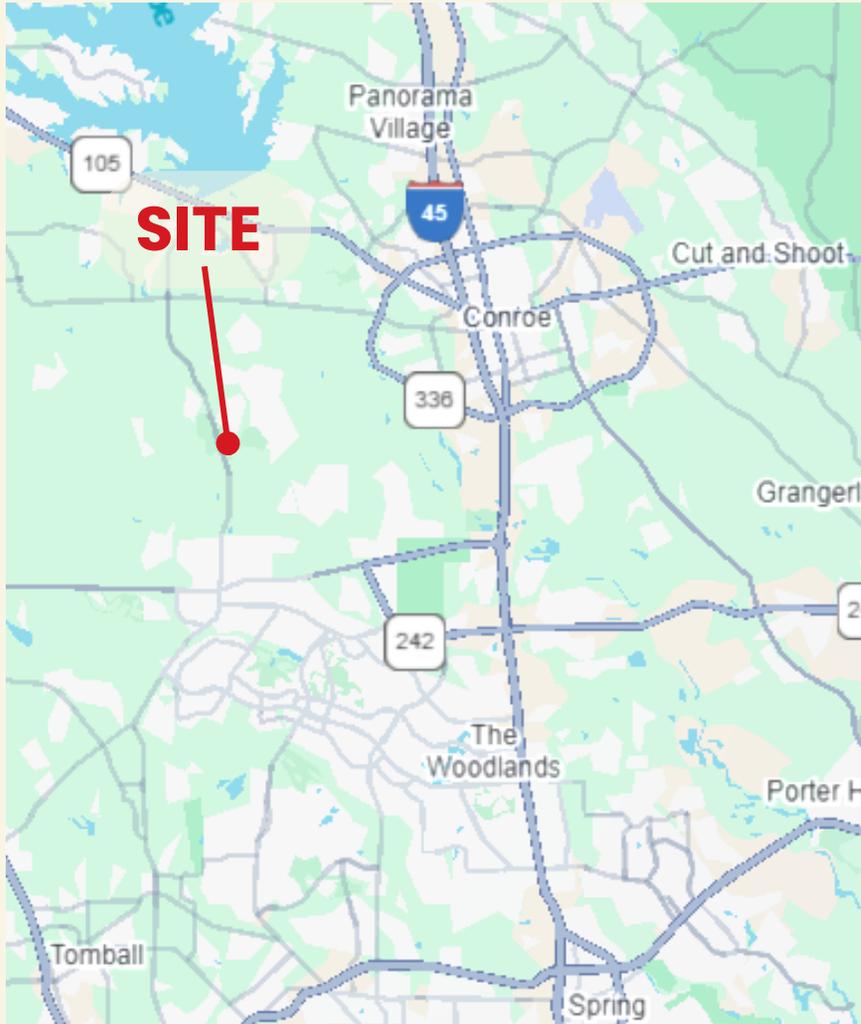


1.05 Acre Pad Site

873 NEW DAY AVE, MONTGOMERY, TEXAS 77316



ABOUT



PROJECT DESCRIPTION

This commercial development site is located within Pine Market Town Center – a 36-acre mixed-use project anchored by grocery, retail, multi-family, and office uses. Originally designed for retail shopping center construction, the parcel offers an exceptional opportunity for a developer or investor to deliver retail or service-oriented product in a high-growth Montgomery County market. Surrounded by rooftops and daily-needs traffic drivers, the property is positioned for strong long-term performance and visibility.

