



Subject Property

CVS

Walgreens

KFC

23,810 VPD

S27th St

FM 365

S27th St

Pad Sites & Future Retail Available

2600 FM 365, NEDERLAND, TX 77627

AVAILABLE FOR GROUND LEASE/
RETAIL FOR LEASE AND/OR SALE

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Subject Property

JACK BROOKS
REGIONAL
AIRPORT

- petco
- Chick-fil-A
- ROSS DRESS FOR LESS
- BUFFALO WILD WINGS
- BEST BUY
- DOLLAR TREE

- target
- SEPHORA
- JCPenney
- Jason's deli
- JOHNSON'S
- Dillard's
- Master Eye Associates
- HIBBETT SPORTS
- GREAT AMERICAN COOKIES
- TJ-maxx
- KAY JEWELERS

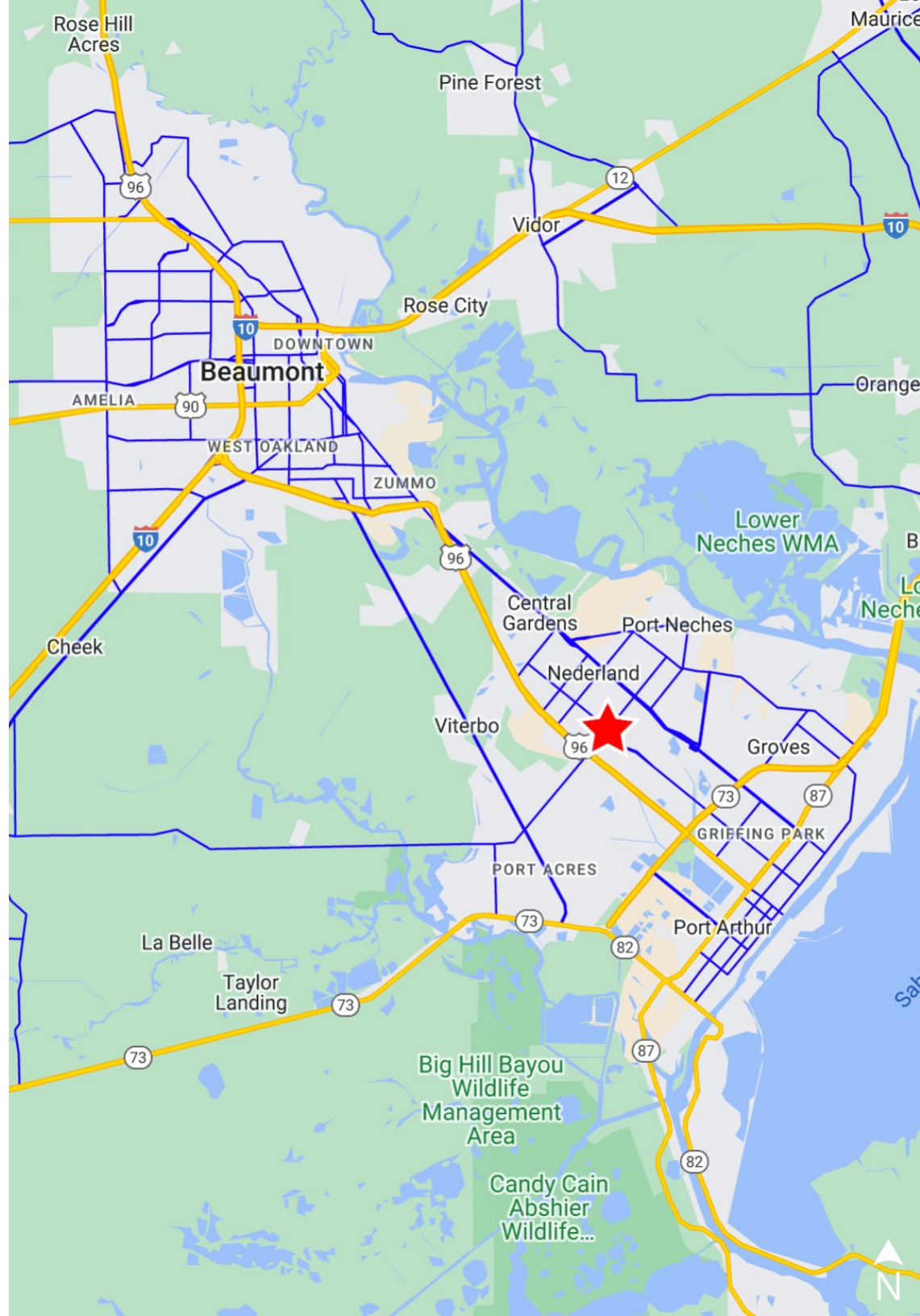
- CHIPOTLE MEXICAN BOWL
- SUBWAY
- Walmart
- MCALISTER'S DELI
- TEXAS ROADHOUSE
- McDonald's
- HOBBY LOBBY
- LOWE'S
- DISCOUNT TIRE
- WING STOP
- Academy SPORTS+OUTDOORS
- Office DEPOT



