

FOR SALE



***8.226 Acres on Mahaffey Road
Spring, Texas 77375***

\$2,150,000 (\$6.00 psf)

Shovel Ready – already has water, sanitary and storm lines in place with off-site detention capacity

Access, visibility and exposure on FM 2920

Just north of FM 2920, adjacent to school, future fire station, other commercial and retail and two residential subdivisions

1 mile from the Grand Parkway and 1 mile from Tomball

Two street access with 456' of frontage on Mahaffey Road & 120' of frontage on FM 2920

*Great for storage, office warehouse, single and multi-user commercial site
Not in the flood plain*

For More information, please contact:

Brad Dill

bdill@bdrealty.com

(281) 272-2560

BD Realty Advisors, L.L.C., Broker

5010-F Louetta Road #543, Spring, Texas 77379

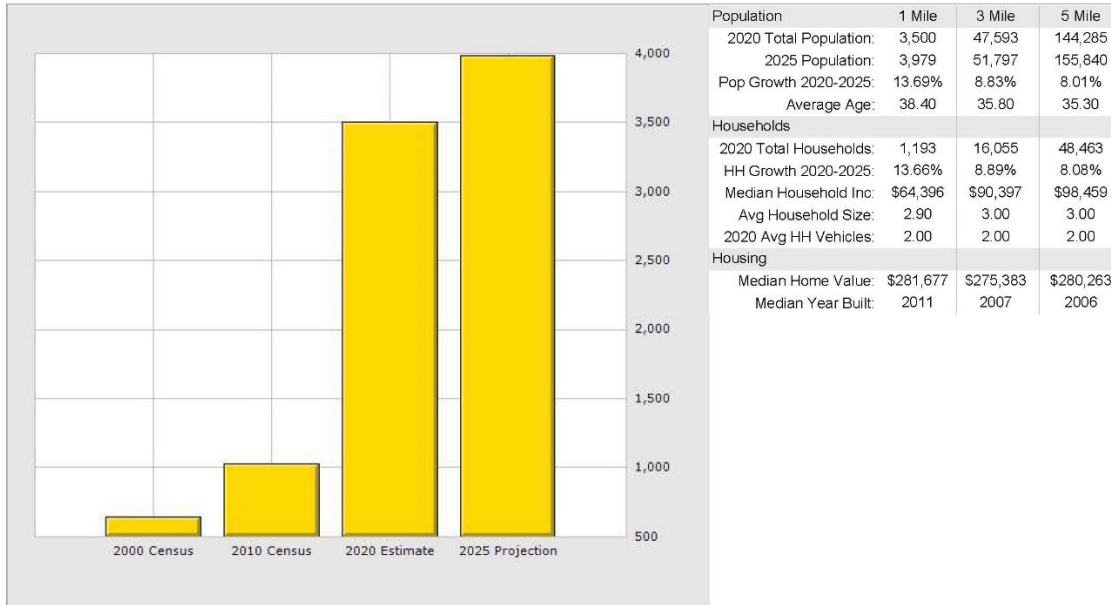
www.bdrealty.com

No warranty or representation, expressed or implied, is made as to accuracy of the information contained herein; and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principles.

