

Prime Capital Corporation

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General Information -- Lago Mar Commercial Reserves

LOCATION: The west and east sides of I-45 in **Lago Mar**, a 3,600+ acre, master-planned community in Texas City, TX

SIZE: There are approximately 250 acres on the east side of I-45 and 300 acres on the west side of I-45 designated as commercial reserves.

ROAD FRONTAGE: Approx. 2 miles on both sides of I-45, plus additional commercial sites along Lago Mar Blvd. and Central Park Blvd.

Lago Mar is served by two major highway intersections:
Holland Road @ I-45 and Lago Mar Blvd. @ I-45.

UTILITIES: The Property's located in several in-city MUDs from which utilities are available.

RESTRICTIONS: A PUD and CC&Rs affecting the Property are filed of record imposing use, architectural, landscaping, signage and lighting restrictions.

FLOOD PLAIN: The Property's above the 100 Year Flood Plain.

OTHER: The 350,000 SF **Tanger Outlet Mall** opened in 2012; a 65,000+ SF **Buc-ee's** opened in 2014; the 230 unit **Catalon Apartments** opened May 2017 and its 170 unit, 2nd phase was added in 2020; a **SpringHill Suites Hotel** is north of the mall; the 12 acre **Crystal Lagoon** opened in 2019; the 140 unit **Huntington Senior's Living** facility opened in 2020; the 348 unit **Boterra at Lago Mar** apartments opened in 2022; and a **HEB**-anchored shopping center is planned at the southwest corner of Lago Mar Blvd. @ I-45.

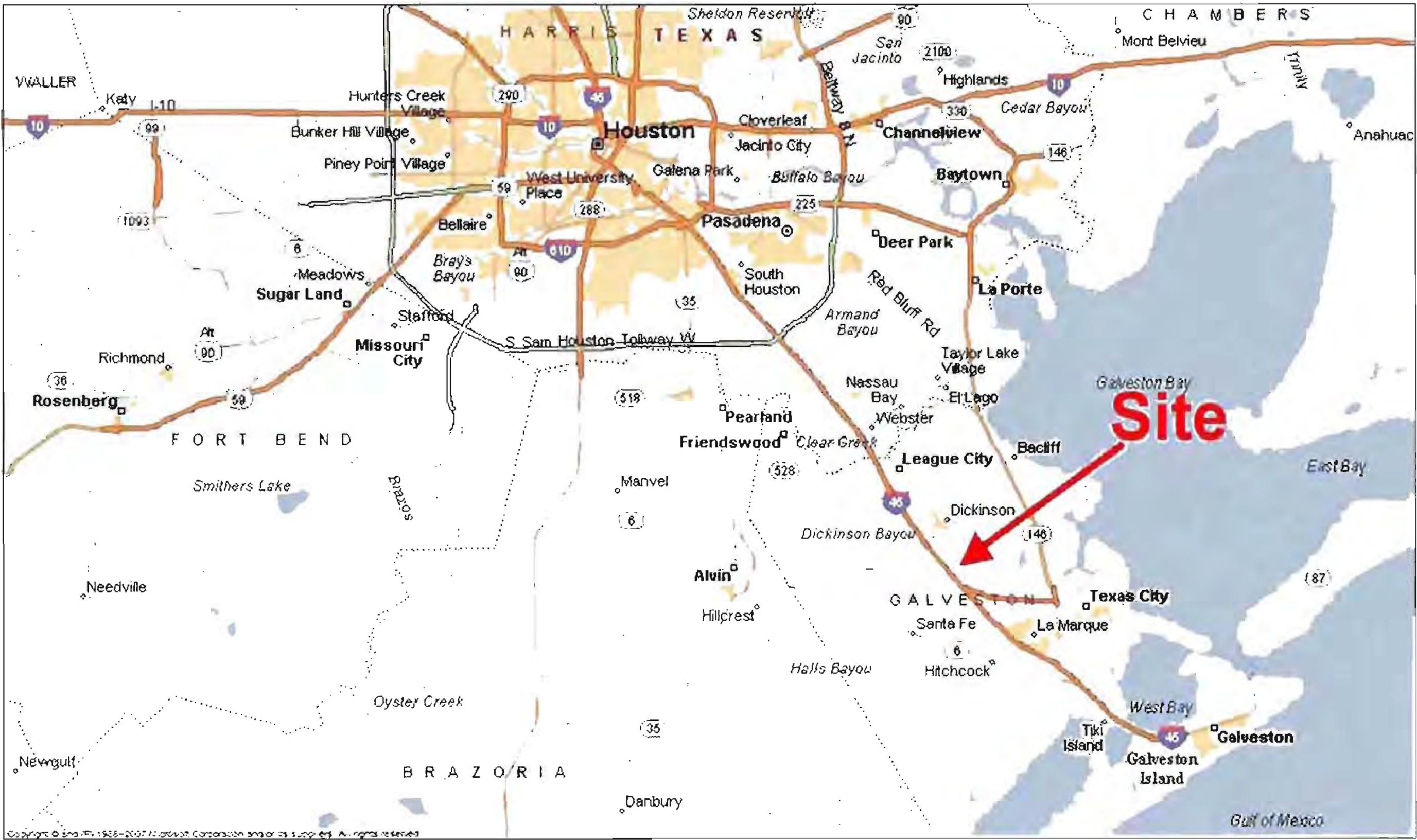
Lago Mar is located north of a **Super Wal Mart** and **Sam's Club**.

