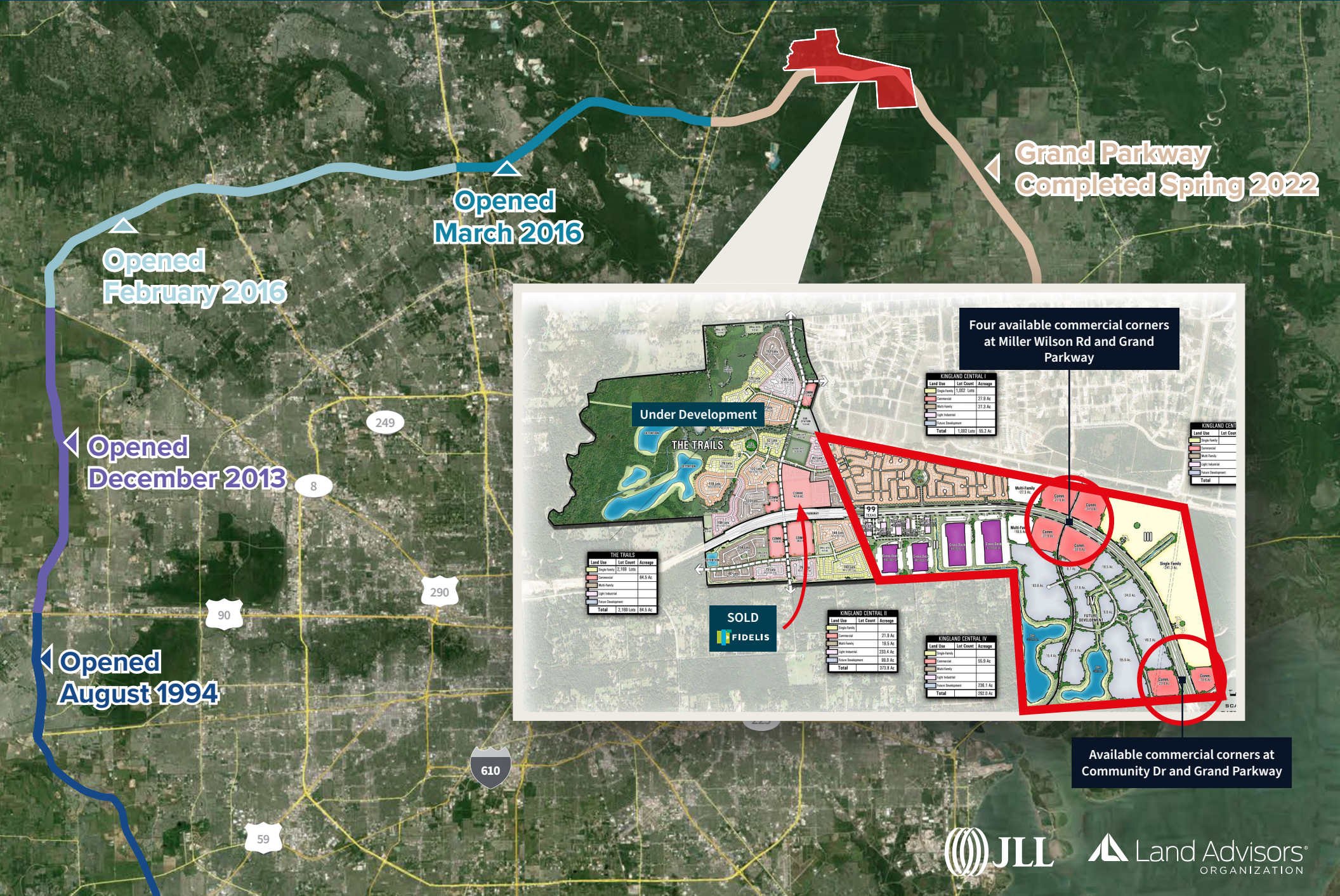


HOUSTON GRAND PARKWAY DEVELOPMENT OPPORTUNITIES

10 to 1,700 acres in Northeast Houston



Opened February 2016

Opened March 2016

Grand Parkway Completed Spring 2022

Opened December 2013

Opened August 1994

Under Development

Four available commercial corners at Miller Wilson Rd and Grand Parkway

SOLD FIDELIS

Available commercial corners at Community Dr and Grand Parkway

Land Use	Lot Count	Acreage
High-Density	2,189	84.5 Ac.
Commercial		
Multi-Family		
Light Industrial		
Open Development		
Total	2,189 Lots	84.5 Ac.

