

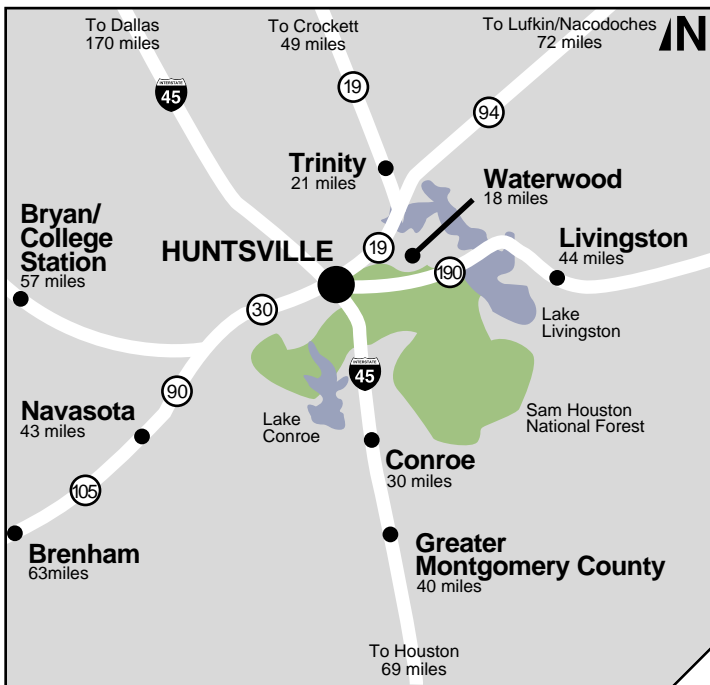


# Ravenwood Village Huntsville, Texas Anchor: Target

Clay Trozzo  
W 281-668-3444  
F 281-668-3440  
ctrozzo@propertycommerce.com

Scott Seaton  
W 281-668-3422  
sseaton@propertycommerce.com

## NOW LEASING: 350,000 /sf Shopping Center; 8 Pad Sites & Retail Space Available



## Location/ NWC Interstate 45 & Smither Road Traffic Counts/ I-45: 48,000 cpd

**Facts/** Smither Road will have northbound & southbound exit ramps installed as part of the current I-45 construction project. Plans to extend Smither Rd eastward are moving forward.

Huntsville is the county seat of Walker County (pop: 61,758) and home to Sam Houston State University with an enrollment of approximately 16,000 students.

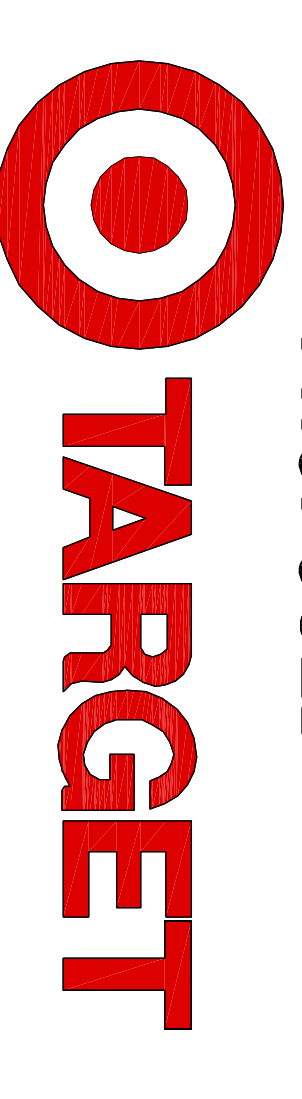
Huntsville is headquarters for the Texas Department of Criminal Justice.

Demographics 2007/	5mi	10mi	20mi
Population	37,883	47,955	93,620
Avg. HH Income (\$)	46,415	48,893	56,714
Number of HH	11,385	14,760	28,659



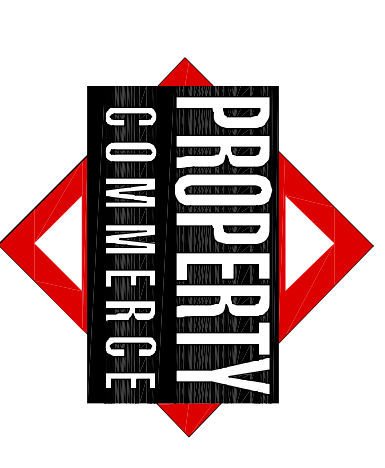
This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by SJW Property Commerce, Inc. or by any selling/leasing broker.

LAND USAGE STUDY  
FOR  
**PROPOSED**

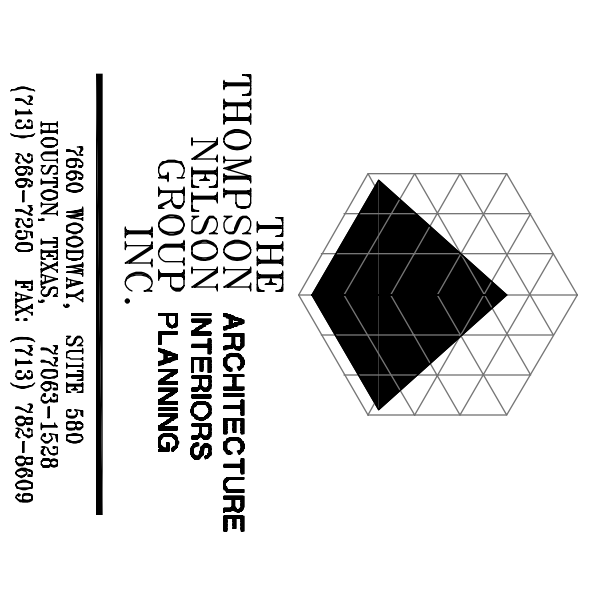


HUNTSVILLE, TX  
INTERSTATE HWY 45 AT SMITHER ROAD  
HUNTSVILLE, TEXAS

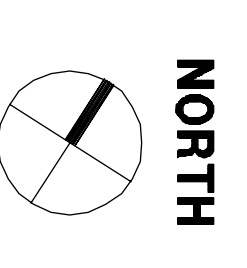
RAVENWOOD VILLAGE  
SHOPPING CENTER  
BY



11000 BRITTMOORE PARK DR, SUITE 200  
HOUSTON, TEXAS 77041  
FAX: 281.668.3450  
www.propertycommerce.com



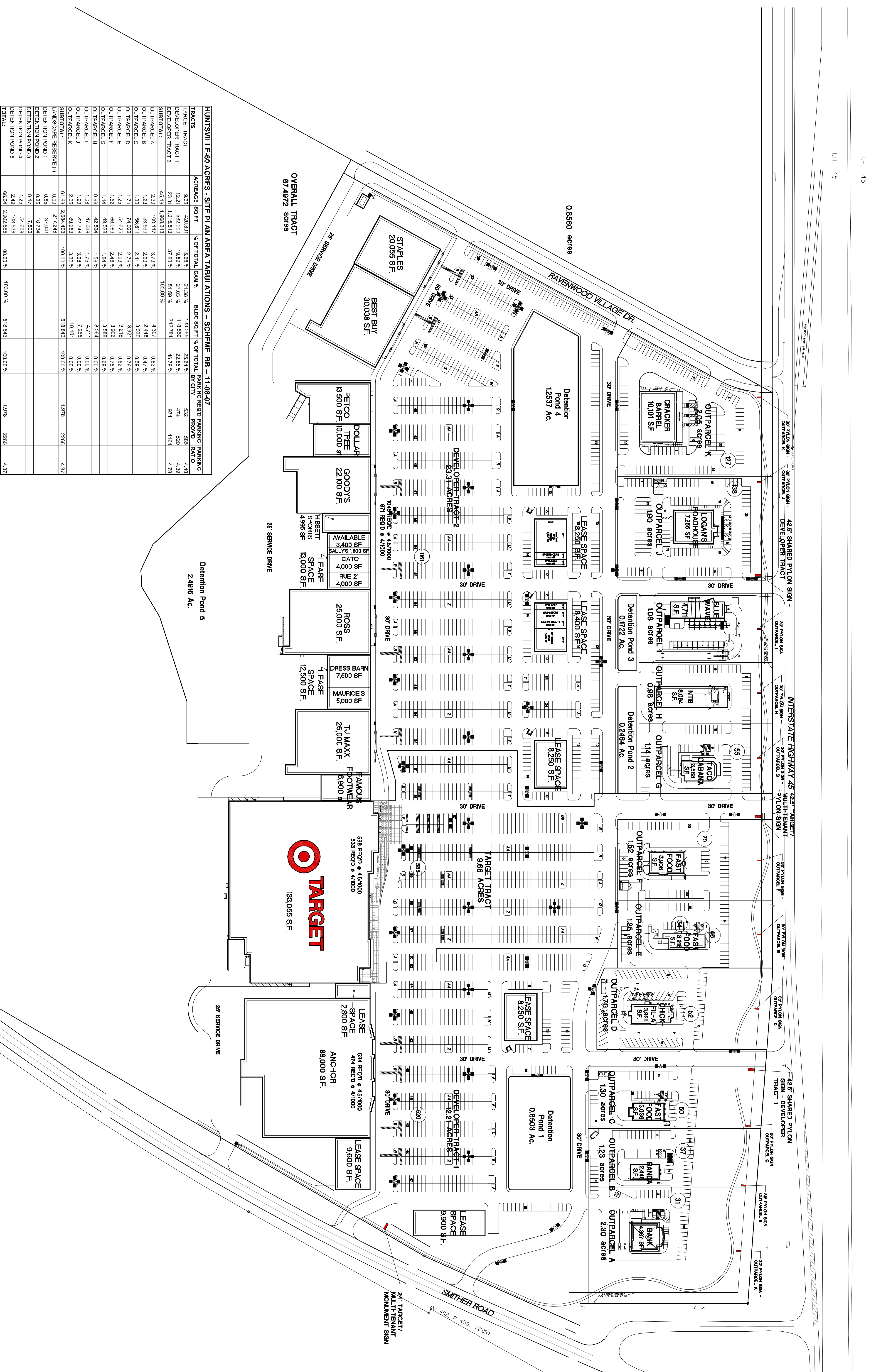
**TERRA**  
ASSOCIATES, INC.  
CONSULTING ENGINEERS  
3000 WILCREST DRIVE - SUITE 200  
HOUSTON, TEXAS 77042  
(713) 993-0333 FAX: (713) 993-0743



