

FORMER BANK AVAILABLE FOR SALE



2404 RESEARCH FOREST DRIVE, SPRING, TX 77381
±4,568 SF BUILDING ON ±1.85 ACRES



PROPERTY HIGHLIGHTS

2404 RESEARCH FOREST DRIVE, SPRING, TX 77381



±4,568 SF Former Bank Branch on ±1.85 Acres



Drive-Thru Configured with 5-Covered Canopy Lanes



Exceptional traffic — 40,000 VPD on Research Forest Drive



Strategically positioned at lighted intersection of Research Forest Drive & Lakeside Blvd



Adjacent to Hughes Landing, including Seven Class A office buildings totaling 1 million Square Feet



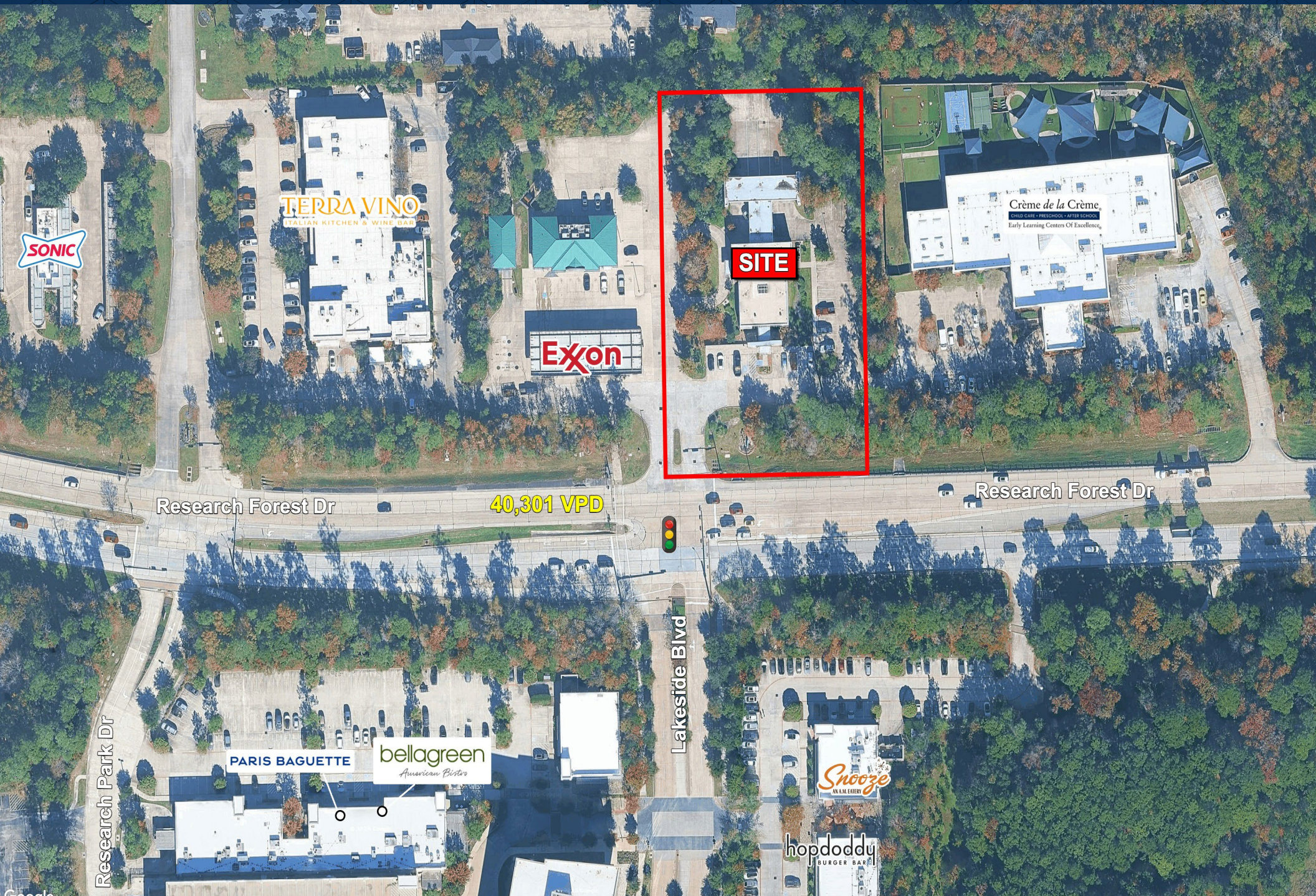
Call broker for pricing



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	7,367	65,969	189,392
2025 DAYTIME POPULATION	19,892	106,296	206,716
2025 AVERAGE HOUSEHOLD INCOME	\$189,378	\$156,427	\$156,706

AERIAL





Three
Hughes
Landing

Two
Hughes
Landing

One
Hughes
Landing

Hughes
Landing

Lexicon
pharmaceuticals
repsol

Chevron
Phillips
Chemical Company

Crème de la Crème,
EARLY CARE - PRESCHOOL - AFTER SCHOOL
Early Learning Centers Of Excellence

SITE

Research Forest Dr.

