

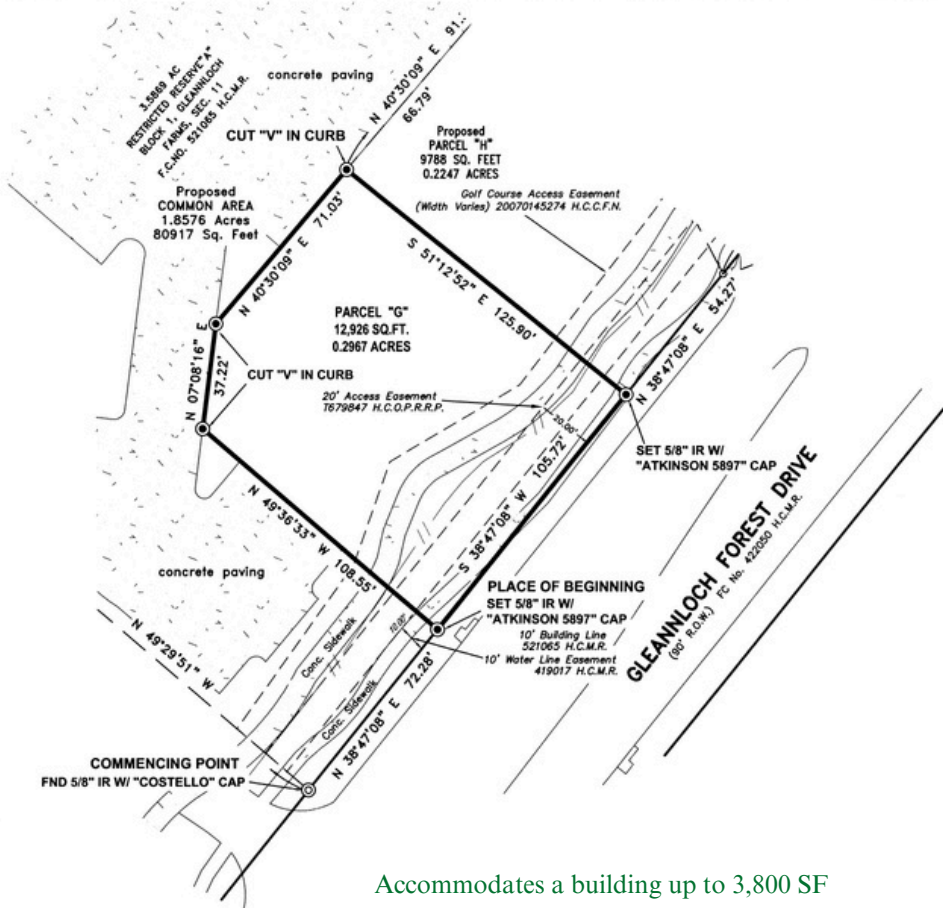
PAD SITE G - GLEANNLOCH FARMS BUILD READY PAD SITES

Located in the heart of Gleannloch Farms, a modern master-planned community of nearly 3,200 homes, interwoven with miles of roads and sidewalks, a 36-hole golf course, three recreation centers, sports facilities, playgrounds, churches and schools, this location provides maximum flexibility to own or to lease. Accommodating needs from 3,700 SF to 9,200 SF in a very attractive location with exceptionally strong demographics. Stand out to your clients, patients, customers and employees. Excellent access to Grand Parkway, SH 249, IAH airport and I 45. Call today to discuss your options and to schedule a tour.

LOCATION OVERVIEW

- Less than 1 minute to Spring Cypress
- 5 minutes to Grand Parkway 99
- 7 Min to SH 249
- 13 Min to I 45
- 20 Min to Beltway 8
- 29 Min to Bush Intercontinental airport (IAH)





**Legal Description
Parcel G
0.2967 ACRES**

BEING 0.2967 acres of land, being part of a 3.5869 Tract of land in the Ezekiel Ballard Survey, Abstract Number 158, Harris County, Texas out of the Restricted Reserve "A", Gleannloch Farms Subdivision, Section 11, as shown on the map thereof recorded in Film Code 521073 of the Harris County Map Records, said 0.2967 acres and being more particularly described by metes and bounds as follows:

COMMENCING at an 5/8 inch iron rod with "Costello" cap found for the south corner of said Restricted Reserve "A" Block 1, Gleannloch Farms, Section 11, said 5/8 inch iron rod with "Costello" cap being in the northwest right of way line of Gleannloch Forest Drive (90' right of way) recorded in Film Code 422050 of the Harris County Map Records;

THENCE N. 38°47'08" E. 72.28 feet along the southeast line of said Restricted Reserve "A", and the northwest right of way line of said Gleannloch Forest Drive (90' right of way), to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner and the **PLACE OF BEGINNING**;

THENCE N. 49°36'33" W. 108.55 feet to a "V" in concrete curb set for corner;

THENCE N. 07°08'16" E. 37.22 feet to a "V" in concrete curb set for corner;

THENCE N. 40°30'09" E. 71.03 feet to a "V" in concrete curb set for corner;

THENCE S. 51°12'52" E. 125.90 feet to 5/8 inch iron rod with "Atkinson 5897" cap set in the northwest right of way line of said Gleannloch Forest Drive (90' right of way);

THENCE S. 38°47'08"W. 105.72 feet along the northwest right of way line of said Gleannloch Forest Drive (90' right of way) to the **PLACE OF BEGINNING**.

