



Each office independently owned and operated

COMMERCIAL ADVISORS GROUP, RE/MAX INTEGRITY

23309 Kuykendahl Rd. | Ste B

Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

FOR SALE

RETAIL PROPERTY

# GLEANNLOCH FARMS BUILD READY PAD SITES FOR SALE AND BUILD TO SUIT FOR LEASE

9070 GLEANNLOCH FOREST DRIVE, SPRING, TX 77379



PRESENTED BY:

**PATRICK J. BUCKHOFF,**  
CCIM

Principal & Broker Associate

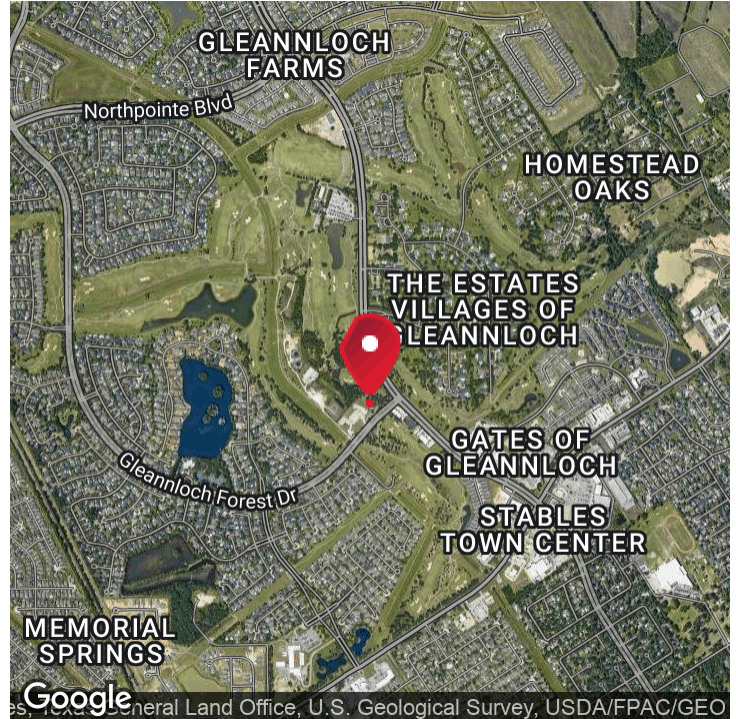
832.560.2100

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TX #587831



**GLEANNLOCH FARMS BUILD READY PAD SITES FOR SALE AND BUILD TO SUIT FOR LEASE**  
 9070 GLEANNLOCH FOREST DRIVE, SPRING, TX 77379



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	9,200 SF
Available SF:	3,700 - 9,200 SF
Number of Units:	4

### PROPERTY OVERVIEW

Located in the heart of Gleannloch Farms, a modern master-planned community of nearly 3,200 homes, interwoven with miles of roads and sidewalks, a 36-hole golf course, three recreation centers, sports facilities, playgrounds, churches and schools, this location provides maximum flexibility to own or to lease. Accommodating needs from 3,700 SF to 9,200 SF in a very attractive location with exceptionally strong demographics. Stand out to your clients, patients, customers and employees. Less than 1 minute to Spring Cypress, 5 minutes to Grand Parkway 99, 7 Min to SH 249, 13 Min to I 45, 20 Min to Beltway 8, 29 Min to Bush Inter-continental airport (IAH). Call today to discuss your options and to schedule a tour.

### PROPERTY HIGHLIGHTS

- Building sizes from 3,700 SF to 9,200 SF
- For Sale or For Lease opportunities
- Strong HH income (\$114,408), Over 30,400 HH within 5 mi.
- Attractive, professional location
- Perfect for healthcare, accounting & financial services, architectural/engineering and other professional services
- Parcel B (golf course) building size up to 4900 sf
- Parcel D building size up to a 4,900 sf



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FOR SALE OR LEASE

RETAIL/OFFICE PROPERTY

ADDITIONAL PHOTOS

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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



MARSHALL BROTHERS TRUST  
GAS UNIT NO. 1, WELL NO. 3  
WELL SITE EASEMENT  
R810994, R869526, T381394  
H.C.C.F.N., H.C.O.P.R.R.P.

GLEANNLOCH FARMS  
SECTION 11  
FILM CODE NO. 521065  
H.C.M.R.

