



±14.95 Acres

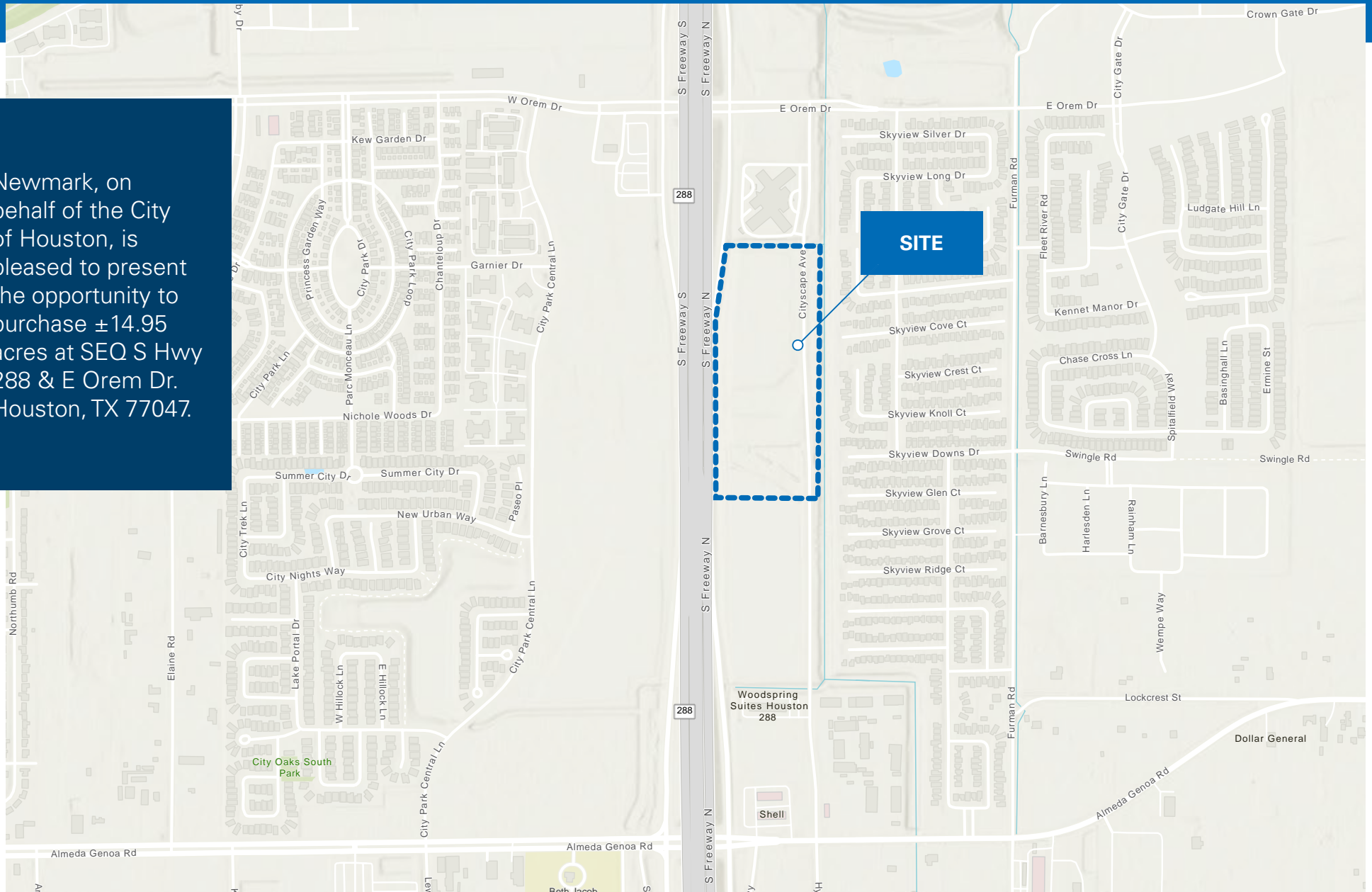
SEQ S HWY 288 & E OREM DR. HOUSTON, TX 77047

NEWMARK

Premium South Fwy/288 Corridor
Development Site

The Site

Newmark, on behalf of the City of Houston, is pleased to present the opportunity to purchase ±14.95 acres at SEQ S Hwy 288 & E Orem Dr. Houston, TX 77047.