**PARCEL "G" OUT OF RESTRICTED RESERVE "A"
BLOCK 1 GLEANNLOCH FARMS SECTION 11**

Accommodates a building up to 3,800 SF

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM

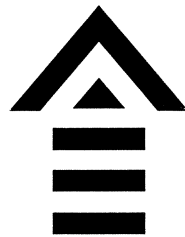
NOTE: ACCORDING TO FEMA PANEL 48201C0240M DATED: 10/16/2013 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

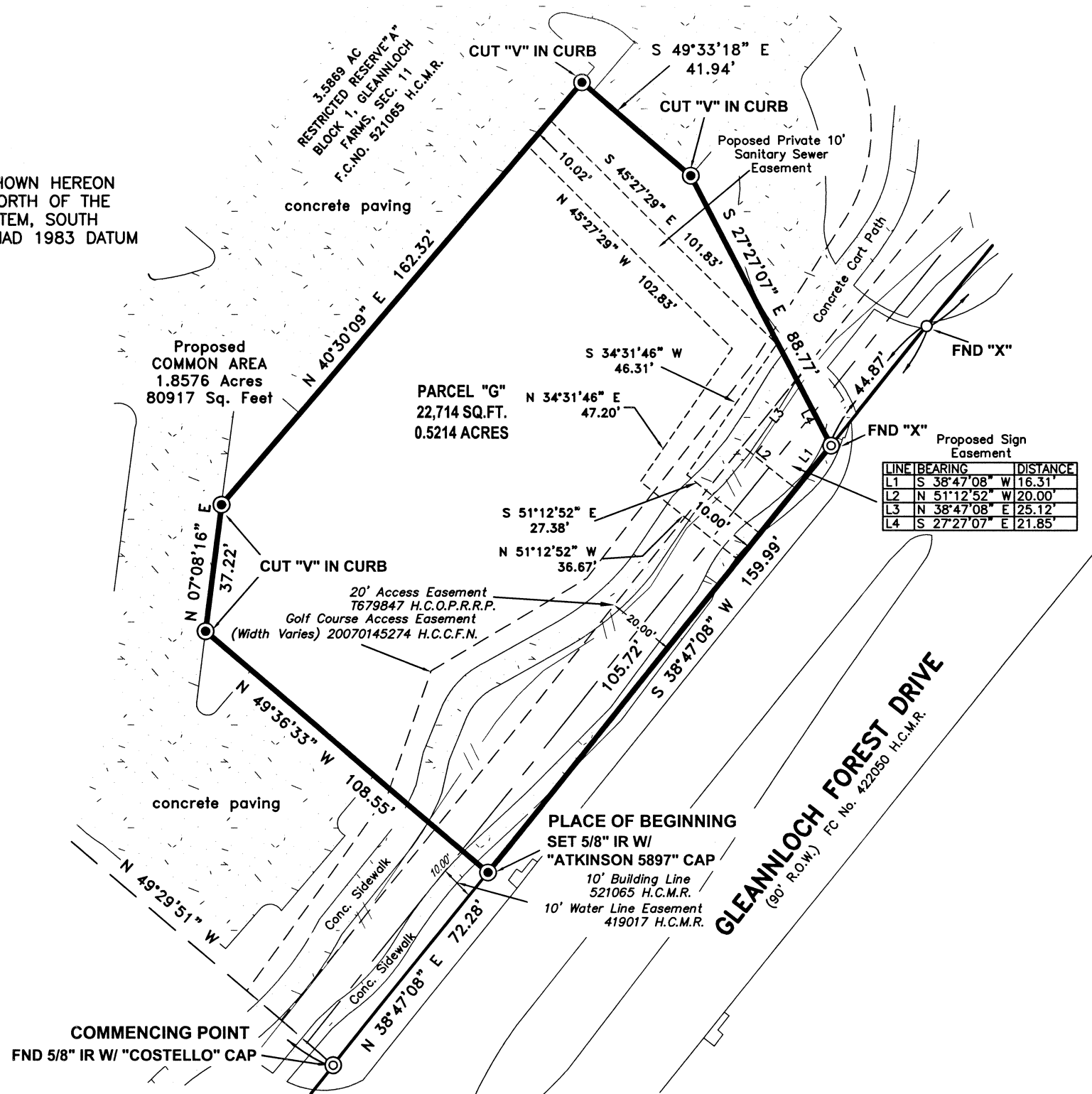
TO: JP Morgan Chase Bank and Great American Title.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts at the time of survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Survey.