Since 2016 more than 3,000 new homes have been built on the west side of I-45, with total residential buildout exceeding 4,000 homes and 898 multi-family apartments. Approximately 3,800 additional homes and 350 apartments are planned for the east side of I-45, with new home deliveries beginning in late-2026.

A TIRZ has been created to serve the community.

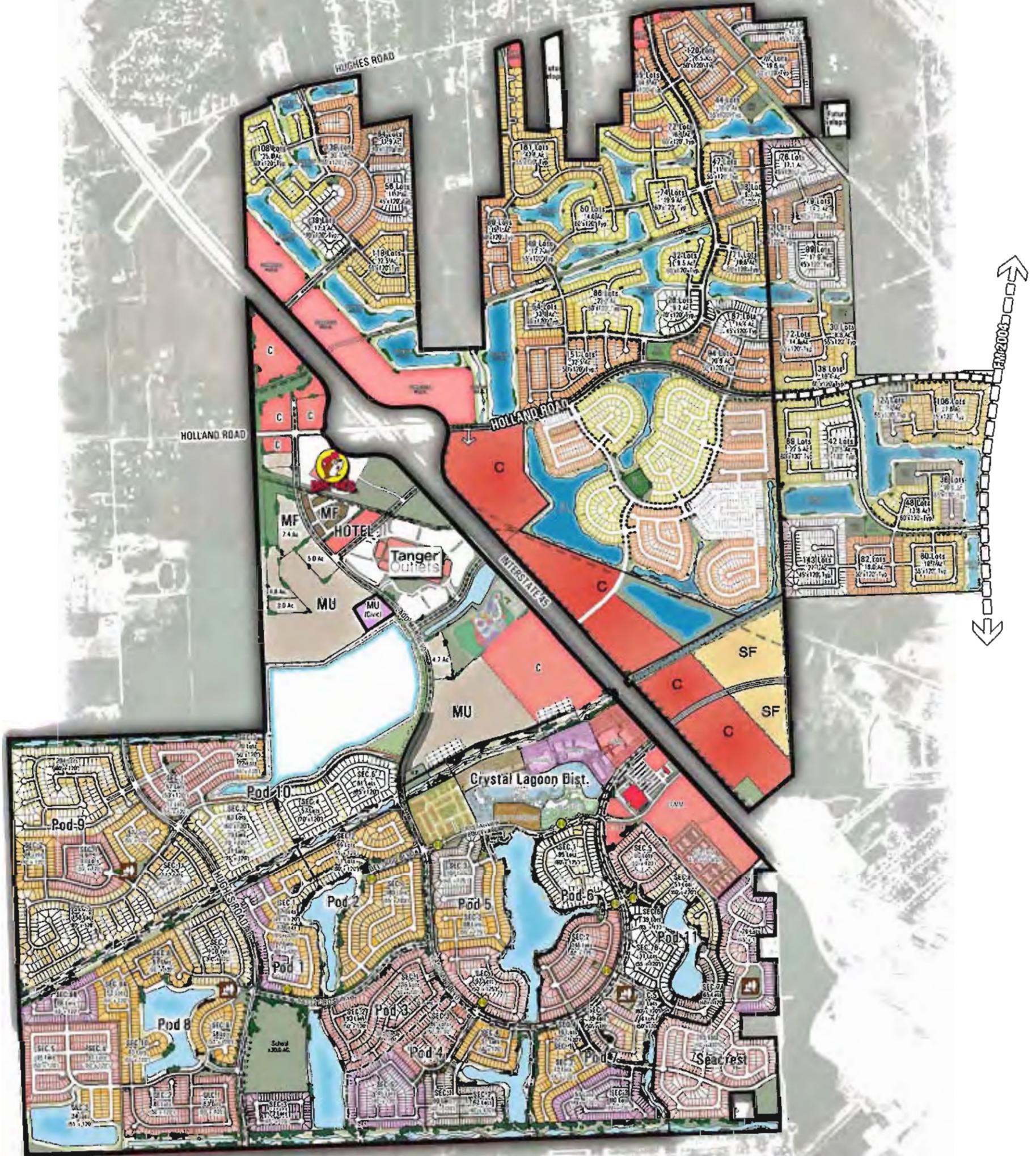
PRICES: Call Broker

This property is subject to prior sale, change in price, or removal from the market without notice. All information contained herein, while based on data supplied by sources deemed reliable, is not in any way warranted by owner or agent as being accurate or complete.