PROJECT OVERVIEW

- **±1.05 Acres**
- **±210 FT Frontage on Woodforest Parkway**
- **Located within 36-acre Pine Market Mixed-Use Development**
- **Grocery-Anchored Trade Area**
- **Utilities Stubbed to Site**
- **Planned for Retail Shopping Center Development**
- **Strong Surrounding Residential Growth**
- **Ideal for Retail, Medical, or Service Users**
- **Build to suite option***

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------|-----------|-----------|-----------|
| Population | 5,362 | 21,291 | 63,833 |
| Total Homes | 1,873 | 7,395 | 23,262 |
| Median HHI | \$118,980 | \$139,068 | \$117,075 |
| Avg. Household Size | 2.90 | 2.91 | 2.73 |
| 2029 Pop. Growth | 7,665 | 23,604 | 66,954 |

AREA RETAIL MIX



TRAFFIC COUNTS

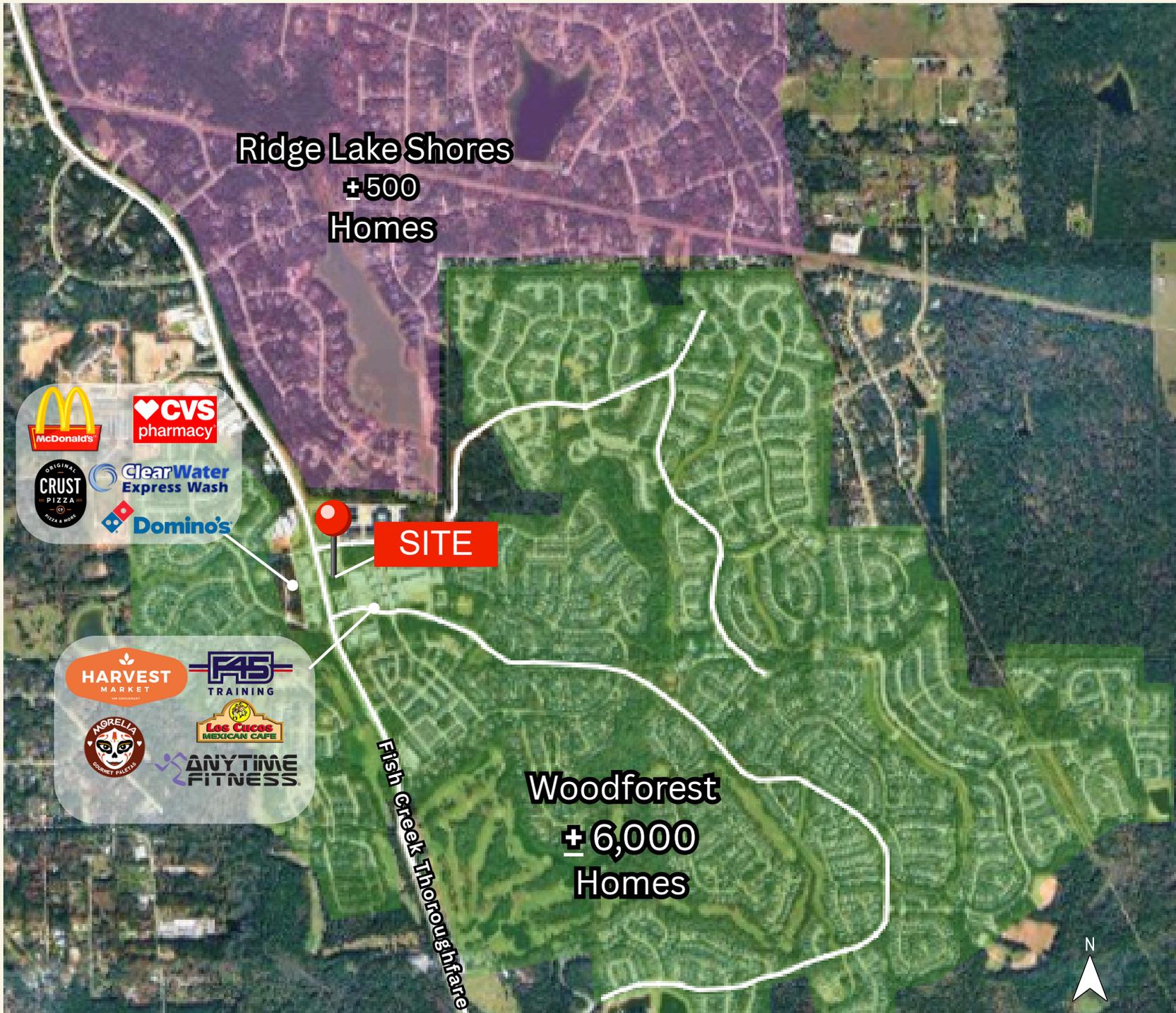
Fish Creek Thorough Fare 28,631 VPD '23
 Woodforest Parkway 9,149 VPD '23



