

CATHEDRAL LAKES LAND: SPRING, TEXAS



LAND FOR SALE
TRACT 2: ±18.64

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TRACT 2: SOUTH

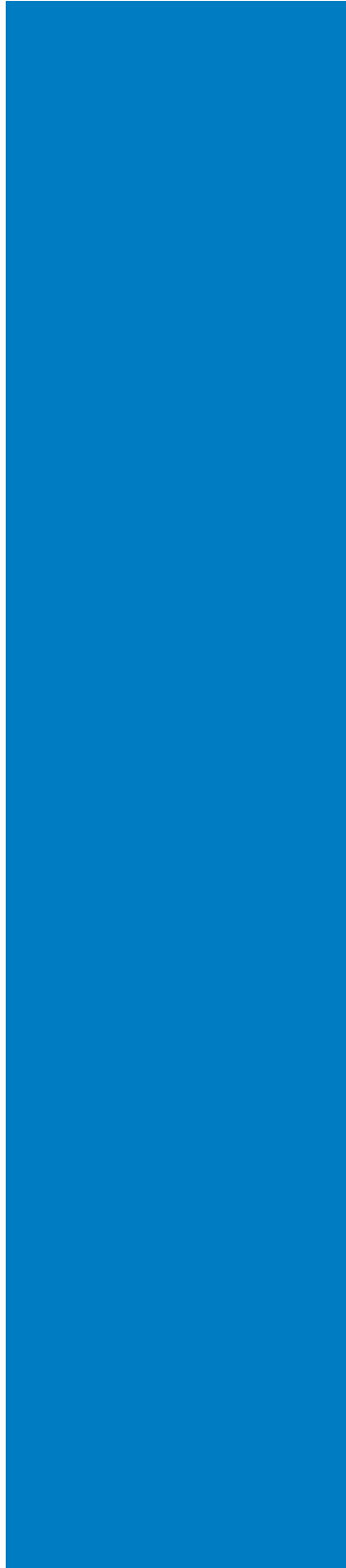


Location	Cathedral Shores Dr.
Flood Plain	500-year
Size	±18.64 Acres
Detention	Regional Detention Provided
Highest & Best Use	Multi-family, Senior Living, Medical, Office, Retail, Hospitality & Self Storage Single Family (Build for Rent)
Asking Price	Call Broker

TRACT 1: NORTH



Location	Cathedral Lakes Parkway & Basilica Bay Dr
Size	±5.839 Acres
Flood Plain	500-year
Frontage	1,123 ft on Basilica Bay Dr 281 ft on Cathedral Lakes Parkway
Detention	Regional Detention Provided
Highest & Best Use	Multi-family, Senior Living, Medical, Office, Retail, Hospitality & Self Storage
Asking Price	Sold



AREA AMENITIES

The Woodlands

45

HOBBY
LOBBY

goodwill

DISCOUNT
TIRE

JO-ANN
fabric and craft stores

Chipotle

Wendy's

TACO BELL

BURGER
KING

KFC

WHATABURGER

H-E-B

WING-STOP

Walmart

Chick-fil-A

Starbucks

petco

McDonald's

SPEC'S
WINE, SPIRITS & MORE FOODS

SHERWIN
WILLIAMS

Walgreens

JSC

Canoe's
CHICKEN FINGERS

BUFFALO
RUN
EAT DRINK SPORTS

CVS

GLASS
DOCTOR
HOME-AUTO-BUSINESS
We're your glass!