LAGO MAR

Overall Schematic Plan

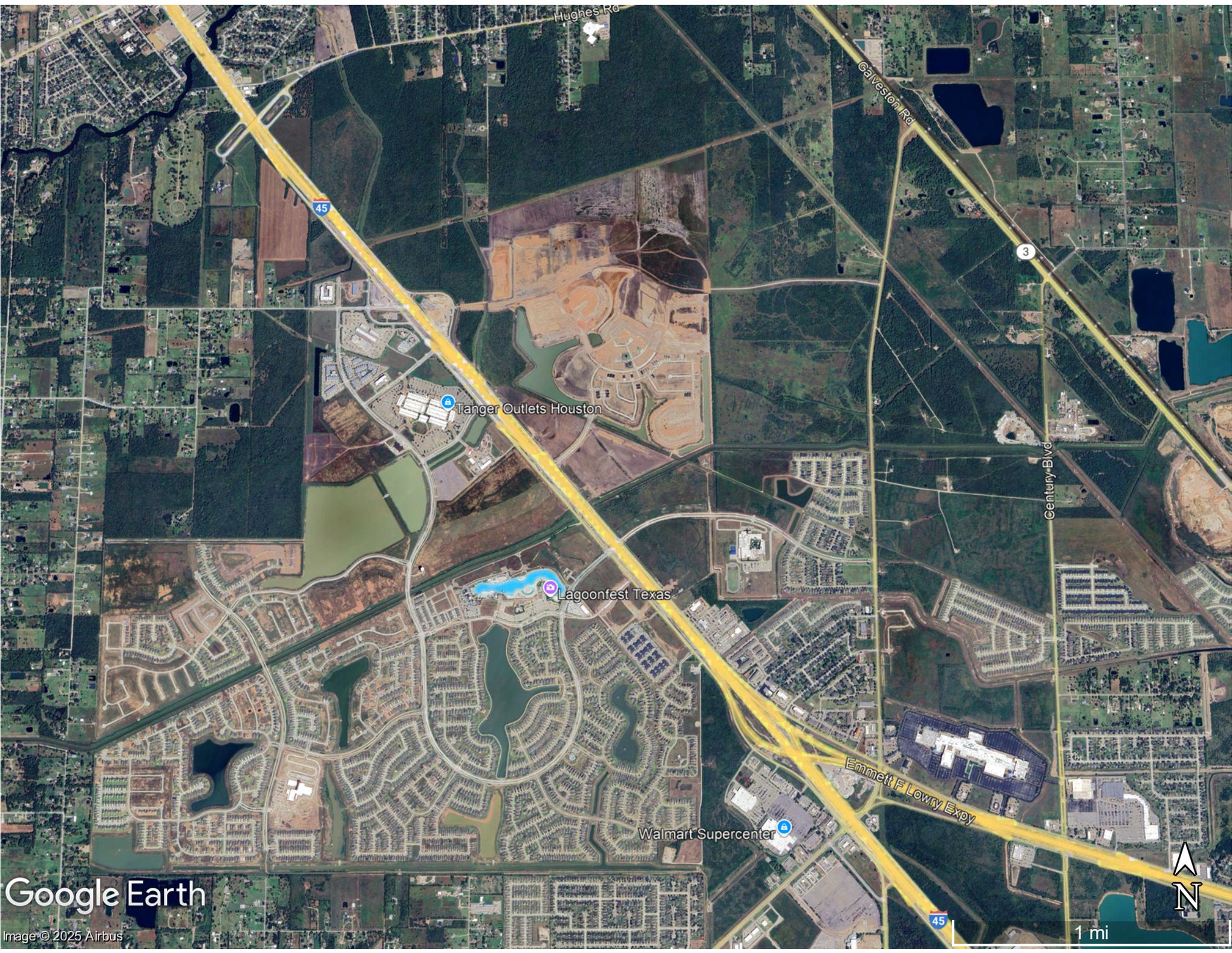


0' 500' 1000'

