

LOUETTA OAKS

1650 Louetta Road | Spring, TX 77388



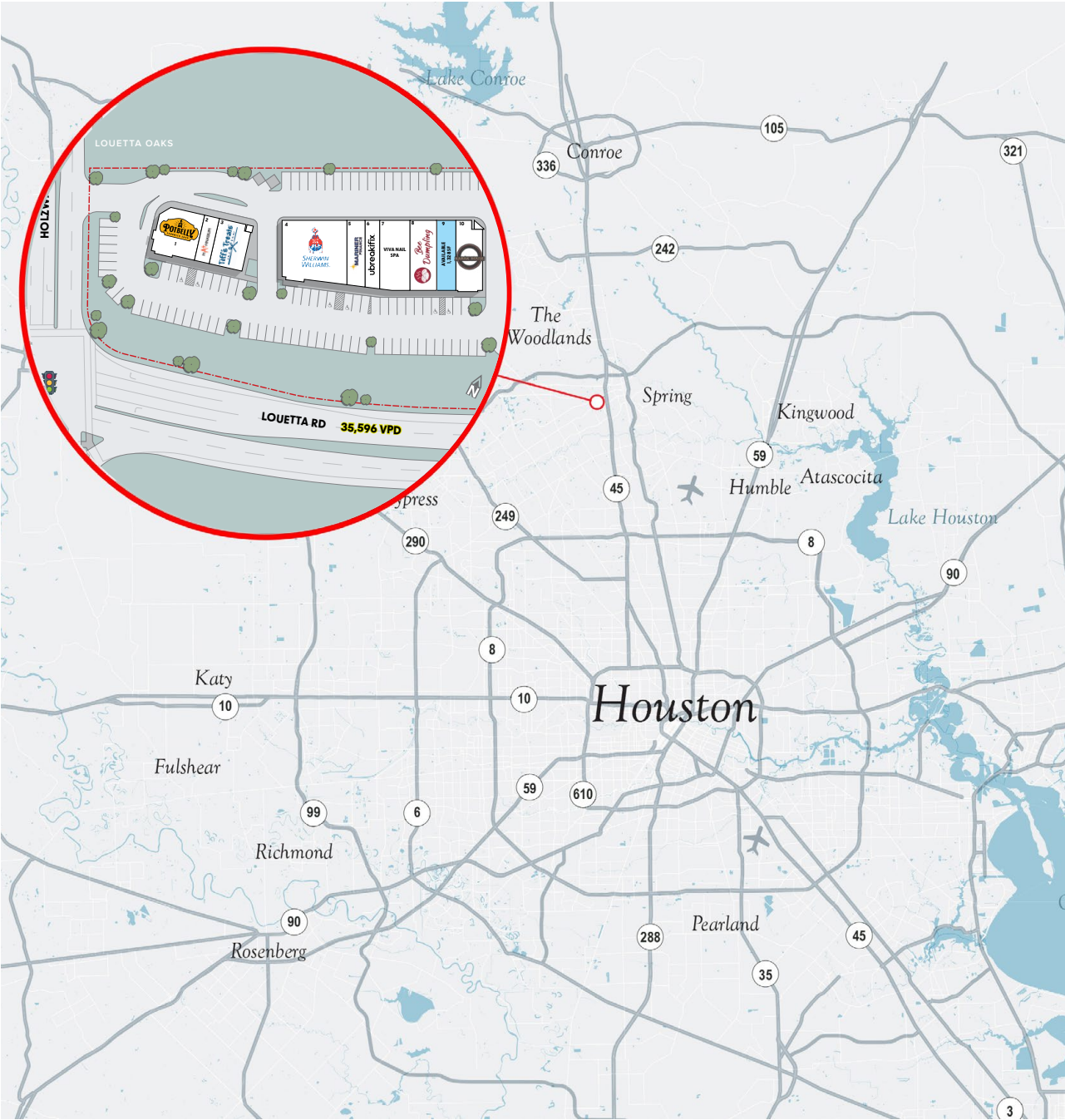
 **Read King**
Commercial Real Estate

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Louetta Oaks – Location



Property Highlights

- Strong daytime population with over 92,000 employees within a 3-mile radius & in close proximity to the Exxon Mobil campus
- Easily accessible to the Grand Parkway/SH-99 and to Interstate 45
- Primary Trade Area: Over 93,000 residents with a median household income of \$87,000 within a 3-mile radius
- Exposure to over ±35,000 CPD

	TRADE AREA		
	2 MILES	3 MILES	5 MILES
 2026 Population	38,119	93,731	270,429
 Est. Households	14,622	35,232	97,917
 Est. Median Household Income	\$108,523	\$87,428	\$90,311
 Total Daytime Pop.	36,961	92,578	246,893

This map illustrates the Louetta, Texas area, centered on Louetta Oaks. The map highlights various retail stores and their employee counts, as well as residential areas and their home counts. Major roads and highways are also shown.

Retail Stores and Employee Counts:

- ExxonMobil:** 8,000 Employees
- HP:** 2,200 Employees
- Walmart:** Multiple locations
- Kroger:** Multiple locations
- Amazon:** 1,030 Employees
- ABS:** 1,030 Employees
- SWN:** 1,120 Employees
- Academy Sports + Outdoors:** 1,081 Homes (Lexington Woods)
- Walmart KOHL'S Michaels:** Spring High School (2,833 Students)
- Target:** Multiple locations
- petco:** Multiple locations
- BEST BUY:** Multiple locations
- Urban Air:** Multiple locations
- Lowe's:** Multiple locations
- Spring High School:** 2,833 Students
- Target:** Multiple locations
- petco:** Multiple locations
- BEST BUY:** Multiple locations
- Urban Air:** Multiple locations
- Lowe's:** Multiple locations
- Spring High School:** 2,833 Students

Residential Areas and Home Counts:

- Spring Trails:** 1,685 Homes
- Harmony:** 2,600 Homes
- Benders Landing:** 716 Homes
- Woodson's Reserve:** 759 Homes
- Benders Estates:** 1,396 Homes
- Lexington Woods:** 1,081 Homes
- Timber Lane:** 2,060 Homes
- Enchanted Oaks:** 781 Homes
- Cypresswood:** 1,709 Homes

Major Roads and Highways:

- I-45:** Major highway running north-south.
- I-99:** Major highway running east-west.
- Grand Pkwy:** Major road running east-west.
- Spring Cypress Rd:** Major road running north-south.
- FM 2920 Rd:** Major road running east-west.
- FM 1960 Rd E:** Major road running east-west.

Louetta Oaks – Availability



Louetta Oaks – Site Plan





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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