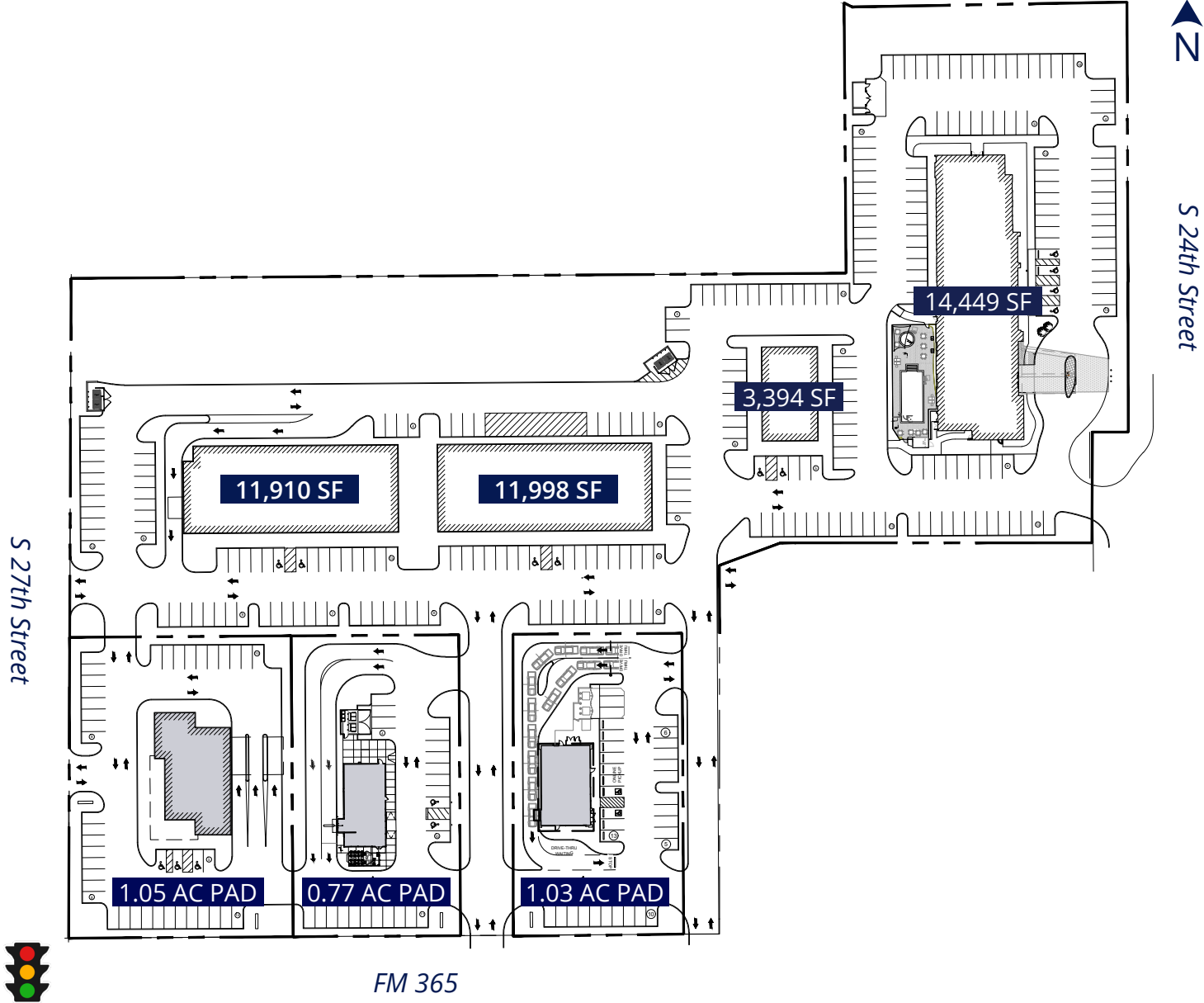
Property Overview

Address	2600 FM 365 Nederland, TX 77627
Property Overview	<ul style="list-style-type: none">• Up to three (3) pad sites along FM 365• Up to two (2) retail buildings with drive-thru behind pads• Additional pad for ground lease/sale
Utilities	Existing utilities
Traffic	23,810 VPD on FM 365 & 58,756 VPD on U.S. 69
Access	Corner location at the intersection of FM 365 & South 27th Street
Area Highlights	<ul style="list-style-type: none">• Easy Access from U.S. Highway 96 via FM 365• Situated between Central Mall and H-E-B• Central Mall less than one mile away (2.9M visits annually)• H-E-B 1.4 miles away (2.9M visits annually)• Prime neighborhood, hard corner intersection• Surrounded by daytime traffic drivers and QSRs