Lakeside Blvd

Snooze
AN A.M. CAFE

hopdoddy
BURGER BAR

Exxon

N



alight.

VISIT The Woodlands TEXAS
28,000 Acres

THE PARK
AT RESEARCH FOREST
LUXURY APARTMENT COMMUNITY

SONIC

TERRA VINO
ITALIAN KITCHEN & WINE BAR

Exxon

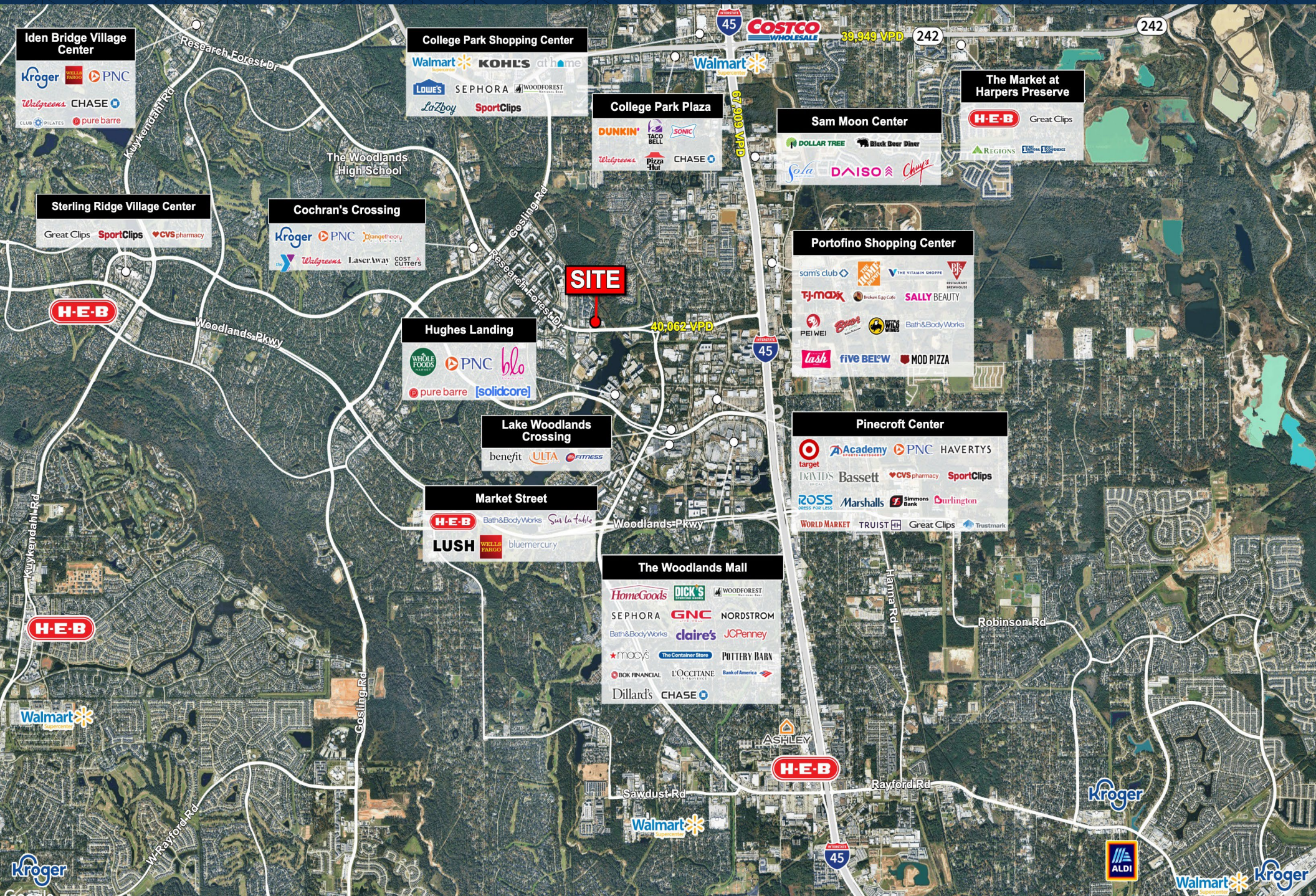
Crème de la Crème
Early Learning Centers Of Excellence

Research Forest Dr.

40,000 VPD

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AERIAL



LOCATION OVERVIEW



THE WOODLAND'S OFFICE HUB

- Centrally located in The Woodlands' corporate corridor with direct I-45 access to IAH Airport and downtown Houston.
- Steps away from premier shopping, dining, and hotels at The Woodlands Town Center, Market Street, and Hughes Landing.
- Prestigious Corporate Environment: A distinguished business address, home to the headquarters of major corporations like Huntsman Corporation, Chevron Phillips Chemical, and Entergy Texas, and anchored by the nearby ExxonMobil campus.



