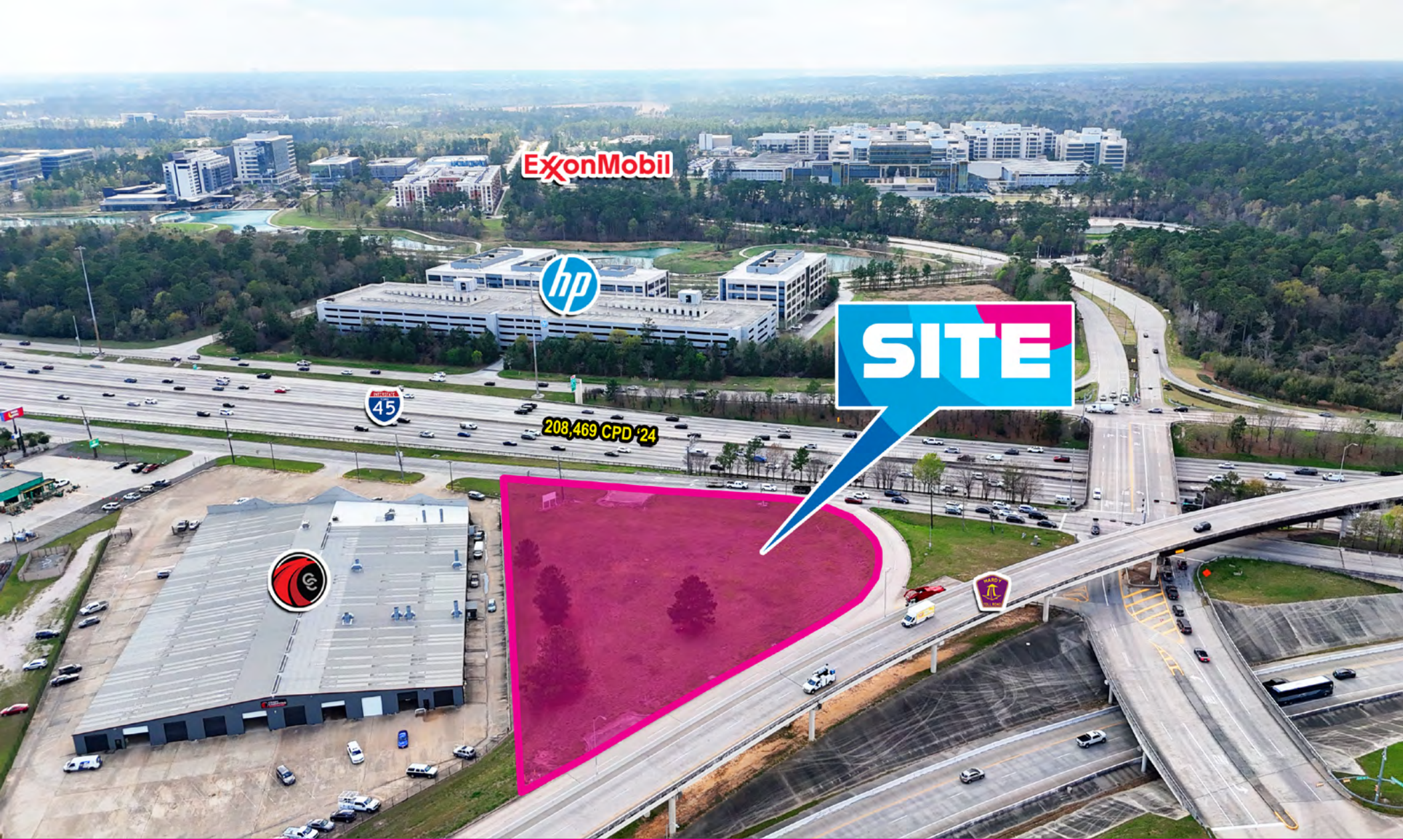




1.76 AC LAND FOR SALE LOCATED NEAR SPRINGWOODS VILLAGE

SEQ I-45 & Hardy Toll Rd | Spring, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SEQ I-45 & Hardy Toll Rd
Spring, TX 77373

Size: 1.76 AC

Price: \$25.00 PSF

HIGHLIGHTS:

- Unrestricted* site at the SEQ of I-45 & Hardy Toll Rd
- Utilities available*
- Elevation of land increases on northern portion of tract
- Positioned just off the signalized intersection of I-45 Service Rd & Springwoods Village Pkwy
- Easy access to I-45, Hardy Toll Rd & the Grand Parkway
- Close proximity to ExxonMobil, HP and SWN campuses

TRAFFIC COUNTS:

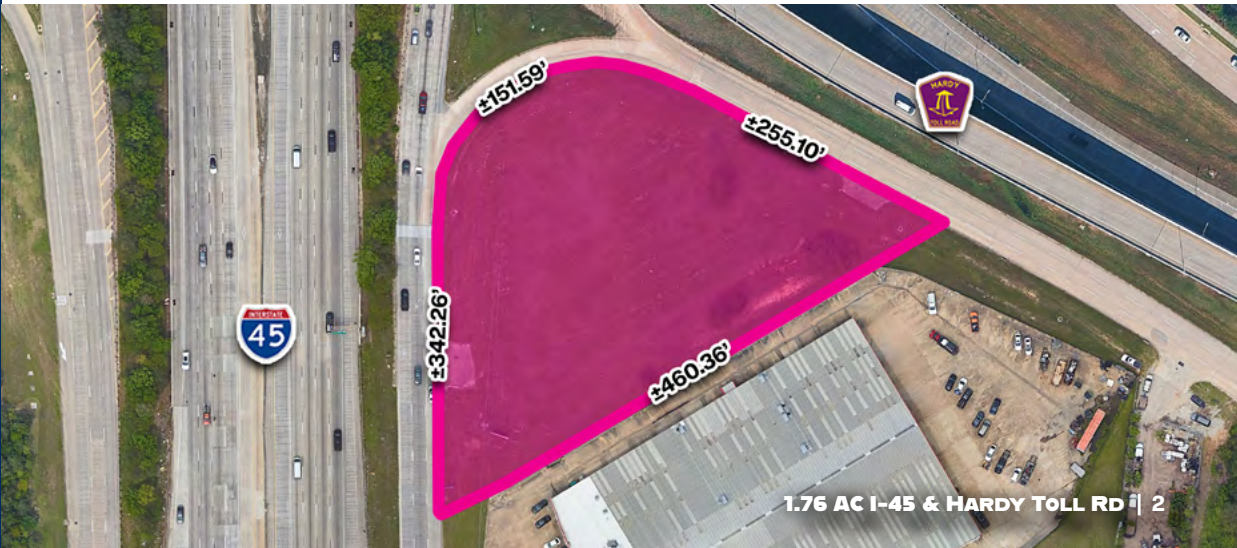
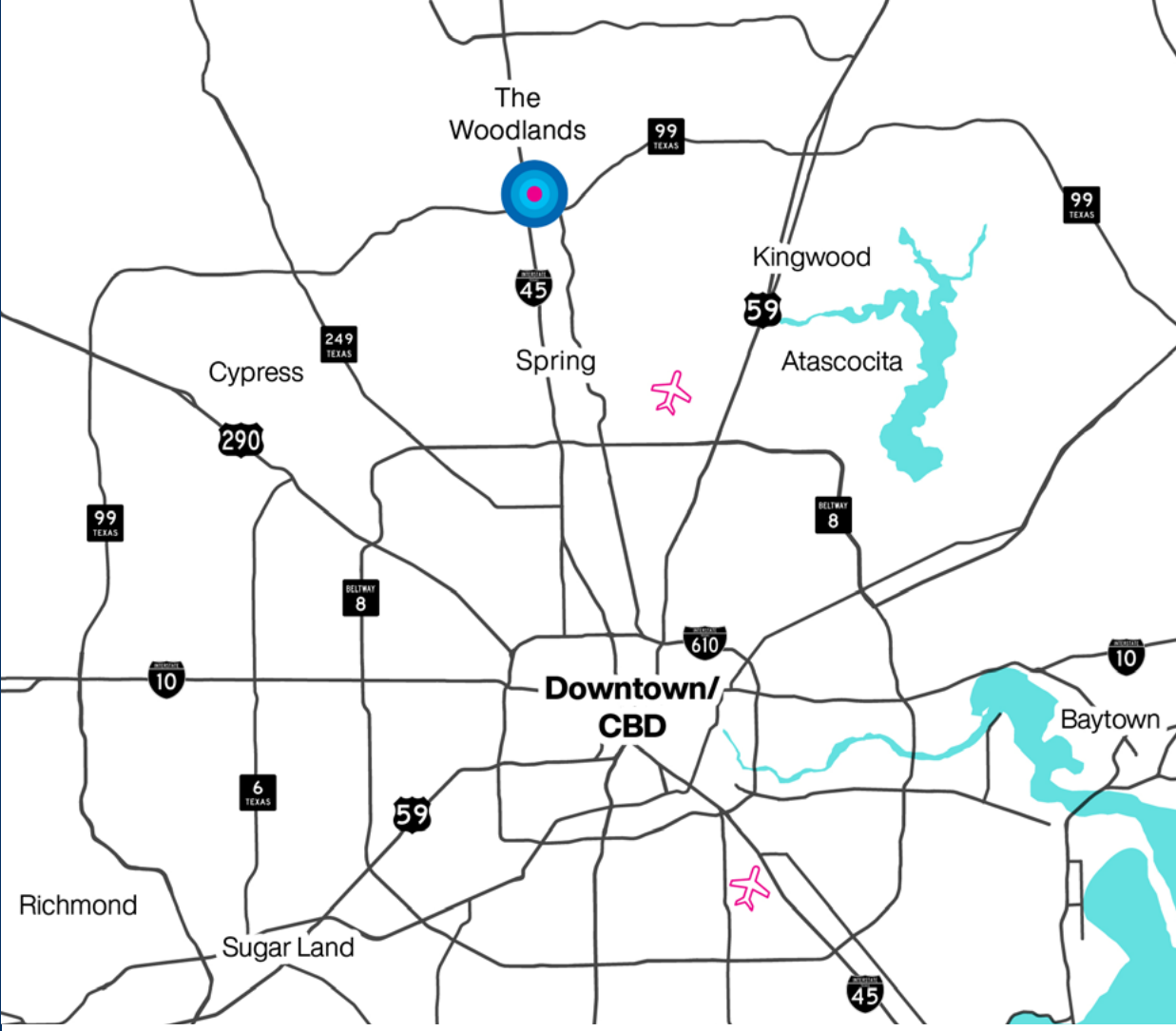
Interstate 45: 208,469 CPD '24

