

± 3.2 ACRES FOR SALE SPRING LAKES II COMMERCIAL

Spring, Texas

Tract #30

*(utilities available & on-site detention **not** required)*

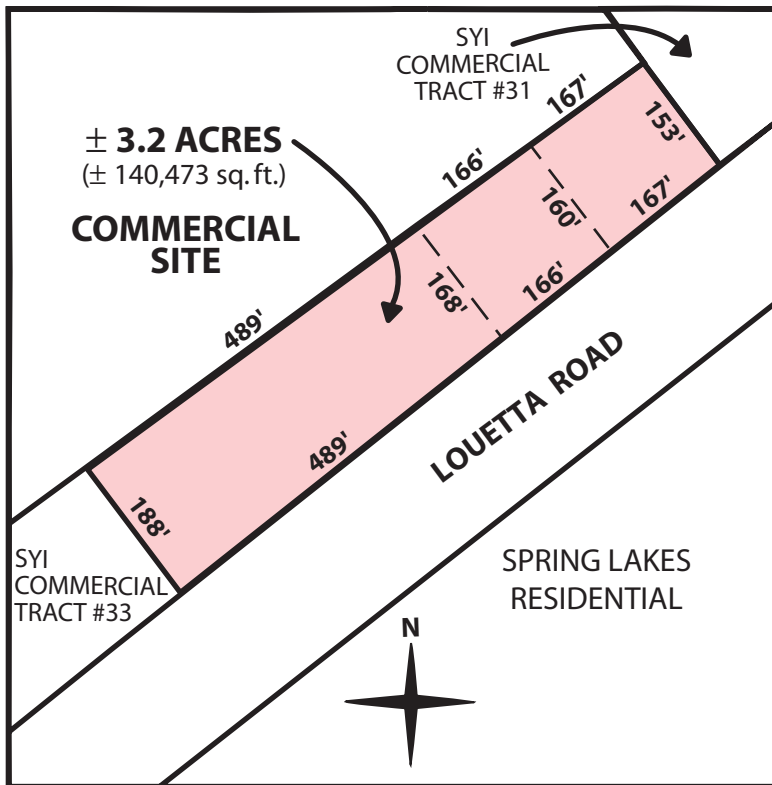
LOCATION: East of Wunsche Gully and North of Louetta Road in the Houston ETJ.

PRICE: \$4.00 per gross square foot. *(based on final survey)*
Approx. price: \$561,892

TAX AUTHORITY: Harris County	0.81867
MUD 249	1.20
Spring ISD	1.76

Approx. Tax Rate (2004) \$3.77867 per \$100 value

FEATURES: Developer may be willing to sub-divide. The area on the East and West side of I-45 from Cypresswood to Louetta have experienced tremendous growth in recent years. A Wal-Mart Supercenter, Kohl's Department Store, numerous car dealerships, restaurants and retail space have been developed. This tract is located in close proximity to the Spring Lakes Residential Development which will ultimately consist of ± 800 single-family residential units built by Perry Homes, D. R. Horton Homes and Village Builders. The Cypresswood Lake Residential Development, which will consist of ±500 single-family residential units, is located south of this site on Cypresswood Drive.



SAM YAGER INCORPORATED

For more information on this property please contact:

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or visit our website at:

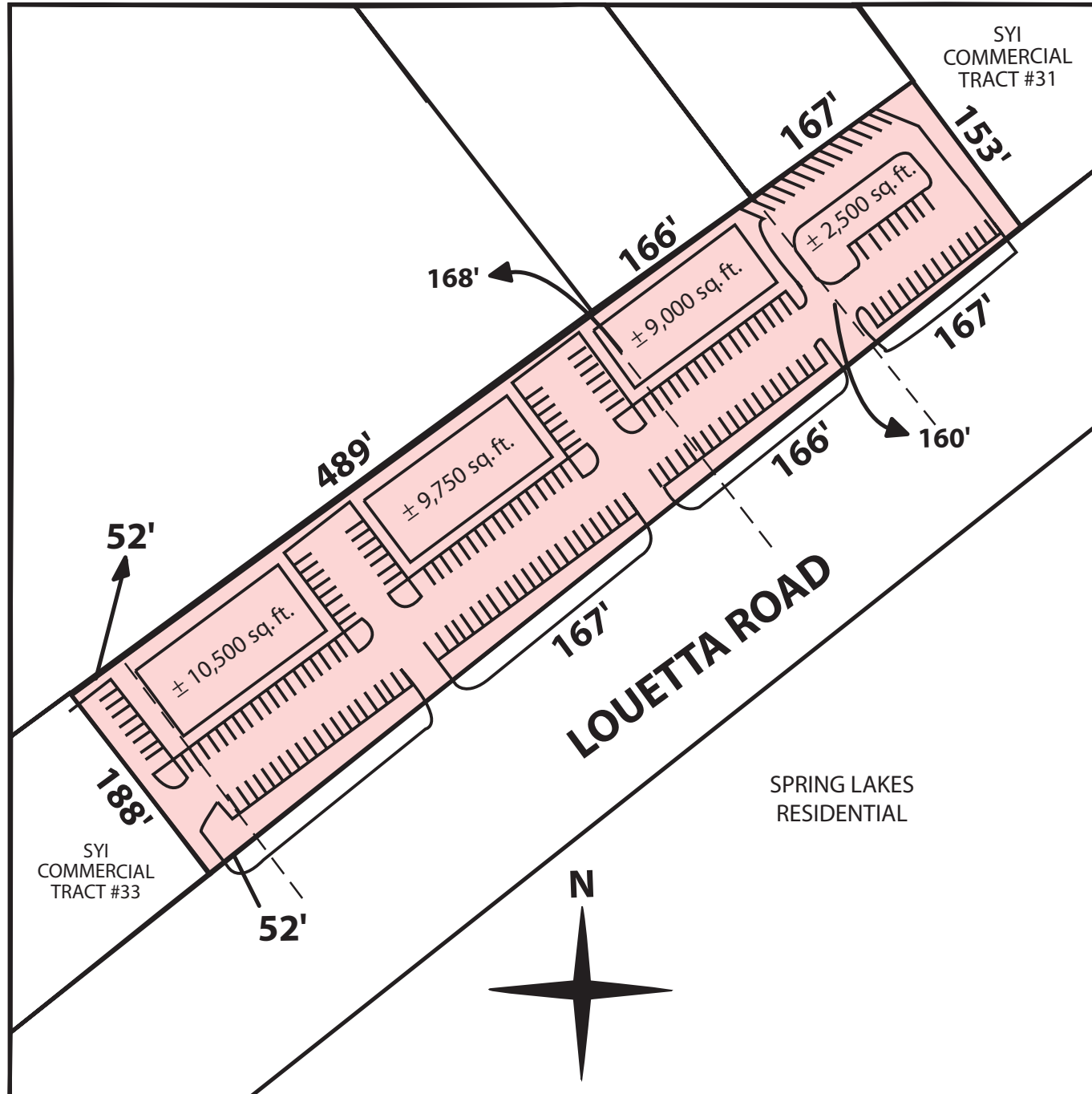
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Houston, Texas 77057

www.SYI.net

**This does not constitute an offer to sell and is for discussion purposes only. All information contained herein should be independently verified by any party expressing an interest. Last Updated 4-16-04*

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FOR SALE
SPRING LAKES
COMMERCIAL
TRACT #30**



SPRING LAKES
RESIDENTIAL

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