | (281) 440-5225

JEFF LYNCH | [jeff@jtlynchco.com](mailto:jeff@jtlynchco.com) | (832) 900-2420

8900 Eastloch Drive, Bldg 110 Suite B, Spring, Texas 77379



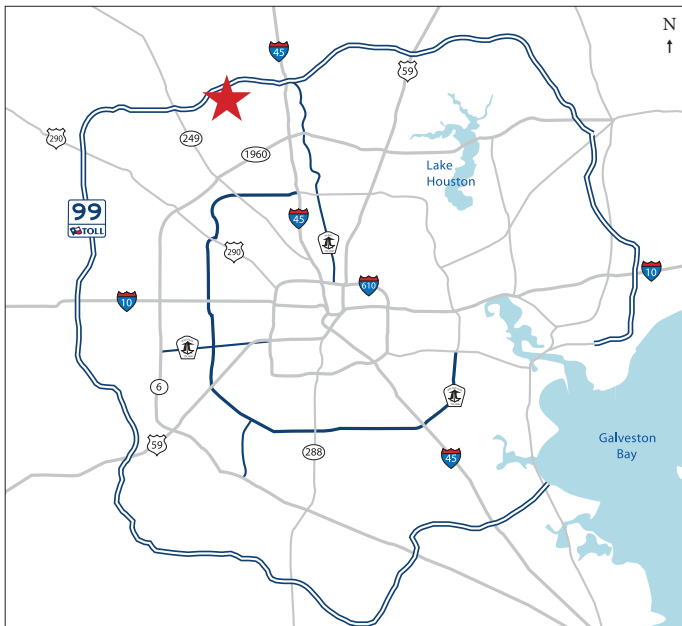


Spring Stuebner Rd

+/- 10.08 ACRES  
\$10.00 PSF

Rhodes Rd

**PROPERTY OFFERS TREMENDOUS DEVELOPMENT OPPORTUNITY**



**PROPERTY DESCRIPTION:**

- +/- 10.08 acres available
- Located in Bridgestone MUD
- Approximately 1.25 miles south of the Grand Parkway (I-99)
- Approximately 5 miles from Springwoods Village with:
  - Exxon Mobil campus (10,000+ employees)
  - Southwestern Energy (2,000 employees)
  - Recently announced HP campus (2,500 employees)
  - Recently announced ABS campus (2,000 employees)
- Property was not impacted by Hurricane Harvey

**PRICE:**

\$9.85 PSF or \$4,324,985.00

**SPRING STUEBNER ROAD (VARIABLE WIDTH R.O.W.)**  
 (AS MONUMENTED) VOL. 188, PG. 45 D.R.H.C.  
 H.C.C.F. NO. 20110121979

30' ROADWAY EASEMENT  
 VOL. 4933, PG. 563  
 D.R.H.C.

4.4075 ACRES  
 H.C.C.F. NO. T186450 & T186451

3.500 ACRES  
 PORTION OF  
 CALLED 12.958 ACRES  
 VOL. 3420, PG. 212  
 D.R.H.C.

REMAINDER OF  
 CALLED 12.958 ACRES  
 VOL. 3420, PG. 212  
 D.R.H.C.

20' DRAINAGE EASEMENT  
 0.3156 OF ONE ACRE OR  
 13,748 SQUARE FEET  
 PORTION OF  
 CALLED 12.958 ACRES  
 VOL. 3420, PG. 212  
 D.R.H.C.

