



GNC **SportClips**
LIVE WELL HAIRCUTS

JJ China Diner

Fred Meyer Jewelers
Nails of America Kingwood

Exxon



1ST STOP 
Vaporizit Kingwood 
El Rachero Mexican Restaurant

SUBWAY
Culver's
Restaurant



Future



LOOP
494

Northpark Storage

±6.5088 ACRES

Under Contract

DETENTION

Future

Skero's Furniture



Kingwood Barber Shop

NORTH PARK DR.

±6.5088 Acres on Northpark Dr
Kingwood, TX 77325

PAD SITES AVAILABLE - WILL SUBDIVIDE

Contacts, Due Diligence, & Offer Requirements



Tim Dosch
Principal
tim.dosch@dmre.com
O 713-955-3127



David Marshall
Principal
david.marshall@dmre.com
O 713-955-3126



Tom Dosch
Principal
tom.dosch@dmre.com
O 713-955-3125



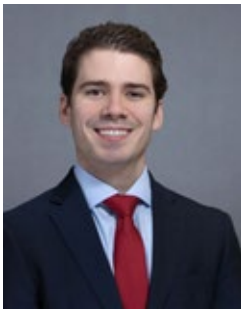
Clark Dalton
Vice President
clark.dalton@dmre.com
O 713-955-3122



Becky Hand
Senior Associate
becky.hand@dmre.com
O 713-955-3121



Dillon Mills
Senior Associate
dillon.mills@dmre.com
O 713-955-3123



Tripp Rich
Transaction Manager
tripp.rich@dmre.com
O 713-955-3124



Kenneth Danna
Analyst
kenneth.danna@dmre.com
O 713-955-3120

Dosch Marshall Real Estate

713.955.3120
777 Post Oak Blvd Suite 255
Houston, TX 77056
www.dmre.com

Exclusive Representation

Dosch Marshall Real Estate (DMRE) has been exclusively retained to represent the Seller in the disposition of ±6.5088 acres on Northpark Drive in Kingwood, TX (Property). All inquiries about the Property should be directed to DMRE.

About DMRE

Dosch Marshall exists to provide unmatched real estate brokerage services across the U.S. by connecting our expansive network, market knowledge, and expertise in land brokerage with innovative processes.

Founded in 2017, but in the Houston market for the past 15 years, our goal is to represent our clients with excellence. In real estate as in other industries experience is key: collectively, DMRE has 40 years of experience. Tim Dosch, David Marshall, and Tom Dosch have all been chosen in recent years for the Houston Heavy Hitters, an award that recognizes those who have traded the largest transactions in Houston for the year.



Property Details

Access to three major thoroughfares

- Less than a half mile east of US-59 and Loop 494
- Approximately four miles south of the Grand Parkway Extension

Zoned to New Caney ISD

- Less than two miles from Kingwood Park High School and Woodridge Forest Middle School
- One of the fastest growing recognized school districts in the region

Property Details

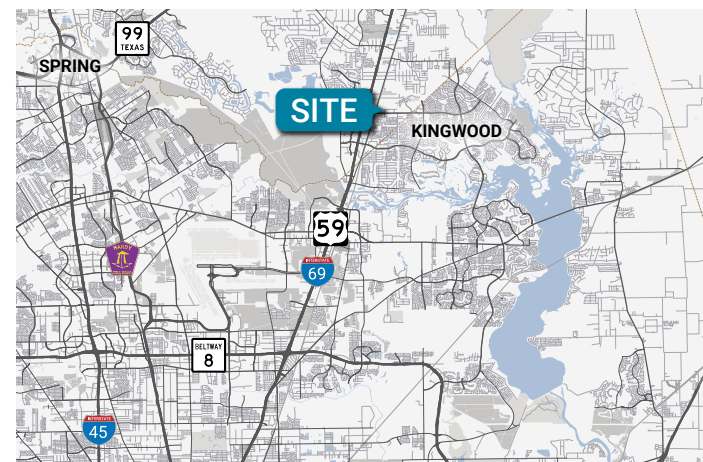
LOCATION	Northpark Drive West of Loop 494
LAT., LONG.	30.069317, -95.238851
TOTAL SIZE	±6.5088 Acres
COUNTY	Montgomery
SCHOOL DISTRICT	New Caney ISD