DATE: 09.27.2022



QUIDDITY
ENGINEERING



Google Earth

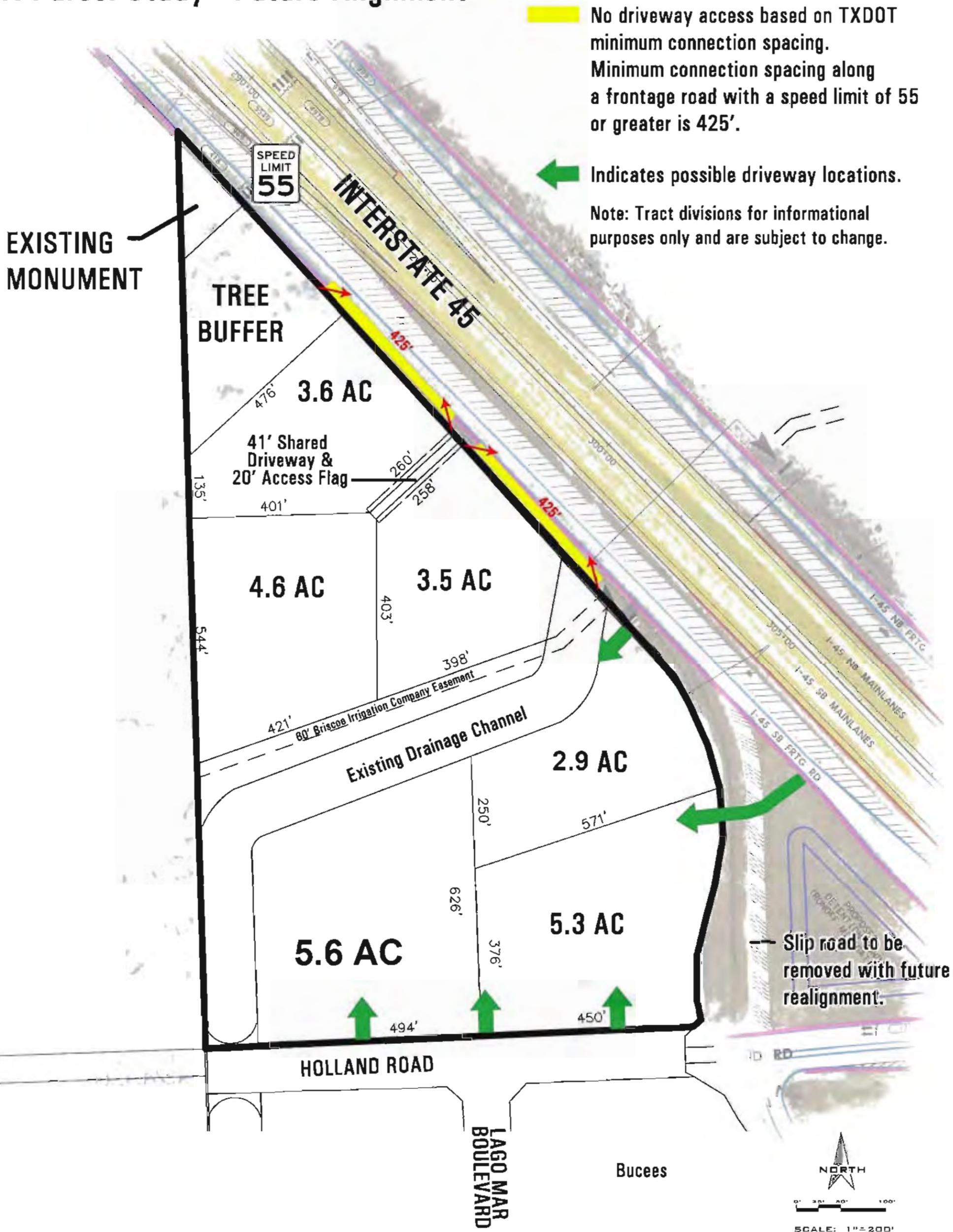
Image © 2025 Airbus



1 mi

LAGO MAR

A Parcel Study - Future Alignment



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



