

PRICE REDUCED

 **TOWARDS SPRING**



HARDY TOLL RD

BRADBURY FOREST
+/- 567 Single-Family Homes

LEXINGTON WOODS
+/- 1,080 Single-Family Homes



DIVISIBLE
(+/- 9.7 Acres Per Tract)

SKERNE FOREST DR

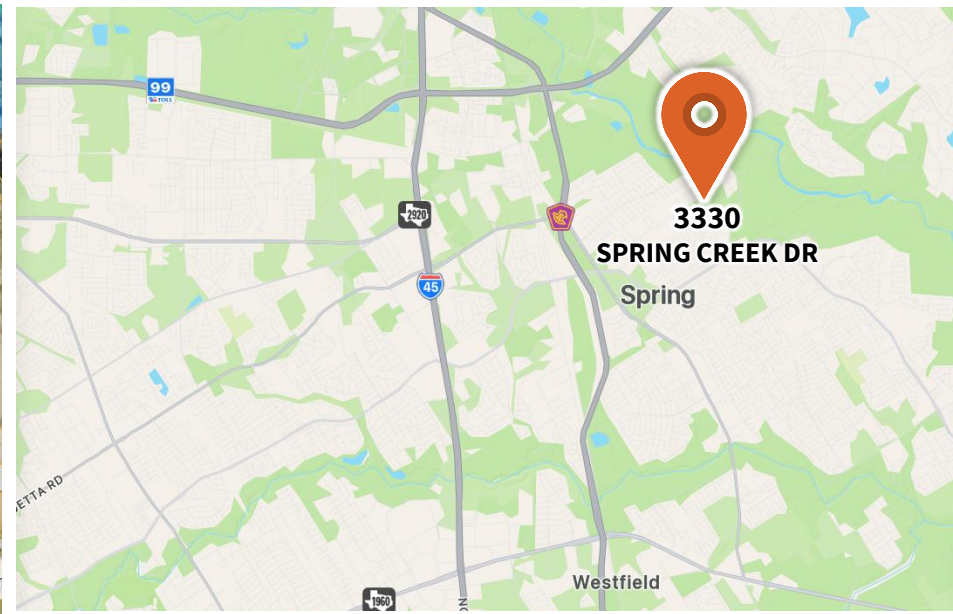
5,869+ VPD
SPRING CREEK DR

**± 9.7 ACRES UP TO 29.2 ACRES (DIVISIBLE) –
3330 SPRING CREEK DR. | SPRING, TX 77373**



ASHLEY GIBSON // (936) 270-1024 EXT. 2 // ASHLEY@HRPTX.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.



PROPERTY HIGHLIGHTS

- Site is ideally situated for Single-Family Development
- Majority of Site Outside 100-Yr & 500-Yr Flood Plain

DEMOGRAPHICS

Population (2024): 1 mi. - 11,211 | 3 mi. - 88,876 |
5 mi. - 201,909

Avg. Household Income: 1 mi. - \$117,796 | 3 mi. - \$128,971 |
5 mi. - \$118,104

Traffic Count: **SPRING CREEK DR: 5,869+ vpd**

PROPERTY INFORMATION

Price: **REDUCED** 29.2 Acres - \$2,990,000 (\$2.35 / Sq. Ft.)