2017 Tax Rates

CAD- Appraisal District	0.0000
F06- Emergency Ser Dist #6	0.1000
GMO- Montgomery Cnty	0.4667
HM1- Mont Co Hospital	0.0664
JNH- Lone Star College	0.1078
MPM- Porter Mud	0.4800
SNC- New Caney ISD	1.6700
Total	2.8909

2017 Demographics

	0-1 mile	0-3 miles	0-5 miles
EST. POPULATION	7,949	54,946	109,595
5-YR EST. POPULATION GROWTH	16.62%	11.41%	10.88%
AVERAGE HOUSEHOLD INCOME	\$61,847	\$103,590	\$110,876
MEDIAN OWNER-OCCUPIED HOUSING VALUES	\$164,461	\$167,158	\$170,055



Making an Offer

Offer Information

Offers should be presented in the form of a non-binding Letter of Intent, and should include:

- Pricing
- Due Diligence and Closing Timeframe
- Earnest Money Deposit
- Description of Debt/Equity Structure
- Qualifications to Close
- Development Plans

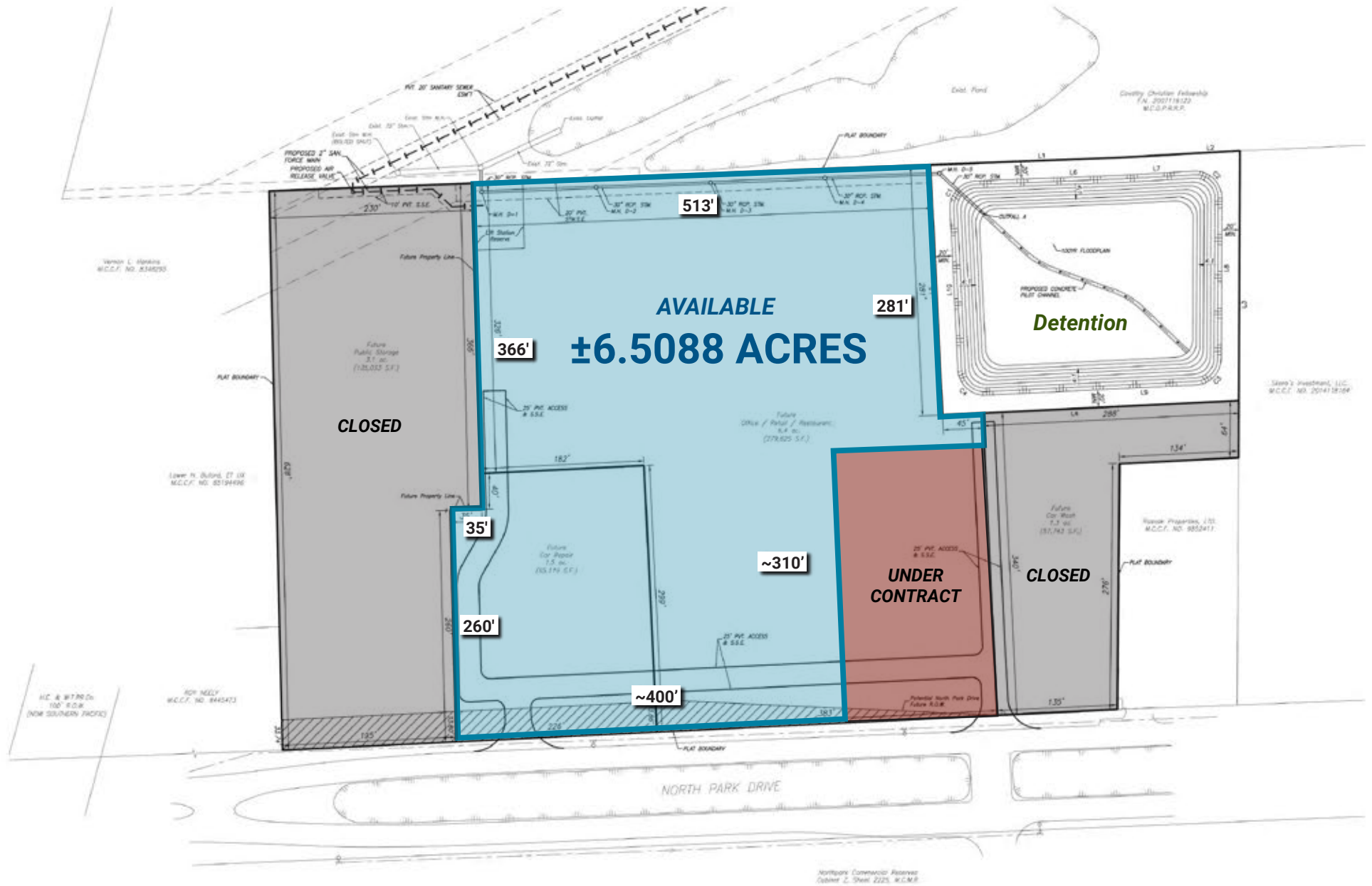
Due Diligence Information

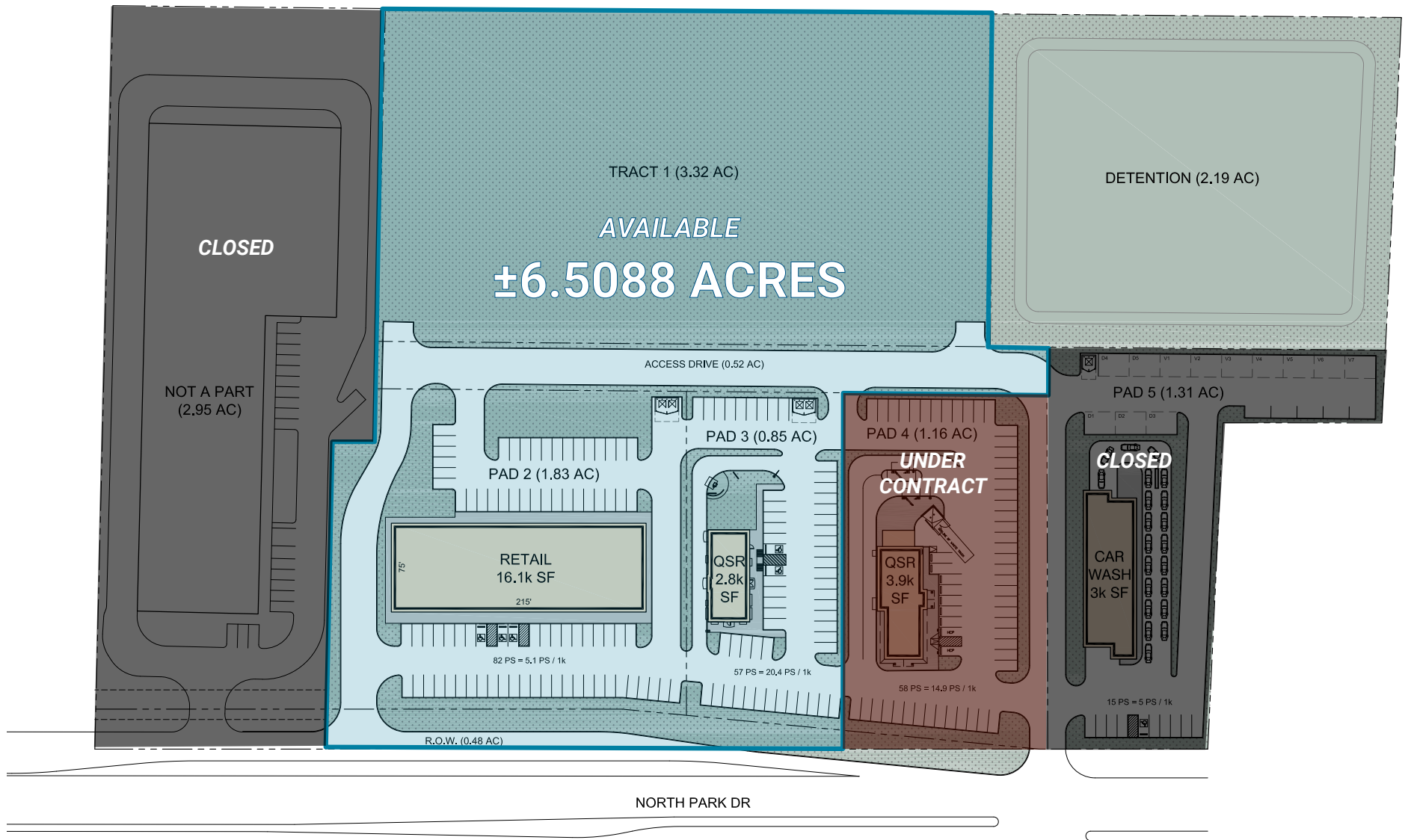
To access the due diligence information please visit the Property website at: www.dmreland.com/listings/#550