12+ ac.
f/s

140-unit
Huntington
Senior Apts.

2.8 ac.
f/s

2 ac.
f/s

400-unit
Catalon Apts.

Buc-ee's

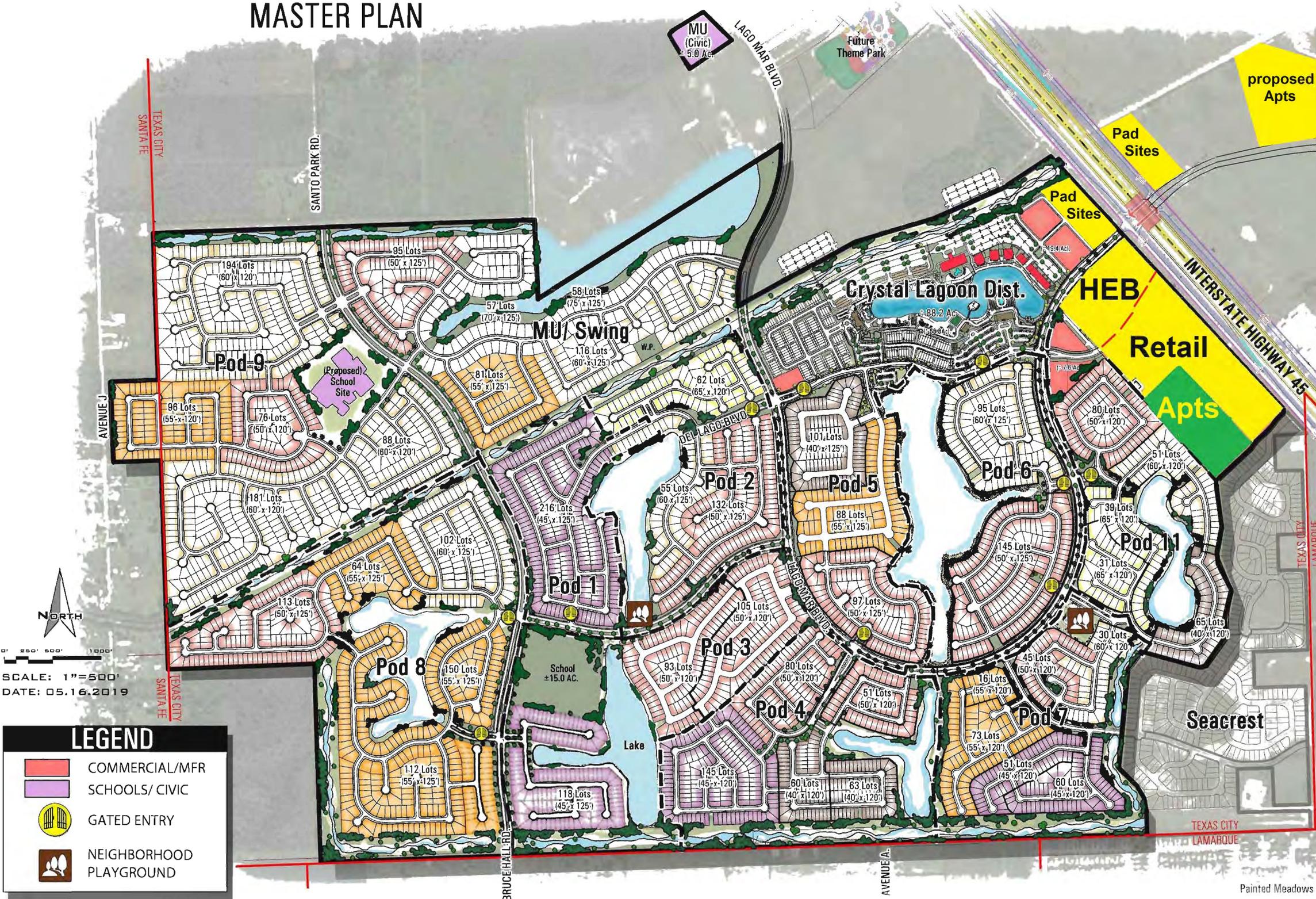
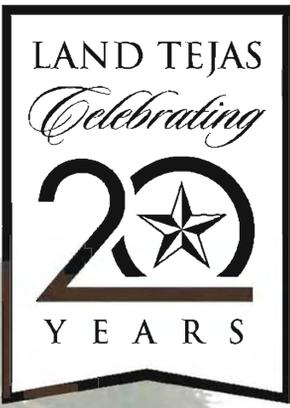
5 ac.
f/s