	ATKINSON ENGINEERS Civil Engineers - Land Surveyors 150 Years Improving Texas 19575 Wed Road Spring, Texas 77388 Phone: 281.872.7600 Fax: 281.872.7601	
	BY: REGISTERED PROFESSIONAL LAND SURVEYOR TSPS Firm # 10045000 <small>Residential Subdivisions Commercial & Retail Projects Boundary & Topographic Surveys Drainage Reports</small>	
© 2016 All Rights Reserved Infringement punishable up to \$150,000, per violation, according to United States Code Title 17, Section 504(c)(2)	DATE: 05-16-2016	SCALE: 1"=40'
DRAWN BY: JB		DWG. NO. 4137C



NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM



Legal Description
Parcel G
0.5214 ACRES

BEING 0.5214 acres of land, being part of a 3.5869 Tract of land in the Ezekiel Ballard Survey, Abstract Number 158, Harris County, Texas out of the Restricted Reserve "A", Gleannloch Farms Subdivision, Section 11, as shown on the map thereof recorded in Film Code 521073 of the Harris County Map Records, said 0.5214 acres and being more particularly described by metes and bounds as follows:

COMMENCING at an 5/8 inch iron rod with "Costello" cap found for the south corner of said Restricted Reserve "A" Block 1, Gleannloch Farms, Section 11, said 5/8 inch iron rod with "Costello" cap being in the northwest right of way line of Gleannloch Forest Drive (90' right of way) recorded in Film Code 422050 of the Harris County Map Records;

THENCE N. 38°47'08" E. 72.28 feet along the southeast line of said Restricted Reserve "A", and the northwest right of way line of said Gleannloch Forest Drive (90' right of way), to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner and the PLACE OF BEGINNING;

THENCE N. 49°36'33" W. 108.55 feet to a "V" in concrete curb set for corner;

THENCE N. 07°08'16" E. 37.22 feet to a "V" in concrete curb set for corner;

THENCE N. 40°30'09" E. 162.32 feet to a "V" in concrete curb set for corner;

THENCE S. 49°33'18" E. 41.94 feet to a "V" in concrete curb set for corner;

THENCE S. 27°27'07" E. 88.77 feet to a "X" set a 4 foot concrete sidewalk in the northwest right of way line of said Gleannloch Forest Drive (90' right of way)

THENCE S. 38°47'08" W. 159.99 feet along the northwest right of way line of said Gleannloch Forest Drive (90' right of way) to the the PLACE OF BEGINNING.

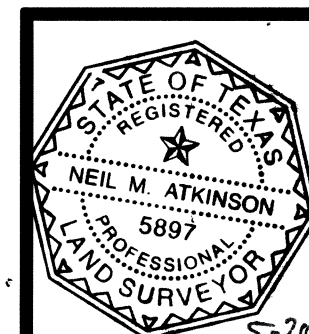
PARCEL "G" OUT OF RESTRICTED RESERVE "A"
BLOCK 1 GLEANNLOCH FARMS SECTION 11

TO: JP Morgan Chase Bank and Great American Title.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts at the time of survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Survey.

NOTE:
ACCORDING TO FEMA PANEL 48201C0240M DATED: 10/16/2013
THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



ATKINSON ENGINEERS

150 Years Improving Texas
19575 Wied Road
Spring, Texas 77388
Phone: 281.872.7600
Fax: 281.872.7601

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Infringement punishable up to \$150,000, per violation, according to United States Code Title 17, Section 504(c)(2)