Additional Property Details

PARCEL ID	0405-02-07000
OWNER	NORTHHP13 LTD
LEGAL	A0405 - OWEN MARY, TRACT 70, 71, 73, ACRES 13.577









Kingwood Senior Village

Care for Kids Pediatric Dentistry



Kingwood Pawn and Jewelry
Chicken Restaurant

McDonald's, Popeyes, Krispy Kreme, Chick-fil-A, Culver's, Starbucks, Taco Cabana, Great Clips, JJ China Diner, Vapoizit Kingwood, Fred Meyer Jewelers, Nails of America Kingwood, El Ranchero Mexican Restaurant

LOOP
494



Future
Public Storage

Northpark Storage

NORTH PARK DR.

±6.5088 ACRES

Under
Contract

Future
Quick Quack
CAR WASH

DETENTION



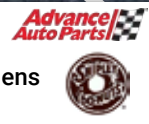
Kingwood Barber Shop

Skero's Furniture





Rhino Linings
SmartStop Self Storage
Warren's Southern Gardens
CrossFit 1836
American Screen Graphics
Modern Home Renovation
Swords & Superheroes
Northpark Business Center & Storage
Theaters Plus
Joe Hudson's Collision Center
Advance Auto Parts
Dogs Day Inn Pet Resort



Kingwood Barber Shop
Skero's Furniture
Mister Tint
Monster Gym
Kolache House
Millenium Motors
Texan Truck Accessories



Texan Storage
Alpha & Omega Sound
Water Junkies Marine Services

RUSSELL PALMER RD.

KINGS MANOR
Home Prices up to \$270K

KINGS MILL
Home Prices up to \$354K

Kings Mill Aquatic Center



±6.5088 ACRES

NORTH PARK DR.

Northpark Storage

LOOP 494

Kingwood Pawn and Jewelry
Chicken Restaurant **cricket**

Kingwood Senior Village

Kroger Great Clips Starbucks
Fred Meyer Jewelers
Nails of America Kingwood

1ST STOP
Vaporizit Kingwood
El Rachero Mexican Restaurant



GNC SportClips
JJ China Diner



Care for Kids Pediatric Dentistry



±6.5088 ACRES ON NORTH PARK DR.