Land Use	Lot Count	Acreage
High-Density	1,002	38.2 Ac.
Commercial		
Multi-Family		
Light Industrial		
Open Development		
Total	1,002 Lots	38.2 Ac.

Land Use	Lot Count	Acreage
Commercial		21.8 Ac.
Multi-Family		16.9 Ac.
Light Industrial		236.6 Ac.
Open Development		86.0 Ac.
Total		373.3 Ac.

Land Use	Lot Count	Acreage
High-Density		55.0 Ac.
Commercial		
Multi-Family		
Light Industrial		238.1 Ac.
Open Development		202.0 Ac.
Total		503.1 Ac.

Land Use	Lot Count
Single Family	
Commercial	
Multi-Family	
Light Industrial	
Open Development	
Total	



Executive Summary

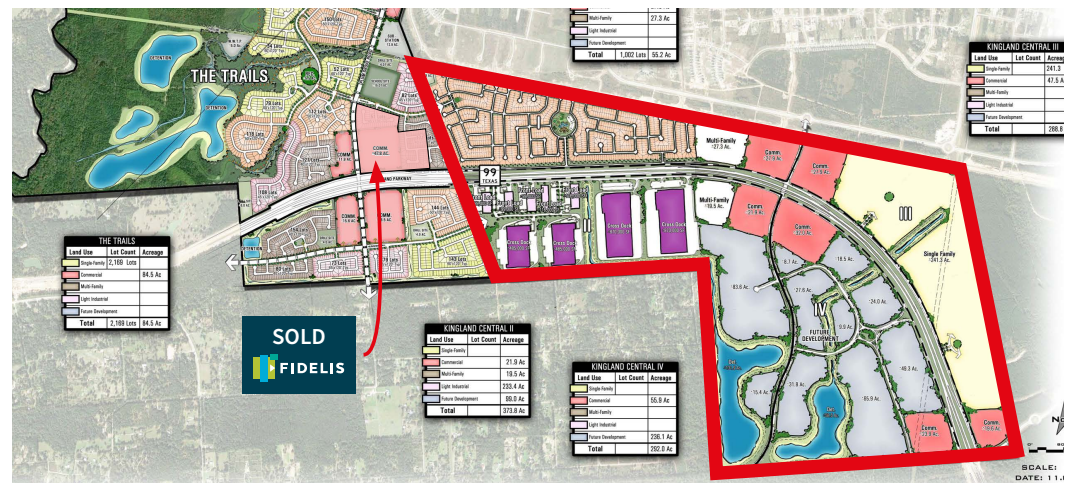