Civil Engineers - Land Surveyors

BY: REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS Firm# 10045000

DATE: 05-20-2016

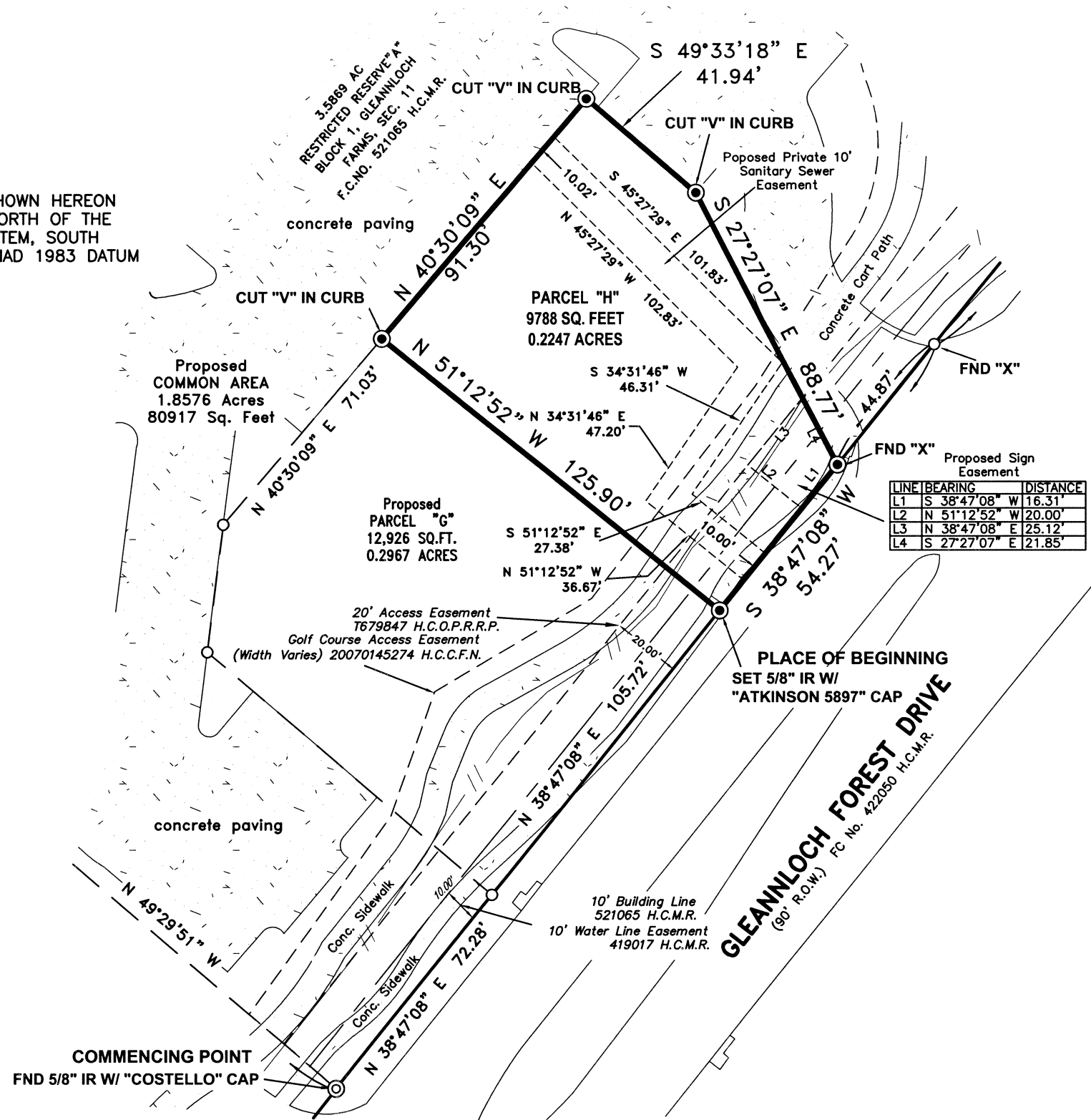
SCALE: 1"=40'

DRAWN BY: JB

DWG. NO. 4137C



NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM



Legal Description
Parcel H
0.2247 ACRES

BEING 0.2247 acres of land, being part of a 3.5869 Tract of land in the Ezekiel Ballard Survey, Abstract Number 158, Harris County, Texas out of the Restricted Reserve "A", Gleannloch Farms Subdivision, Section 11, as shown on the map thereof recorded in Film Code 521073 of the Harris County Map Records, said 0.2247 acres being more particularly described by metes and bounds as follows:

COMMENCING at an 5/8 inch iron rod with "Costello" cap found for the south corner of said Restricted Reserve "A" Block 1, Gleannloch Farms, Section 11, said 5/8 inch iron rod with "Costello" cap being in the northwest right of way line of Gleannloch Forest Drive (90' right of way) recorded in Film Code 422050 of the Harris County Map Records;

THENCE N. 38°47'08" E. along the southeast line of said Restricted Reserve "A", and the northwest right of way line of said Gleannloch Forest Drive (90' right of way) passing at 72.28 feet a found 5/8 inch iron rod with "Atkinson 5897" cap, and continuing in all 178.00 feet to a set 5/8 inch iron rod with "ATKINSON 5897" cap for corner and the PLACE OF BEGINNING;

THENCE N. 51°12'52" W. 125.90 feet to a "V" in concrete curb set for corner;

THENCE N. 40°30'09" E. 91.30 feet to a "V" in concrete curb set for corner;

THENCE S. 49°33'18" E. 41.94 feet to a "V" in concrete curb set for corner;

THENCE S. 27°27'07" E. 88.77 feet to a "X" set a 4 foot concrete sidewalk in the northwest right of way line of said Gleannloch Forest Drive (90' right of way)

THENCE S. 38°47'08" W. 54.27 feet along the northwest right of way line of said Gleannloch Forest Drive (90' right of way) to the the PLACE OF BEGINNING.