Demographics

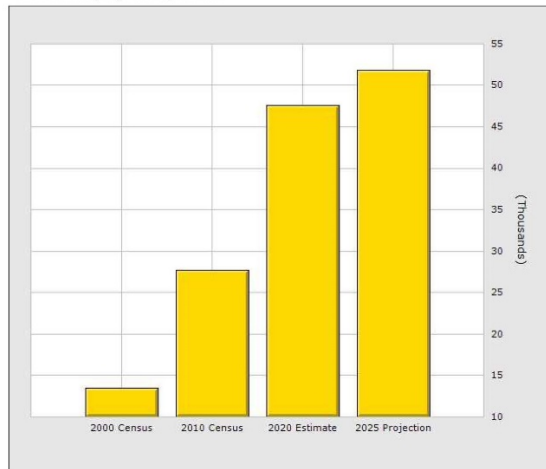
Population for 1 Mile Radius

10200 Mahaffey Rd, Tomball, TX 77375



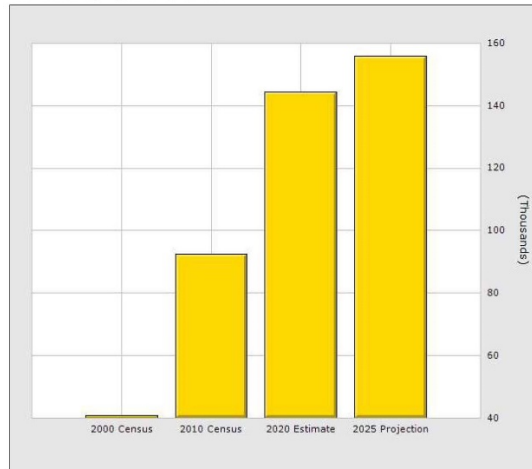
Population for 3 Mile Radius

10200 Mahaffey Rd, Tomball, TX 77375



Population for 5 Mile Radius

10200 Mahaffey Rd, Tomball, TX 77375



Traffic