Tanger
Outlet Mall

future Adventure Pointe
Amusement Park

LAGO MAR

MASTER PLAN



NORTH

0' 250' 500' 1000'

SCALE: 1"=500'

DATE: 05.16.2019

LEGEND

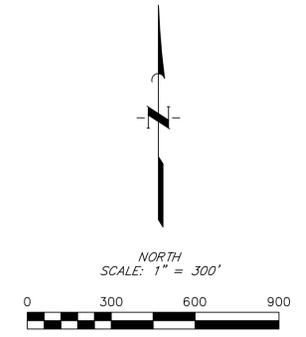
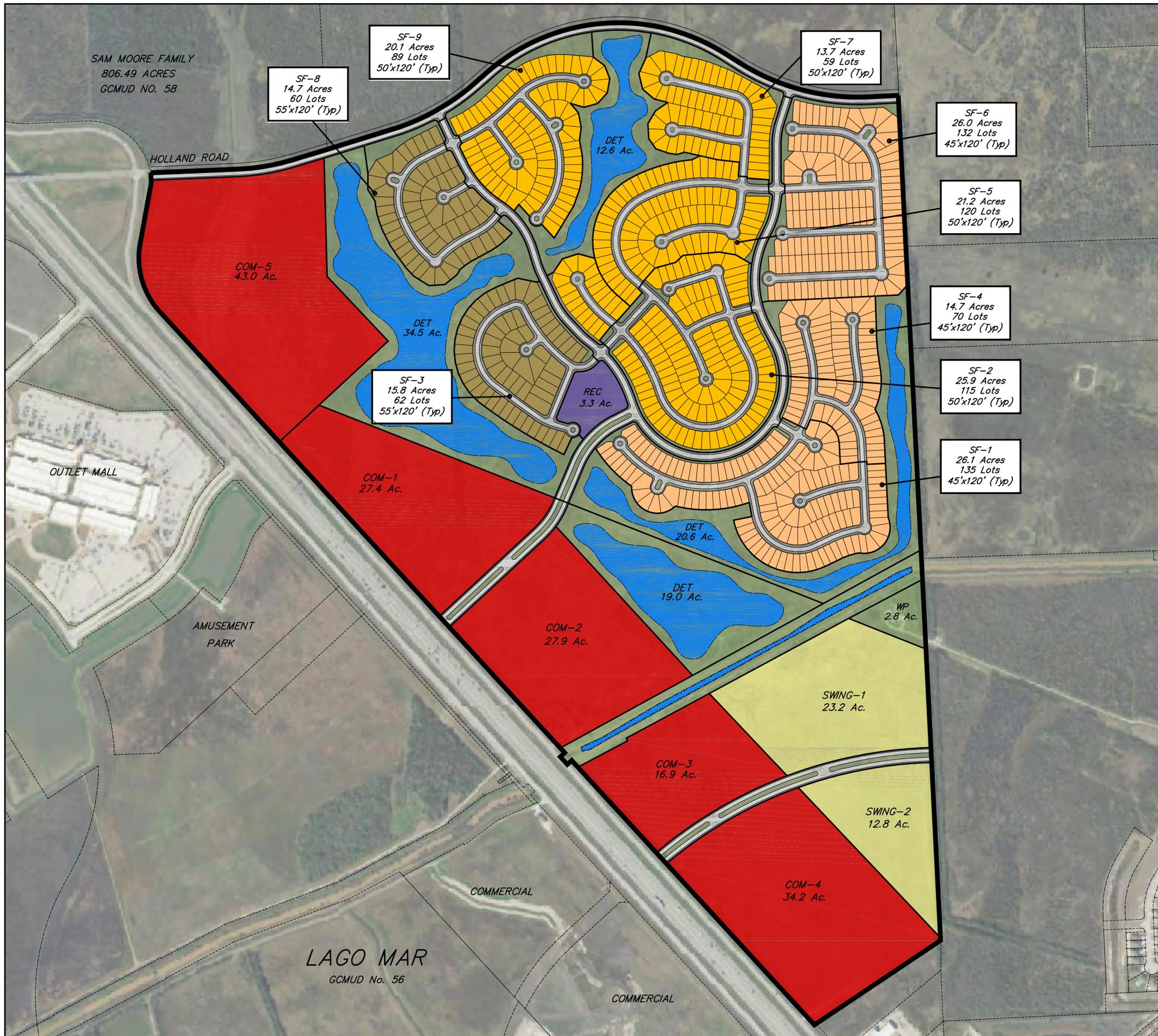
- COMMERCIAL/MFR
- SCHOOLS/ CIVIC
- GATED ENTRY
- NEIGHBORHOOD PLAYGROUND

