

FORMER CVS & ADJACENT LAND FOR SALE

22614 HOLZWARTH RD, SPRING, TX 77389

SHOP ^{COS.}



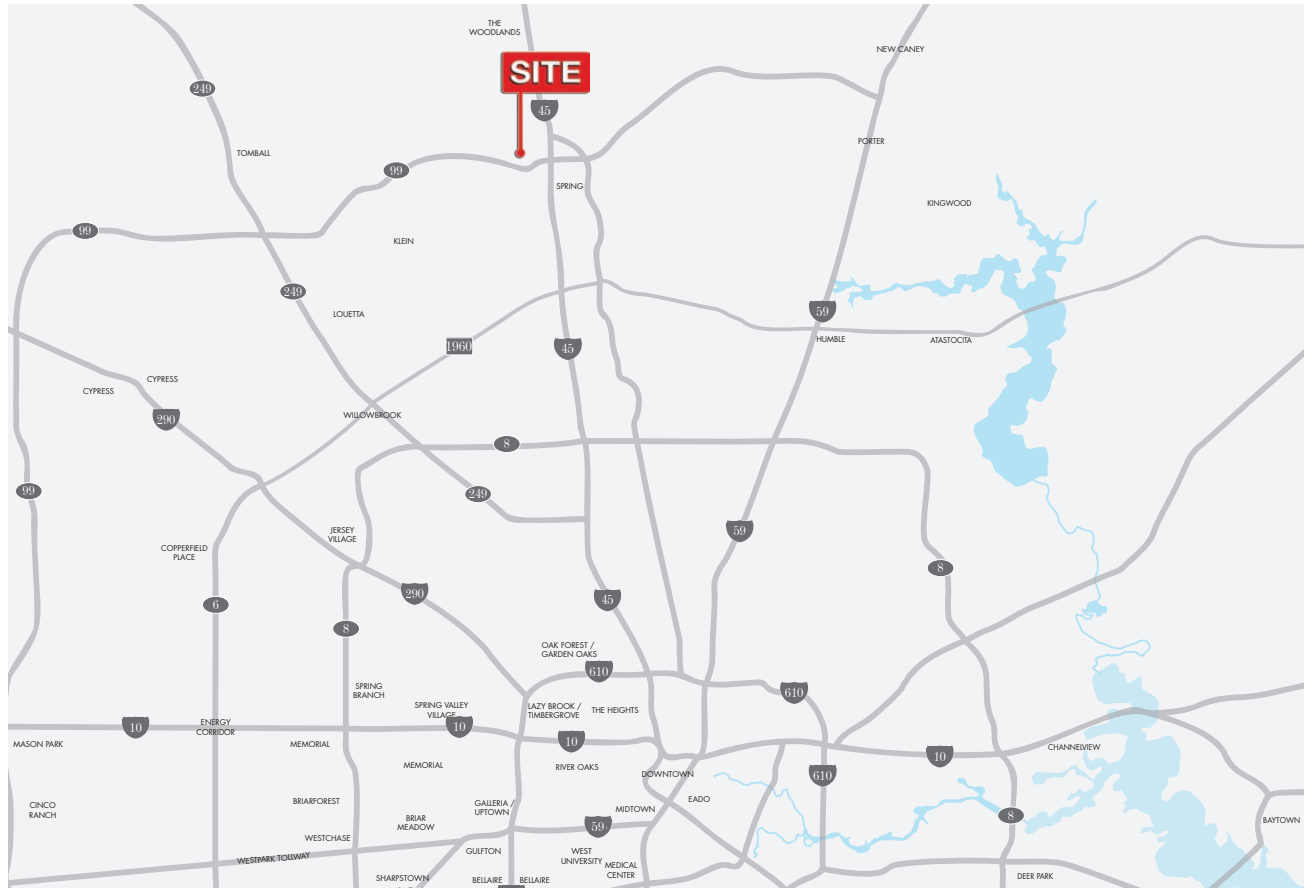
Caleb Reed / **CALEB@SHOPCOMPANIES.COM** / **713.574.8212**
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Clayton Medlenka / **CLAYTON@SHOPCOMPANIES.COM** / **281.845.3488**

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PROJECT SCOPE

Ideally positioned along Holzwarth Road, this site offers prime retail and professional space in the heart of the growing Spring, Texas community. Located just minutes from I-45 and Grand Parkway, the property provides excellent accessibility and visibility to both local residents and regional commuters. Surrounded by established neighborhoods, schools, healthcare facilities, and thriving commercial developments, the site benefits from strong daytime traffic and a robust residential population. With ample parking, flexible floor plans, and proximity to major anchors and lifestyle amenities, this site is perfectly suited for service-based retailers, or neighborhood dining concepts seeking a high-demand suburban location with long-term growth potential.