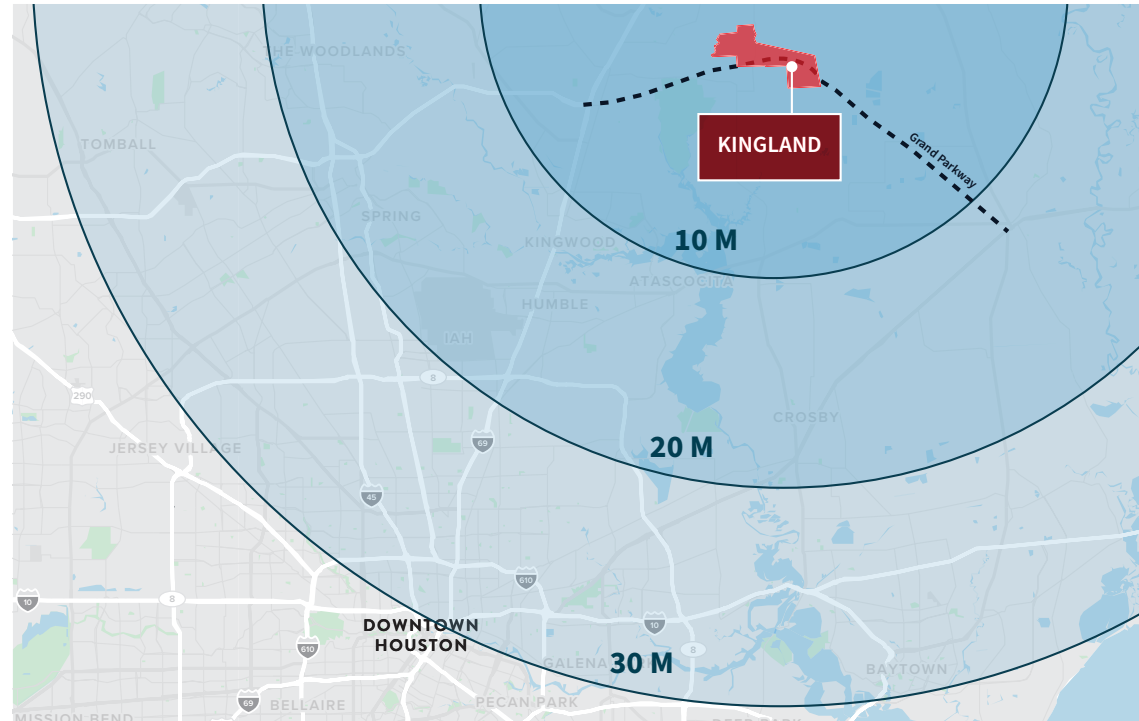
JLL and Land Advisors is proud to offer a unique opportunity to acquire 10 to 1,700 acre+ development sites in a master-planned development in northeast Houston. The sites have an unprecedented +/-3.5 miles of frontage with three interchanges on the Grand Parkway in Houston, Texas. The Grand Parkway (Section H-I) has recently been completed, connecting the Property to both US-59/I-69 and I-10. The available land is highly visible with great ingress and egress and is perfectly positioned to take advantage of Houston's long-term population growth.

