



LAND FOR SALE - 5.9836 Acres BARKER CYPRESS @ QUEENSTON

Front Entrance to STONE GATE Subdivision ■ Houston, Texas 77095

PROPERTY INFORMATION:

- ▶ Land Size: +/- 260,654 s.f.; (5.9838 Acres)
- ▶ Utilities: Available.
- ▶ Sale Price: \$8.00/s.f.
- ▶ Use: Suitable for office, daycare, medical
- ▶ Immediate access to U.S. 290, Beltway 8 and Highway 6
- ▶ Traffic: Barker Cypress 34,000 cpd

DEMOGRAPHICS:

- ▶ Population:
 - 1 mi. - 6,983
 - 3 mi. - 67,283
 - 5 mi. - 214,164
- ▶ Average HH Income:
 - 1 mi. - \$107,380
 - 3 mi. - \$128,982
 - 5 mi. - \$118,620

Located in the Cy-Fair Area, one of the fastest growing segments of the city!



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Hunington Properties or Aron Development Company, or by any agent, independent associate, subsidiary or employee of Hunington Properties or Aron Development Company. This information is subject to change without notice.

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HUNINGTON
PROPERTIES ♦ INC.
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@ QUEENSTON

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Barker Cypress

Queenston



Shopping
Center

Day Care
Facility

**5.9838
Acres**

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AREA PLACES OF INTEREST



Richard E. Berry Educational Support Center

The Berry Center is one of the finest educational support centers in the country. The facility features an 11,000-seat outdoor stadium, an 8,328-seat arena, a 16,100-square

foot conference center and a 456-seat theater. Events taking place here include the school district's UIL competitions, graduation ceremonies, concerts, meetings, theatrical events, banquets



Towne Lake is a planned community in northwest Houston. It is very different from other [master planned communities in Texas](#). Instead of being developed around a golf course or large park, Towne Lake is actually designed around a 300 acre lake. This means that Towne Lake is the only community in the Houston area that is connected by water. Residents can run their daily errands by boat or just enjoy the relaxing view from their waterfront home. There are not many [homes for sale in Houston, Texas](#) that offer new home buyers the benefits of a lakeside lifestyle but Towne Lake homeowners get just that.



Lone Star College

Lone Star College - CyFair is the fifth college in the Lone Star College System (LSCS). The college offers credit and continuing education classes across a wide variety of day, evening, weekend, flexible and

distance learning formats. Everything at Lone Star College-CyFair has been designed to make learning successful, challenging and enjoyable. The facility sits on a 200-acre site with over 18 acres of lakes and waterways and offers a center for the arts, conference and meeting space for the school and the community.

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date