CALLED 90.6853 AC  
TRACT "B"  
GLEANNLOCH PINES, LTD.  
H.C.C.F.N. 20070145262  
O.P.R.R.P.H.C.

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TRACT "B"  
GLEANNLOCH PINES, LTD.  
H.C.C.F.N. 20070145262  
O.P.R.R.P.H.C.

PARCEL "D"  
8045 SQ. FEET  
0.1847 ACRES

PARCEL "E"  
5741 SQ.FT.  
0.1318 ACRES

PARCEL "F"  
8413 SQ.FT.  
0.1931 ACRES

PARCEL "G"  
22,714 SQ.FT.  
0.5214 ACRES

PARCEL "B"  
7496 SQ.FT.  
0.1721 ACRES

COMMON AREA  
1.8576 Acres  
80917 Sq. Feet

PARCEL "A"  
16149 SQ.FT.  
0.3707 ACRES

3.9889 AC  
RESTRICTED RESERVE "A"  
BLOCK 1, GLEANNLOCH  
FARMS SEC. 11  
F.C.NO. 521065 H.C.M.R.

GLEANNLOCH FOREST DRIVE  
(90' R.O.W.) FC No. 422850 H.C.M.R.

Proposed Private 10'  
Sanitary Sewer  
Easement  
0.0384 Acres  
1675 Sq. Feet

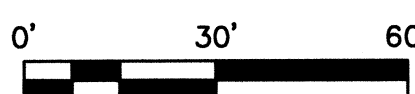
Proposed Sign  
Easement  
414 Sq. Feet

LINE	BEARING	DISTANCE
L1	S 38°47'08" W	16.31'
L2	N 51°12'52" W	20.00'
L3	N 38°47'08" E	25.12'
L4	S 27°27'07" E	21.85'

Harris County Municipal Utility District No. 367  
167' Fee Strip H.C.C.F.N. 572941 & U169725  
O.P.R.R.P.H.C.

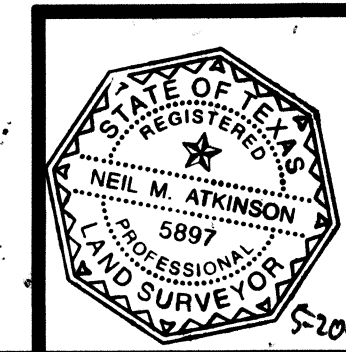


NOTE: ALL BEARINGS SHOWN HEREON ARE BASED  
ON GRID NORTH OF THE TEXAS COORDINATE  
SYSTEM, SOUTH CENTRAL ZONE 4204.  
NAD 1983 DATUM



SCALE: 1"=30'

PARCEL DIVISION MAP OF RESTRICTED RESERVE "A"  
BLOCK 1 GLEANNLOCH FARMS SECTION 11



**ATKINSON ENGINEERS**  
Civil Engineers - Land Surveyors  
150 Years Inspiring Texas  
19275 Wed Road  
Series, Texas 77360  
Phone: 281.822.7800  
Fax: 281.822.7801