Investment Highlights

- The Trails, a 1,350 acre Master Planned Community is underway with residential and commercial construction.
- Located in a master-planned community with management districts in place
- 1,700 Acres of divisible land without the hindrance of zoning restrictions
- Full diamond interchange at the intersection of Grand Parkway and Miller Wilson Road and Grand Parkway and Community Drive.
- Right to build feeder roads connecting the intersections
- Booming population growth adjacent to site from multiple active communities
- No substantial retail in immediate area to serve population, nearest full grocery store is 8 miles away
- Relatively short travel distances to major employment centers - 7 miles to US-59/I-69, 20 miles to George Bush Intercontinental Airport, 22 miles to ExxonMobil's campus, 26 miles to The Woodlands, and 35 miles to downtown Houston.

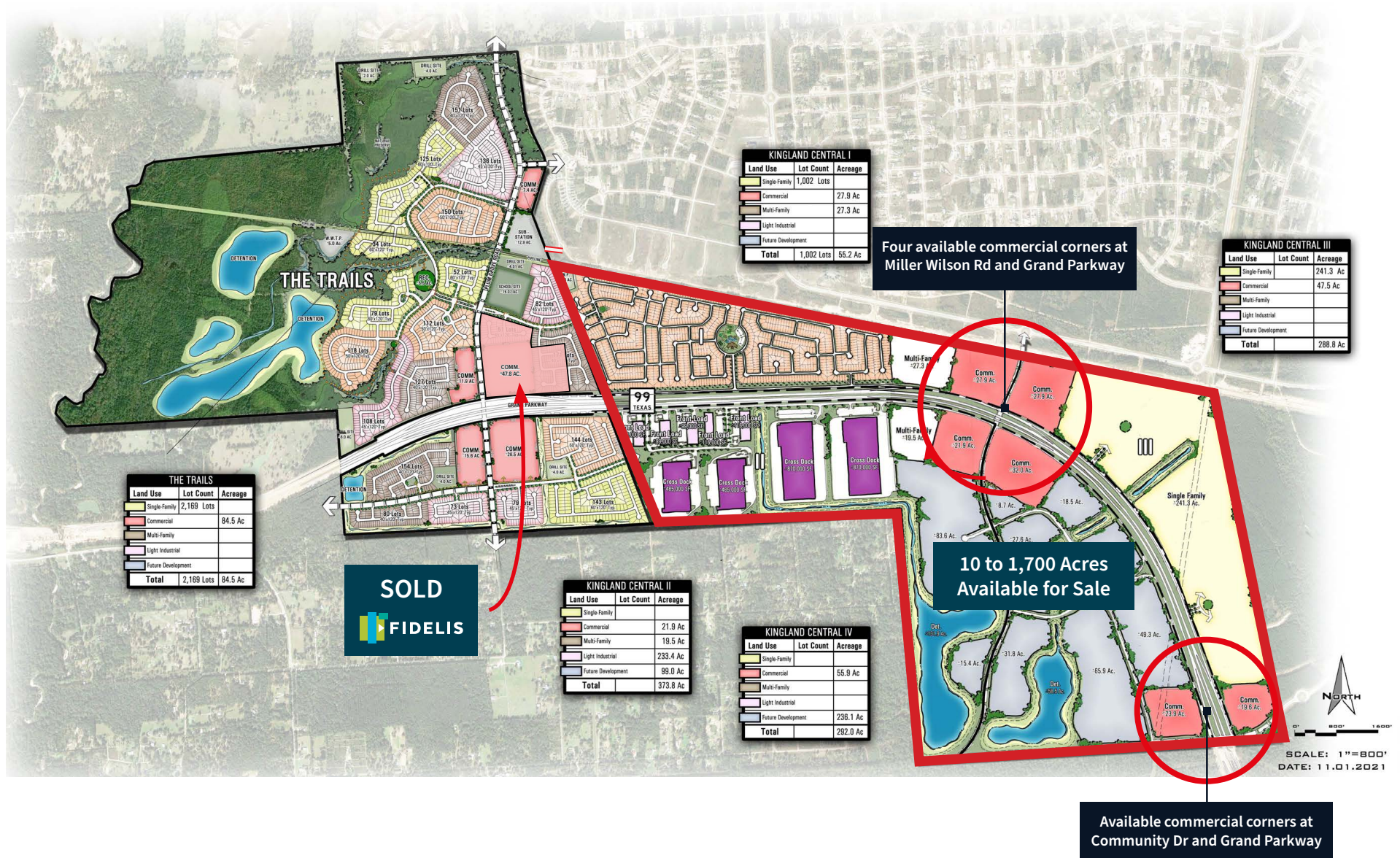
Utility Providers

- Electric - Entergy
- Gas and Fiber - Centric
- Water/Wastewater - Texas Water Utilities
- Water/Wastewater - Utilities Investment Company



Available Land on a Major Freeway

*Land highlighted in red is a conceptual land plan that is flexible.



Kingland Central - Conceptual Land Plan

*Flexibility to reconfigure entire land plan including internal roads, development sites and drainage.



