

**FLEX SPACE
AVAILABLE**



WOODLANDS WAREHOUSE PARK

**1001-1087 PRUITT RD.
SPRING, TX 77380**



PROPERTY HIGHLIGHTS

- Private entry suites with grade-level overhead doors in the delivery areas behind each suite
- Common-area shared truck-well for dock-high deliveries
- Monument signage available
- Located in an explosive residential and commercial growth corridor
- Excellent location; less than 1 mile west of Interstate 45, approximately 1.5 miles from the Hardy Toll Road, and within 3 miles of the Grand Parkway
- The Woodlands is a 28,000-acre, master planned community, with a population of more than 110,000. The Woodlands consistently ranks in the top best-selling master planned communities in the nation
- Close proximity to The Woodlands Town Center and ExxonMobil Campus
- Convenient to restaurants, hotels, and shopping



DEMOGRAPHICS 2018	1 MILE	3 MILES	5 MILES
Total Daytime Population	5,249	68,388	201,196
Total Population	3,903	65,389	199,990
Average HH Income	\$119,755	\$101,091	\$117,605

** Demographic data derived from 2018 STDB*



FOR MORE INFORMATION CONTACT:

Neal King | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

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THE WOODLANDS

RAYFORD RD EXPANSION
Construction for the Rayford Road Safety and Mobility Project began in April 2017 and is anticipated to be complete summer or fall of 2019.

SITE

RAYFORD RD

GRAND PARKWAY

SPRING

MD Anderson Cancer Network UNDER CONSTRUCTION

LONE STAR COLLEGE MONTGOMERY

CHI St. Luke's Health

Texas Children's Hospital

Methodist THE WOODLANDS HOSPITAL

PORTIFINO SHOPPING CENTER

WOODFOREST NATIONAL BANK STADIUM

OAK RIDGE HIGH SCHOOL

iFLY

GRAND PARKWAY MARKETPLACE

ExonMobil CAMPUS

2,000 Acre Master Planned Community SPRINGWOODS VILLAGE III

ABS HEADQUARTERS

SKY ZONE TRAMPOLINE PARK

GRAND PARKWAY MARKETPLACE

SPRING

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Construction for the Rayford Road Safety and Mobility Project began in April 2017 and is anticipated to be complete summer or fall of 2019.

Grand Oaks High School

WOODSON'S RESERVE

Benders Landing ESTATES

HARMONY

SPRING TRAILS

TOM COX INTERMEDIATE

YORK JUNIOR HIGH SCHOOL

H-EB

Walmart

Texas Children's Pediatrics

Target

Kroger

Marketplace

Starbucks

Panera Bread

Cheddar's

Chick-fil-A

petco

pumpitup

Starbucks

Walmart

H-E-B

HOBBY LOBBY

SAWOUST PLAZA SHOPPING CENTER

THE WOODWINDS SHOPPING CENTER

PAVILION

MEMORIAL HERMANN

SHENANDOAH

Michael's

ESLIES

DSW

PEI WEI

AT&T

DXL

MAZZIOS PASTRY

ZALES

Walmart

Chick-fil-A

petco

pumpitup

Starbucks

Walmart

H-E-B

Target

Michael's

TJ-maxx

ULTA

five BELOW

DSW

Burlington

Orangetheory

Cheddar's

Splashdown

SKY ZONE

SPECS

WINE SPIRITS FINE FOOD

WOODSON'S RESERVE

Benders Landing ESTATES

HARMONY

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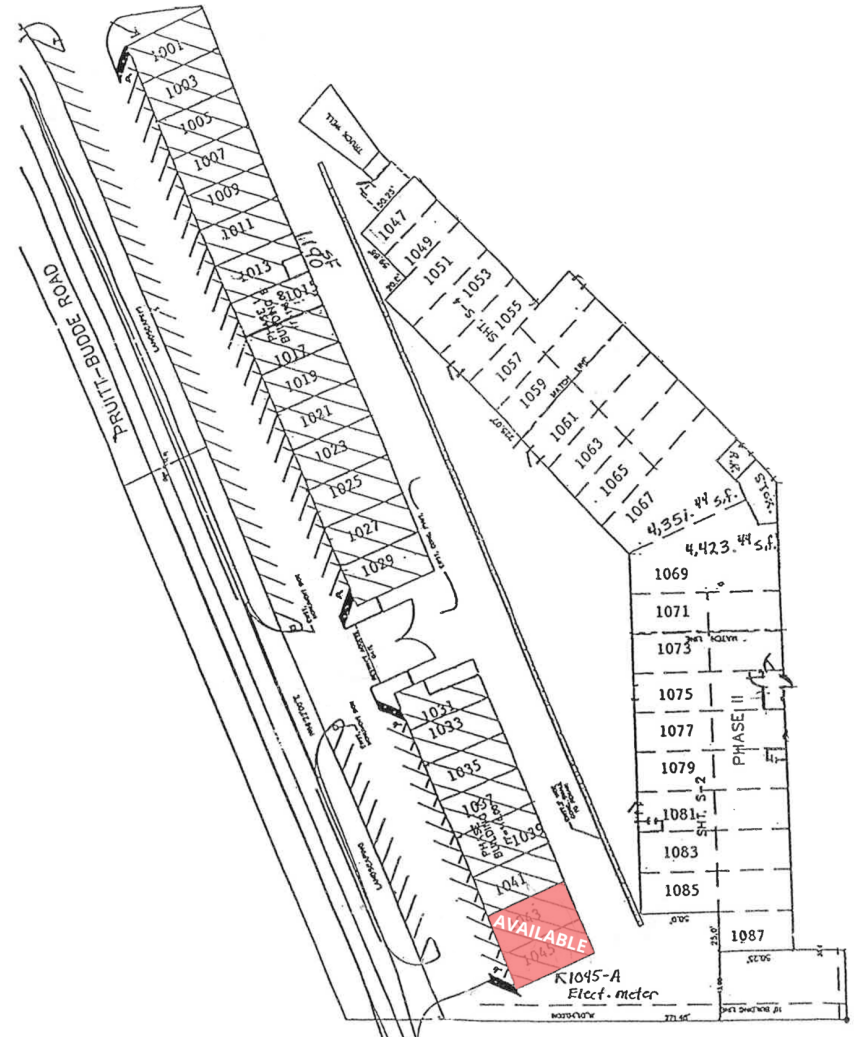
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
SUITE 1043-1045	Available	2,500 SF	NNN	\$6.00 SF/yr	-



AVAILABLE



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.

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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
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