OAKHURST
Home Prices up to \$759K

Knox Drive Farm & Feed
494 Glass & Mirror
Khaos Gym
The Village Thrift Shop
Mike's Hobby Shop
Sabine Pass Outfitters
How U Doin Tavern
Pre-Owned Express
Signarama

TIMBERLANE ACRES
Home Prices up to \$294K

Mini Storage of Kingwood
Yard Birds
Postel Group

WOODRIDGE FOREST
Home Prices up to \$318K



Northpark Storage

**±6.5088
ACRES**

DETENTION

Kingwood Barber Shop
Skero's Furniture

NORTHPARK DR.

Under Contract



±6.5088 ACRES ON NORTHPARK DR

KINGS MILLS
Home Prices up to \$354K



KINGWOOD
Home Prices up to \$2.19M

Kingwood Pines Hospital

Houston City Fire Station

RUSSELL PALMER RD.

KINGS MANOR
Home Prices up to \$270K

Texan Storage
Alpha & Omega Sound
Water Junkies Marine Services

KINGS MILL
Home Prices up to \$354K

Kings Mill Aquatic Center

Kingwood Barber Shop
Skero's Furniture
Mister Tint
Monster Gym
Kolache House
Millenium Motors
Texan Truck Accessories

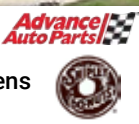
Future
CAR WASH

Under Contract

Future
Public Storage

NORTH PARK DR.

Rhino Linings
SmartStop Self Storage
Warren's Southern Gardens
CrossFit 1836
American Screen Graphics
Modern Home Renovation
Swords & Superheroes
Northpark Business Center & Storage
Theaters Plus
Joe Hudson's Collision Center
Advance Auto Parts
Dogs Day Inn Pet Resort



DETENTION

±6.5088 ACRES

Northpark Storage



±6.5088 ACRES ON NORTH PARK DR

LOOP
494

DOWNTOWN HOUSTON · 24 MILE



KINGS MANOR
Home Prices up to \$270K

 Kings Manor Elementary School

 Kingwood Medical Center

Commercial State Bank
Kaim Associates
Kingwood Research Institute
Epione
Houston Heart & Vascular Associates PA
Greenpath Pharmacy
The Forest Collection, Inc.
SarahCare of Kingwood
Ascentium Capital
Yama S Fusion Sushi
Los Cucos Mexican Cafe
Michael Wynn, DPM
Texas Direct Auto - Kingwood
Quilts & Creations
New Sound Hearing Centers
Cyndy's Nail Salon
Paige Orthodontics
Her Healthcare



 Kingwood Senior Village

Kingwood Pawn and Jewelry
Chicken Restaurant



 Care for Kids Pediatric Dentistry

Kings Mill Aquatic Center



Under Contract

NORTH PARK DR.

**±6.5088
ACRES**

Future
Public Storage

Northpark Storage

Kingwood Barber Shop
Skero's Furniture



McDonald's
Popeyes
Panda Express
Chick-fil-A
Culver's
Kroger
Sport Clips
JJ China Diner
Vapoizit Kingwood
Fred Meyer Jewelers
Nails of America Kingwood
El Rancho Mexican Restaurant



WOODRIDGE FOREST
Home Prices up to \$318K



±6.5088 ACRES ON NORTH PARK DR

Area Highlights

Employment

Kingwood Medical Center (1.5 miles)

- 360-bed, acute-care hospital with over 447 physicians
- Brain and Spine Center has been the recipient of the TMF Health Quality Institute award since 2007
- The Cardiovascular Center is an Accredited Chest Pain Center and hosts the Open-Heart program where over 800 open-heart surgeries have been performed
- The Women's Center offers comprehensive services for prenatal care through labor and delivery and has delivered more than 2,800 babies in the past year alone

Kingwood Pines Hospital (3 miles)

- Offers inpatient treatment, outpatient services, and partial hospitalization programs for those suffering from psychiatric, behavioral health, or chemical dependency issues
- Treatment center has 116 licensed acute-care inpatients beds and over 150 employees

