

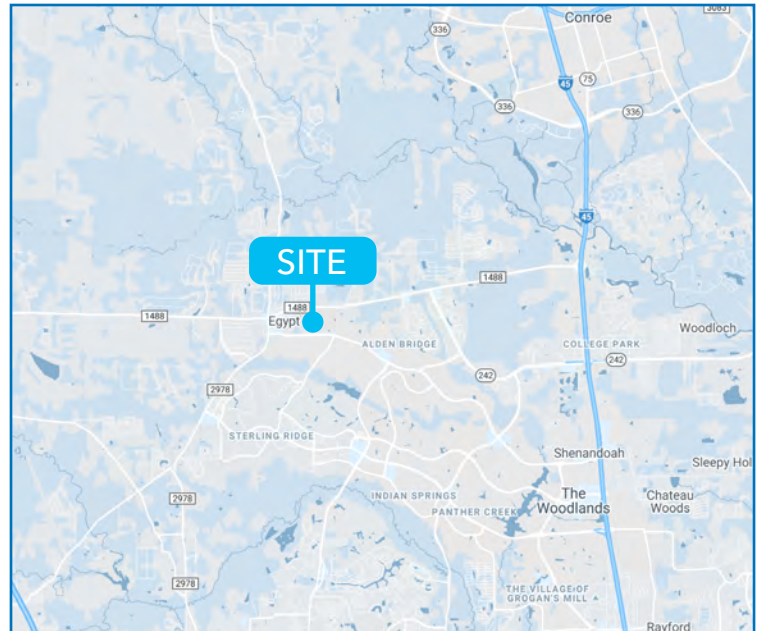
FOR SALE: COE LANE & RESEARCH FOREST

TRANSWESTERN REAL ESTATE SERVICES



INVESTMENT HIGHLIGHTS:

- 3 parcels totaling ±20 acres (±871,200 SF)
- Sales price: \$6,751,800 (\$7.75/SF)
- Direct access on Coe Lane from FM 1488 & possibility of access to Research Forest for non-residential uses
- Close Proximity to The Woodlands, Magnolia & Conroe
- Attractive market demographics
- Utilities available from AquaTexas
- No flood plain



CONTACTS:

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The Woodlands is a master-planned community and census-designated place primarily located in Montgomery County, with portions extending into Harris County, bordering the city of Houston. The Woodlands was founded in 1974 and is named after its development in and around 28,000 tree-filled acres. It is located 28 miles north of downtown Houston along Interstate 45. The area boasts top-tier amenities such as abundant nature and globally ranked-venues and is one of the fastest-growing in the U.S., with a projected population of 245,002 in 2022 by the U.S. Census.

KEY REGIONAL INDUSTRIES:

- Construction
- Engineering Services
- Business Consulting Services
- Medical and Specialized Hospitals
- Production, Transportation, Material Moving
- Pipe & Other Metal Manufacturing
- Educational Services

	DEMOGRAPHICS		
	2 mile	5 mile	10 mile
2010 Population	21,965	88,269	268,999
2020 Population	25,881	116,339	380,274
2025 Population Projection	29,106	132,104	429,763
Annual Growth 2010-2020	1.8%	3.2%	4.1%
Annual Growth 2020-2025	2.5%	2.7%	2.6%
Median Age	37.8%	39	37.1
Bachelor's Degree or Higher	54%	53%	38%
U.S. Armed Forces	21	109	330
2010 Households	3,487	16,737	62,549
2020 Households	8,885	40,261	136,343
Total Consumer Spending	\$321.3M	\$1.5B	\$4.2B
Average Household Income	\$150,251	\$151,516	\$120,041

2019 LOCAL TAX RATES/\$100 VALUATION	
Montgomery County	\$0.4670
Magnolia ISD	\$1.37950
Montgomery Co Hospital District	\$0.05990
Lone Star College District	\$0.10780
Montgomery County ESD 10	\$0.10780