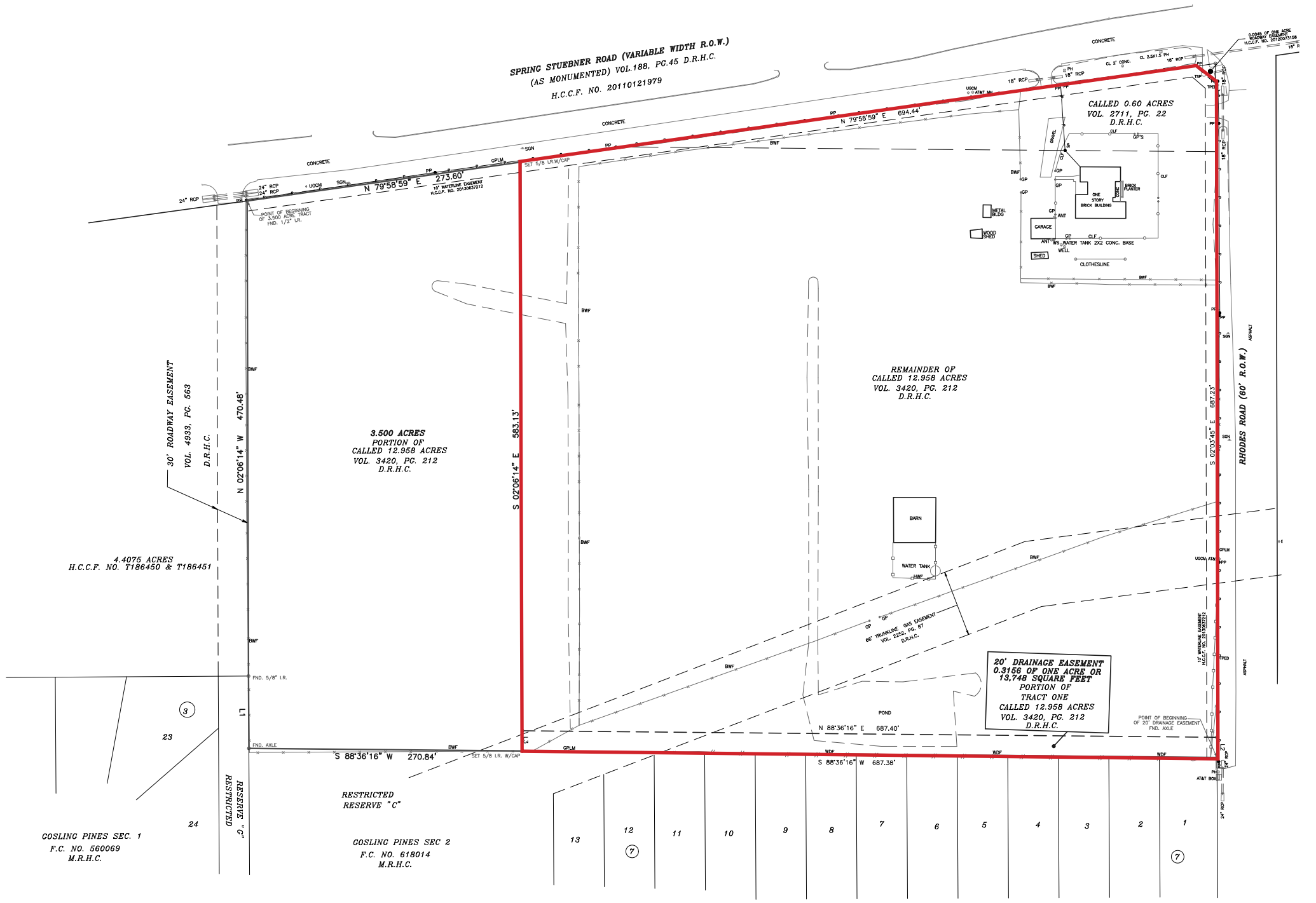
CALLED 0.60 ACRES  
 VOL. 2711, PG. 22  
 D.R.H.C.

RESTRICTED  
 RESERVE "C"

COSLING PINES SEC 2  
 F.C. NO. 618014  
 M.R.H.C.

COSLING PINES SEC. 1  
 F.C. NO. 560069  
 M.R.H.C.

RESERVE "C"  
 RESTRICTED



POINT OF BEGINNING OF 3.500 ACRE TRACT FND. 1/2" I.R.  
 273.60'  
 10' EASEMENT H.C.C.F. NO. 201807012

N 02°06'14" W 470.48'

S 02°06'14" E 583.13'

S 88°36'16" W 270.84'

N 88°36'16" E 687.40'

S 88°36'16" W 687.38'

POINT OF BEGINNING OF ONE ACRE TRACT H.C.C.F. NO. 20120071108

RHODES ROAD (60' R.O.W.)

23

24

13

12

11

10

9

8

7

6

5

4

3

2

1

7



## Information About Brokerage Services

Texas law requires all real estate licensees 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 licensee 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 licensee 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.

<u>JT Lynch Company LLC</u>	<u>n/a</u>	<u>n/a</u>	<u>(281)440-5225</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>J. Terrence Lynch</u>	<u>362038</u>	<u>terry@jtynchco.com</u>	<u>(281)630-2462</u>
Designated Broker of Firm	License No.	Email	Phone
<u>J. Terrence Lynch</u>	<u>362038</u>	<u>terry@jtynchco.com</u>	<u>(281)630-2462</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Jeffrey Lynch</u>	<u>661400</u>	<u>jeff@jtynchco.com</u>	<u>(832)900-2420</u>
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.trea.texas.gov](http://www.trea.texas.gov)

ARS 1-C Data