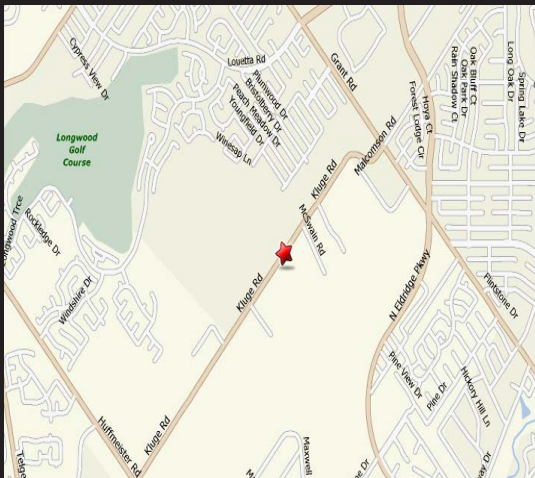


# J&S Ranch on Kluge Road

Doing it right. Right now.

## +/- 52 Acres



The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

### ■ 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
<b>Total</b>	<b>\$2.46</b>

Price: \$4,750,000

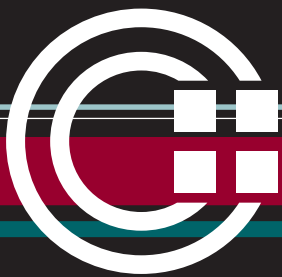
Key Map: 368C

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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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### 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

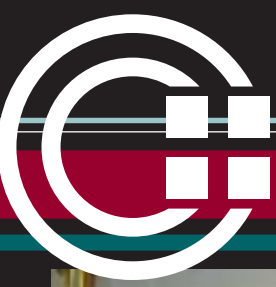
#### **Office:**

- 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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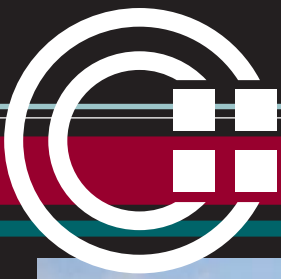


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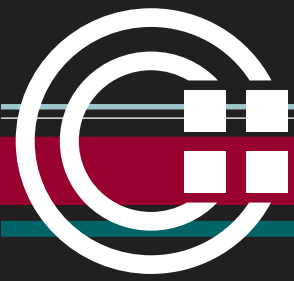
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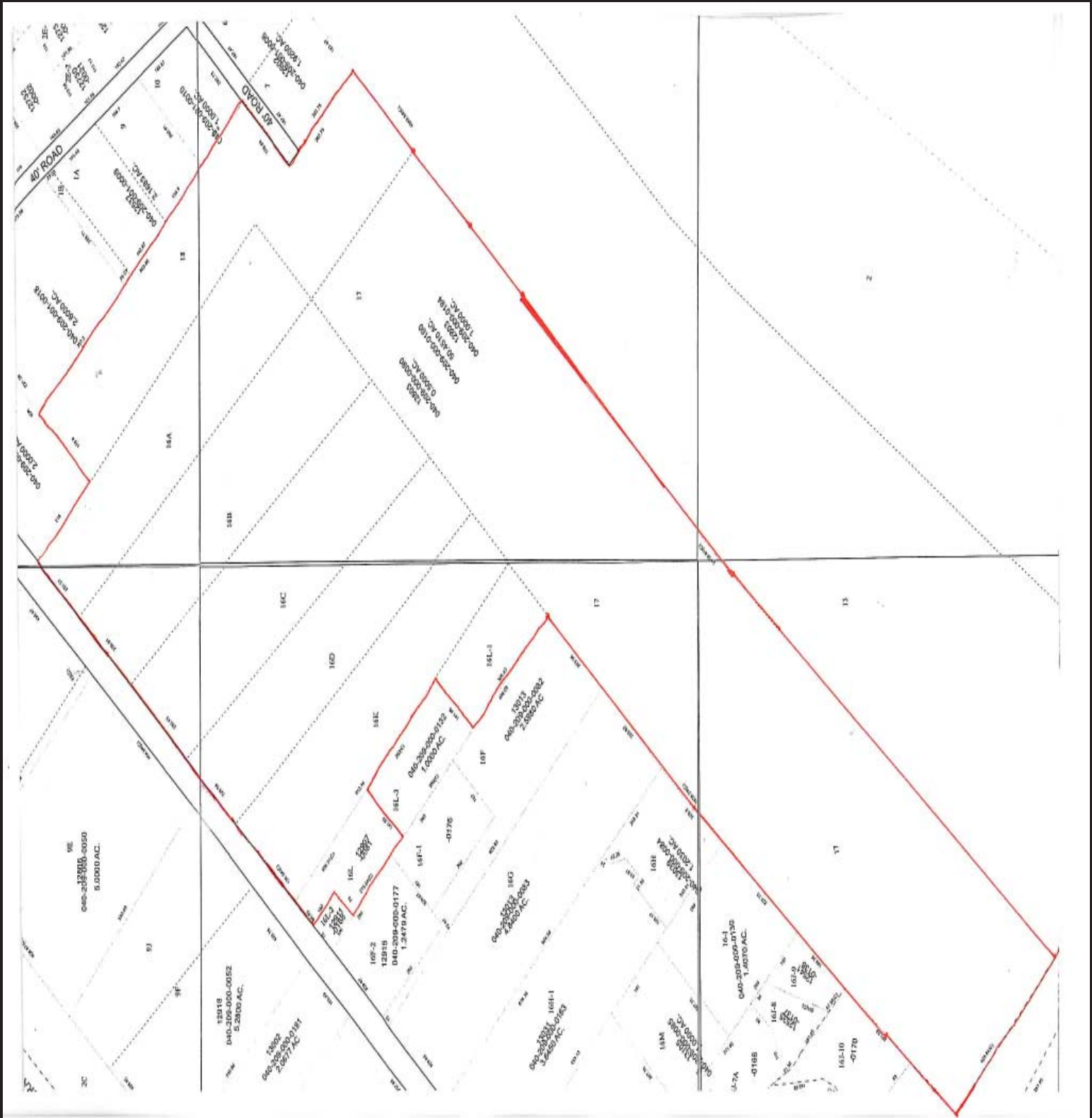
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