

Northeast corner of US HWY 290 and Roberts Rd
Hockley, Harris County, TX 77447

±108 AC Gross Land in Hockley, TX

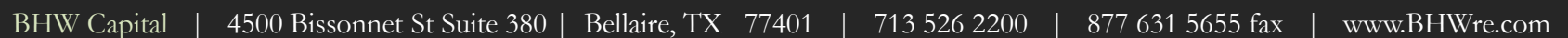
PROPERTY HIGHLIGHTS

Attribute	Description
Location	<ul style="list-style-type: none"> Located at the northeast corner of HWY 290 and Roberts Rd in northwest Harris County Approximately 2.5 miles northwest of HWY 290 and Grand Parkway interchange Approximately 3 miles southeast of newly constructed Daikin Technology Park
Accessibility	<ul style="list-style-type: none"> 5 curb cuts along HWY 290 frontage Approximately 0.75 miles northwest of nearest exit ramp Approximately 0.20 miles southeast of nearest on ramp
Visibility	<ul style="list-style-type: none"> Visible from HWY 290
Frontage	<ul style="list-style-type: none"> Approximately 1,906 feet on HWY 290 Approximately 1,515 feet on Roberts Rd Approximately 2,220 feet on Zube Rd
School District	<ul style="list-style-type: none"> Located in Waller ISD, a highly competitive school district that rivals Cy-Fair ISD in Texas Education Agency (TEA) state accountability rankings
Utilities	<ul style="list-style-type: none"> Property is immediately adjacent to Northwest Freeway Municipal Utility District, but not part of it. An annexation feasibility study was commissioned by current owner, with the study concluding that the property could be annexed and capacity could be available to service the tract.
Land Area	<ul style="list-style-type: none"> ± 108 acres Gross (±4,721,163 SF)
Zoning	<ul style="list-style-type: none"> No zoning restrictions No deed restrictions City of Houston Extraterritorial Jurisdiction (ETJ)
Floodplain	<ul style="list-style-type: none"> Land is located in Zone X (determined to be outside the 100 year flood plain) according to FEMA Flood Maps #48201C0195M (10/16/2013) and #48201C0190L (06/18/2007)

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PROPERTY BOUNDARY



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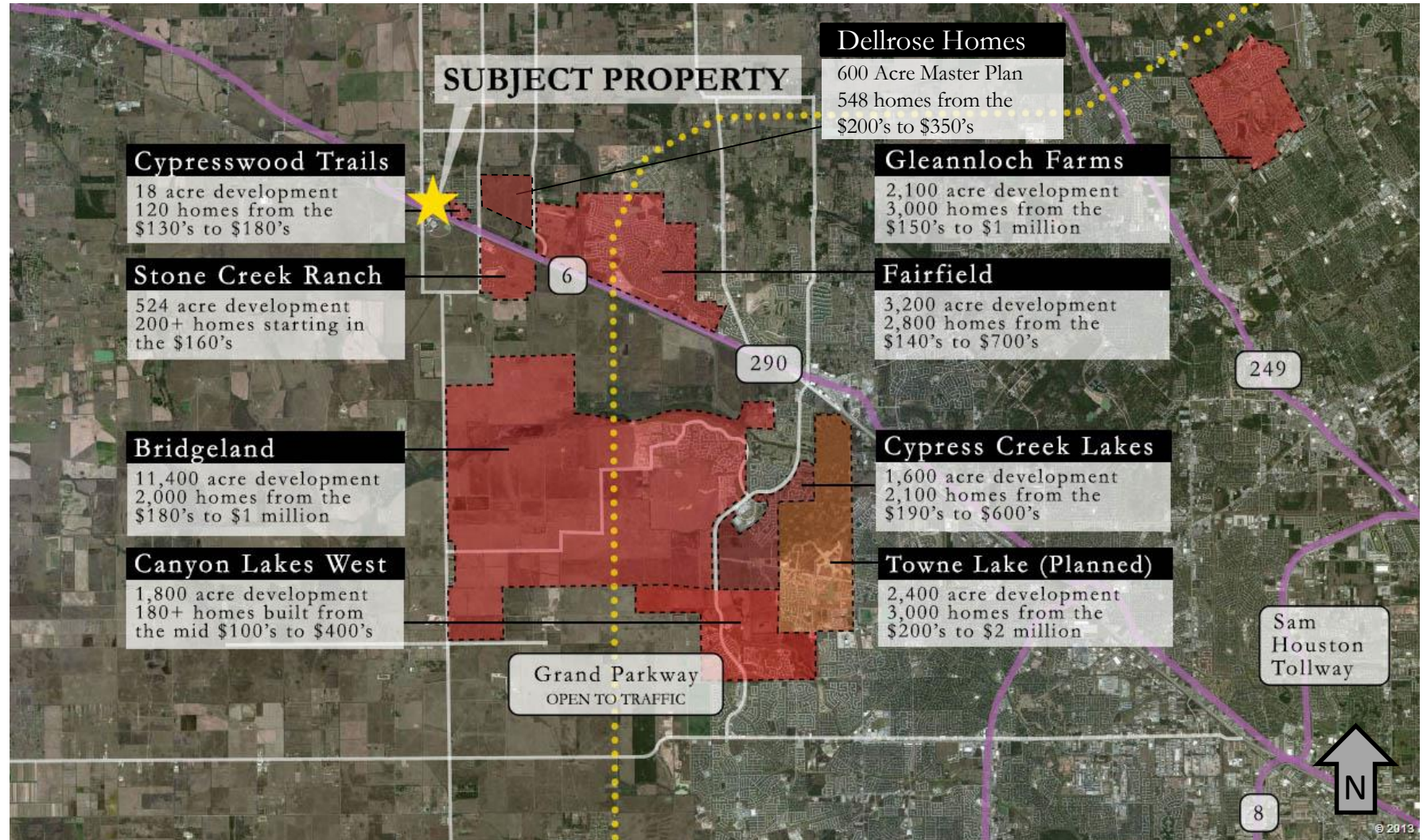
GRAND PARKWAY EXPANSION