Contact Broker For Details



Site Plan





Subject Property

CVS

S27th St

FM 365



23,810 VPD

Walgreens

S27th St

KFC



Central Mall
2.9M Visits Annually

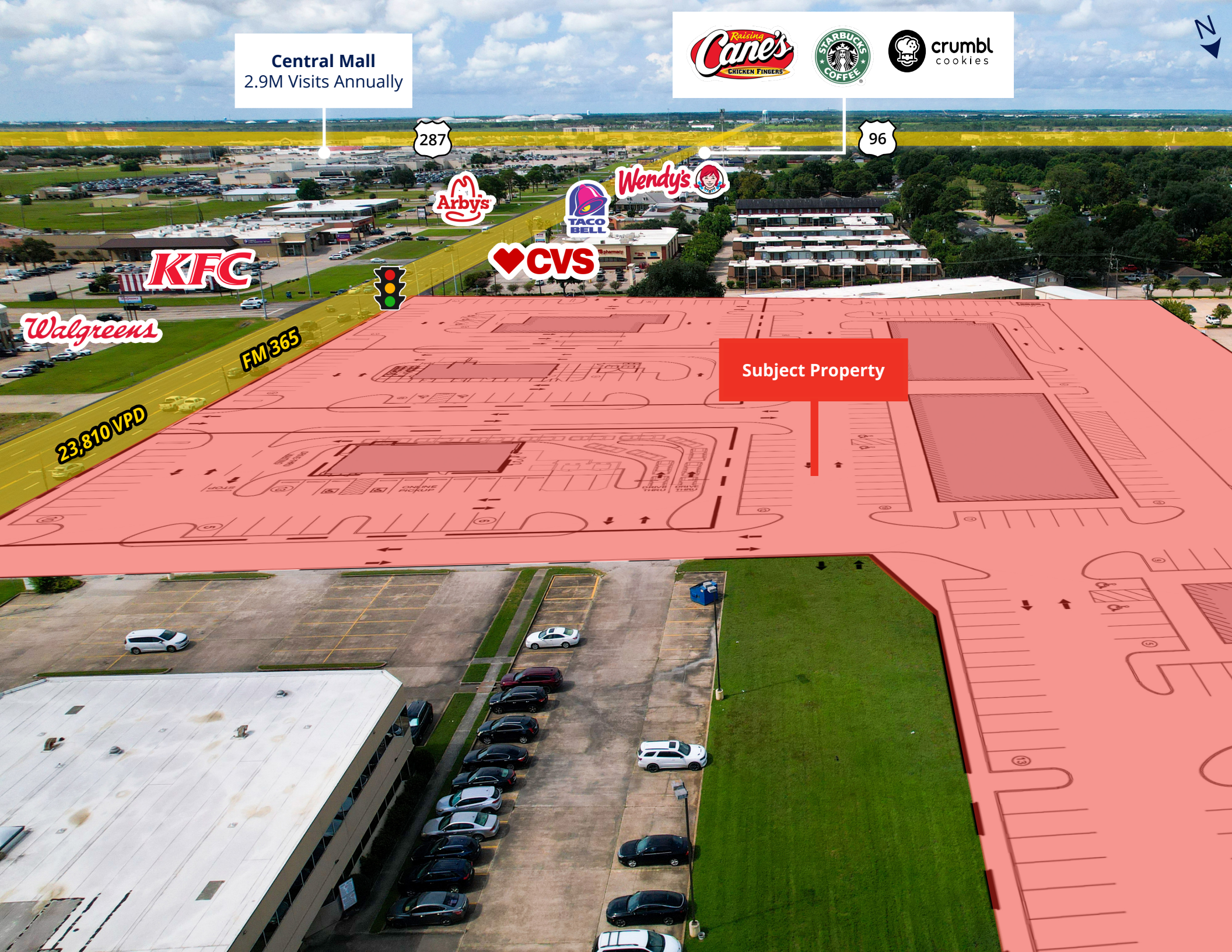


FM 365