0 50' 100' 200'  
SCALE: 1" = 100' GRAPHIC SCALE  
11/28/2007

**LEASE PLAN**

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.  
HUNTSVILLE 11-28-07.dwg



**HUNTSVILLE 60 ACRES - SITE PLAN AREA TABULATIONS - SCHEME BB - 11-08-07**

TRACTS	ACREAGE	SQ FT	% OF TOTAL C.A.M. %	BUILD SQ FT	% OF TOTAL	PARKING	REG'D	PARKING
TARGET TRACT	8.66	420,001	15.05%	21,38%	133,055	25.64%	529	4,810
DEVELOPER TRACT 1	12.21	552,000	19.82%	51.59%	118,500	22.85%	474	1,501
DEVELOPER TRACT 2	23.21	1,018,513	37.03%	57.59%	342,781	48.79%	971	1,161
<b>SUBTOTAL</b>	<b>44.08</b>	<b>2,090,514</b>	<b>74.90%</b>	<b>130,26%</b>	<b>604,236</b>	<b>87.28%</b>	<b>2,074</b>	<b>7,472</b>
OUTPARCEL A	1.20	53,980	2.00%	4.30%	0.47%			
OUTPARCEL B	1.30	56,811	2.11%	3.02%	0.38%			
OUTPARCEL C	1.70	74,022	2.75%	3.02%	0.76%			
OUTPARCEL D	1.25	54,025	2.03%	3.29%	0.92%			
OUTPARCEL E	1.42	62,022	2.34%	3.29%	0.92%			
OUTPARCEL F	1.14	48,529	1.64%	3.58%	0.69%			
OUTPARCEL G	0.98	42,834	1.58%	4.71%	0.00%			
OUTPARCEL H	1.08	47,039	1.75%	7.25%	0.00%			
OUTPARCEL I	1.40	62,746	2.34%	10.91%	0.00%			
OUTPARCEL J	2.05	89,253	3.32%	10.91%	0.00%			
OUTPARCEL K	6.02	27,248	100.00%	9.83%	100.00%			
DEVELOPER TRACT 1	0.85	37,341	1.44%					
DEVELOPER TRACT 2	0.25	10,734	0.32%					
DEVELOPER TRACT 3	0.17	7,690	0.22%					
DEVELOPER TRACT 4	1.25	54,025	2.03%					
DEVELOPER TRACT 5	6.64	2,852,885	100.00%	5.83%	100.00%	1,978	2,991	4,37