Kingwood Memorial Hermann Surgical Center (2 miles)

- Accredited by Joint Commission
- Contains six operating rooms and two treatment rooms
- Surgeries are specialized in ENT, General, Gynecology, Ophthalmology, Orthopedic, Pain, Plastic, Podiatry, Spine, and Urology

Bush Intercontinental Airport (8 miles)

- Generates a \$19 billion impact on the Houston economy
- Supports \$5 billion in total payroll and more than 200,000 full time jobs
- Named the fastest growing airport among the top ten major airports in the nation
- Improvements to the international Terminal D tentatively set to begin in 2017 include three additional wide-aircraft gates as well as expansion to 780,000 square feet

Education

New Caney ISD

- Contains 9 elementary schools, 4 middle schools, and two high schools
- Teachers have on average 10 years or more of teaching experience
- Over 20% of teachers have Masters and Doctorate degrees
- Over 40% of high school students are enrolled in advanced academic classes
- One of the fastest growing recognized school districts in the region

Lone Star College Kingwood

- Opened in 1984 as the second Lone Star campus
- Has two off-site locations to better serve the rapidly growing communities surrounding Kingwood
- Serves approximately 7,000 credited students and 3,000 non-credited students each semester



KINGWOOD MEDICAL CENTER



KINGWOOD PARK HIGH SCHOOL

Area Highlights

Retail & Entertainment

Village at Northpark (.5 miles)

- Anchored by a 123,000 square-foot Kroger Marketplace
- Other retail includes ShowBiz Cinemas, Mattress Firm, Harley-Davidson of Kingwood, BBVA Compass, Great Clips, Nails of America, and Exxon
- Restaurants include Panera Bread, Carl's Jr, Chick-fil-A, Whataburger, Sonic Drive-In, El Ranchero Mexican Restaurant, Cracker Barrel Old Country Store, Taco Bell, Smashburger, Pollo Tropical and Taco Cabana

Oakhurst Golf Club (2 miles)

- Feature 18-holes and 7,500 square feet of greens
- Underwent a \$1.5 million renovation in 2004

Northpark Recreation Center (2 miles)

- 19-acre park located north of North Park Drive and immediately north of Kingwood Park High School
- Used exclusively for organized sports including the Kingwood Alliance Soccer Club,
- Kingwood Adult Softball Association, and Kingwood Girls Softball Association



Kingwood Country Club (4.5 miles)

- Offers several amenities including an award winning golf course, tennis courts, fitness center, and spa
- Hole No. 6 selected by Golf Course Architects Society of America as the National Hole of the Year and hole No. 18 receives recognition every year by the Dallas Morning News as one of 18 Texas golf holes considered to be the toughest in the state

Deerbrook Mall (5 miles)

- 1.4 million square feet of retail space
- 140 stores anchored by Dillards, Macy's, Barnes & Noble, and AMC 24 Theatre
- Other retail includes Abercrombie & Fitch, Bath & Body Works, Best Buy, Champs Sports, Express, Foot Locker, Forever 21, Franscesca's, Gamestop, Gap, GNC, Jared Galleria of Jewelry, JCPenney, Kay Jewelers, Palais Royal, Payless Shoesource, Sunglass Hut, T Mobile, Zales, and more

Grand Texas (10 miles)

- Encompasses over 632 acres with the grand opening scheduled for 2017
- Will include the Houston area's largest amusement park, Big Rivers Waterpark, The Grove Factory Outlets, Speedsportz Racing Park, Grand Texas Sportsplex, Grand Texas RV Resort, and a promenade featuring numerous dining, shopping, and entertainment venues

Lake Houston Wilderness Park (11 miles)

- 4,986 acres of wilderness and 12 miles of hike and bike trails
- 8 miles of equestrian trails and camping facilities





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.

Information About Brokerage Services

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.

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 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.

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

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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K



DOSCH MARSHALL
REAL ESTATE