Property Size: +/- 29.2 Acres (Divisible)
3 Parcels: +/- 9.7 Acres Per Tract

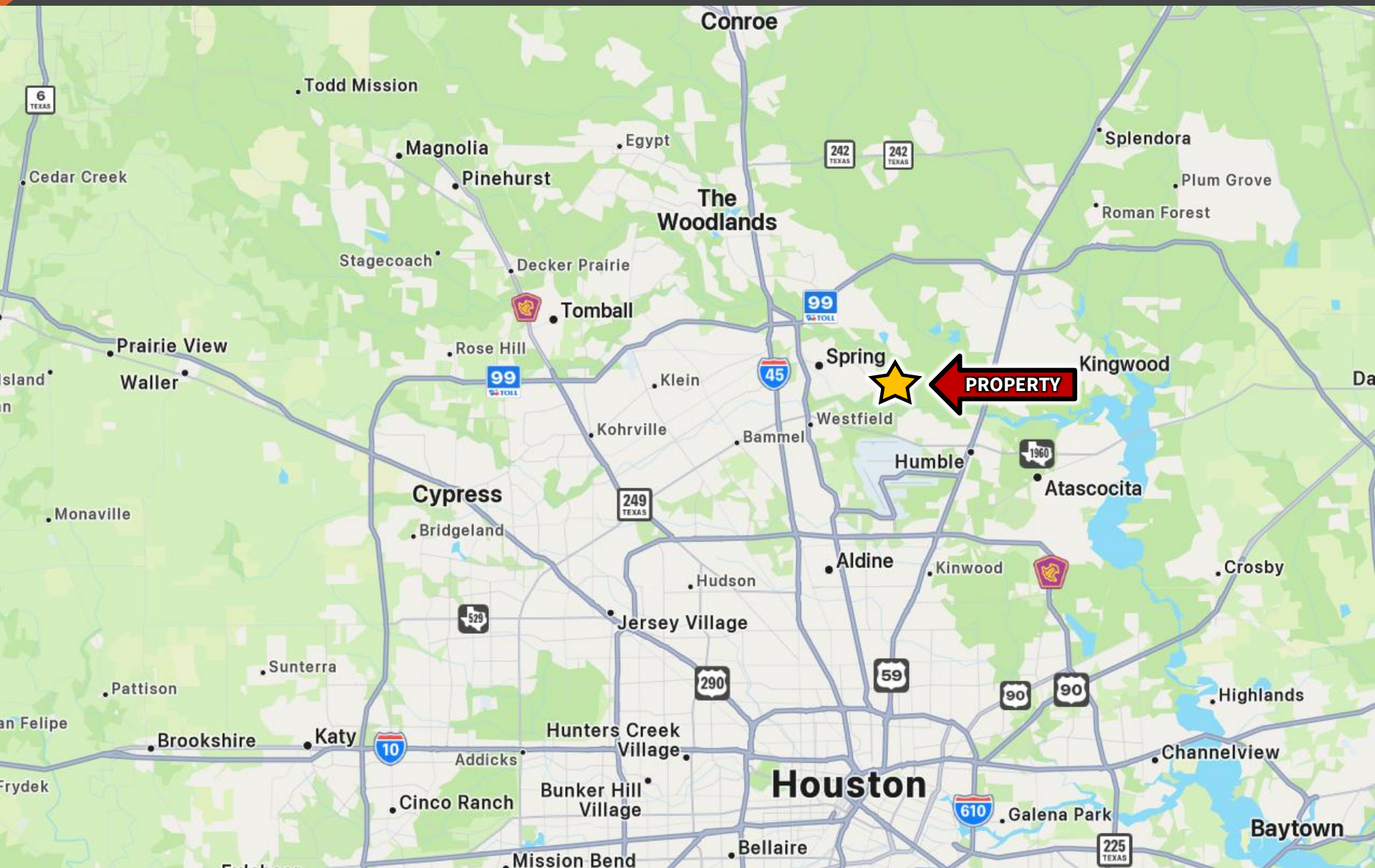
Utilities: Utilities Available through M.U.D. 82

Frontage: Approximately 1,363 Ft. on Spring Creek Dr.
Approximately 858 Ft. on Broughton St.
Approximately 1,253 Ft. Sciacca Rd.

Additional Information: • One (1) Curb Cut Available on Spring Creek Dr.

FOR MORE INFORMATION CONTACT:
ASHLEY GIBSON

FOR SALE ± 9.7 ACRES UP TO 29.2 ACRES - 3330 SPRING CREEK



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 X2 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

FOR MORE INFORMATION CONTACT:
ASHLEY GIBSON

FOR SALE ± 9.7 ACRES UP TO 29.2 ACRES - 3330 SPRING CREEK

↖ **TOWARDS SPRING**


HARDY TOLL RD ↗



BRADBURY FOREST
+/- 567 Single-Family Homes

Tract 1
+/- 9.7 Acres

Tract 2
+/- 9.7 Acres

Tract 3
+/- 9.7 Acres

5,869+ VPD

LEXINGTON WOODS
+/- 1,080 Single-Family Homes



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 X2 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