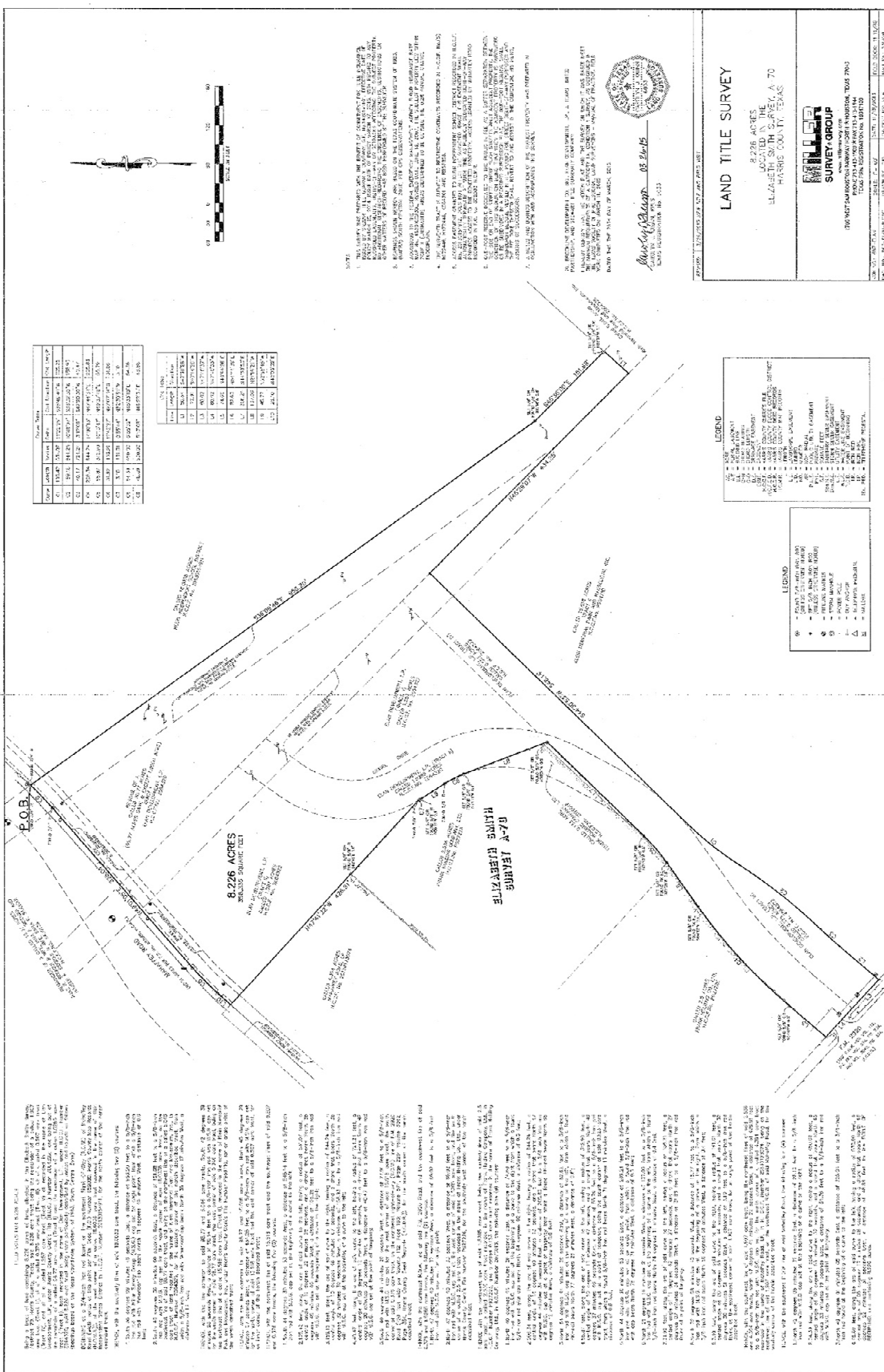
Collection Street	Cross Street	Traffic Vol	Year	Distance
Stuebner Airline Rd	FM 2920 Rd SW	928	2018	0.43 mi
Mahaffey Rd	Colby Ln SW	1,846	2018	0.43 mi
Walden Way	Linda Leigh Ln SW	680	2018	0.74 mi
Hufsmith Kuykendahl Rd	Bailey Rd E	4,499	2018	0.79 mi
Bailey Rd	Bailey Dr SW	1,208	2018	0.82 mi