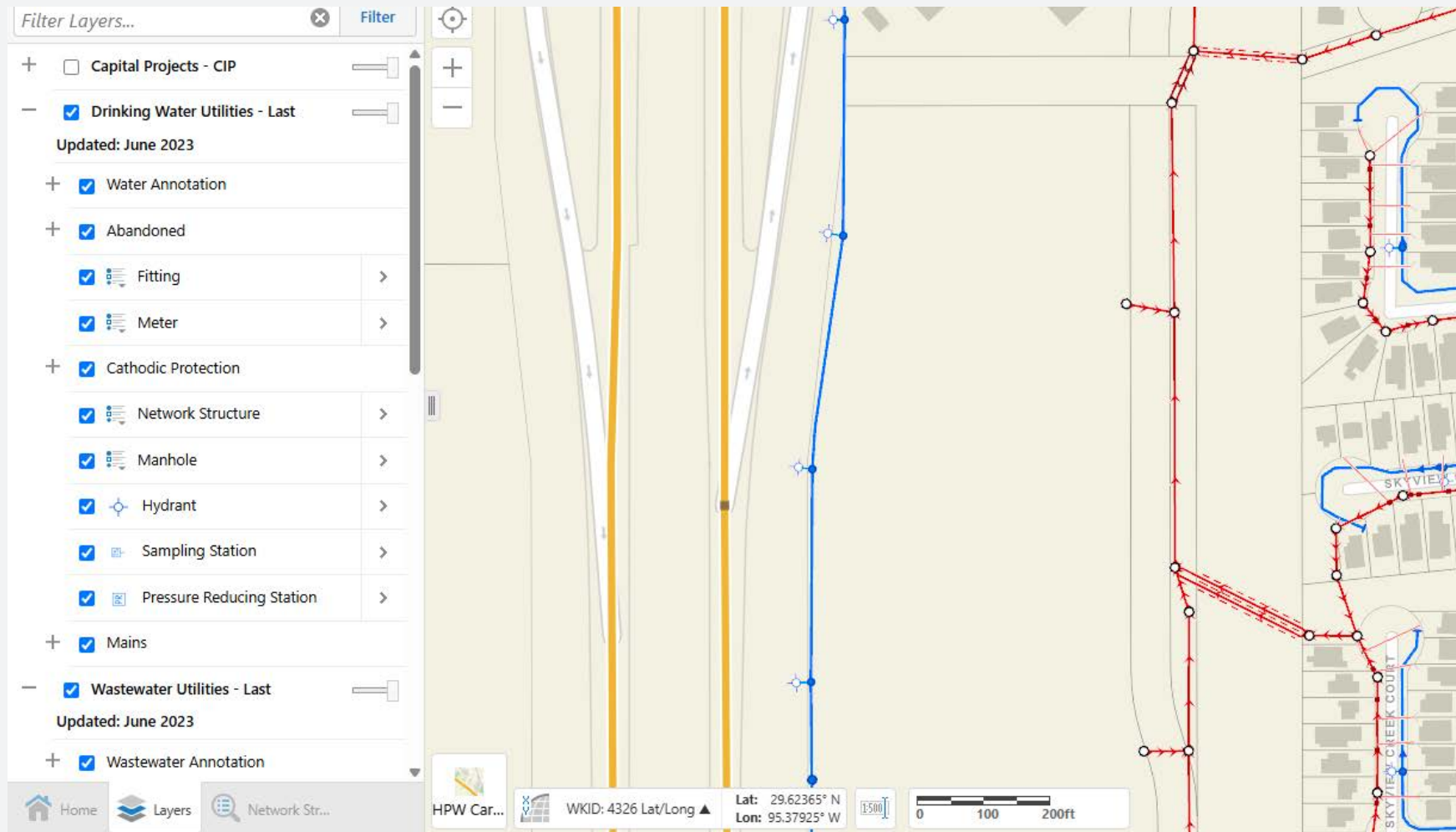


Property Details

ADDRESS	SEQ S Hwy 288 & E Orem Dr. Houston, TX 77047
SIZE	14.95 Acres
UTILITIES	City of Houston (HC MUD 390 In-City MUD)
JURISDICTION	City of Houston
ZONING/RESTRICTIONS	Within City Park Commercial Association- Reach out to Broker for documents
FLOOD PLAIN	None
DETENTION	Required On Site
TAX RATE	2.69%
SCHOOL DISTRICT	Houston ISD
ACCESS/VISIBILITY	SH 288 & Cityscape Ave
IDEAL USES	Multifamily, Commercial, Industrial, other residential uses
APN	0451900000696
OWNERSHIP	City of Houston
LEGAL	TR 10B-1 ABST 886 D WHITE

Contact Broker for additional details

Utilities Map and Due Diligence



SURVEY - 2022

**ENVIRONMENTAL PHASE I
& II - 2022**

**CC&RS AND ARC
COVENANTS RELATING TO
CITY PARK COMMERCIAL
ASSOCIATION**



Houston Highlights

MARKET OVERVIEW

As the nation's fourth-largest city, Houston hosts one of the world's youngest, fastest-growing and most diverse populations, shaping a unique cultural identity and lifestyle. For decades, Houston has led in innovations across energy, aerospace and life sciences. Science and engineering drive the economy, with the region now emerging as a hub for high-tech companies, entrepreneurship and top talent.