Aerial



The Trails

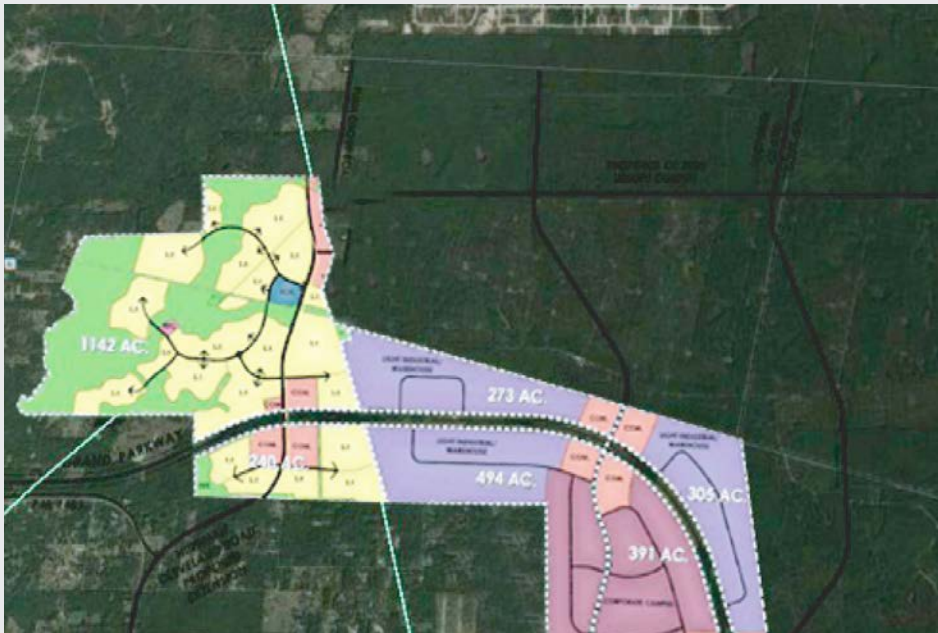


Aerial

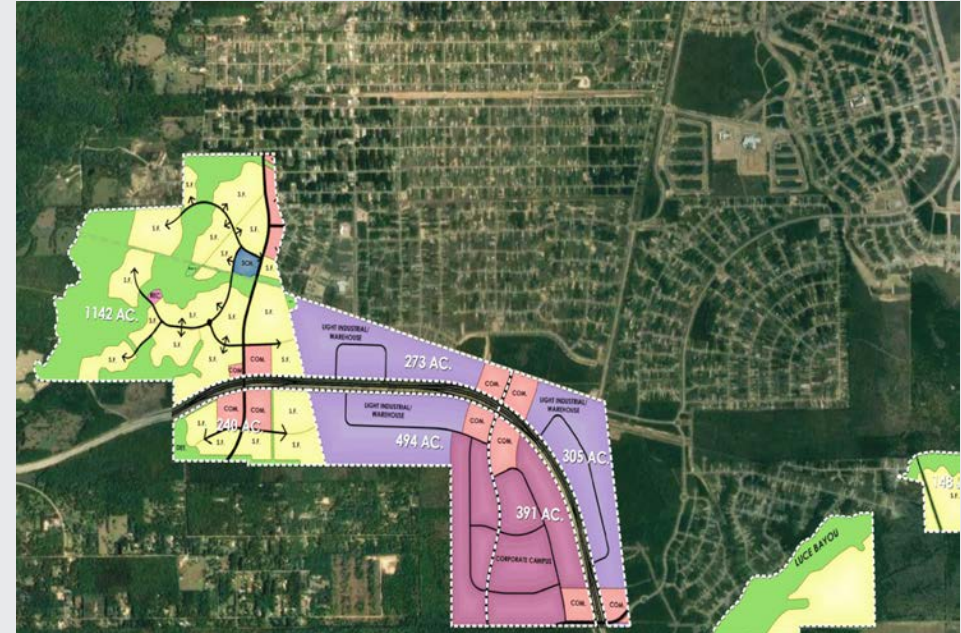


Dramatic Population Growth

OCTOBER 2012



FEBRUARY 2024



POPULATION

	1-Mile	3-Mile	5-Mile
2010 Population	254	3,743	10,335
2023 Population	329	8,010	27,433
2028 Projection	378	8,537	28,795