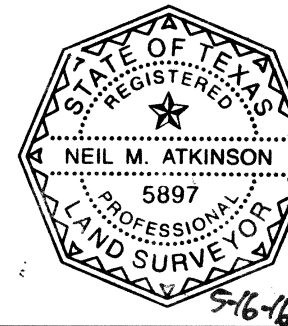
PARCEL "H" OUT OF RESTRICTED RESERVE "A"
BLOCK 1 GLEANNLOCH FARMS SECTION 11

TO: JP Morgan Chase Bank and Great American Title.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts at the time of survey and that this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Survey.

NOTE: ACCORDING TO FEMA PANEL 48201C0240M DATED: 10/16/2013 THIS TRACT OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



ATKINSON ENGINEERS

150 Years Improving Texas
19575 Wied Road
Spring, Texas 77388
Phone: 281.872.7600
Fax: 281.872.7601

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Civil Engineers – Land Surveyors

BY:
REGISTERED PROFESSIONAL LAND SURVEYOR
TBPLS Firm# 10045000

Residential Subdivisions Commercial & Retail Projects Boundary & Topographic Surveys Drainage Reports

DATE: 05-16-2016

SCALE: 1"=40'

DRAWN BY: JB

DWG. NO. 4137C

PROPERTY PHOTOS

9070 GLEANNLOCH FOREST DRIVE - PAD SITE G

9070 Gleannloch Forest Drive
Spring, TX 77379



PROPERTY PHOTOS

9070 GLEANNLOCH FOREST DRIVE - PAD SITE G

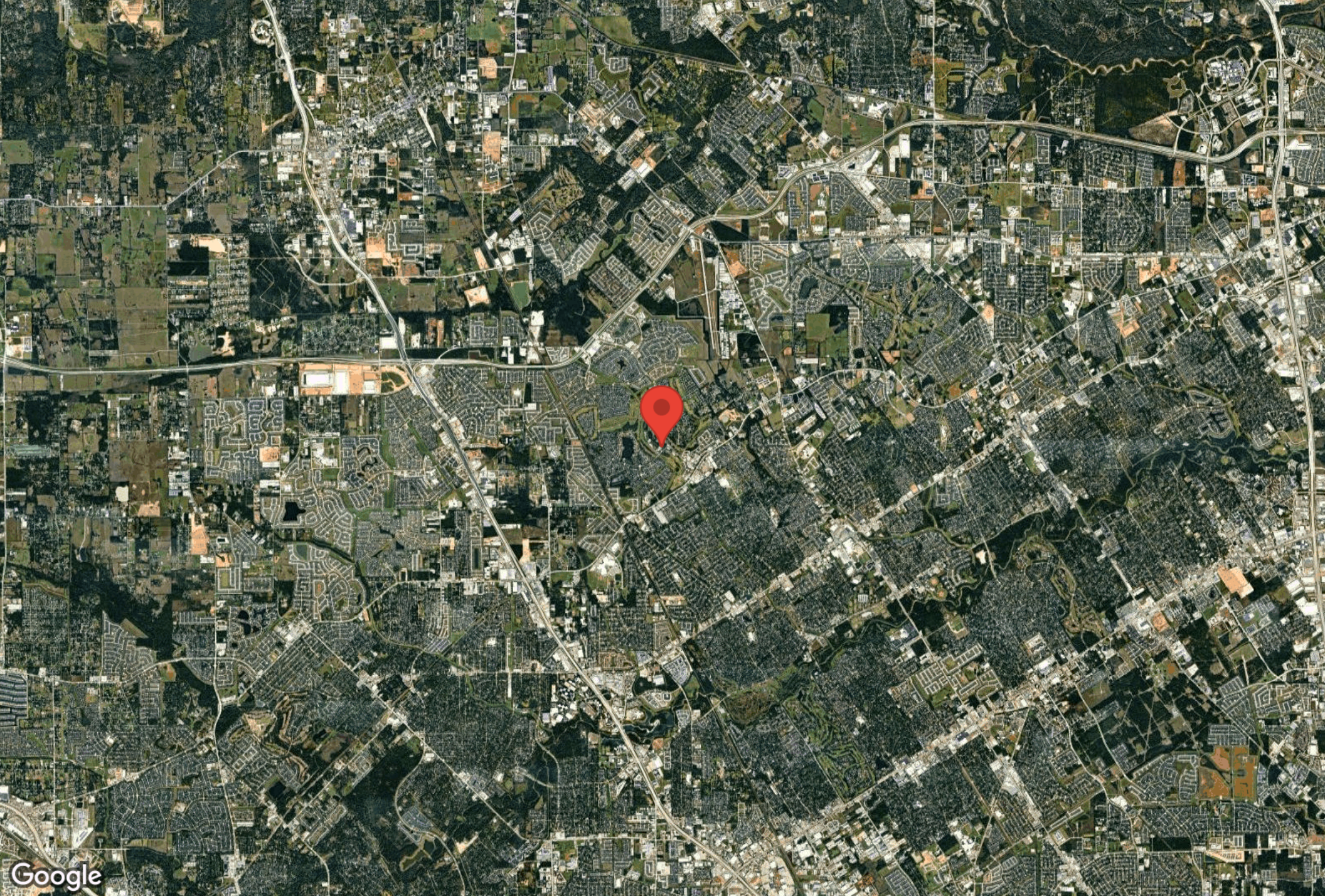
9070 Gleannloch Forest Drive
Spring, TX 77379