23,810 VPD

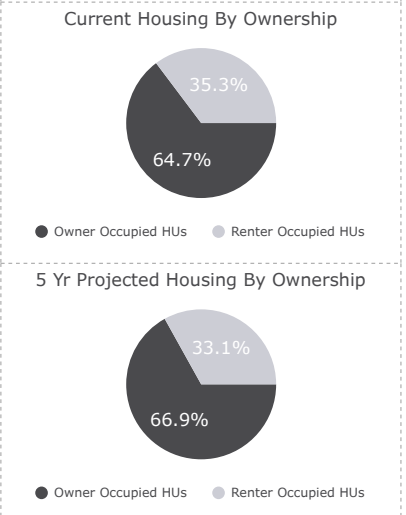
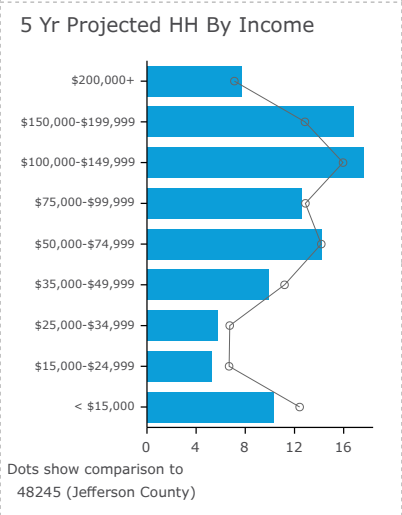
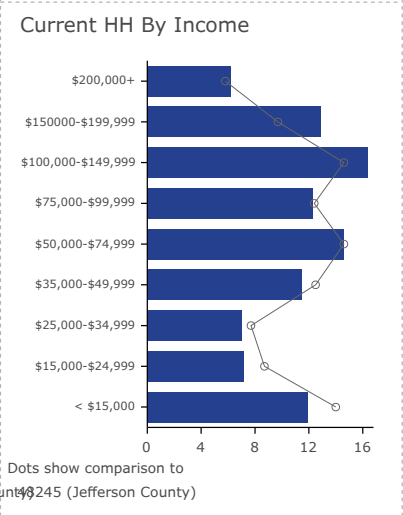
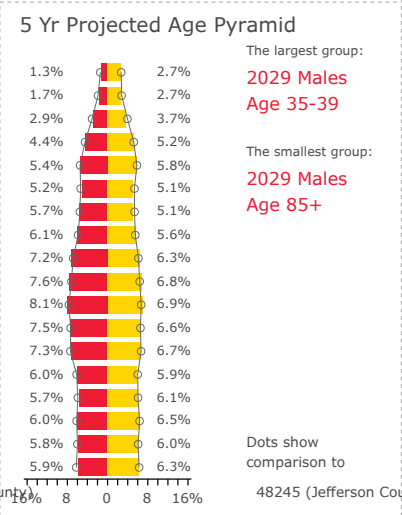
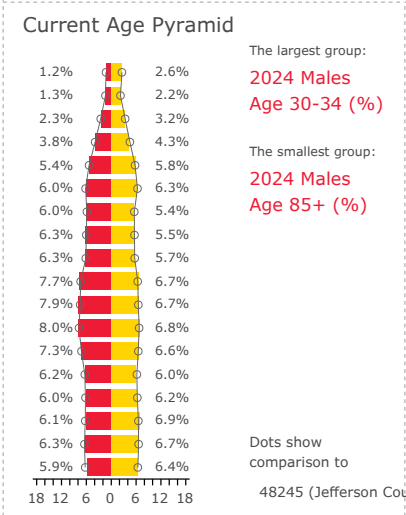