Strong, Diverse Economy

4th Largest U.S. City

3.4M Jobs

\$513B Gross Domestic Product

Global City

90+ Foreign Consulates

2 International Airports

#1 U.S. Exporting Port

Home To:

World's Largest Medical Center

NASA's Johnson Space Center and Houston Spaceport

24 Fortune 500 Headquarters

BUSINESS CLIMATE

LOW COST OF LIVING

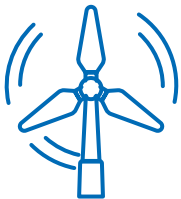
NO PERSONAL & CORPORATE INCOME TAX

DIVERSE ECONOMIC BASE

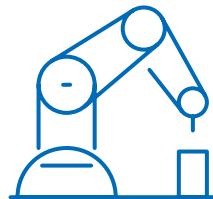
BEST CITY FOR FOREIGN MULTINATIONALS TO DO BUSINESS¹

MOST DIVERSE MAJOR CITY IN AMERICA²

Industry Convergence



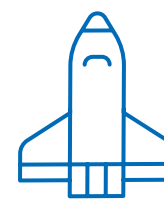
Energy 2.0



Advanced Manufacturing



Life Sciences



Aerospace

POPULATION

7.5M

Residents

~1.5%

Annual Population Growth Rate

Disclaimer

PROPERTY MARKETING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (May 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

Information About Brokerage Services

2.10.25

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 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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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:

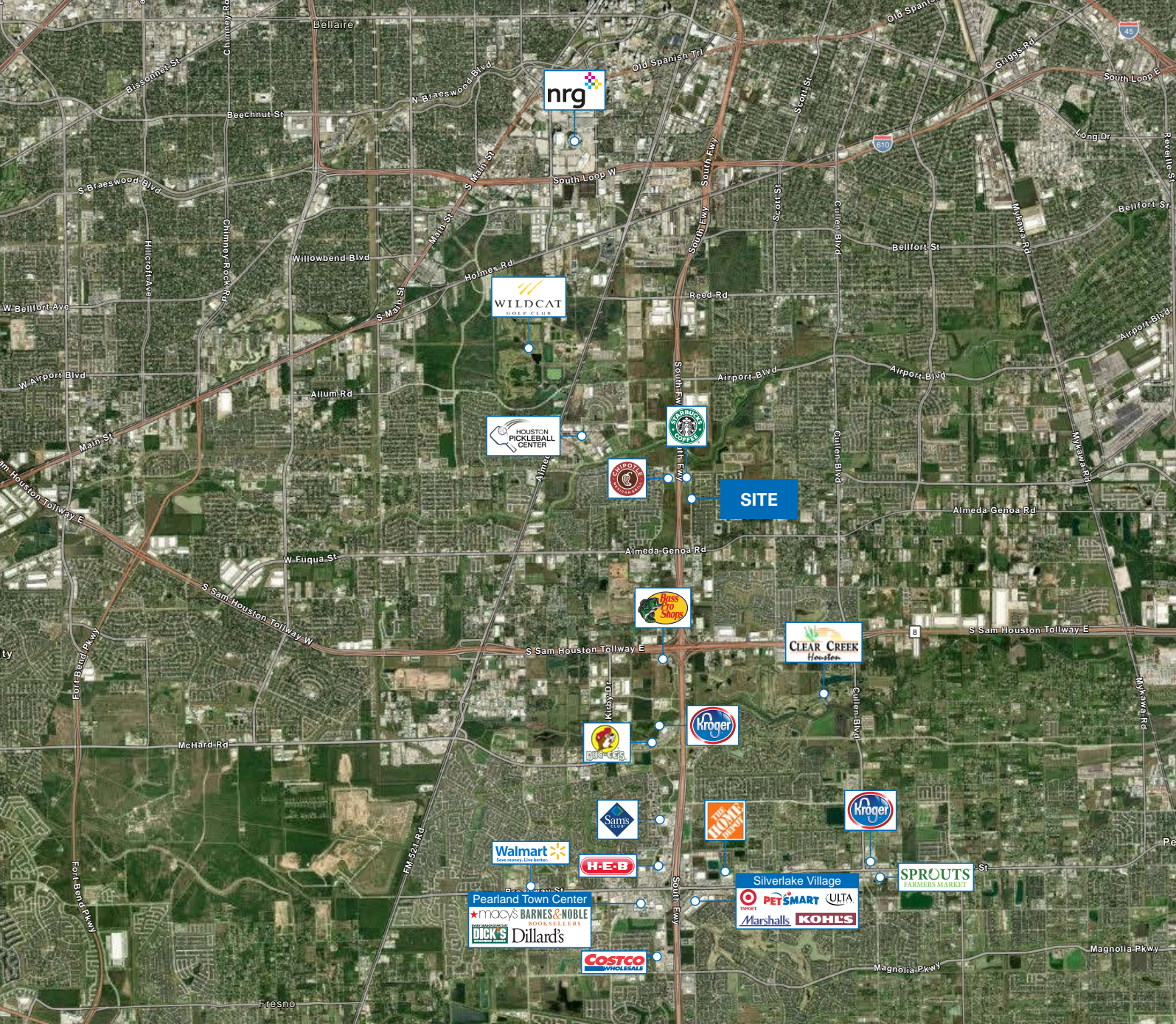
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

BROKER FIRM NAME

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