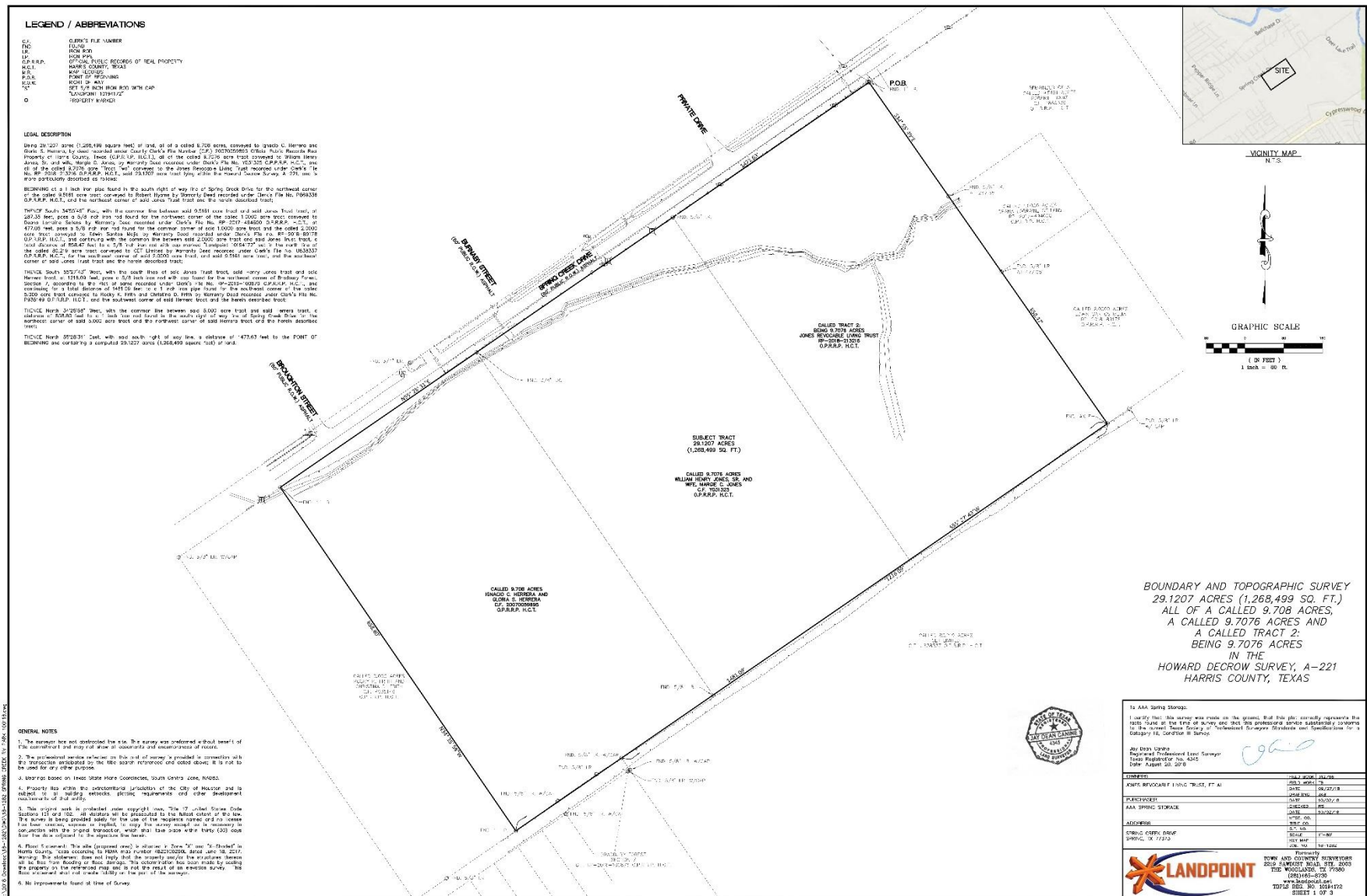
FOR MORE INFORMATION CONTACT:
ASHLEY GIBSON

FOR SALE ± 9.7 ACRES UP TO 29.2 ACRES - 3330 SPRING CREEK



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 X2 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.



11/2/2015



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 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.

<u>HUTSON REALTY PARTNERS, LLC</u>	<u>9011707</u>	<u>ryan@hutsonrealtypartners.com</u>	<u>(713)885-6856</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ryan Hutson</u>	<u>669668</u>	<u>ryan@hutsonrealtypartners.com</u>	<u>(713)885-6856</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ryan Hutson</u>	<u>669668</u>	<u>ryan@hutsonrealtypartners.com</u>	<u>(713)885-6856</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ashley Gibson</u>	<u>728676</u>	<u>ashley@hutsonrealtypartners.com</u>	<u>(281)881-8959</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.trec.texas.gov

IABS 1-0 Date

Ashley Gibson

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com

Phone: (936)851-7011

Fax:

Residential Buyer



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 X2 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.