

JMC AND ASSOCIATES
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10 ACRES FOR SALE FOR \$3,950,000 OR

Owner will consider selling 7 acres for \$2,950,000 or possibly 2 acres for \$950,000 depending what the buyer intends to construct.

There are two adjoining five (5) acre tracts listed on Harris County Appraisal District records as accounts: 0460450000030 and 0460450000031. The land can be seen via Google Earth by searching 20202 Stuebner Airline Rd. Spring, Tx.

This is a prime location. Many companies, vendors and suppliers are moving to Texas to be closer to the heart of the energy industry. Hewlett Packard opened its new corporate headquarters in Spring, Texas. The property is also a prime location for retail, small businesses, fast food establishments, convenience store etc.

- Frontage width 658 ft., back width 603 ft.
- Depth - north boundary length 852 ft.
south boundary length 590 ft.
- High elevation
- Fenced
- The land is clean and ready for development
- Has agricultural exemption
- Utilities – electricity, gas and water are available. A water well and septic system can be utilized. There is a MUD (#530) in the area. The seller has an agreement with the MUD that would allow for tapping into MUD's water supply line. The MUD may also allow for the property to tap into MUD's sewer line. The buyer of the property would need to pay to run a line to connect to the existing sewer system at an eligible location.

- Expensive single-family homes, apartments and condos are located on the north, east and south sides of the property.
- David Wayne Hooks Memorial Airport (a small private executive airport), the Laurel Park and Laurel Glenn Subdivisions, Spring Creek Athletics, Memorial Hermann Urgent Care, Memorial Hermann Sports Medicine & Rehabilitation, ATH (Athlete Training & Health) and uScore Soccer Center are also located near this property
- The land development is unrestricted.
- There are no zoning ordinances.
- This property lies in the northwesterly portion of Harris County, approximately 25-30 miles northwest of downtown Houston.
- Nearby thoroughfares; FM 2920, State Highway 99, Spring Cypress Rd., Louetta Rd. and Kuykendahl Rd.
- Stuebner Airline Road is a five-lane road.
- This property is located very close to the City of Tomball which has experienced substantial growth as well as Houston, Texas. Spring, Texas has also experienced substantial growth.
- There are no major factors in the subject neighborhood that would be considered to have a negative effect on property values. In fact, it is the opposite. There are positive developments and the area continues to grow.
- The property is situated in the Tomball and Klein Independent School Districts which provide all levels of education.
- Flood plain maps available show the property is not located in a flood plain.
- There are two easements. One for a water line which is located in the very front of the property. There are three fire hydrants. The other is a small 4" gas line but is not considered adverse to development. The easement can be used for utilities, road crossings, parking lots and trails but a structure cannot be placed on the gas line.
- The property is somewhat rectangular shaped.
- The buyer and seller are solely and individually responsible for any realtor fees the buyer or seller incurs.
- The property is being sold AS IS.