



THE Woodwinds COLLECTION

125 - 485 Sawdust Road | Spring, TX 77380



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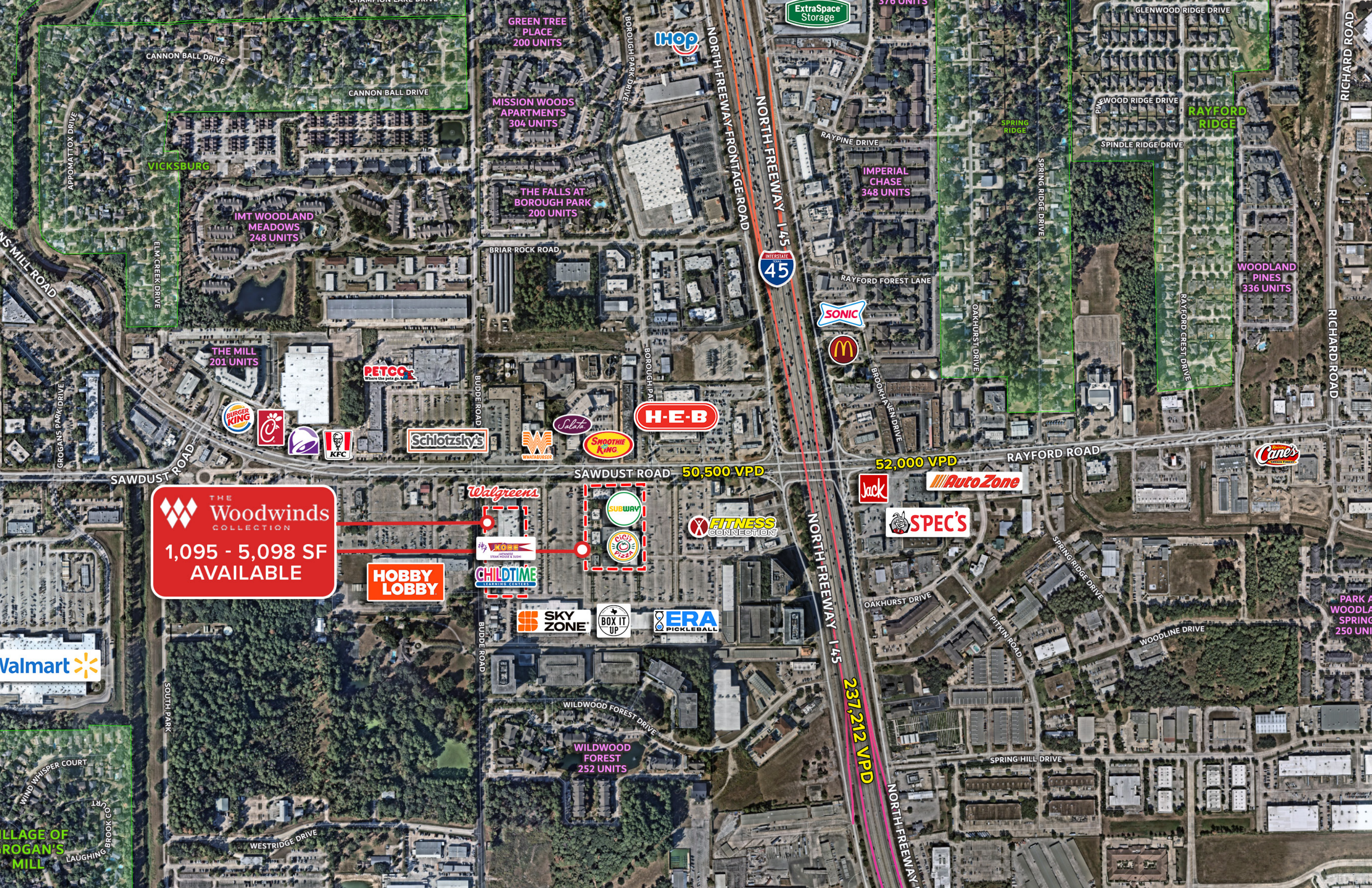
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PROPERTY OVERVIEW

- Prime location in The Woodlands with excellent visibility off I-45
- Less than 1 mile away from Exxon Corporate Campus of ±10,000 Employees
- Traffic counts along I-45 exceed 230,000 cars per day. Sawdust Road boasts counts of 50,000 cars per day.
- Ample parking with easy ingress/egress

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	POPULATION	12,725	68,230	200,235
	EST. HOUSEHOLDS	5,310	26,938	73,554
	EST. AVERAGE HOUSEHOLD INCOME	\$88,471	\$137,800	\$163,286
	TOTAL EMPLOYEES	15,719	55,570	109,056





THE Woodwinds
COLLECTION
1,095 - 5,098 SF
AVAILABLE

HOBBY LOBBY

CHILD TIME
LEARNING CENTERS

SKY ZONE

BOX IT UP

ERA
PICKLEBALL

FITNESS
CONNECTION

SUBWAY

CHICK-PIZZA

Walgreens

KORE
JAPANESE
STEAK HOUSE & SUSHI

SAWDUST ROAD 50,500 VPD

52,000 VPD

AutoZone

SPEC'S

Jack

NORTH FREEWAY I-45
237,212 VPD

H-E-B

SMOOTHIE KING

WHATABUGGER

Salata

Schlotsky's

KFC

PETCO
Where the pets go.

BURGER KING

THE MILL
201 UNITS

IMT WOODLAND
MEADOWS
248 UNITS

VICKSBURG

GREEN TREE
PLACE
200 UNITS

MISSION WOODS
APARTMENTS
304 UNITS

THE FALLS AT
BOROUGH PARK
200 UNITS

IMPERIAL
CHASE
348 UNITS

RAYFORD
RIDGE

WOODLAND
PINES
336 UNITS

WILDWOOD FOREST
252 UNITS

Village of Rogan's Mill

Village of Woodland Springs
250 UNITS



SAWDUST ROAD





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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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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FOR IN-LINE LEASING OPPORTUNITIES

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