

Multi-Family
305
Units

Waterstone
805 Homes

Walmart
McDonald's
Regions
Taco Bell
Murphy USA
Great Clips
UPS

CHASE
MATTRESS ONE
AutoZone

Kroger
Marketplace
petco
Michaels
LA FITNESS
Chick-fil-A
Kelsey Seybold Clinic
Bank of America

Williamsburg
975 Homes

SITE

Lakes at
Mason Park
476 Homes

Morton Ranch Rd. at Elrod Rd.

Travis Overstreet: (281) 257-2225
Toverstreet@primemgmtinc.com

2.07 ACRES AVAILABLE
(Subdivisible)



Property Aerial



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Property Information

Property Specs:

- Site can be equally subdivided
- 350'+ of Frontage on Morton Ranch Road
- 220' of Frontage on Elrod Road
- 263' of Usable Depth
- Detention & **ALL UTILITIES** provided
- 500-Year Floodplain

Property Attributes:

- Strong Daytime Population
- *1,400 Multifamily Units within 1 mile*
- Highly accessible to both the Energy Corridor and Downtown
- One of the **FASTEST** growing trade areas in the Houston MSA
- 47,766 Future Homes
- **HIGHEST** Growth Residential Market in the U.S.

Regional Developments:

- Davis Multifamily – 400 Units
- Sabic Headquarters
 - 1,000 Daily Employees
- Amazon Fulfillment Center
 - 3,000 Daily Employees
- Duke Realty Trust (Industrial)
 - 1,000,000+/- sq.ft. campus
- InSite Realty (Industrial)