REGIONAL MAP

GLEANNLOCH FOREST BUSINESS PARK

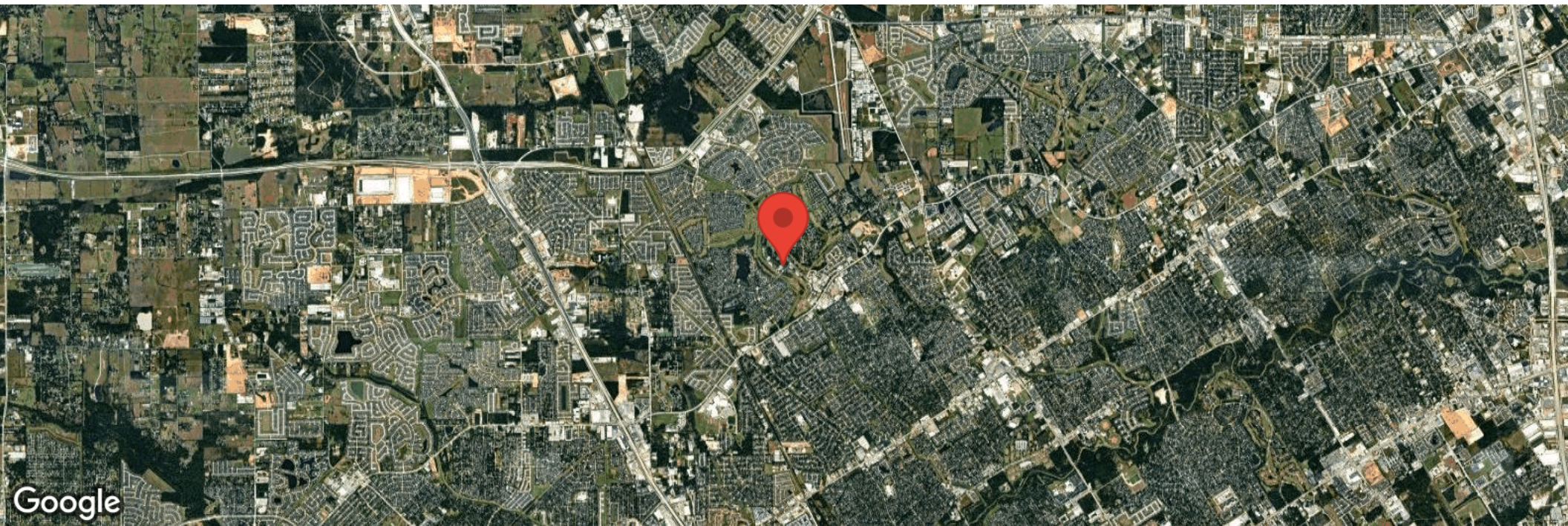
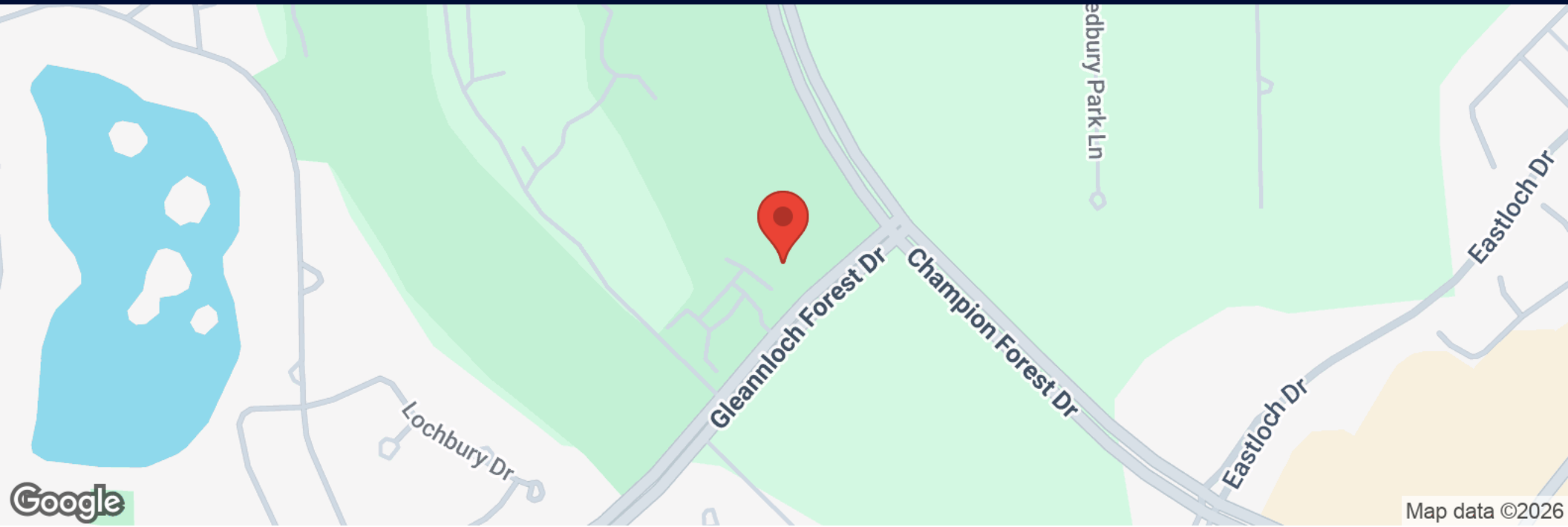
9070 Gleannloch Forest Drive
Spring, TX 77379