DETAILS

- ±14,600 SF (±2.44 AC)
- Adjacent Land ±1.04 AC
- Available Now
- Call Broker for Pricing

TRAFFIC COUNTS

- o Grand Parkway: 63,872 VPD '25
- o I-45 (North Fwy): 214,596 VPD '25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,086	73,330	240,469
Avg. HH Income	\$148,372	\$113,454	\$126,407
Total Housing Units	1,158	28,394	88,342
Daytime Population	14,884	88,744	238,506
Medium Home Value	\$440,741	\$295,343	\$320,606

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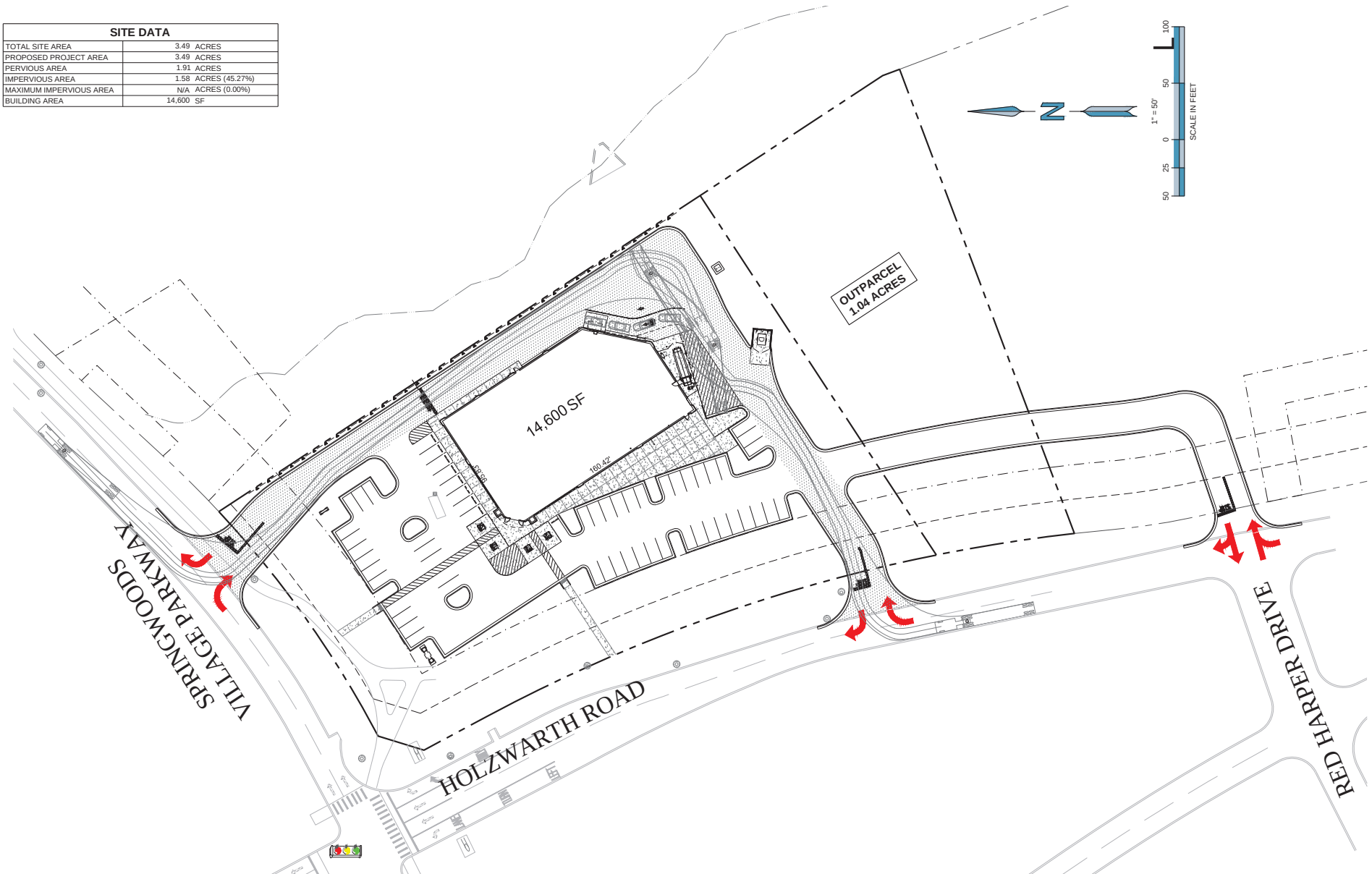
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SITE DATA	
TOTAL SITE AREA	3.49 ACRES
PROPOSED PROJECT AREA	3.49 ACRES
PERVIOUS AREA	1.91 ACRES
IMPERVIOUS AREA	1.58 ACRES (45.27%)
MAXIMUM IMPERVIOUS AREA	N/A ACRES (0.00%)
BUILDING AREA	14,600 SF