* Source: The Grand Parkway Association <http://www.grandpky.com/home/>

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RESIDENTIAL DEVELOPMENT ACTIVITY



±108 AC Gross Land in Hockley, TX

COMMERCIAL DEVELOPMENT ACTIVITY



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HOUSTON OVERVIEW

Houston, the nation's fourth largest city and sixth largest metropolitan area, boasts an extensive and modern infrastructure, a diversified economy, and a young workforce. Second only to New York City in the number of American FORTUNE 500 headquarters that call it home, Houston is an excellent city for business and one slated for continued substantial growth.¹

Economic Growth

- In 2012, Houston was cited as the fastest growing economy in North America by the Brookings Institute
- The Greater Houston Partnership credits Houston for creating 95,000 jobs in the twelve months ending October 2012
- The Greater Houston Partnership forecasts that the region will create an additional 76,000 jobs in 2013 with the largest growth in the construction, healthcare, and hospitality industries

Cost of Living

- In 2012, Forbes Magazine declared Houston number one in its "Cities Where a Paycheck Stretches the Furthest" due to the city's low cost of consumer prices and services, affordable housing options, and low utility and transportation costs
- With single-family homes sales up 16.1% in 2012, Houston was named the healthiest housing market in the nation by Forbes Magazine
- Texas' state and local taxes rank 43rd nationally and consistently fall below the national average¹

Houston and the Recession

- Ranking in the top twenty of Forbes' 2013 "Best Places for Business and Careers," Houston emerged from the recession faster than any other large American city and its 8.6% economic growth in 2012 was highest in the nation
- Houston and Washington, D.C. were the only major metro areas to have recovered the jobs lost in the recession by mid-2012²

- Houston's manufacturing jobs are back to pre-recession levels and up 23.0% from 1990³

Pillars of Industry

- The Houston region is home to America's largest concentration of energy-related companies with over 3,300 energy organizations and research firms¹
- The Houston area created over 18,000 healthcare-related jobs from October 2011 to October 2012¹
- The Texas Medical Center is the world's largest medical complex, spanning 1,300 acres and seeing over 7.1 million patients annually throughout its fifty-four institutions⁴
- The port of Houston, twenty-five miles long and second in the nation in total tonnage, generated more than \$179 billion in statewide economic impact in 2012, up from nearly \$118 billion in 2007⁵
- Ship channel-related businesses sustain 1.3 million jobs in the region⁵
- The Houston Airport System handled 42.1 million passengers through the first 10 months of 2012, up 1.1% from 41.1 million passengers over the same period in 2011¹

1 Greater Houston Partnership, 2013

2 Forbes Magazine, 2012

3 UH Bauer Institute for Regional Forecasting

4 Texas Medical Center, 2012

5 Port of Houston Authority, 2012

INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or

or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

