

Proven Results



SPRING ISD

“Todd’s market knowledge, tireless efforts and creativity in finding and ultimately helping us acquire the ___ Elementary School site have saved me countless hours and saved the Spring ISD tax payers serious dollars.

*Christine Porter –
Assistant Superintendent Spring ISD*

Texas Real Estate Education Solutions

Buyer Representation

Seller representation

Site Selection

Investment Sales

Acquisition/
Disposition

Development
Consultation

Demographic
Analysis



Client Assignment:

Todd N. Edmonds and Colliers International were asked to assist Spring ISD in the site selection for an elementary school in Northwest Harris County. The typical size for these school facilities ranges from 12-17 acres depending on several variables including configuration, drainage, frontage and access.

The Challenge:

The pricing and limited amount of land available for purchase as well the requirement for the site to be located near an existing residential base represented the greatest challenge for this assignment. The area chosen was in a maturing market with a limited amount of land sites to choose from.

Overcoming these challenges required a thorough knowledge of market availability, property ownership, pricing and establishing a unique relationship with these owners. This assignment also required the ability to locate the heirs to an estate since the stated owner had recently deceased.

Services:

Based on a thorough review and analysis of the market which included several detailed meetings with individual owners to determine potential availability of properties, Todd and his team recommended the district acquire multiple sites in order to meet their location and budget requirements for the project. The assemblage recommended included two non-contiguous tracts of land which were separated by a road and for obvious reasons seemed very unorthodox. Following discussions about the project with municipal officials the county agreed to abandon the road for the project.

Results:

The assemblage was completed with the road abandonment significantly reducing the cost of the acquisition by the school district. Today, the new school - Elementary – looks like it was always meant for the site(s). Spring ISD was extremely pleased at the outcome of this acquisition and remain satisfied customers calling on Todd for site selection matters throughout the district.