ENERGY
CAPITAL

HOTEL
INDIGO

CATHEDRAL LAKES

ProSource
WHOLESALE

Emser Tile

TEXACO



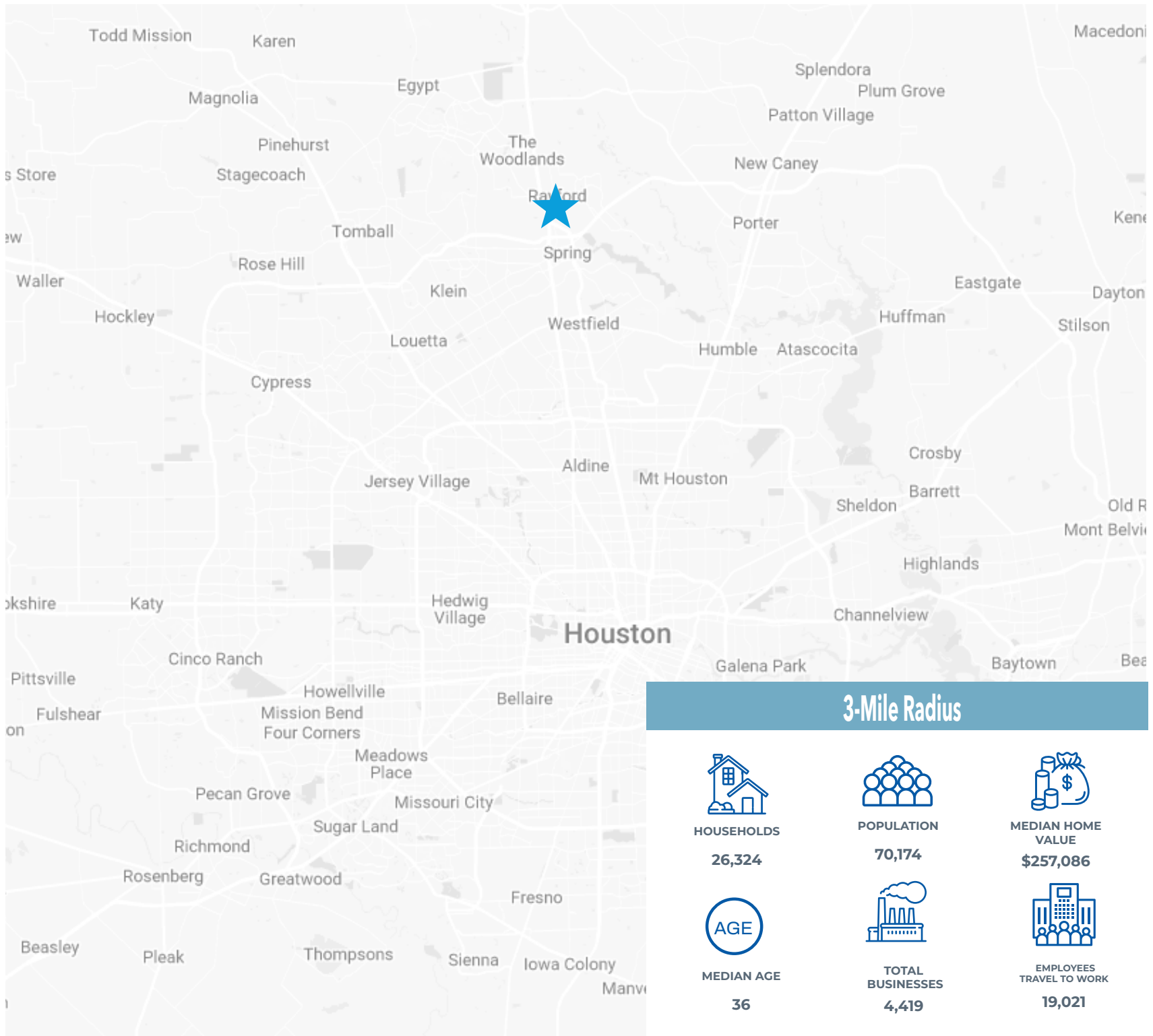
Spring Creek

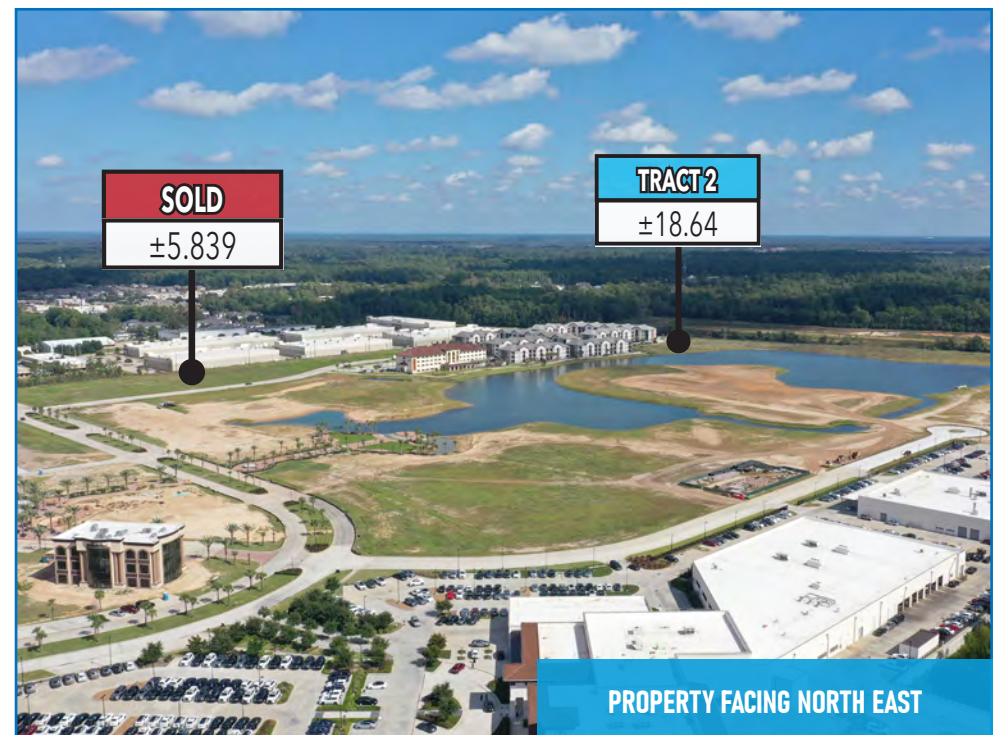
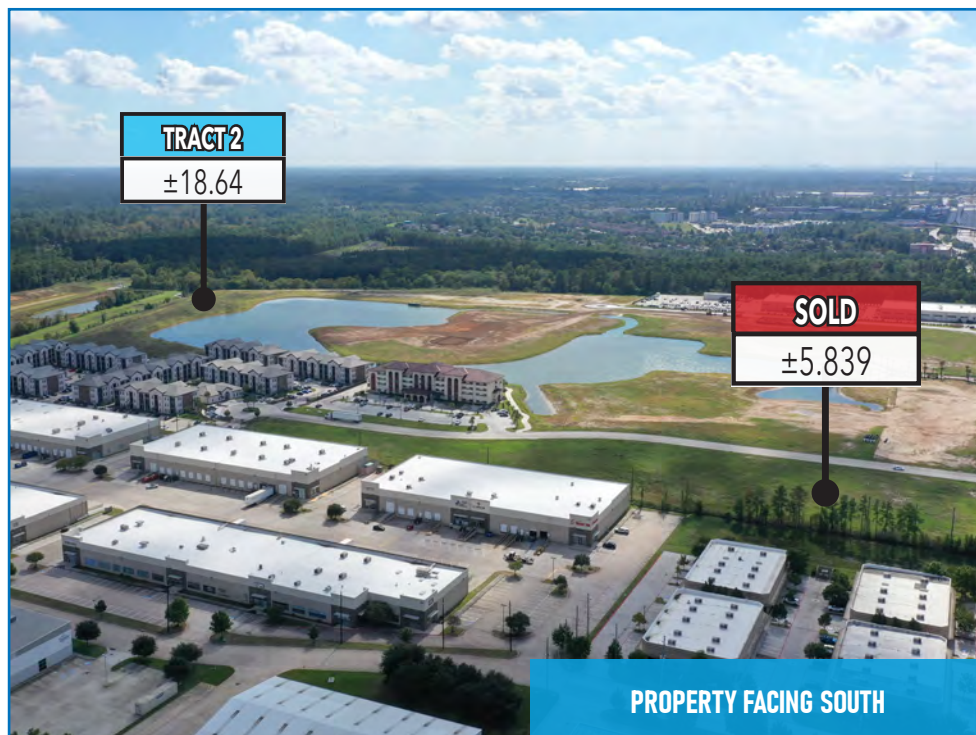
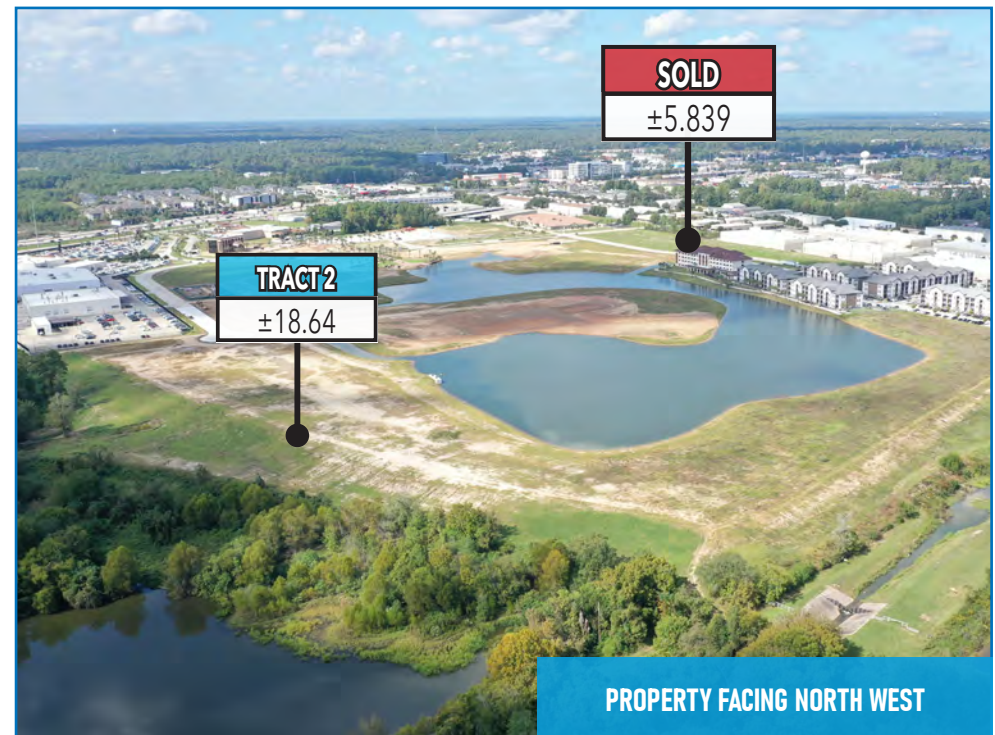
ExxonMobil

45

99

DEMOGRAPHICS







CREDIT UNION BANK



HOTEL INDIGO



LARGEST LEXUS DEALERSHIP IN USA



MEDICAL RESORT AND SPA



GRACE CHURCH



ALTA CATHEDRAL LAKES LUXURY LIVING

PREVIOUSLY SOLD NEARBY



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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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