Hardy Toll Rd: 40,842 CPD '24

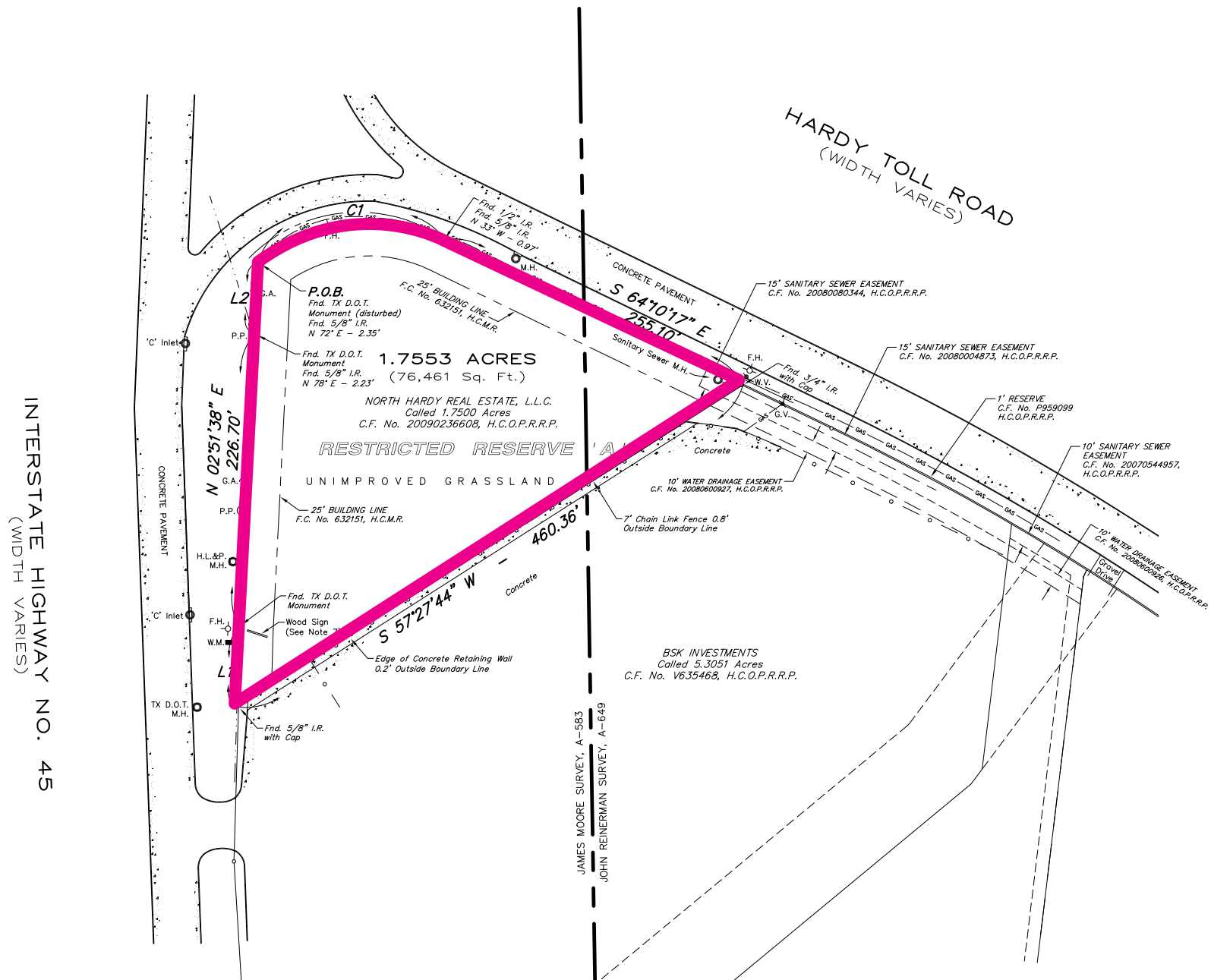
2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	5,853	73,334	224,153
Daytime Pop.	4,178	48,722	136,242
Avg HH Income	\$117,033	\$123,809	\$141,071

