



Proposed Retail



FOR SALE 0.61± ACRES

20615 SLEEPY HOLLOW LN, SPRING, TX 77388



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PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED JUST 1/2 MILE FROM I-45, 1/4 MILE TO EITHER LOUETTA RD OR SPRING CYPRESS RD
- ⊕ 0.61± ACRE UNRESTRICTED & CLEARED SITE READY FOR DEVELOPMENT
- ⊕ VISIBILITY FROM HOLZWARTH RD WITH 12,012-VPD
- ⊕ DEVELOPMENT PLANS FOR A 10,000SF PROFESSIONAL OFFICE BUILDING WILL CONVEY WITH SALE
- ⊕ SUITABLE AS AN INVESTMENT PROPERTY OR AN OWNER/USER
- ⊕ NO FLOOD PLAIN
- ⊕ THE SITE IS IDEAL FOR A COMPANY SERVING THE GREATER WOODLANDS, SPRING/KLEIN, AND NORTH HOUSTON AREA

PROPERTY DETAILS

This 0.61-acre commercial site is located in a rapidly growing area. Situated on Sleepy Hollow Ln, this lot offers excellent visibility from Holzwarth Rd. The site offers convenient access to Spring Cypress Rd, FM 2920, Louetta Rd, and I-45, making it ideal for a wide range of business ventures from retail or office development to service-oriented establishments. With strong surrounding demographics, this site is ready for your vision. Whether you're an investor, developer, or entrepreneur, 20615 Sleepy Hollow Ln presents a rare chance to secure a strategic foothold in a high-demand corridor.

LOCATION INFORMATION

LOCATION	Sleepy Hollow Ln, South of Spring Cypress Rd, North of Louetta Rd, West of I-45
SUBMARKET	Spring/Klein
LAND SIZE	0.61± ACRES
USE	UNRESTRICTED
PRICE	\$330,000
FLOOD PLAIN	Not in flood plain
UTILITIES	Spring West MUD
APN	0965550000026
LEGAL	LTS 26 27 & 28 BLK 1 SPRING DELL U/R

DEMOGRAPHIC SUMMARY

20615 Sleepy Hollow Ln, Spring, Texas, 77388

Ring of 5 miles

KEY FACTS

264,771

Population



93,594

Households

34.6

Median Age

\$70,135

Median Disposable Income

EDUCATION

7.3%

No High School Diploma



24.0%
High School Graduate



31.0%
Some College/
Associate's Degree



37.7%
Bachelor's/
Grad/
Prof Degree

INCOME



\$84,257

Median Household Income



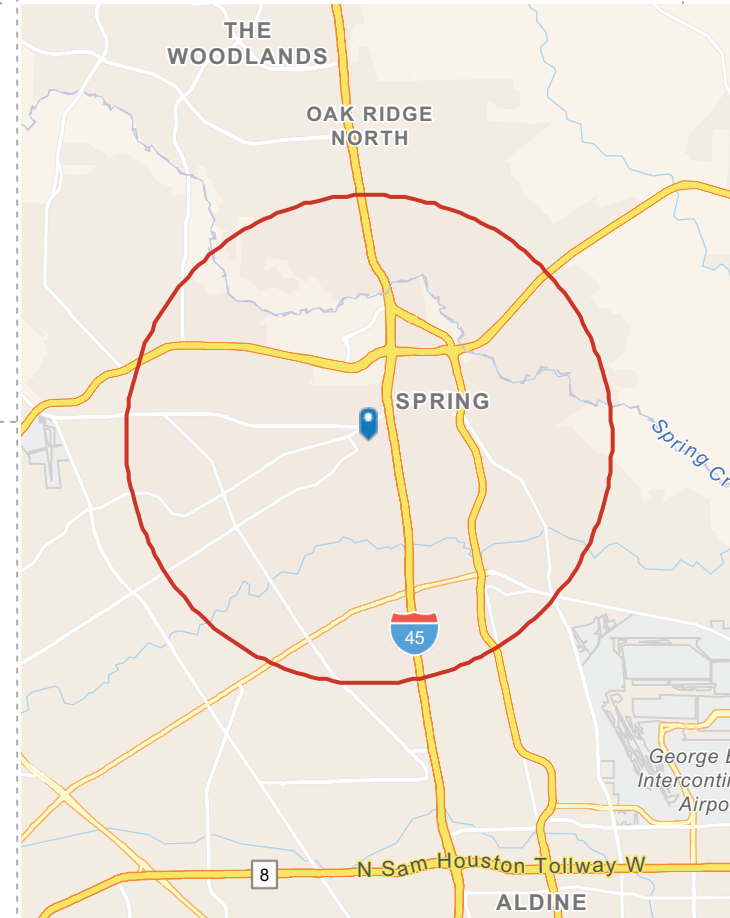
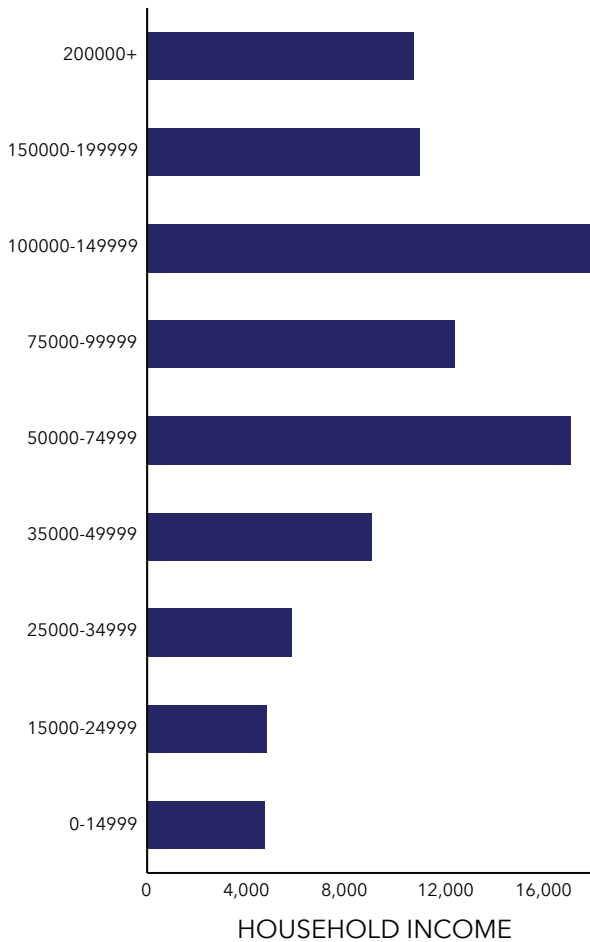
\$39,789

Per Capita Income



\$193,981

Median Net Worth



EMPLOYMENT

66.9%

White Collar



20.8%

Blue Collar



15.2%

Services

3.6%

Unemployment Rate





The Woodlands

CityPlace
ExxonMobil Campus

99
TEXAS

Springwoods
Village



45

99
TEXAS

Amegy Bank
of Texas



Spring Cypress Rd



ACE
Hardware



AutoNation

FM 2920 Rd

Proposed
Retail

Holzwarth Rd

SITE

Sleepy Hollow Ln





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. **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.

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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