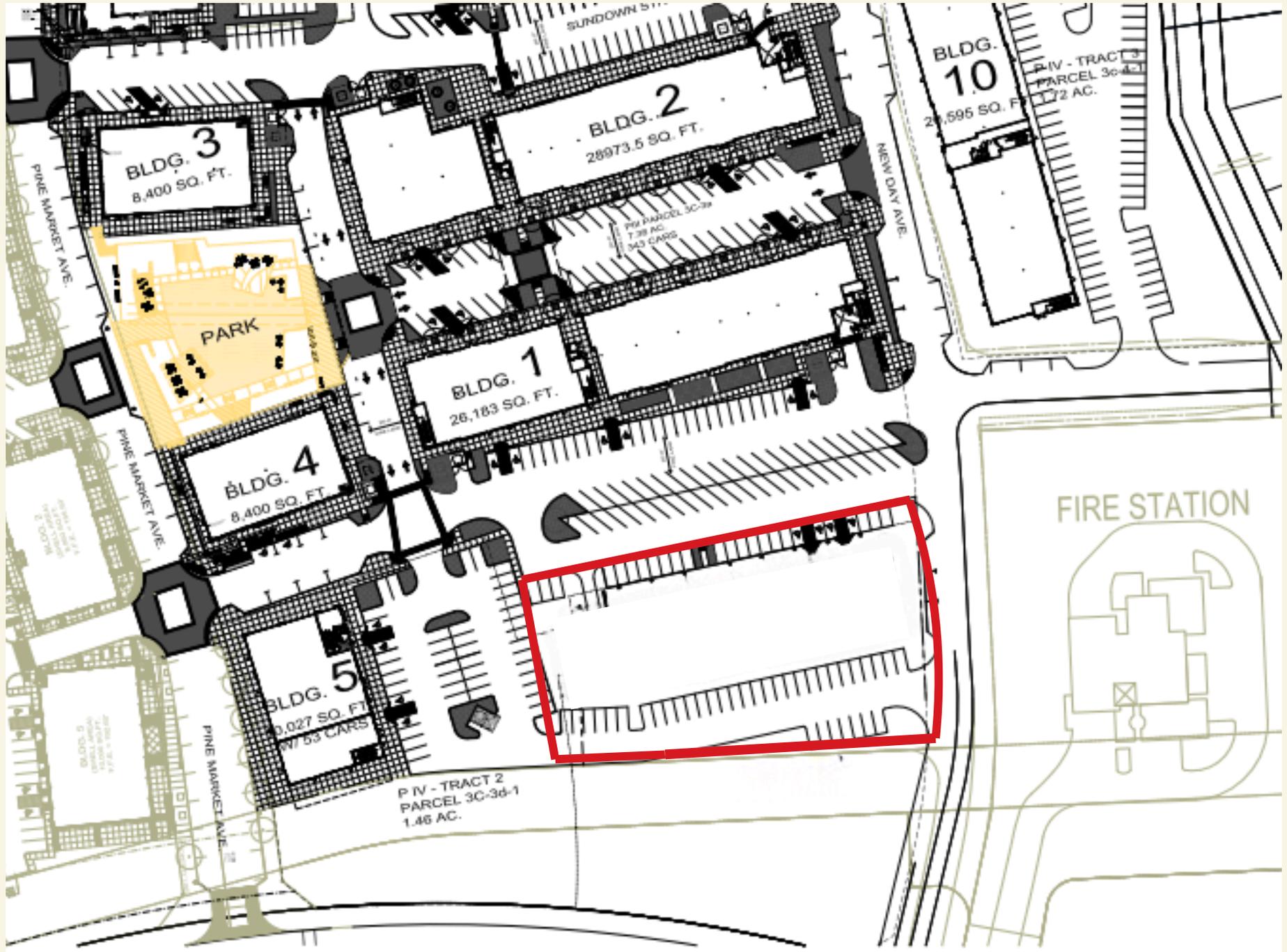
AERIAL OVERVIEW



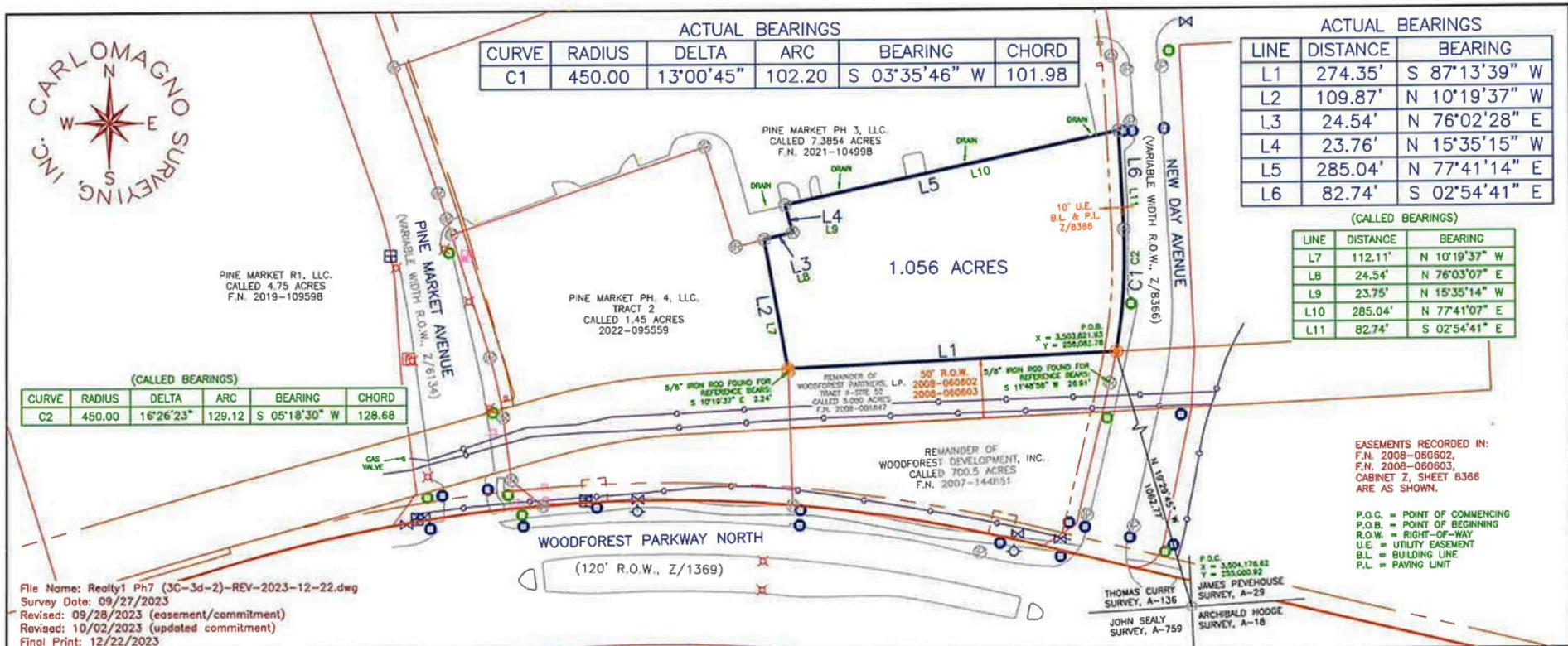
AERIAL OVERVIEW



SITE PLAN



SURVEY



| ACTUAL BEARINGS | | | | | |
|-----------------|--------|-----------|--------|---------------|--------|
| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
| C1 | 450.00 | 13°00'45" | 102.20 | S 03°35'46" W | 101.98 |