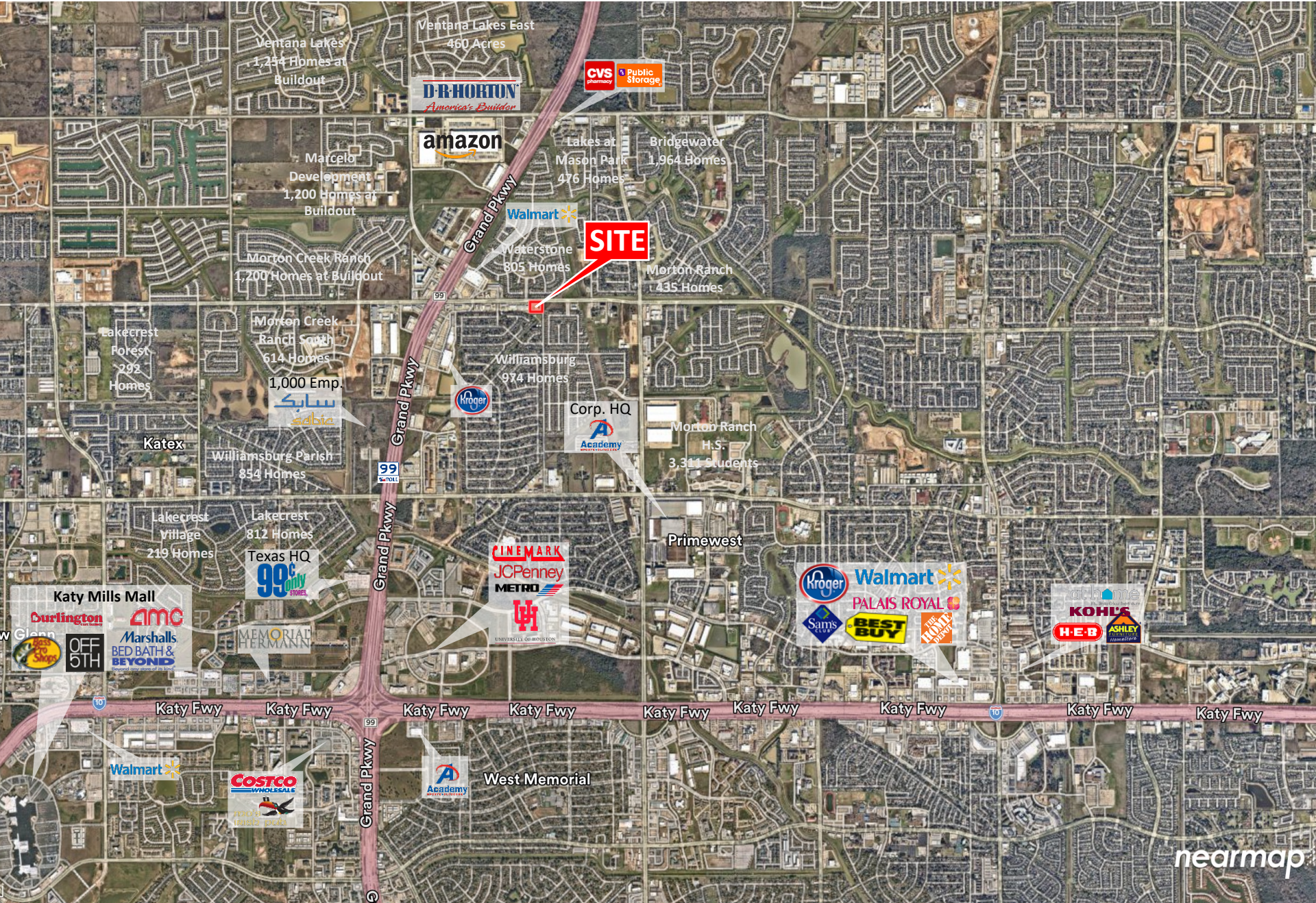


Demographics:

<u>Population:</u>	<u>Avg. HH Income:</u>
3 mi. – 121,224	3 mi. - \$98,793
5 mi. – 320,303	5 mi. - \$116,770
7 mi. – 499,680	7 mi. - \$132,611



Aerial



Ventana Lakes
1,254 Homes at
Buildout

Ventana Lakes East
460 Acres

D-R HORTON
America's Builder

CVS pharmacy
Public Storage

amazon

Lakes at
Mason Park
476 Homes

Bridgewater
1,964 Homes

Marcelo
Development
1,200 Homes at
Buildout

Walmart

SITE

Waterstone
805 Homes

Morton Ranch
435 Homes

Morton Creek Ranch
1,200 Homes at Buildout

Morton Creek
Ranch South
614 Homes

1,000 Emp.
سابك
sabik

Kroger

Williamsburg
974 Homes

Corp. HQ
Academy

Morton Ranch
H.S.
3,311 Students

Lakercrest
Forest
292
Homes

Katex

Williamsburg Parish
854 Homes

Lakercrest
Village
219 Homes

Lakercrest
812 Homes

Texas HQ
99c ONLY

CINEMARK
JCPenney
METRO

Primewest

Katy Mills Mall

Durlington
AMC
Marshall's
OFF 5TH
BED BATH & BEYOND

MEMORIAL

UH
UNIVERSITY OF HOUSTON

Kroger **Walmart**
Sams Club **PALAIS ROYAL**
BEST BUY **THE FRENCH CONNECTION**

at home
KOHL'S
HEB **ASHLEY**
FURNITURE

Katy Fwy

Katy Fwy

Katy Fwy

Katy Fwy

Katy Fwy

Katy Fwy

Katy Fwy

Katy Fwy

Katy Fwy

Walmart

COSTCO
WHOLESALE

Academy

West Memorial



Information About Brokerage Services
*Texas law requires all real estate licensees 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 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:
 - 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.

Overstreet Development, LLC	9010024		(281)257-2225
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Travis Overstreet	662589	toverstreet@primemgmtinc.com	(281)257-2225
Designated Broker of Firm	License No.	Email	Phone
Travis Overstreet	662589	toverstreet@primemgmtinc.com	(281)257-2225
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		
_____	_____		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov