

LAND AVAILABLE FOR SALE

# +/-42.37 AC on Hardy Toll Spring, Tx

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**PRESENTED BY:  
BENCHMARK LAND GROUP, LLC  
LISTING BROKER**

**DAMON GOTTSCHALK**

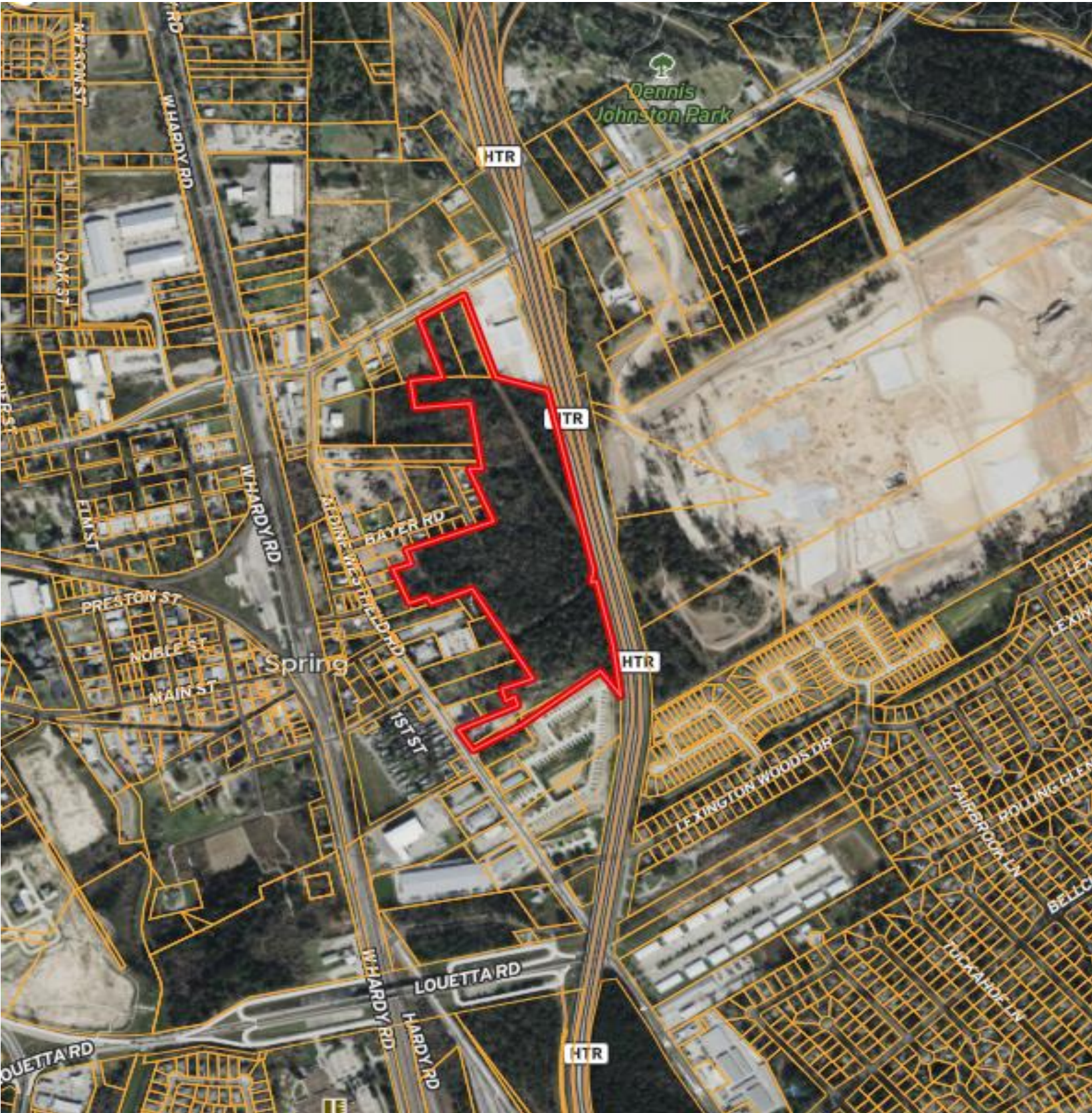
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**HARDY NORTH BUSINESS PARK** □ □ □ **SPRING, TX**

SCHEME B1 - 04/10/13



HARDY NORTH BUSINESS PARK					
BUILDING SUMMARY					
BUILDING	SIZE (S.F.)	LAND (ACRES)	PARKING (SPACES)	OUTSIDE STORAGE (ACRES)	PHASE
1	22,800	1.99	21	-	I
2	22,800	2.07	21	-	I
3	29,300	3.21	43	1.08	I
4	22,800	1.96	31	0.48	I
5	24,300	1.50	25	-	II
6	24,300	1.50	30	-	II
7	29,300	1.80	27	0.32	II
8	29,300	1.85	31	0.32	II
9	24,300	1.37	16	-	II
10	24,300	1.37	17	-	II
11	24,300	2.44	18	0.78	II
12	29,300	2.55	12	0.62	III
13	29,300	1.83	18	-	III
14	22,800	1.84	28	-	III
15	22,800	1.86	16	0.33	III

HARDY NORTH BUSINESS PARK						
PHASE SUMMARY						
PHASE	TOTAL BUILDING S.F.	TOTAL PARKING SPACES	TOTAL DETENTION ACRES	ROAD (PAVING) ACRES	TOTAL LAND ACRES	COVERAGE
I	97,700	116	1.05	1.13	10.80	20.74%
II	180,100	164	2.23	1.58	17.34	23.82%
III	104,200	74	1.13	1.71	14.23	16.80%
TOTAL (I-III)	382,000	354	4.41	4.42	42.37	20.70%

BASED ON PRELIMINARY INFORMATION PROVIDED BY THE TENANT - SUBJECT TO CHANGE

NOT TO SCALE



**THREE SQUARE DESIGN GROUP**  
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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

*of:*

Approximately 37.8 Acres located along Hardy Toll Road  
Spring, Harris County, Texas 77373  
Report No. 201305143

*Prepared For:*

Wheless Properties  
25307 Interstate Highway 45 North  
The Woodlands, TX 77380

*Prepared by:*

PHASE ENGINEERING, INC.  
335 West 21<sup>st</sup> Street  
Houston, Texas 77008  
(713) 476-9844  
<http://www.phaseengineering.com>  
June 18, 2013





## 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.

<b>Benchmark Real Estate</b>	<b>9014412</b>	<b>damon@benchmarktxre.com</b>	<b>(254)800-5000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Damon Gottschalk</b>	<b>656896</b>	<b>damon@benchmarktxre.com</b>	<b>(254)800-5000</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Damon Gottschalk</b>	<b>656896</b>	<b>damon@benchmarktxre.com</b>	<b>(254)800-5000</b>
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](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501