| ACTUAL BEARINGS | | |
|-----------------|----------|---------------|
| LINE | DISTANCE | BEARING |
| L1 | 274.35' | S 87°13'39" W |
| L2 | 109.87' | N 10°19'37" W |
| L3 | 24.54' | N 76°02'28" E |
| L4 | 23.76' | N 15°35'15" W |
| L5 | 285.04' | N 77°41'14" E |
| L6 | 82.74' | S 02°54'41" E |

| (CALLED BEARINGS) | | |
|-------------------|----------|---------------|
| LINE | DISTANCE | BEARING |
| L7 | 112.11' | N 10°19'37" W |
| L8 | 24.54' | N 76°03'07" E |
| L9 | 23.75' | N 15°35'14" W |
| L10 | 285.04' | N 77°41'07" E |
| L11 | 82.74' | S 02°54'41" E |

| (CALLED BEARINGS) | | | | | |
|-------------------|--------|-----------|--------|---------------|--------|
| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
| C2 | 450.00 | 16°26'23" | 129.12 | S 05°18'30" W | 128.68 |

File Name: Realty1 Ph7 (3C-3d-2)-REV-2023-12-22.dwg
 Survey Date: 09/27/2023
 Revised: 09/28/2023 (easement/commitment)
 Revised: 10/02/2023 (updated commitment)
 Final Print: 12/22/2023

EASEMENTS RECORDED IN:
 F.N. 2008-080802,
 F.N. 2008-060603,
 CABINET Z, SHEET 8368
 ARE AS SHOWN.

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 P.L. = PAVING LIMIT

SURVEY LEGEND

| | | | |
|--|---|--|---------------------|
| | SUBJECT PROPERTY LINE | | COVERED CONC. |
| | ELECTRICAL LINE | | WATER METER |
| | GAS LINE | | WATER VALVE |
| | WOOD FENCE | | FIRE HYDRANT |
| | BARBED WIRE FENCE | | ELECTRIC METER |
| | DRAINAGE EASEMENT | | POWER POLE |
| | ELECTRICAL EASEMENT | | TRANSFORMER |
| | RIGHT-OF-WAY EASEMENT | | LIGHT POLE |
| | UTILITY EASEMENT | | GAS METER |
| | ORDINANCE BUILDING LINE | | PROPANE TANK |
| | PLATTED BUILDING LINE | | SANITARY MANHOLE |
| | RESTRICTION BUILDING LINE | | STORM MANHOLE |
| | 4" IRON PIPE FOUND | | SEPTIC TANK |
| | 5/8" IRON ROD WITH ORANGE PLASTIC CAP | | TELEPHONE PEDESTAL |
| | MARKED "CARLOMAGNO - RPLS 1562" FOUND | | CABLE PEDESTAL SIGN |
| | 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET | | 5" PIPE FOUND |
| | | | 8" PIPE FOUND |

Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48339C0375 C. Dated: August 18, 2014.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Bearing Basis:
 is based on the
 Texas State Plane Coordinate
 System, Central Zone,
 Lambert Projection, NAD27
 Drawing Scale

1"=100'