LOT TABLE

	40's	45's	Total <50'	50's	55's	60's	65's	70's	75's	TOTAL
Developing Lots:										
POD 7		111	111	45	89	30				275
POD 11		65	65	80		51	70			266
Seacrest		79	79	265						344
Future Lots:										
POD 1		216	216							216
POD 2				132		55	62			249
POD 3	118		118	198						316
POD 4	123	145	268	131						399
POD 5	101		101	97	88					286
POD 6				145		95				240
POD 8				113	326	102				541
POD 9				76	96	463				635
TOTAL	289	669	958	1,282	599	796	132			3,767
	431 MAX		971 MAX	1,295	1,295	1,295	1,295			4,320 MAX TOTAL LOTS
SWING										
				95	81	116		57	58	407
	47 MAX		106 MAX	142	142	142	142	142	142	474 MAX TOTAL LOTS
TOTAL	289	669	958	1,377	680	912	132	57	58	4,174

Painted Meadows

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Section	Ac.	45'	50'	55'	TOTAL	Density
SF-1	26.1	135			135	5.2
SF-2	25.9		115		115	4.4
SF-3	15.8			62	62	3.9
SF-4	14.7	70			70	4.8
SF-5	21.2		120		120	5.7
SF-6	26	132			132	5.1
SF-7	13.7		59		59	4.3
SF-8	14.7			60	60	4.1
SF-9	20.1		89		89	4.4
TOTAL	178.2	337	383	122	842	4.7
		40.0%	45.5%	14.5%	100.0%	

Land Use	Ac.
Residential	178.2
Commercial	149.4
Detention	86.7
Major Roads	23.0
Swing	36.0
Canal	10.8
City Water Plant	2.8
Rec Center	3.3
TOTAL	490.2

