



THE Woodwinds COLLECTION

125 - 485 Sawdust Road | Spring, TX 77380



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Read King
Commercial Real Estate

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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 280,000 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	\$94,563	\$126,555	\$139,911
 TOTAL EMPLOYEES	15,719	55,570	109,056



The Woodlands®
 28,000-acre award-winning master
 planned community located 27 miles
 north of downtown Houston

JOANN
ASHLEY
Sun & Ski Sports

petco
 Painting
 with
 Twist

CVS pharmacy
BURGER KING
CUBESMART self storage
Chick-fil-A
KFC

WINGSTOP

WHATABURGER
SMOOTHIE KING

H-E-B

SONIC

WOODFOREST NATIONAL BANK

Advance Auto Parts

Sawdust Rd | 50,000 CPD

45,000 CPD

Rayford Rd

Woodwinds
 Shopping Center

cicis | **at&t** | **FITNESS CONNECTION**
SUBWAY | **verizon**
KOLACHE FACTORY | **BIG LOTS!** | **FedEx Office**
SUPERCUTS | **GNC LIVE WELL** | **CENTURY 21**

verizon
FedEx Office

at&t
SUBWAY
SUPERCUTS

BANK OF AMERICA

FITNESS CONNECTION

CHASE

Jack
 in the box

SPEC'S
 FRIES • SPICES • FRESH FOODS

SHERWIN-WILLIAMS

HOBBY LOBBY
DOLLAR TREE

goodwill

BIG LOTS!

CHURCH PROJECT

TETRA

SureStay
 by BEST WESTERN

Holiday Inn

LAQUINTA

W



Elm Creek Dr

Valley Cir

Cannon Ball Dr

Briar Rock Rd

Raypine Dr

newwood Ridge Dr

Spindle Ridge Dr

Volunteer Ln

Rayford-Forest Ln

Rayford Crest Dr

Spring Hills Dr

Borough Park Dr

Spring Ridge

Richard

S Park

Budde Road

Interstate 45 Service F
 North

281,030 CPD

Interstate 45 Service Rd

Oakhurst Dr

Pikinn Rd

Elledge Rd

Woodline Dr

Westridge Dr

SITE PLAN



SUITE	TENANT	SIZE
2	Verizon Wireless	1,920 SF
3	FedEx Office	5,000 SF
4	The Game Preserve	6,570 SF
5	Cake Supplies	2,400 SF
8	McKay Automotive	8,000 SF
9	In-Step Dance Studio	5,098 SF
10	Asian Market	8,057 SF

SUITE	TENANT	SIZE
11	Kobe Japanese Grill	5,500 SF
14	Hair by Sandra	672 SF
15	ZapFor by Thai Spice	3,033 SF
16	EZ State Inspection	1,223 SF
17	EZ State Inspection	1,864.80 SF
18	Childtime	6,650 SF
59	Subway	1,378 SF

SUITE	TENANT	SIZE
60	Fancy Nails	742 SF
61	Super Cuts	1,378 SF
62	CiCi's Pizza	4,187 SF
66	Martini's & More	2,387 SF
67	Legacy Beauty Supply	1,800 SF
68	Express Laundry	3,498 SF
72	Available	3,254 SF

SUITE	TENANT	SIZE
73	Escape In Time	1,920 SF
74-A	Available	1,095 SF
74-B	Mannequin Beauty School	1,404 SF
75	Available	4,264 SF
75-B	Next Level Acting Studio	800 SF
76	Encounter Worship Center	3,648 SF
77	Detoxity Spa	1,980 SF

SUITE	TENANT	SIZE
77-A	Escape In Time	672 SF
78	Pro Music	1,360 SF
79	Available	4,996 SF
80	Available	1,500 SF
81	Available	2,983 SF
82	Promark Offices	3,377.80 SF
83	Available	3,561 SF



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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Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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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