AVERAGE HOUSEHOLD INCOME

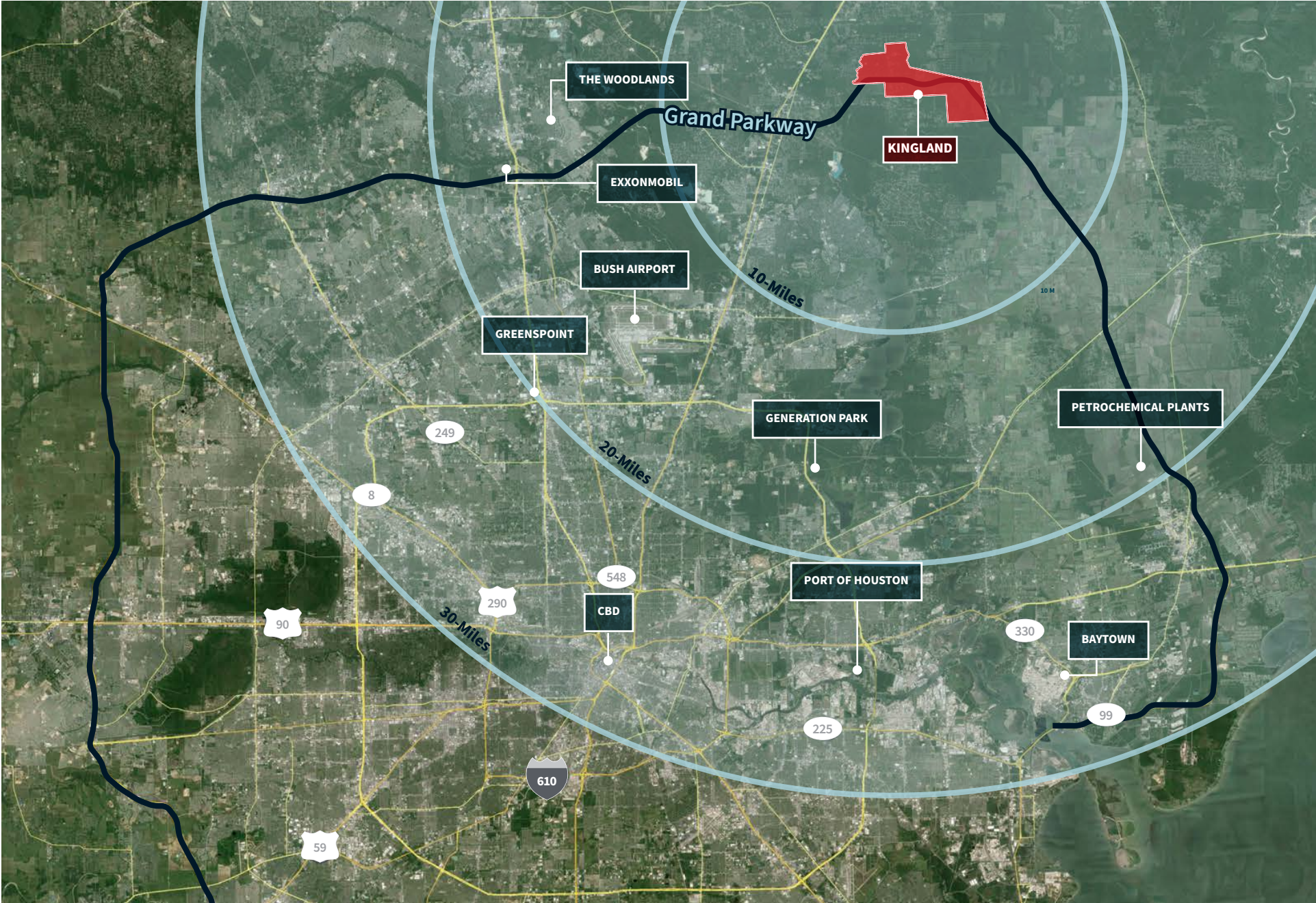
HOUSEHOLD INCOME 2023	95,225	87,733	93,167
HOUSEHOLD INCOME 2028	114,488	103,032	108,602
PERCENTAGE INCREASE	20.23%	17.44%	16.57%

Source: ESRI



COLONY RIDGE NEIGHBORHOOD

Employment Centers



Contacts

JLL ADVISORS

DAVIS ADAMS

Managing Director
+1 713 852 3558
davis.adams@jll.com

RYAN OLIVE

Analyst
+1 713 212 6552
ryan.olive@jll.com

LAND ADVISORS

KIRK LAGUARTA

Managing Director
+1 713 647 7800
klaguarta@landadvisors.com

DUANE HECKMANN

Land Advisors Organization
+1 713 647 7800
dheckmann@landadvisors.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
us.jll.com/capitalmarkets

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