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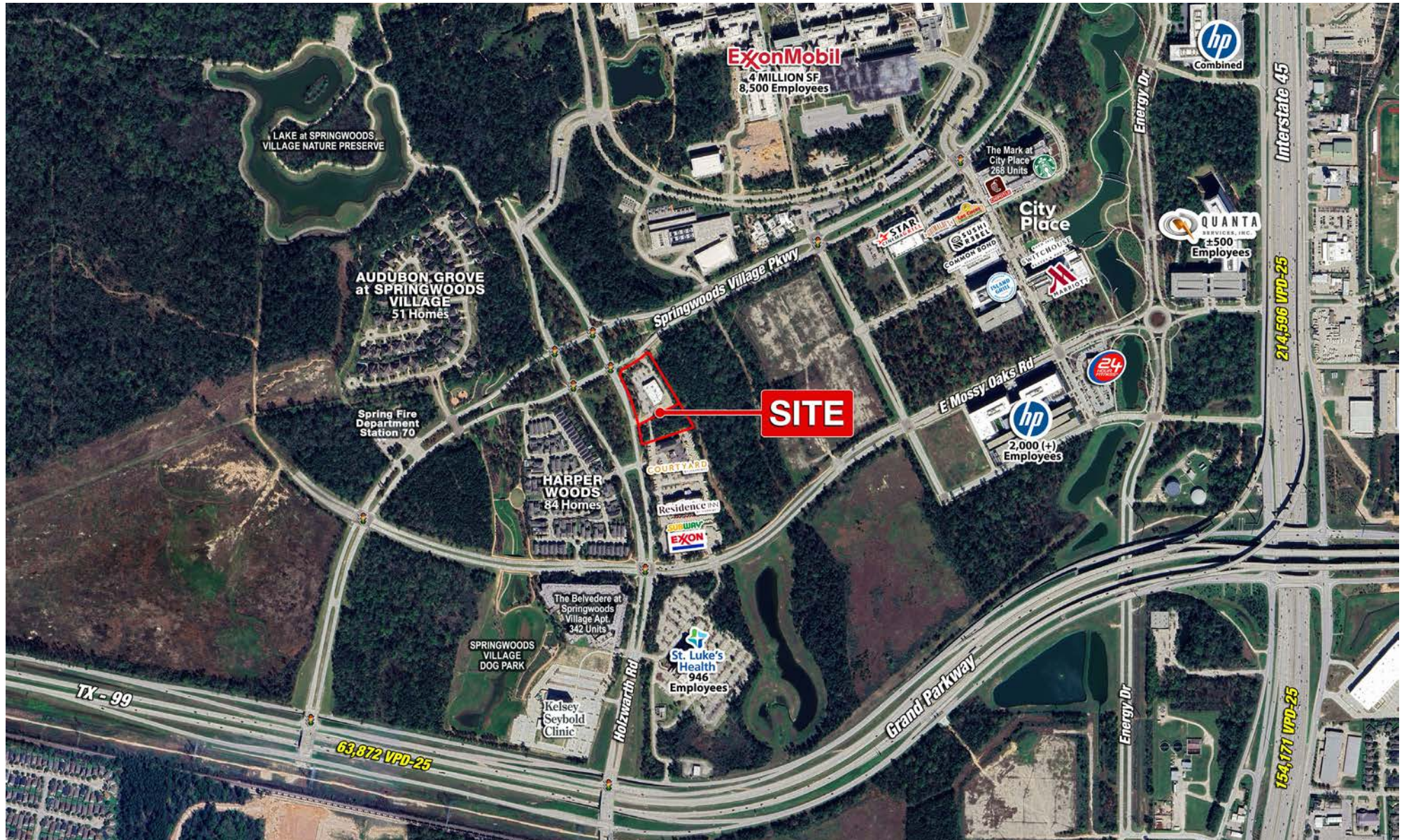
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INFORMATION ABOUT BROKERAGE SERVICES



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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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RAND HOROWITZ

Designated Broker of Firm

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