



1.87 ACRES GROUND LEASE OPPORTUNITY [DIVISIBLE]

NEQ FM 2090 & US-59 Business | Splendora, TX



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Sluco Realty Services
"The Source for the Solution"

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PROPERTY INFORMATION:

Address: NEQ FM 2090 & US-59 Business
Splendora, TX 77372

Size: 2 Parcels for Ground Lease
±1.87 AC (Total) | ±0.935 AC (Per Parcel)

Price: Call For Pricing

HIGHLIGHTS:

- Located at the northeast quadrant of FM 2090 & US-59 Business
- Exposure to over 13,000 cars per day along FM 2090
- Close proximity and easy access to US-59
- Area retailers include: Family Dollar, O'Reilly Auto Parts, United States Postal Service, Chevron, Sonic, Jack in the Box, KFC, Shell and Subway amongst others
- Surrounding QSR's pose strong sales volumes
- Adjacent to the Splendora ISD Transportation Department, Peachcreek Elementary School and Splendora Elementary School

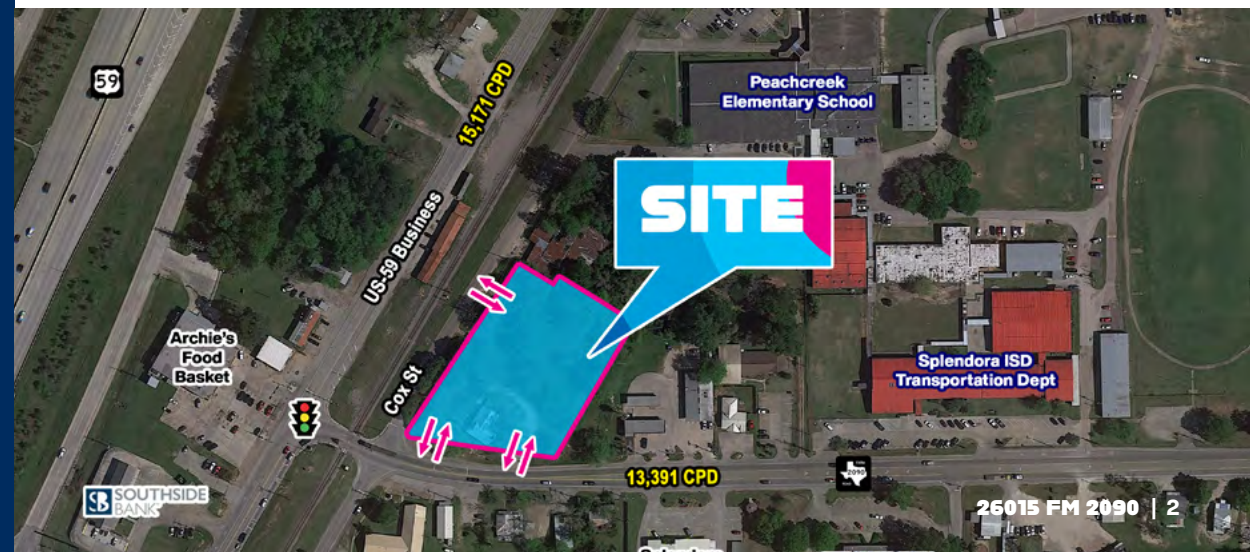
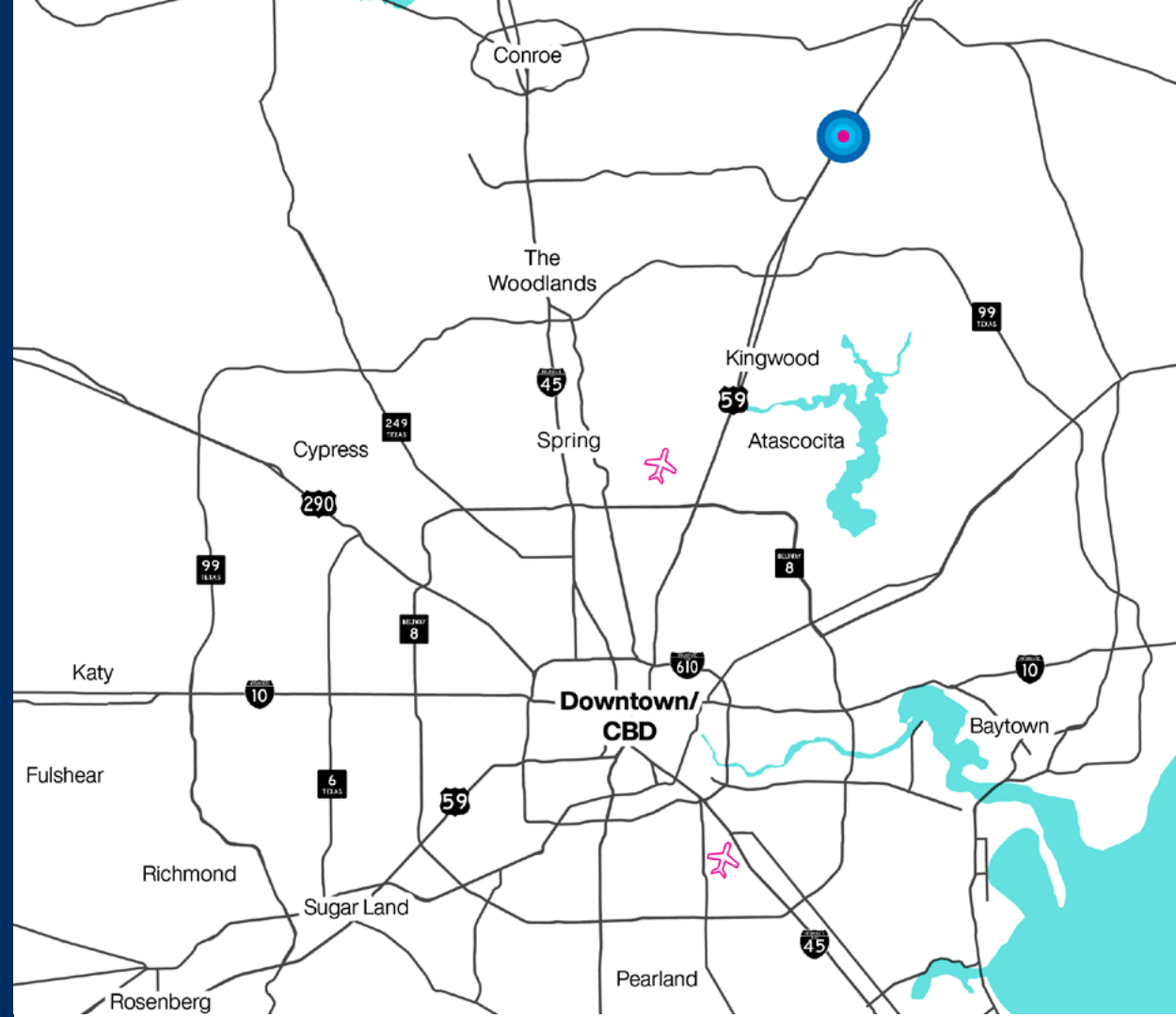
TRAFFIC COUNTS:

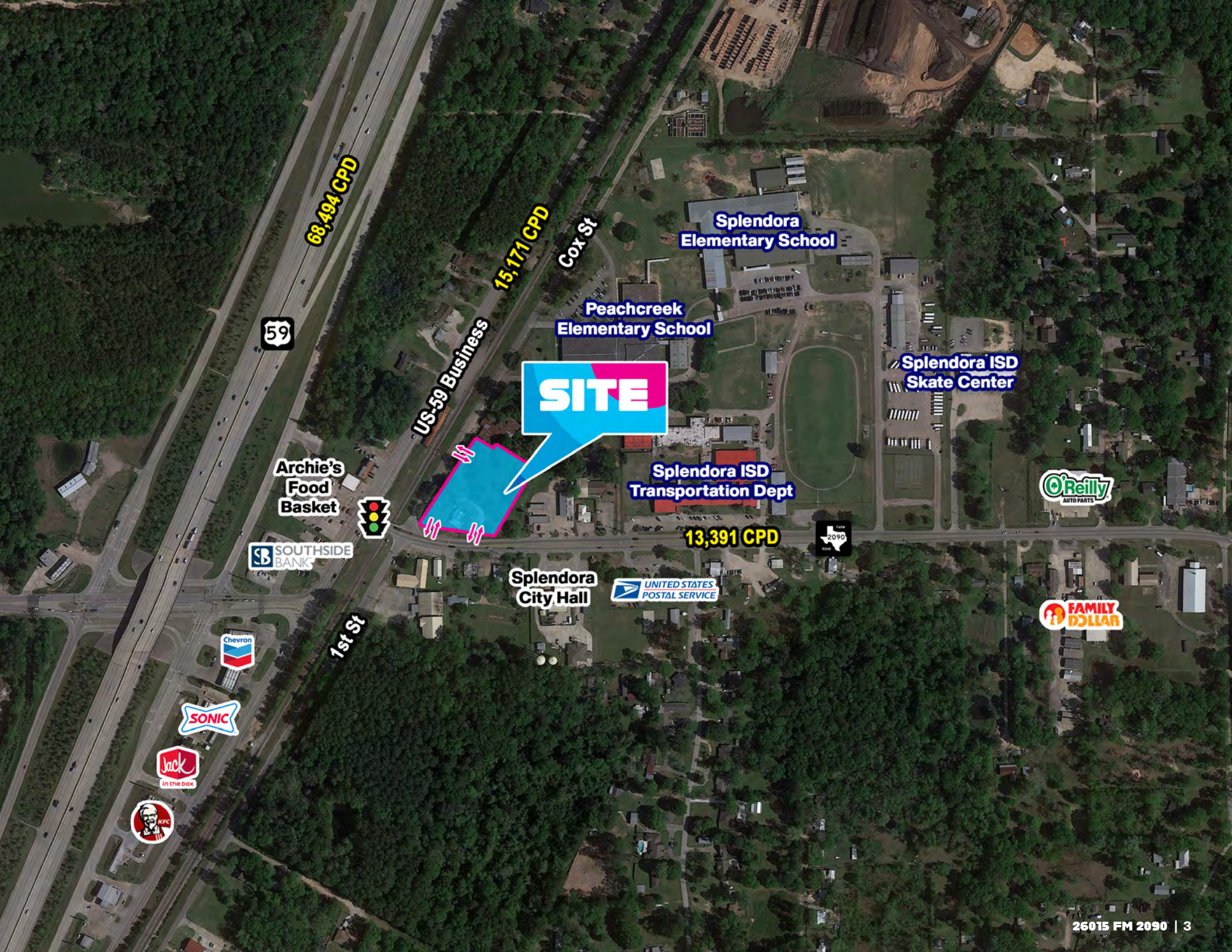
FM 2090: 13,391 cpd

US-59 Business: 15,171 cpd

DEMOGRAPHICS:

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 1,785 | 10,882 | 29,126 |
| Daytime Pop. | 1,786 | 8,436 | 21,961 |
| Avg HH Income | \$89,761 | \$92,905 | \$96,918 |





