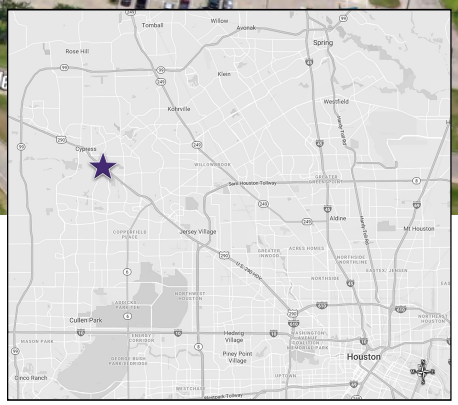
NEW | REGIONAL | PLANNING



Coles Crossing Land

- Fully developed site for sale
- No on-site detention required, yielding 100% utilization of the land
- Utilities available through Harris County MUD 365
- Entire property out of the 100-year flood plain
- Excellent visibility to Highway 290
- Located near the entrance to Coles Crossing Master Planned Community

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

LOCATION

Hwy 290 & Barker Cypress

ACRES AVAILABLE

2.45 acres

SQUARE FEET AVAILABLE

107,034 SF

Dana Thompson

713.523.2929

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Blake Tartt III

713.523.2929

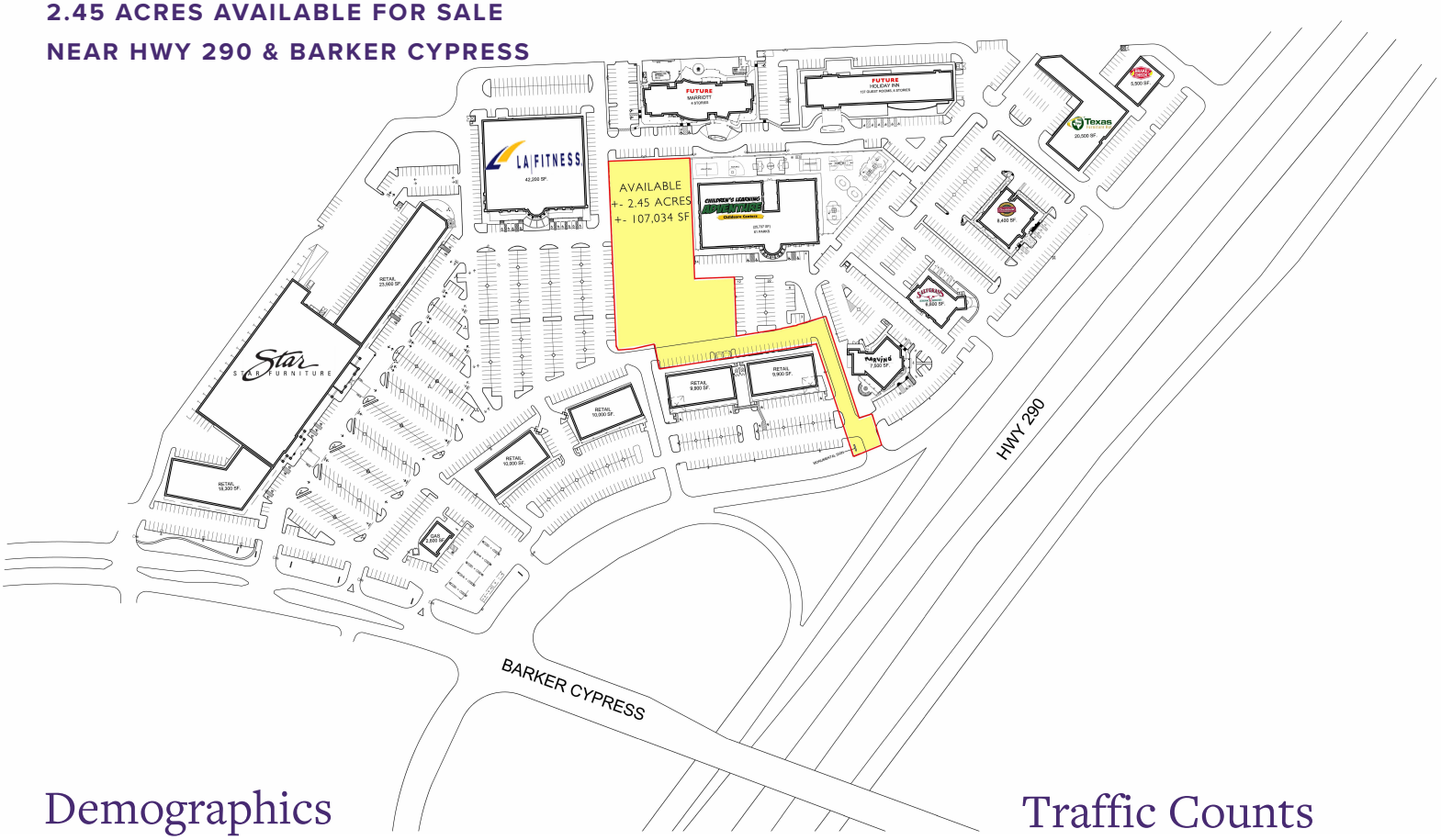
btartt@newregionalplanning.com

1600 West Loop South | Suite 600

Houston, TX 77027

Coles Crossing Land

2.45 ACRES AVAILABLE FOR SALE
NEAR HWY 290 & BARKER CYPRESS



Demographics

POPULATION

1 MILE 7,668
3 MILES 84,136
5 MILES 237,393

HOUSEHOLDS

1 MILE 2,687
3 MILES 27,295
5 MILES 79,210

AVERAGE HH INCOME

1 MILE $128,414
3 MILES $131,663
5 MILES $123,148

Traffic Counts

BARKER CYPRESS

N of Hwy 290
27,765 VPD
S of Hwy 290
50,733 VPD

HWY 290

W of Barker Cypress
122,200 VPD
E of Barker Cypress
158,000 VPD

For more information, visit
newregionalplanning.com/colescrossing

FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | dthompson@newregionalplanning.com | 713.523.2929

BLAKE TARTT III | btartt@newregionalplanning.com | 713.523.2929

newregionalplanning.com | 1600 West Loop South, Suite 600 | Houston, TX 77027

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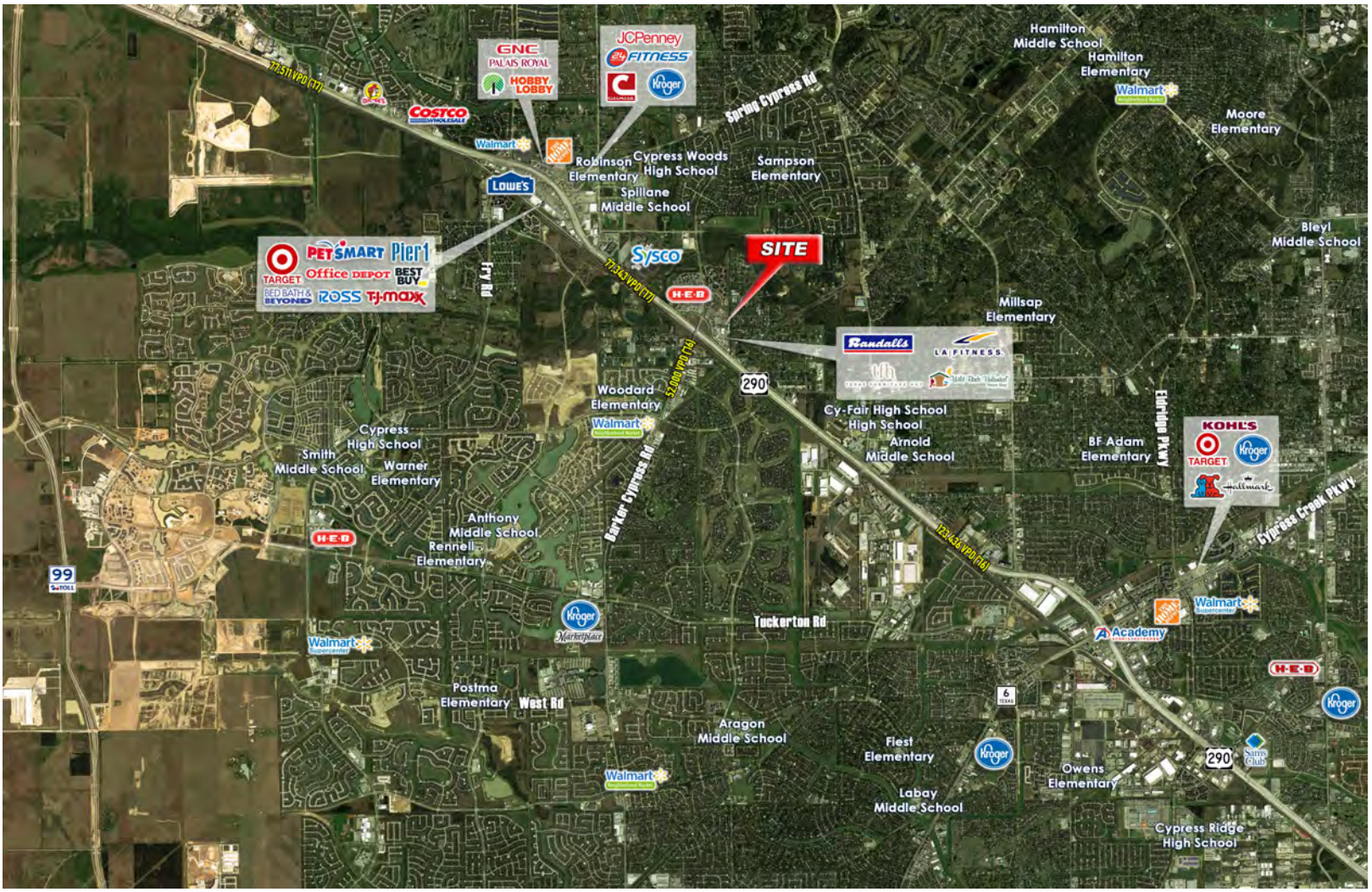
Coles Crossing Land

HWY 290 BARKER CYPRESS



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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