HUGHES LANDING | MARKET STREET | THE WOODLANDS MALL

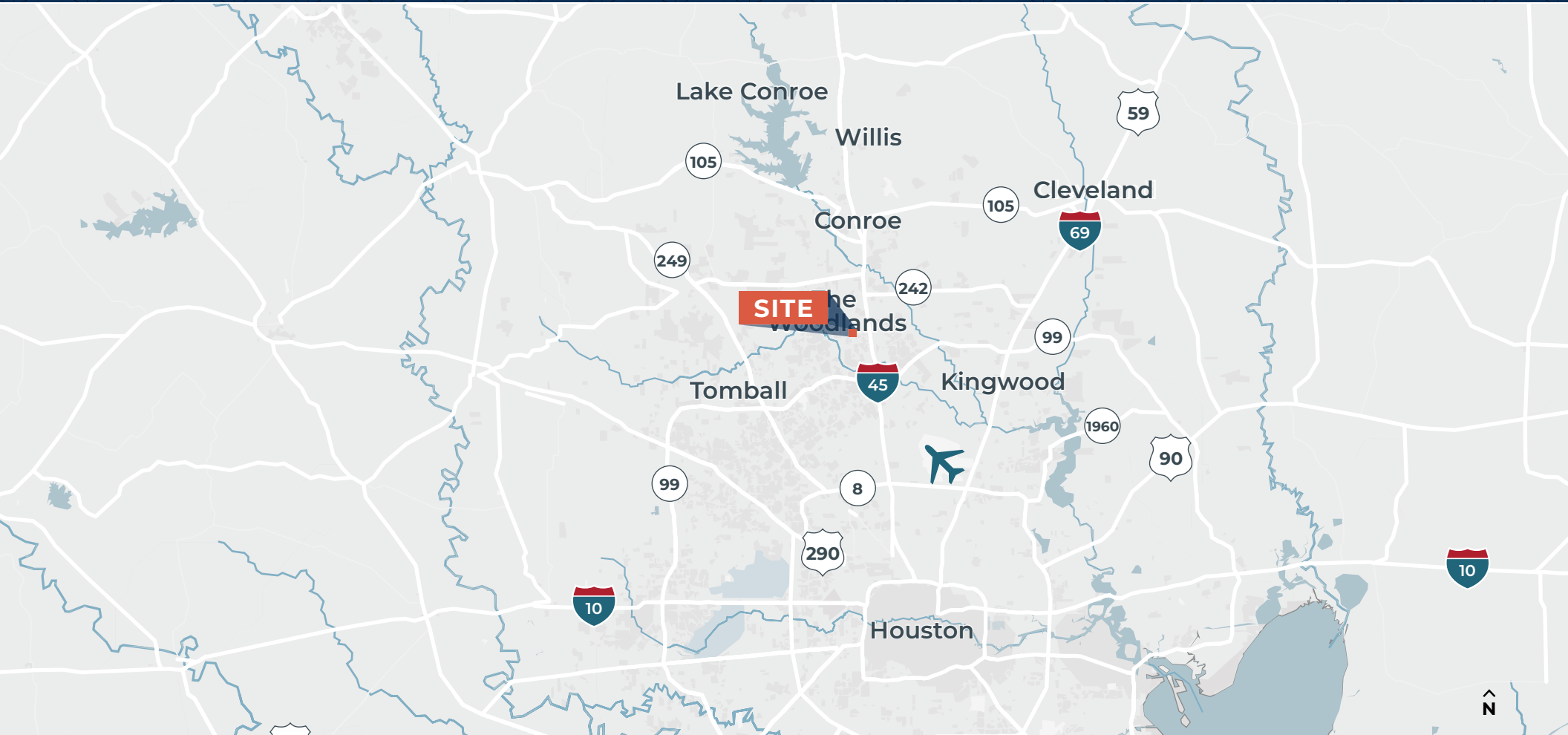
- Minutes from Hughes Landing featuring Whole Foods, Truluck's, Escalante's, Starbucks, and more
- Adjacent to Market Street with H-E-B, Gucci, Hyatt Centric, Louis Vuitton, Tommy Bahama, and Cava
- Close proximity to The Woodlands Mall featuring Nordstrom, In-N-Out, The Cheesecake Factory, Fleming's, and Shake Shack



THE WOODLANDS MARKET OVERVIEW

- 28,000-acre master-planned community with 120,000+ residents — 30 miles north of downtown Houston
- 63,000+ employees with major employers including Oxy, ExxonMobil, Chevron, McKesson, Baker Hughes, and Huntsman Corp
- Town Center attracts over 20 million visitors annually — one of the top best-selling master-planned communities in the nation

CONTACT US



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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 dues 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 dues 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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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