

FACT SHEET  
**DRY CREEK BUSINESS CENTER**  
12.62 +/- ACRES ON FM- 2978 AT HARDIN STORE ROAD

OWNER: Rayford DW Investments, Ltd.  
(2 principals have Texas Real Estate Broker's Licenses)

TRACT SIZE: 12.62 +/- acres

PRICE: \$3,500,000 (\$6.37 per square foot)

TERMS: Cash or terms are negotiable

UTILITIES: Available

DETENTION: All detention is provided for off site

GENERAL CONDITION: Excellent location and visibility

ROAD FRONTAGE: Over 1250' of frontage on FM-2978 and over 1500' of frontage  
On Hardin Store Road

FLOOD PLAIN: See engineering reports for detail

TITLE COMPANY: Stewart Title Company in The Woodlands, TX

SCHOOL DISTRICT: Magnolia Independent School District

RESTRICTIONS: Some and others to be determined

A preliminary plat and a drainage study have been completed and we're glad to discuss details with qualified potential buyers.

The information contained herein has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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