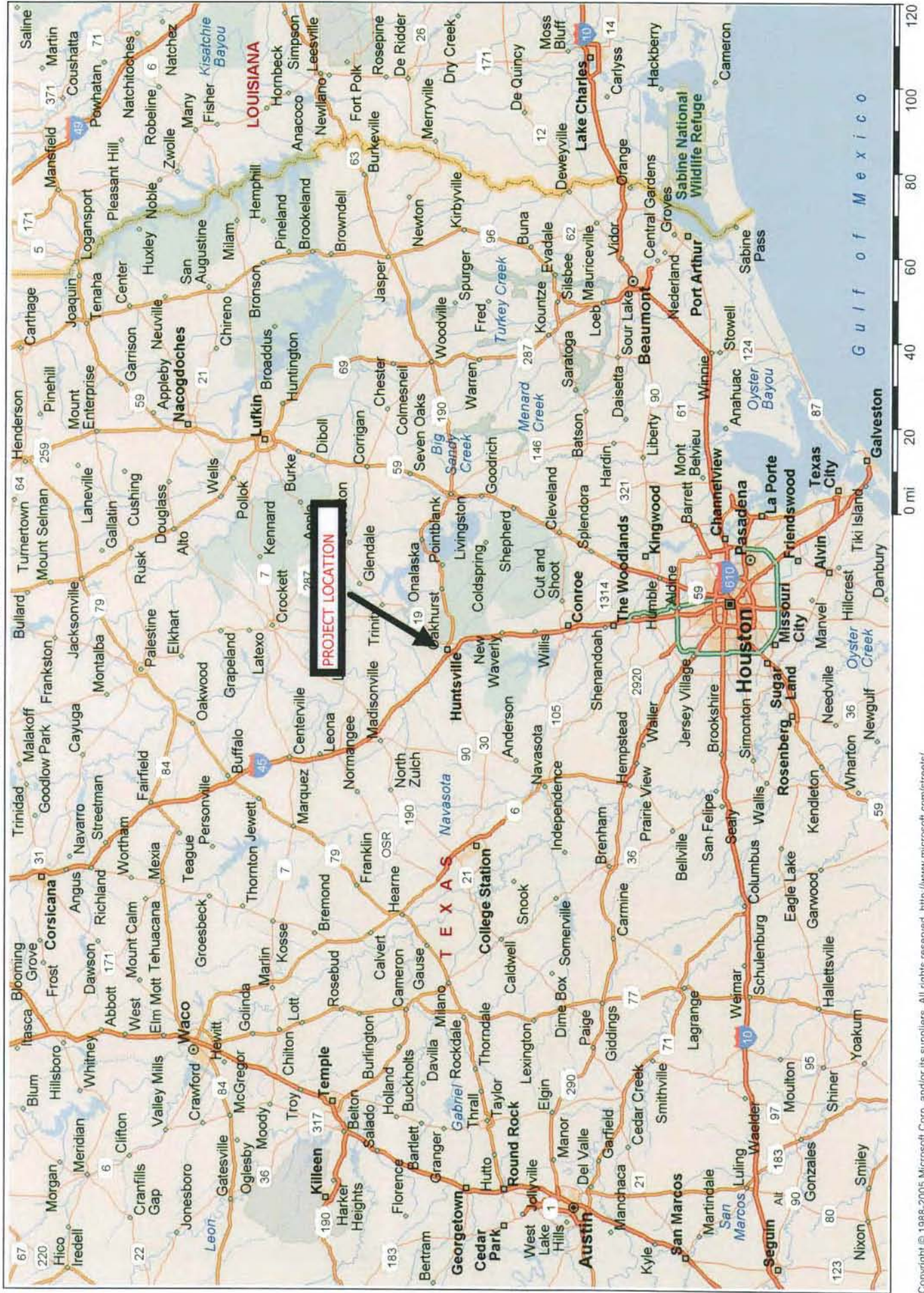


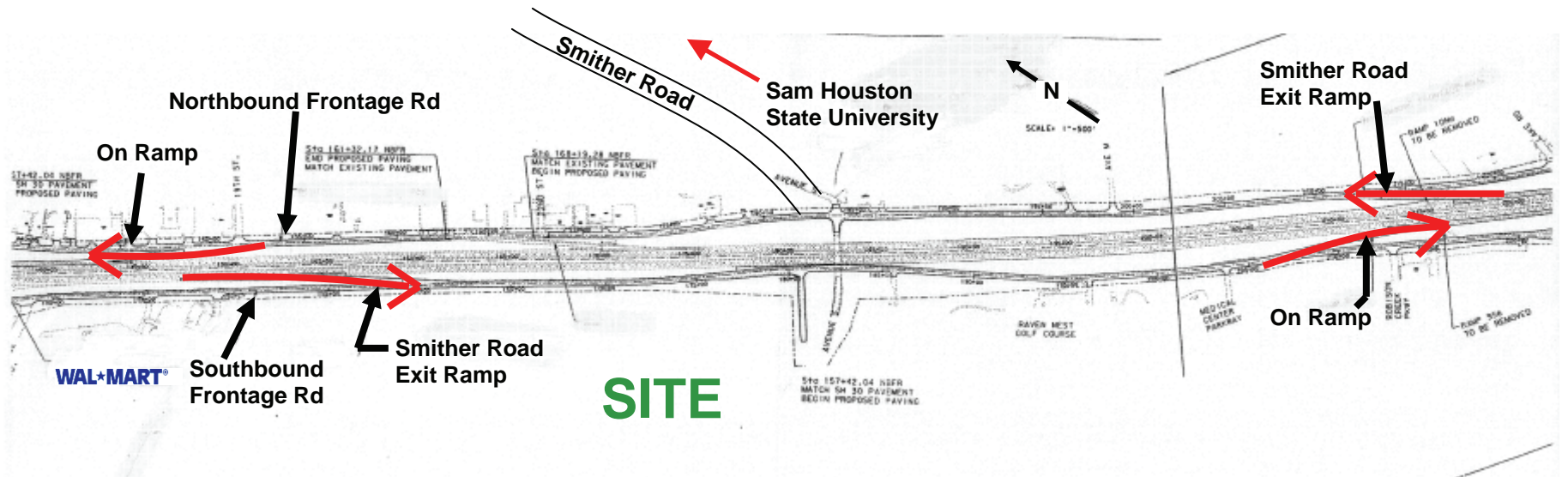
**Huntsville Towne Center  
Huntsville, Texas  
Anchor: Target**