LOCATION MAPS

GLEANNLOCH FOREST BUSINESS PARK

9070 Gleannloch Forest Drive
Spring, TX 77379



AERIAL MAP

GLEANNLOCH FOREST BUSINESS PARK

9070 Gleannloch Forest Drive
Spring, TX 77379




BUSINESS MAP

GLEANNLOCH FOREST BUSINESS PARK

9070 Gleannloch Forest Drive
Spring, TX 77379



 Sneller Custom Homes and Remodeling

 milk & spuds

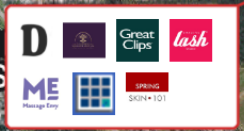
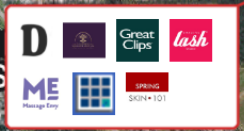
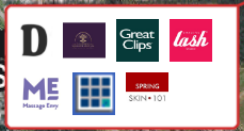
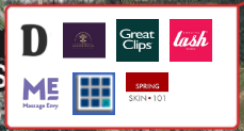
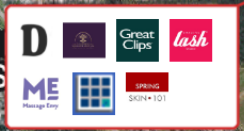
 Security State Bank & Trust

 Five Star

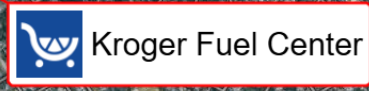
 ALI
 WELLS FARGO
 Shell
 Chase

 Starbucks
 McDonald's
 Scooter's Coffee
 Pizza Hut

 Walmart
 Kroger
 PRETZELMAKER

 ME
 Great Clips
 Lash
 Spring
 Sera-TOT

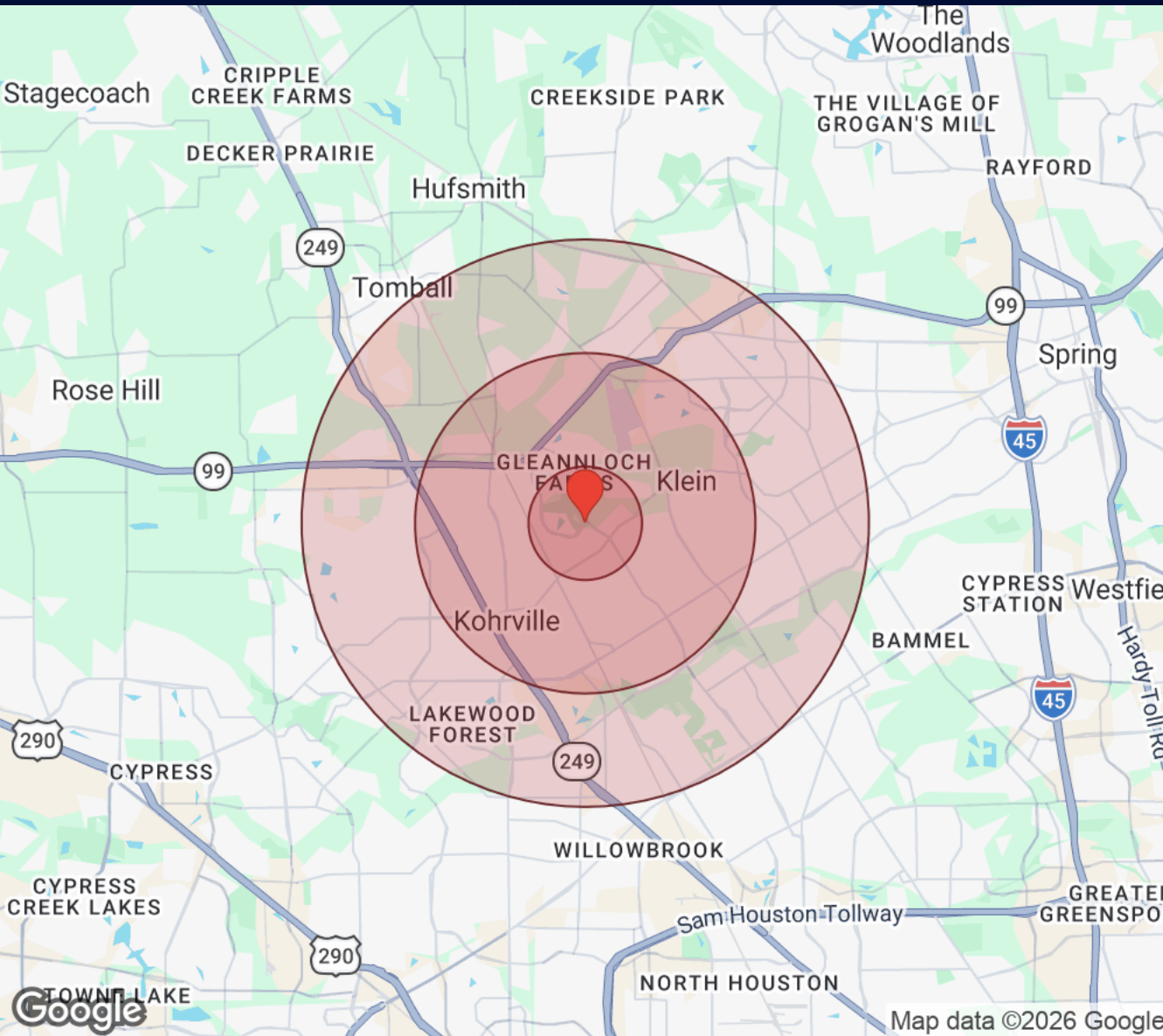
 CVS pharmacy
 W
 SM
 K Marie BOUTIQUE

 Kroger Fuel Center

DEMOGRAPHICS

GLEANNLOCH FOREST BUSINESS PARK

9070 Gleannloch Forest Drive
Spring, TX 77379



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,652	48,541	127,137
Female	4,802	50,877	134,077
Total Population	9,454	99,418	261,214

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,731	40,950	107,411
Black	876	13,451	40,122
Am In/AK Nat	10	109	287
Hawaiian	3	30	104
Hispanic	2,286	31,376	80,506
Asian	1,356	11,503	27,427
Multiracial	168	1,790	4,780
Other	23	209	549

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,312	37,579	103,786
Occupied	3,059	34,491	94,861
Owner Occupied	2,612	23,961	62,142
Renter Occupied	447	10,530	32,719