Subject Property



Area Demographics | 5 Miles Radius

Population Trend				Median Household Income		Average Household Income		Per Capita Income	
79,780	79,008	88,099	88,404	\$70,113	\$82,723	92,950	108,366	\$33,580	\$38,851
2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population	Current Median HH Income	5 Yr Projected Median HH Income	Current Average HH Income	5 Yr Projected Avg HH Income	Current Per Capita Income	5 Year Projected Per Capita Income

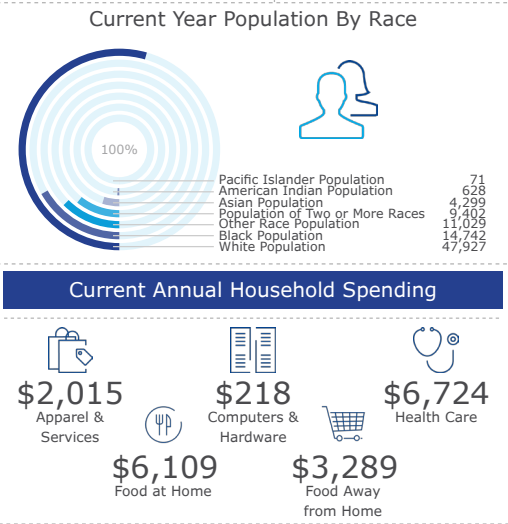


Race and ethnicity

The largest group: White Alone (54.40)
The smallest group: Pacific Islander Alone (0.08)

Indicator	Value	Difference
White Alone	54.40	+13.63
Black Alone	16.73	-16.42
American Indian/Alaska Native Alone	0.71	-0.03
Asian Alone	4.88	+0.84
Pacific Islander Alone	0.08	0
Other Race	12.52	+0.64
Two or More Races	10.67	+1.32
Hispanic Origin (Any Race)	27.79	+3.06

Bars show deviation from 48245 (Jefferson County)



Tapestry segments

	5D Rustbelt Traditions 7,660 households	24.2% of Households	✓
	6F Heartland Communities 4,415 households	14.0% of Households	✓
	5A Comfortable Empty Nesters 2,635 households	8.3% of Households	✓

Current Year Housing Stats

	Median Home Value	\$203,715
	Median Contract Rent	\$875
	% of Income for Mortgage	18.2%



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Information About Brokerage Services

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date