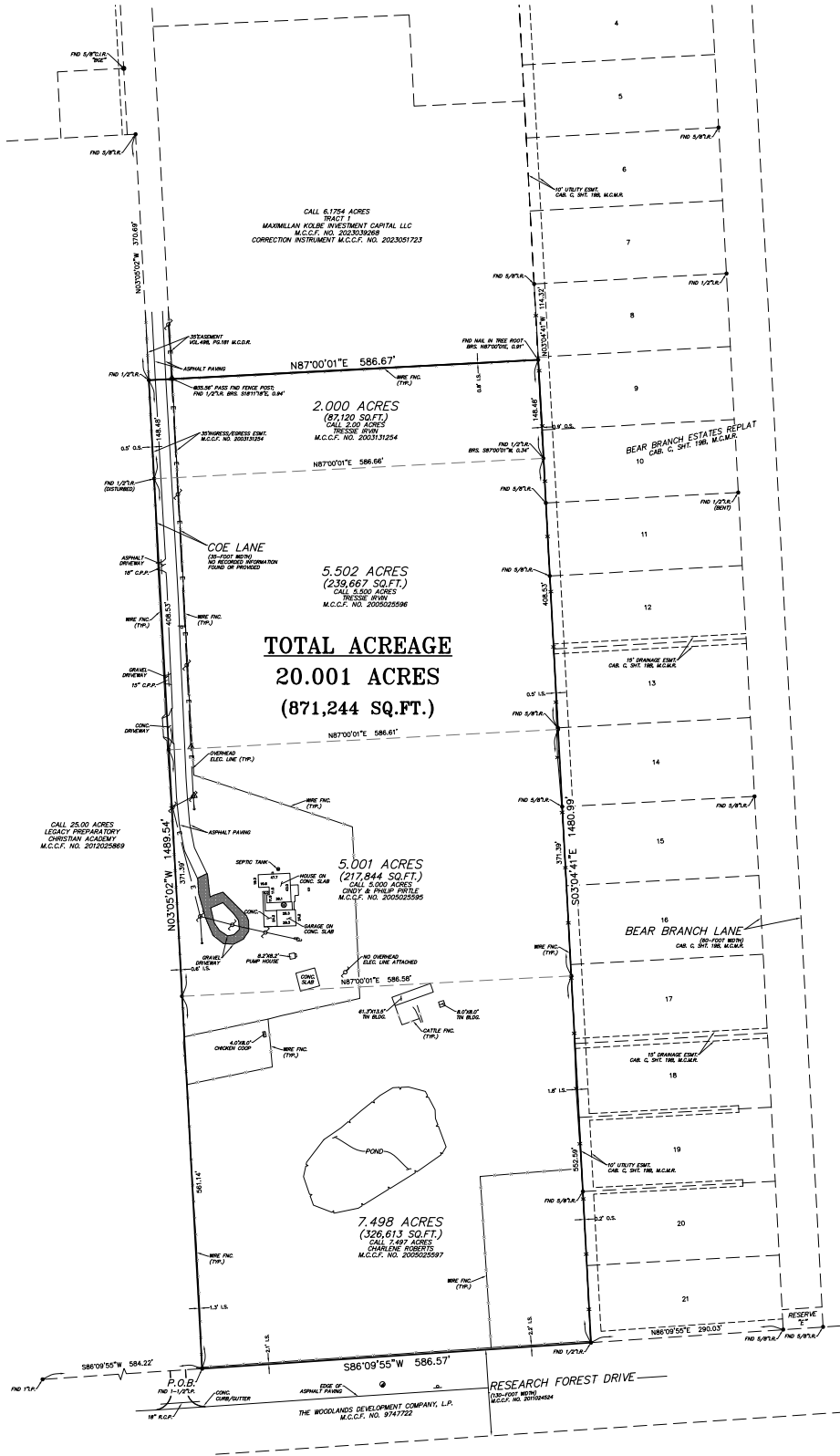
AREA TENANTS	
1	Kroger, Bank of America, GNC, Little Caesars, Great Clips, UPS Store, H&R Block and LoneStar Tacos
2	Petsmart, TJMaxx, Office Depot, Target, Chase, Chili's, Chick-fil-A, Starbucks, Panda Express, Wells Fargo
3	The Home Depot, Denny's, Mattress Firm, Whataburger, Scholtzky's, and NTB



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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