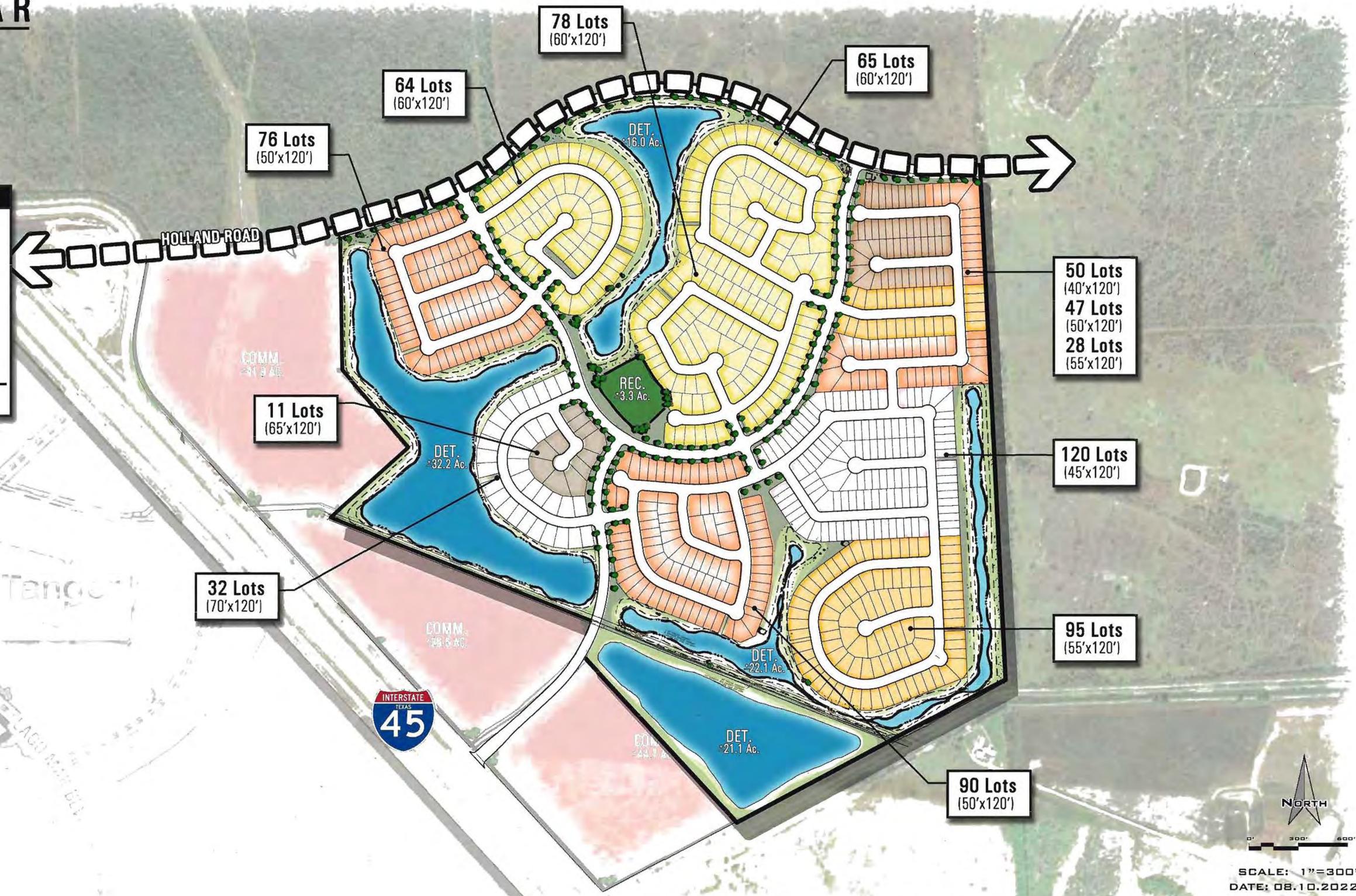
LAGO VISTA
 Approx. 490.0 Acres, 842 Lots
 GALVESTON COUNTY MUD NO. 57
 CITY OF TEXAS CITY
 MAY 2017

JONES CARTER
 Texas Board of Professional Engineers Registration No. F-439
 22330 Merchants Way, Suite 170, Katy, TX 77449 (832) 913-4000

BEACON POINT AT LAGO MAR

A Schematic Plan
of
±287.5 Acres
Texas City, Texas

LOT TABLE	
	50 Lots (40'x120' Typ.) - 7%
	120 Lots (45'x120' Typ.) - 16%
	213 Lots (50'x120' Typ.) - 28%
	123 Lots (55'x120' Typ.) - 16%
	207 Lots (60'x120' Typ.) - 27%
	11 Lots (65'x120' Typ.) - 2%
	32 Lots (70'x120' Typ.) - 4%
756 TOTAL LOTS	



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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.

11-2-2015



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.

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.

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:
 - 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 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.

Prime Capital Corp.	417815	jturboff@primecapcorp.com	713-622-0800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerald Turboff	167214		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date