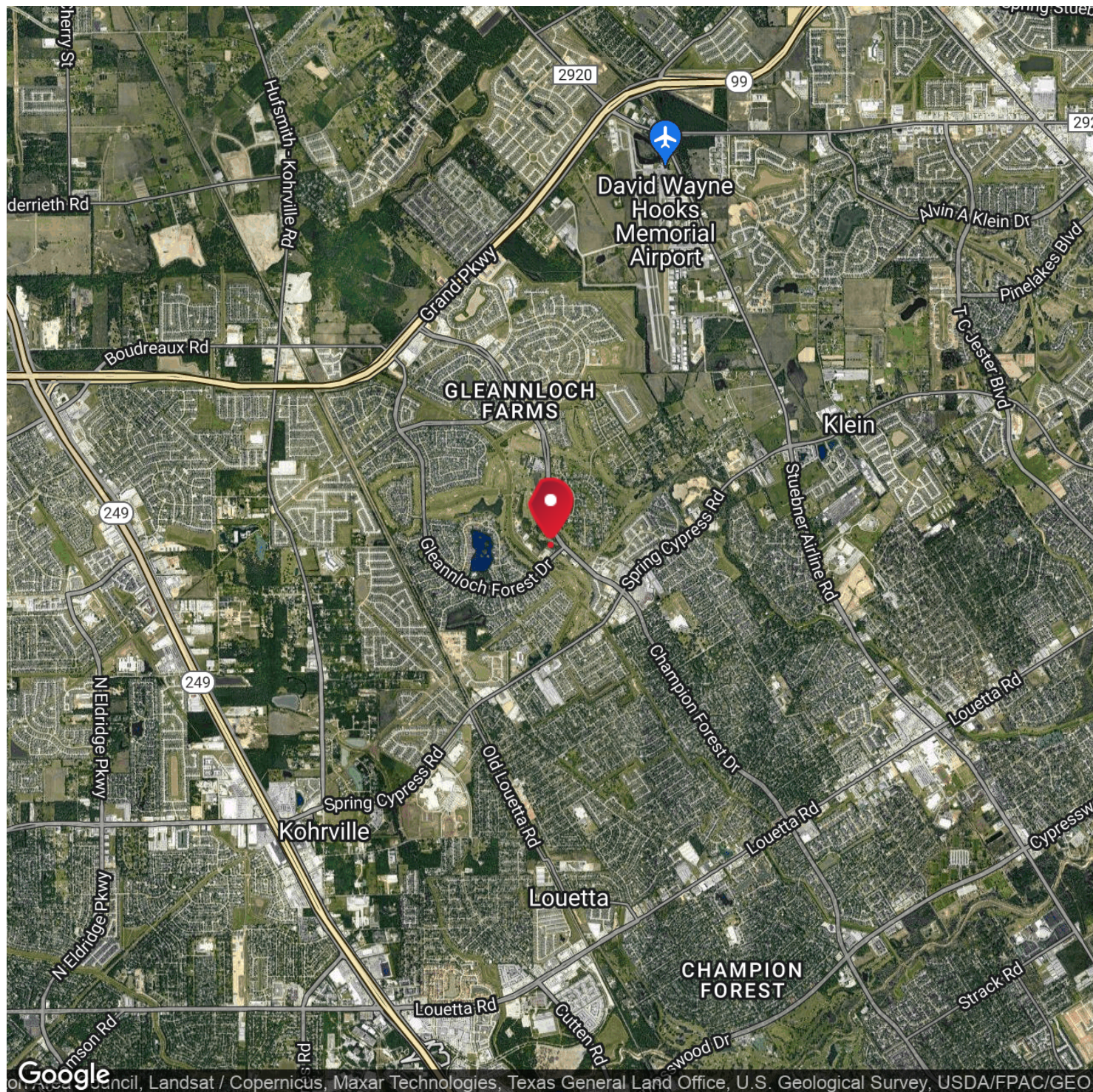
BY: *Neil M. Atkinson*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TSPS: 1700045000  
Residential Subdivisions Commercial & Retail Projects Boundary & Topographic Surveys Drainage Reports

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Interpretation available up to  
\$150,000 per project  
Surveying & Mapping Code  
Title 17, Section 544C(2)

DATE: 05-20-2016 SCALE: 1"=30' DRAWN BY: JB DWG. NO. 4137C



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## Executive Summary

9056-9066 Gleannloch Forest Dr, Spring, Texas, 77379  
Ring Bands: 0-1, 1-3, 3-5 mile radii

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.03614  
Longitude: -95.56281

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	3,471	40,841	77,855
2010 Population	9,222	69,181	110,080
2020 Population	11,323	90,302	134,678
2025 Population	12,440	98,988	146,404
2000-2010 Annual Rate	10.26%	5.41%	3.52%
2010-2020 Annual Rate	2.02%	2.63%	1.99%
2020-2025 Annual Rate	1.90%	1.85%	1.68%
2020 Male Population	49.0%	49.2%	48.8%
2020 Female Population	51.0%	50.8%	51.2%
2020 Median Age	35.3	36.0	38.1

In the identified area, the current year population is 134,678. In 2010, the Census count in the area was 110,080. The rate of change since 2010 was 1.99% annually. The five-year projection for the population in the area is 146,404 representing a change of 1.68% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	68.7%	67.1%	68.5%
2020 Black Alone	8.2%	9.8%	10.6%
2020 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2020 Asian Alone	11.4%	10.5%	9.4%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	7.1%	8.0%	7.2%
2020 Two or More Races	4.2%	4.0%	3.6%
2020 Hispanic Origin (Any Race)	23.1%	25.3%	22.8%