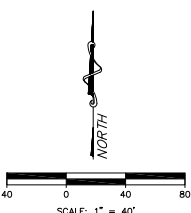
*Per Seller



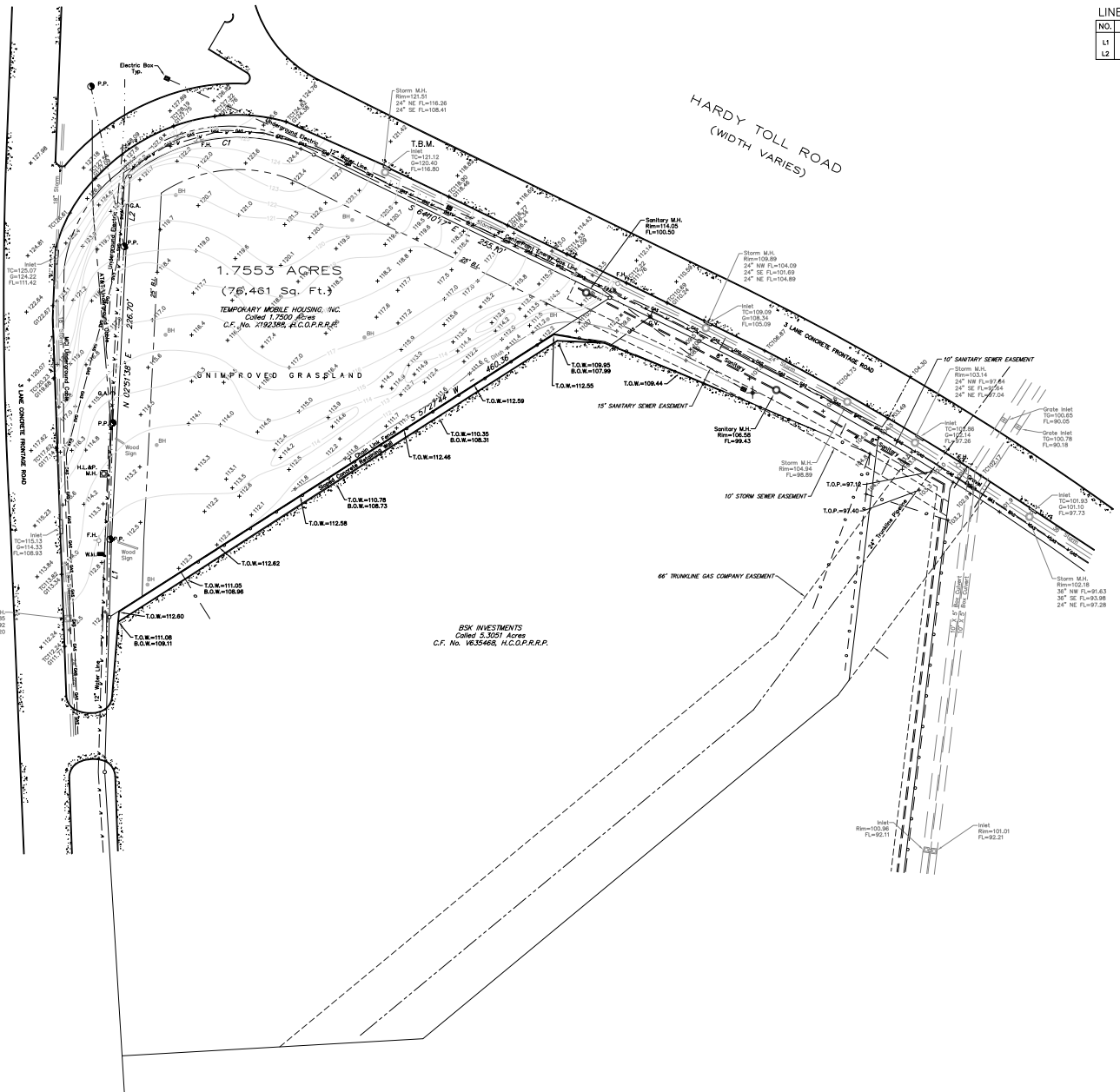
1.76 AC I-45 & HARDY TOLL RD | 2



TOPOGRAPHIC SURVEY



INTERSTATE HIGHWAY NO. 45
(WIDTH VARIES)



CURVE TABLE:

NO.	RADIUS	DELTA	LENGTH	CHORD
C1	133.00'	65°10'22"	151.59'	N 83°14'48" E - 143.52'

LINE TABLE:

NO.	BEARING	DISTANCE
L1	N 01°40'40" E	60.27'
L2	N 02°59'17" E	55.29'

GENERAL NOTES:

1. FOR ADDITIONAL BOUNDARY INFORMATION, REFER TO LAND TITLE SURVEY PREPARED BY THE PINNELL GROUP, DATED 8-29-2008, FILED UNDER A&S NUMBER 99-227.
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF NORTHGATE CROSSING, SECTION TWO, AS RECORDED IN VOLUME 344, PAGE 1 OF THE HARRIS COUNTY MAP RECORDS, AND ANY RESTRICTIVE COVENANTS CONTAINED THEREIN.
3. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PARTIAL VACATION OF SUBDIVISION PLAT, AS RECORDED UNDER CLIENT'S FILE NO. P959099 OF THE H.C.O.P.R.R.P.
4. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, AMENDED BY ORDINANCE NO. 1998-252, PERTAINING TO, AMONG OTHER THINGS, FLATTING, REPLACING AND BUILDING SET-BACK LINES.
5. THIS TRACT OF LAND IS SUBJECT TO RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCES OF THE CITY OF HOUSTON REGARDING HOUSTON INTERCONTINENTAL AIRPORT, AS RECORDED IN VOLUME 5446, PAGE 421 OF THE HARRIS COUNTY DEED RECORDS, AN AMENDED BY CLIENT'S FILE NO. J040661 OF THE H.C.O.P.R.R.P.
6. THIS TRACT OF LAND IS SUBJECT TO A 1-FOOT BUFFER RESERVE ALONG HARDY TOLL ROAD, AS RECORDED UNDER CLIENT'S FILE NO. P959099 OF THE H.C.O.P.R.R.P.
7. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, STATE PLANE, GRID, NAD 83.
8. BY GRAPHIC PLOTTING ONLY, A SMALL PORTION OF THIS TRACT OF LAND LIES IN ZONE X (SHADED) "AREAS OF 0.3% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"; AND THE MAJORITY OF THE TRACT LIES IN ZONE X (UNSHADED) "AREAS LOCATED OUTSIDE THE 500-YEAR FLOOD PLAIN", ACCORDING TO FEMA'S FEDERAL INSURANCE RATE MAP NO. 48201C0260 L; SAID MAP REVISED: JUNE 18, 2007.
9. ELEVATIONS SHOWN HEREON BASED ON T.S.A.R.P. ELEVATION REFERENCE MONUMENT NO. 100, BEING A BRASS DISK SHAPED "100075" ON BRIDGE AT INTERSECTION OF I-45 SOUTHBOUND FEEDER AND SPRING CREEK; ELEVATION 115.07 FEET ABOVE MEAN SEA LEVEL, N.A.V.D. 1988, 2007 ADJUSTMENT.
10. SUBSURFACE UTILITIES (GAS, CABLE, WATER, ELECTRIC, PIPELINES, ETC.) SHOWN HEREON WERE LOCATED BY OTHERS AND MAPPED BY THE PINNELL GROUP, OR ARE SHOWN PER DRAWINGS PROVIDED BY NORTHGATE CROSSING A/L/D, NO. 2.

TEMPORARY BENCHMARK:
T.B.M. - TOP OF CHIEFED SQUARE SET ON "B" INLET LOCATED ON THE SOUTHERLY SIDE OF HARDY TOLL ROAD SOUTHBOWN FRONTAGE ROAD, NEAR NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON; ELEVATION 121.12 FEET.

LEGEND:

U.P.	UTILITY POLE
P.P.	POWER POLE
T.C.	TOP OF CURB
M.M.	WATER METER
G.A.	GUY ANCHOR
M.V.	WATER VALVE
G.M.	GAS METER
F.H.	FIRE HYDRANT
G.I.	GRATE INLET
M.H.	MAN HOLE
C.O.	CLEAN OUT
T.S.	TRAFFIC SIGN
I.R.	IRON ROD
I.P.	IRON PIPE
CH	CHORD
T.R.	TOP OF RAIL
C.F.	CLIENT'S FILE
L.S.	LIGHT STANDARD
FL	FLOWLINE
B.H.	BORE HOLE
P.D.	FOUND
R.O.W.	RIGHT-OF-WAY
P.T.P.	PINCHED TOP PIPE
CLIP	GALVANIZED IRON PIPE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

SYMBOL LEGEND

○	MANHOLE
+	LIGHT STANDARD
●	POWER POLE
⊕	IRRIGATION CONTROL VALVE
⊖	FIRE HYDRANT (FLUSH VALVE)
⊙	WATER VALVE
⊗	WATER METER
⊘	PIPELINE MARKER
⊙	TRAFFIC SIGN

REV.	NO.	DATE	DESCRIPTION

THE PINNELL GROUP
28750 INTERSTATE 45 NORTH
SPRING, TEXAS 77386
Ph. (281) 363-8700 Fax. (281) 419-2929

TOPOGRAPHIC SURVEY OF 1.7553 ACRES OF LAND, SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NO. 583, AND THE JOHN FEINERMAN SURVEY, ABSTRACT NO. 649, HARRIS COUNTY, TEXAS.

CLIENT:	DEV-TEX	DATE:	03-17-2009	DRAWN BY:	JMH
OF NO.	N/A	FB NO.	07/51	JOB NO.	08-227A

SITE



SITE





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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Claire Salazar

Sales Agent/Associate's Name

License No.

764131

License No.

Email

cs@blueoxgroup.com

Email

Phone

713.574.6281

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



1.76 AC LAND FOR SALE LOCATED NEAR SPRINGWOODS VILLAGE

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