Vacant	252	3,089	8,926

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,137	21,938	55,802
Ages 15 - 24	1,316	12,945	32,612
Ages 25 - 54	3,312	39,264	102,982
Ages 55 - 64	1,171	10,781	28,368
Ages 65+	1,517	14,487	41,452

Income	1 Mile	3 Miles	5 Miles
Median	\$152,367	\$107,413	\$100,987
Under \$15k	63	2,148	6,363
\$15k - \$25k	101	1,115	3,504
\$25k - \$35k	112	1,303	4,184
\$35k - \$50k	169	2,270	7,089
\$50k - \$75k	293	5,316	14,131
\$75k - \$100k	215	3,948	11,755
\$100k - \$150k	554	6,680	17,354
\$150k - \$200k	526	4,984	12,718
Over \$200k	1,029	6,727	17,760



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

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Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road
Tomball, TX 77375



Each Office Independently Owned and Operated

PRESENTED BY:

PATRICK BUCKHOFF

Principal & Broker Associate

O: (281) 686-9445

C: (832) 560-2100

Patrick@commercialspacehouston.com

587831, Texas



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>RE/MAX Integrity</u>	<u>9004133</u>	<u>sold@rubenandnancy.com</u>	<u>(281)370-5100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Ruben Villareal</u>	<u>415433</u>	<u>sold@rubenandnancy.com</u>	<u>(713)557-7095</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick J. Buckhoff, CCIM</u>	<u>587831</u>	<u>patrick@commercialspacehouston.com</u>	<u>(832)560-2100</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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IABS 1-1
TXR 2501