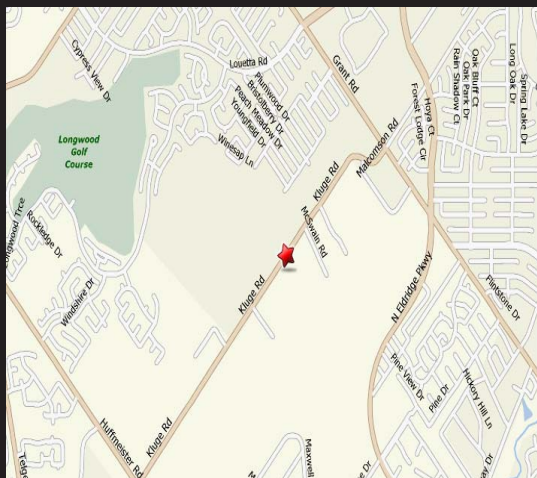




J&S Ranch on Kluge Road

Doing it right. Right now.

+/- 52 Acres



■ For Sale ■

Ideal use for Horse Training Facility, Private Boarding Facility or a Multi-Functional Office Facility

Site Features

- Over 1000' of frontage on Kluge Road with gate surrounding the property
- Custom built one story home with approximately 6,500 square feet of living space, an attached 3 car garage & a pool, all situated on the back part of the property.
- Located just minutes away from US 290, FM 1960, SH 249 & Beltway 8

Demographics

- **Radius - 3 mile**
 - Population - 65,676
 - Avg. HH Income - \$91,666
- **Radius - 5 mile**
 - Population - 170,193
 - Avg. HH Income - \$81,926

Taxes

■ Cy-Fair ISD	\$1.65
■ Harris County	\$0.62
■ Lone Star College System	\$0.11
■ HC Emerg Srv Dist 11 & 13	\$0.08
Total	\$2.46

Price: \$4,750,000

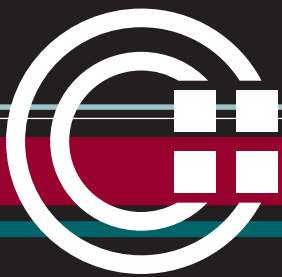
Key Map: 368C

For more information, contact:

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Keith K. Edwards, CCIM, SIOR | kedwards@CaldwellCos.com



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Features of the Property

- There is over 26,000 linear feet of steel pipe fencing
- Each pasture has a covered shelter with water & electricity
- The front entry/driveway has a steel automatic gate
- The main barn is a 19 stall facility complete with climate controlled tack rooms, office space with bathroom & kitchen, a separate bathroom with shower, round pen, wash rack & storage areas.
- There are 2 stalls that are oversized 12x24
- The remaining 17 stalls are 12x12
- Fully equipped veterinarian facility
- An indoor kennel with 10 dog runs
- Covered mare motel next to barn with lights & fans
- 16 - 12x24 stalls that can be split into 12x12
- One tack room
- Breeding lab
- Stud barn (4 stalls) with central heating
- All barns have a fly spray system installed
- Additional support buildings include a workshop with concrete garage, maintenance shop, truck barn, tractor barn, large shavings storage, hay & feed storage
- There is a 64' free-standing antenna tower erected next to the workshop
- New Jedco 28'x80' climate controlled storage warehouse
- Jedco 200'x150' lighted & covered riding arena
- The actual riding area is 175'x100'
- Steel bleachers to accommodate up to 700 people
- Climate controlled concession stand
- Climate controlled elevated announcer's stand
- Beautiful 1½ acre "horse shoe" shaped lake with lots of catfish that is approximately 18'-20' deep. There is a gazebo located on the lake.
- The dirt in the arena is the same type dirt used by the Houston Livestock Show & Rodeo, being a "Brazos River" sand/clay material that is extremely versatile & easy to maintain.

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Houston, Texas 77064
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+/- 52 Acres

Features of the Home

Master Bedroom Suite:

- 10' ceiling
- 2 large walk-in closets with built in dressers & storage
- Fireplace with remote control & ceiling fan
- Recessed lighting
- Built in entertainment center
- Large storage cabinets
- Direct access to patio/pool area
- Large master bathroom with large jacuzzi tub
- Large shower enclosure, 2 toilets & 2 sinks
- There is an in-floor heating system in the master bathroom.

2 Kids Bedrooms:

- 10' ceilings
- Large walk in closet with built-in dressers
- Private bathroom with shower/tub combination
- Ceiling fan & recessed lighting
- Built-in entertainment center

1 Guest Bedroom

- Large Walk in closet
- Private bathroom with shower/tub combination
- Ceiling fan & recessed lighting
- Kids playroom
- Ceiling fan & recessed lighting

Formal Dining Room:

- 10' ceilings
- Recessed lighting
- Large chandelier
- Built-in cabinet with granite counter top
- Hidden access butler door access to china cabinet

Features of the Home

Kitchen:

- 10' ceilings
- Recessed Lighting
- Granite breakfast bar
- 2 built-in ovens & 2 built-in dishwashers
- 2 built-in trash compactors
- 1 built-in ice maker
- 5 burner gas stove with range & hood
- Garbage disposal
- Built-in Sub-Zero freezer & refrigerator
- Granite counter tops
- Sculptured glass faced cabinets

Game Room:

- 20' ceilings
- Recessed lighting
- Gas fireplace
- ½ bath
- Built-in entertainment center & desk
- Full wet bar with built-in glass shelving
- Under cabinet refrigerator
- Under cabinet ice maker

Main Entry/Great Room:

- 10' to 22' ceilings
- Recessed lighting
- Entry way chandelier
- Large built-in showcase in foyer
- Large gas fireplace
- ½ bath
- Entry closet
- Access to china cabinet
- Direct access to patio/pool area

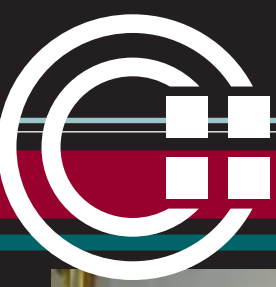
Office:

- Ceiling fan & recessed lighting
- Built-in entertainment center
- Built-in book shelves & cabinets
- Custom desk with in ground cable conduit to credenza

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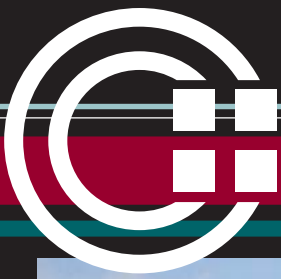
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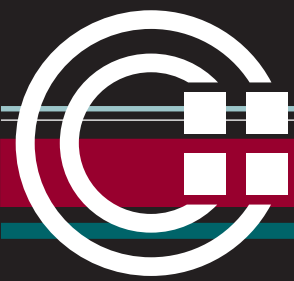
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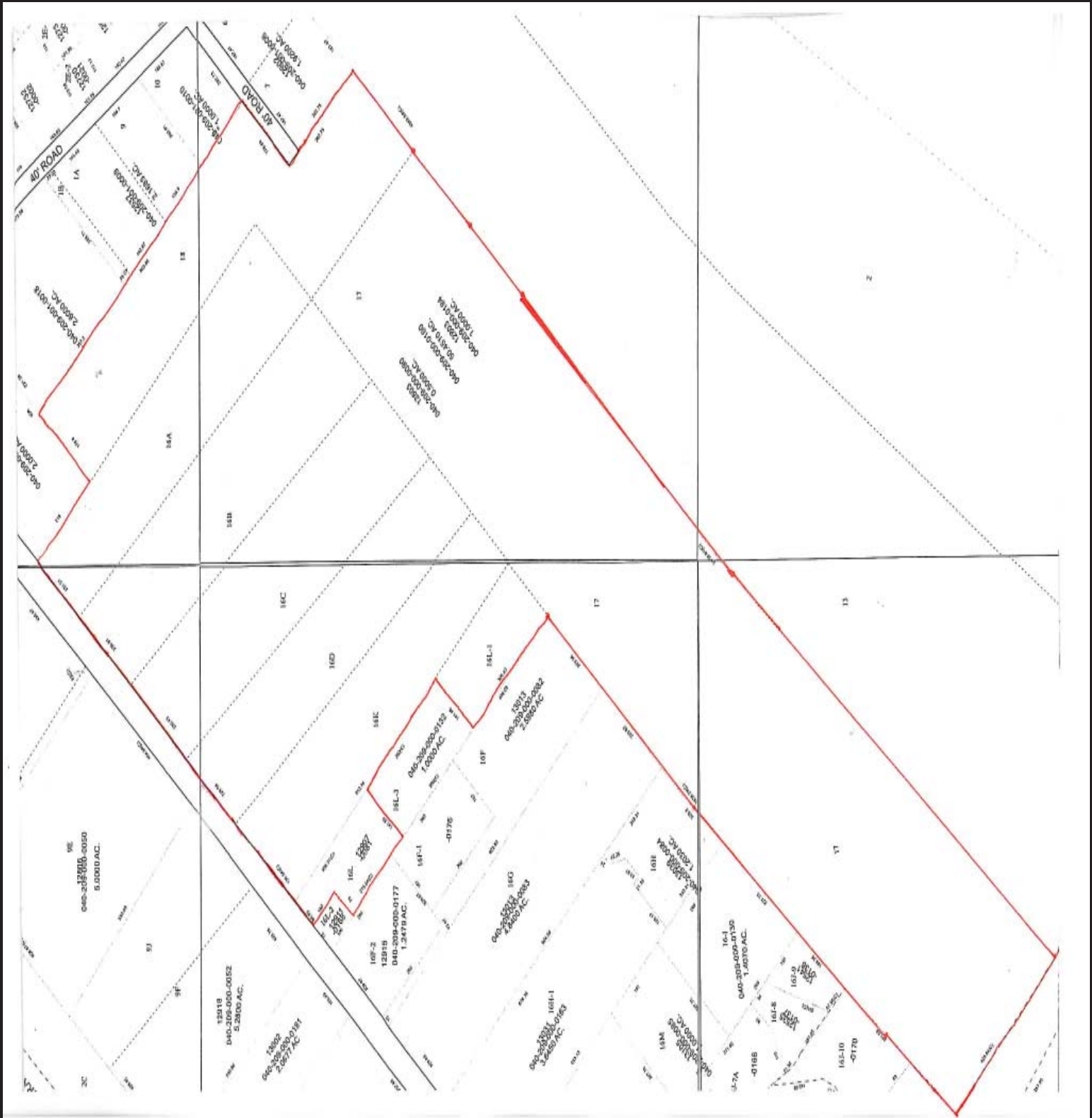
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