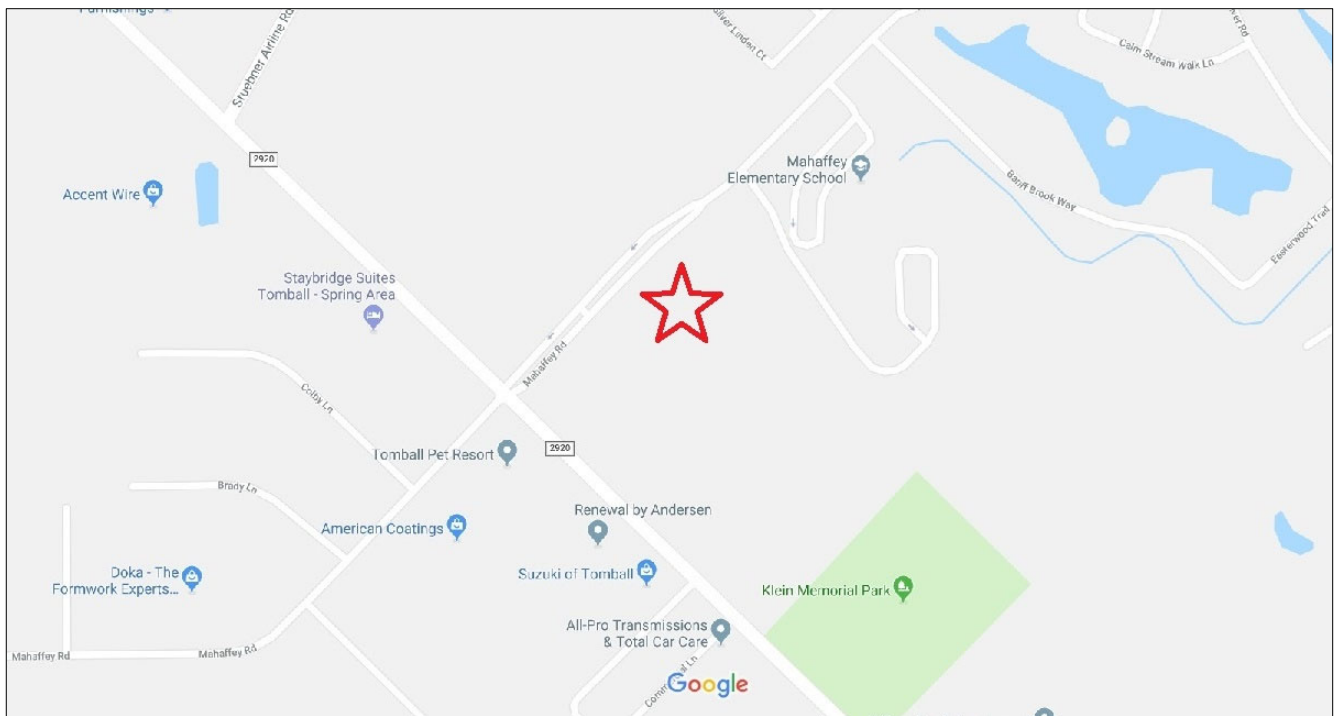
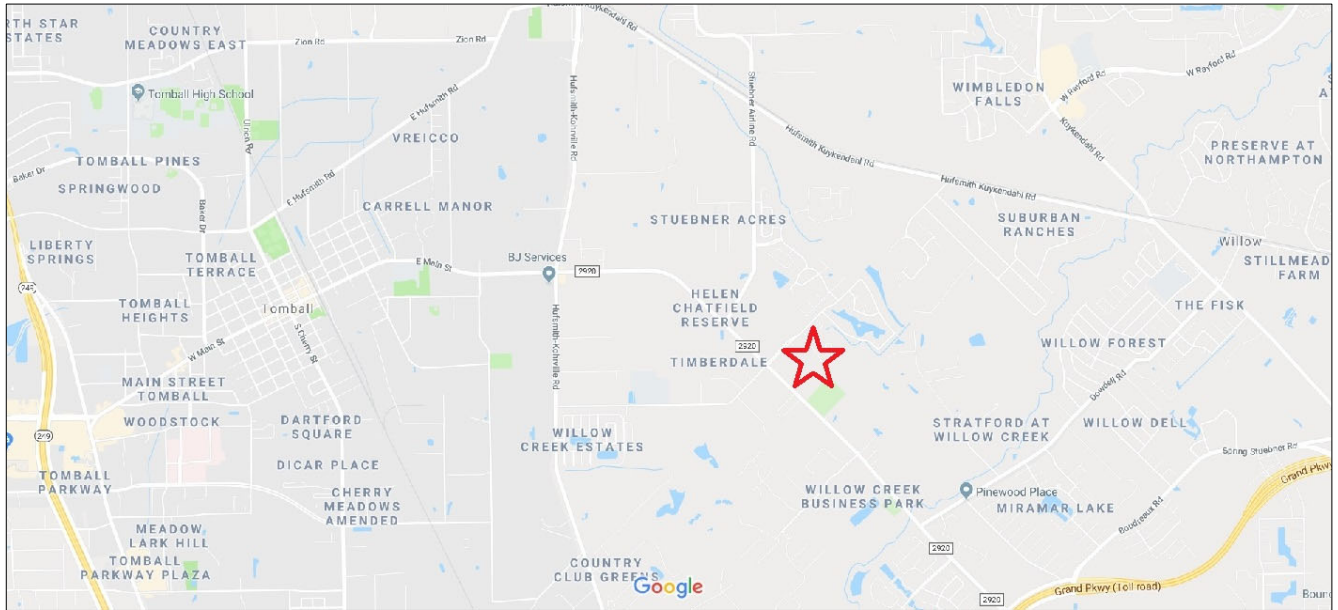
Made with TrafficMetrix® Products

22,600 vehicles per day on FM 2920 in 2018 according to the Texas Department of Transportation.



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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.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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BD Realty Advisors, LLC, Broker, represents the Owner



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