68,494 CPD



15,171 CPD

Cox St

Splendor Elementary School

Peachcreek Elementary School

US-59 Business

SITE

Splendor ISD Skate Center

Archie's Food Basket



Splendor ISD Transportation Dept

13,391 CPD



SOUTHSIDE BANK

Splendor City Hall

UNITED STATES POSTAL SERVICE

O'Reilly AUTO PARTS

1st St

Chevron

SONIC

Jack in the box

KFC

FAMILY DOLLAR

SITE

Etta Rd

68,494 CPD



DOLLAR GENERAL

MINI STORAGE

CLW Sawmill

Splendor Elementary School

Peachcreek Elementary School

Splendoria ISD Skate Center

Splendoria ISD

13,391 CPD

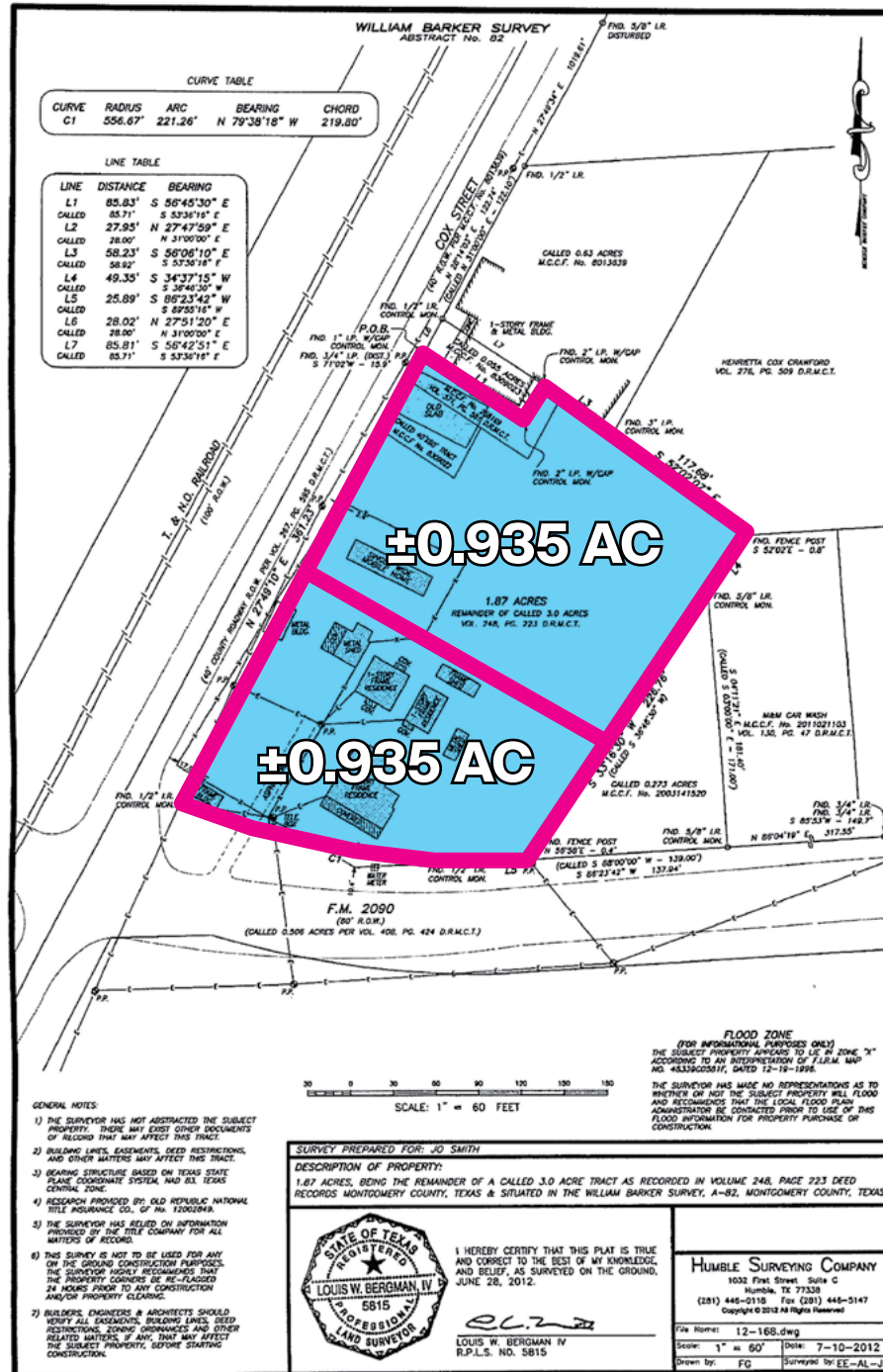


Archie's Food Basket



Exxon

DOLLAR GENERAL





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 | 9009549 | jj@blueoxgroup.com | 713.804.7777 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joshua Jacobs | 448255 | jj@blueoxgroup.com | 713.230.8882 |
| 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

IABS 1-0



SITE

1.87 ACRE GROUND LEASE OPPORTUNITY

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