Technician: C. Carlomagno
 Field: J. Arevalo

Dante Carlomagno
 Registered Professional
 Land Surveyor, Number 1562



PLAT OF SURVEY

ACERAGE: 1.056 ACRES SURVEY: THOMAS CURRY SURVEY, A-136

OUT OF: F.N. 2008-001847

STREET ADDRESS: NEW DAY AVENUE

COUNTY: MONTGOMERY COUNTY

SURVEYED FOR: REALTY 1 PARTNERS ISAOA

TITLE CO: STEWART TITLE GF# 2334687

Carlomagno Surveying, Inc.
 2651 Booneville Road, Unit 140, Bryan, TX 77808
 PHONE: (979)775-2873 FAX: (979)775-4787
 Firm No. 100348-00 www.CarlomagnoSurveying.com

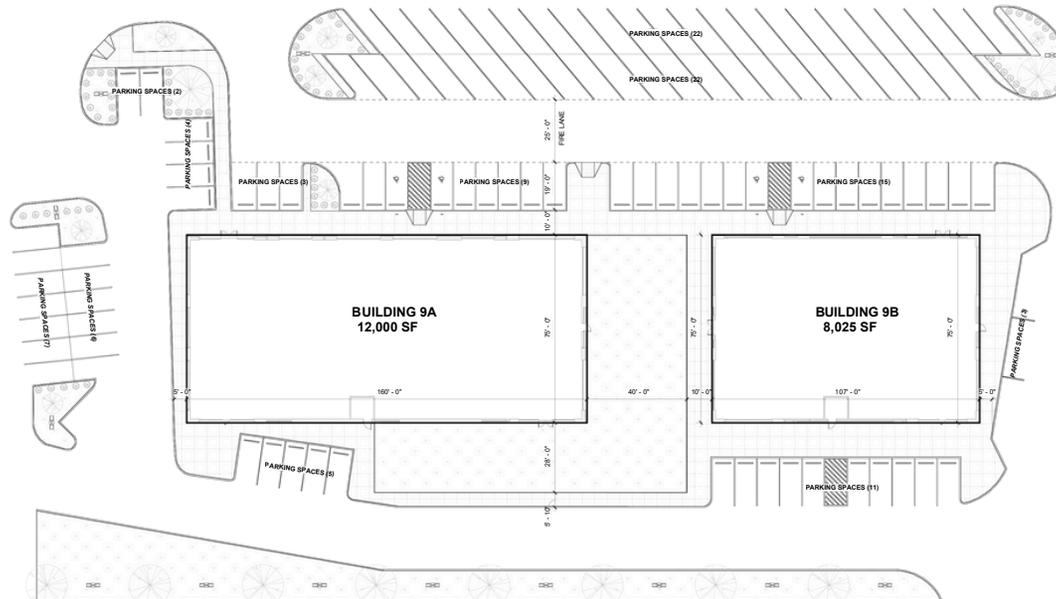
RENDERINGS



AERIAL OVERVIEW



CONCEPTUAL PLAN



1 OVERALL SITE PLAN
1" = 20'-0"

PROJECT:
PINE MARKET-BUILDING 9

PROJECT ADDRESS:
873 NEW DAY AVE.
MONTGOMERY, TEXAS
77316

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

| DATE | DELTA | DESCRIPTION |
|------|-------|-------------|
|------|-------|-------------|

PROJECT NUMBER: LA2532

ISSUE DATE: 07.24.20.25

SHEET NAME:

OVERALL SITE PLAN

SHEET:

A100



FORWARD
PROPERTIES

Daryl Dally

Daryl@fwdcre.com

(281) 748-7692

Ethan Crist

Ethan@fwdcre.com

(713) 382-3881



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.

2-10-2025



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 others, including the broker's own interests;
- 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. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 opinions 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 ESTABLISH:

- 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 purposes. 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.

| | | | |
|--|-------------|------------------|----------------|
| Parkhill Investments, Inc | 312169 | pkinv@yahoo.com | (713) 412-3994 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| James Parkhill | 222307 | pkinv@yahoo.com | (713) 412-3994 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Daryl Dally | 712243 | Daryl@fwdcre.com | (281) 748-7692 |
| Ethan Crist | 811258 | Ethan@fwdcre.com | (713) 382-3881 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date