



THE
LOKEY
GROUP

RE/MAX
COMMERCIAL

1.64 ACRES - STUEBNER AIRLINE RD

17047 Stuebner Airline Rd. | Spring, TX 77379

1.64 ACRES AVAILABLE FOR SALE | \$450,000

DANIEL LOKEY | BLAKE LOKEY | 281.370.5100

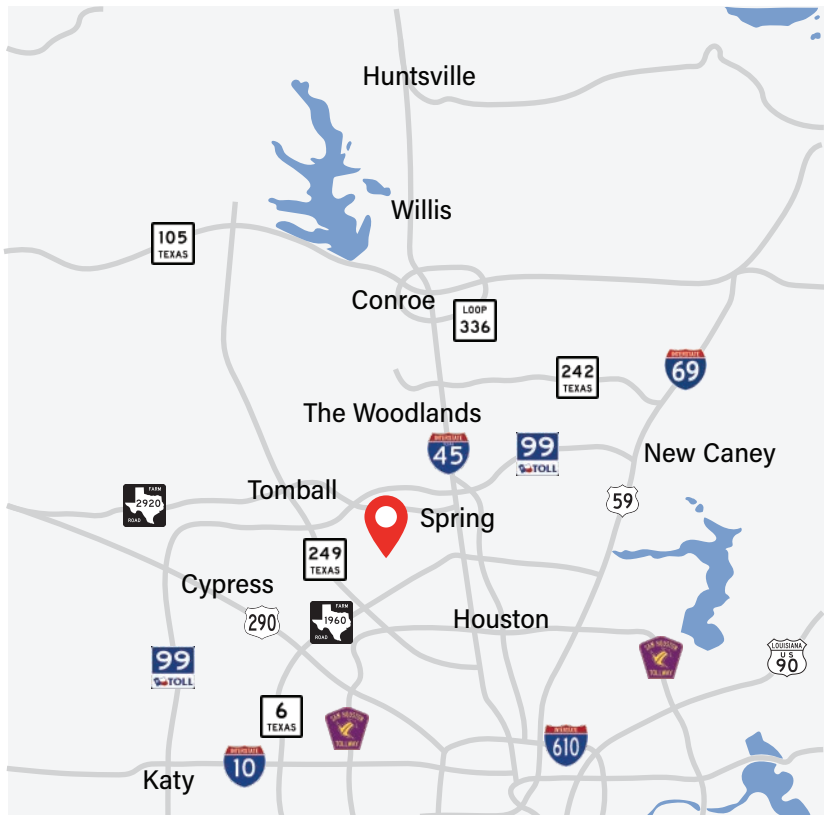
PROPERTY INSIGHTS

1.64 ACRES AVAILABLE FOR SALE IN SPRING, TX

- High traffic area.
- Priced to sell.
- Ideal Use | Private Office, Office Warehouse, Business.
- No Known Restrictions.
- Nearby MUD districts: Kleinwood MUD
Harris County MUD 24

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±1.64 acres
- ▶ UTILITIES:
Potential Availability from:
Kleinwood MUD | HC MUD 24
- ▶ PRICE:
Asking \$450,000
- ▶ SCHOOL DISTRICT:
Klein ISD
- ▶ ACCESS:
Easement of Record | Neighboring
Tract to the East
- ▶ TRAFFIC COUNTS:
Approx. 37,295 VPD on Louetta Rd.
Approx. 18,698 VPD on Stuebner
Airline Rd.



279,495
Current Population
Within 5-Mile Radius



21.5%
Population Growth
Withing 5-Mile Radius
from 2010 to 2021



\$118,220
Average HHI Within
3-Mile Radius



SITE

STUEBNER AIRLINE RD. 18,698 VPD

LOUETTA RD. 37,295 VPD

Kleinwood Center

- H-E-B
- STARBUCKS COFFEE
- Walgreens
- BANK OF AMERICA
- Little Caesars
- WHATABURGER
- SPEC'S
- LA|FITNESS.
- ups
- WELLS FARGO

- McDonald's
- BR
- TACO BELL
- SHIPLEY DONUTS
- ROSS Dress for Less
- Amegy Bank
- petco
- Jack in the Box

KLEIN HIGH SCHOOL

AERIALS + NEARBY ESTABLISHMENTS



AERIALS

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 10/20

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	4,701	36,653	101,472
Current Population	13,138	97,739	279,495
2010 Census Average Persons per Household	2.8	2.7	2.8
2021 Census Population	13,138	97,739	279,495
Population Annual Growth 2010 to 2021	0.5%	1.5%	2.0%

CENSUS HOUSEHOLDS

1 Person Household	18.11%	20.56%	21.68%
2 Person Households	33.38%	34.32%	31.22%
3+ Person Households	18.57%	17.68%	17.71%
Owner-Occupied Housing Units	3,577	27,841	72,967
Renter-Occupied Housing Units	1,193	9,899	31,952

RACE AND ETHNICITY

2020 Estimated White	9,941	72,978	199,930
2020 Estimated Black or African American	1,548	11,010	40,731
2020 Estimated Asian or Pacific Islander	1,163	10,553	29,493
2020 Estimated Other Races	367	2,495	6,817
2020 Estimated Hispanic	2,785	19,358	74,739

INCOME

2020 Estimated Average Household Income	\$117,291	\$118,220	\$106,859
2020 Estimated Median Household Income	\$81,944	\$89,088	\$80,442
2020 Estimated Per Capita Income			

EDUCATION (AGE 25+)

2020 Estimated High School Graduate		17%	
2020 Estimated Bachelor's Degree		29%	
2020 Estimated Graduate Degree		15%	

AGE

2020 Median Age	37%	44%	37%
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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 interest;
- 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 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 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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Daniel Lokey	747231	daniel@thelokeygroup.com	(832) 612-1810
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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