Persons of Hispanic origin represent 22.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.3 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	189	152	142
2000 Households	1,056	13,508	28,804
2010 Households	2,939	23,740	41,618
2020 Total Households	3,604	30,670	49,741
2025 Total Households	3,942	33,474	53,562
2000-2010 Annual Rate	10.78%	5.80%	3.75%
2010-2020 Annual Rate	2.01%	2.53%	1.75%
2020-2025 Annual Rate	1.81%	1.77%	1.49%
2020 Average Household Size	3.14	2.94	2.70

The household count in this area has changed from 41,618 in 2010 to 49,741 in the current year, a change of 1.75% annually. The five-year projection of households is 53,562, a change of 1.49% annually from the current year total. Average household size is currently 2.70, compared to 2.64 in the year 2010. The number of families in the current year is 35,914 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

December 17, 2020

## Executive Summary

9056-9066 Gleannloch Forest Dr, Spring, Texas, 77379  
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RE/MAX Commercial Advisors Group by Esri

Latitude: 30.03614  
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	11.2%	10.9%	12.5%
<b>Median Household Income</b>			
2020 Median Household Income	\$114,408	\$96,383	\$85,142
2025 Median Household Income	\$127,785	\$103,291	\$90,227
2020-2025 Annual Rate	2.24%	1.39%	1.17%
<b>Average Household Income</b>			
2020 Average Household Income	\$147,626	\$125,287	\$113,775
2025 Average Household Income	\$168,565	\$138,787	\$124,552
2020-2025 Annual Rate	2.69%	2.07%	1.83%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$46,988	\$42,510	\$42,164
2025 Per Capita Income	\$53,349	\$46,877	\$45,748
2020-2025 Annual Rate	2.57%	1.98%	1.65%

### Households by Income

Current median household income is \$85,142 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$90,227 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$113,775 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$124,552 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$42,164 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,748 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	161	168	151
2000 Total Housing Units	1,082	13,922	30,443
2000 Owner Occupied Housing Units	985	11,289	20,894
2000 Renter Occupied Housing Units	71	2,219	7,910
2000 Vacant Housing Units	26	414	1,639
2010 Total Housing Units	3,048	25,234	44,783
2010 Owner Occupied Housing Units	2,600	18,845	29,294
2010 Renter Occupied Housing Units	339	4,895	12,324
2010 Vacant Housing Units	109	1,494	3,165
2020 Total Housing Units	3,647	31,892	52,631
2020 Owner Occupied Housing Units	3,108	23,414	33,777
2020 Renter Occupied Housing Units	496	7,256	15,963
2020 Vacant Housing Units	43	1,222	2,890
2025 Total Housing Units	3,989	34,734	56,610
2025 Owner Occupied Housing Units	3,395	25,312	36,437
2025 Renter Occupied Housing Units	547	8,162	17,126
2025 Vacant Housing Units	47	1,260	3,048

Currently, 64.2% of the 52,631 housing units in the area are owner occupied; 30.3%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 44,783 housing units in the area - 65.4% owner occupied, 27.5% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 7.44%. Median home value in the area is \$255,494, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.56% annually to \$289,965.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

December 17, 2020



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<u><b>RE/MAX Integrity</b></u>	<u><b>0208532</b></u>	<u><b>mecordova1@aol.com</b></u>	<u><b>(281)370-5100</b></u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u><b>Esther Cordova</b></u>	<u><b>0208532</b></u>	<u><b>mecordova1@aol.com</b></u>	<u><b>(281)370-5100</b></u>
Designated Broker of Firm	License No.	Email	Phone
<u><b>Esther Cordova</b></u>	<u><b>0208532</b></u>	<u><b>mecordova1@aol.com</b></u>	<u><b>(281)370-5100</b></u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u><b>Patrick Buckhoff, CCIM</b></u>	<u><b>587831</b></u>	<u><b>patrick@commercialspacehouston.com</b></u>	<u><b>(281)686-9445</b></u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379  
Patrick Buckhoff

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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Gustavo Guido

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