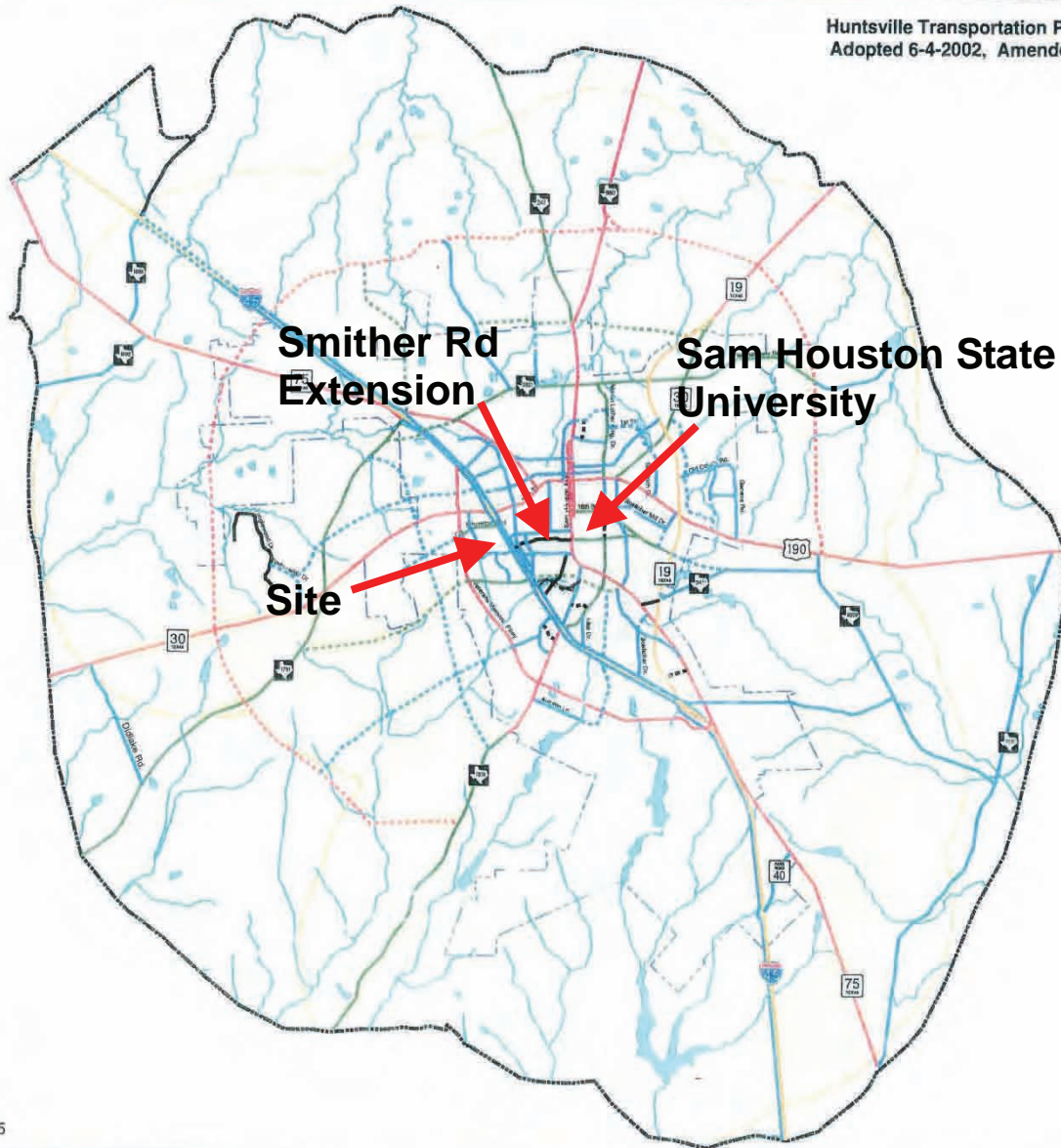
**NOW LEASING:  
450,000 /sf Shopping Center;  
10 Pad Sites & Retail Space Available  
ALT PHOTO**



# HUNTSVILLE, TEXAS







**Figure 5-3**  
**Proposed Functional**  
**Classification**

**Legend**

**Transportation Plan 2005 Amended**

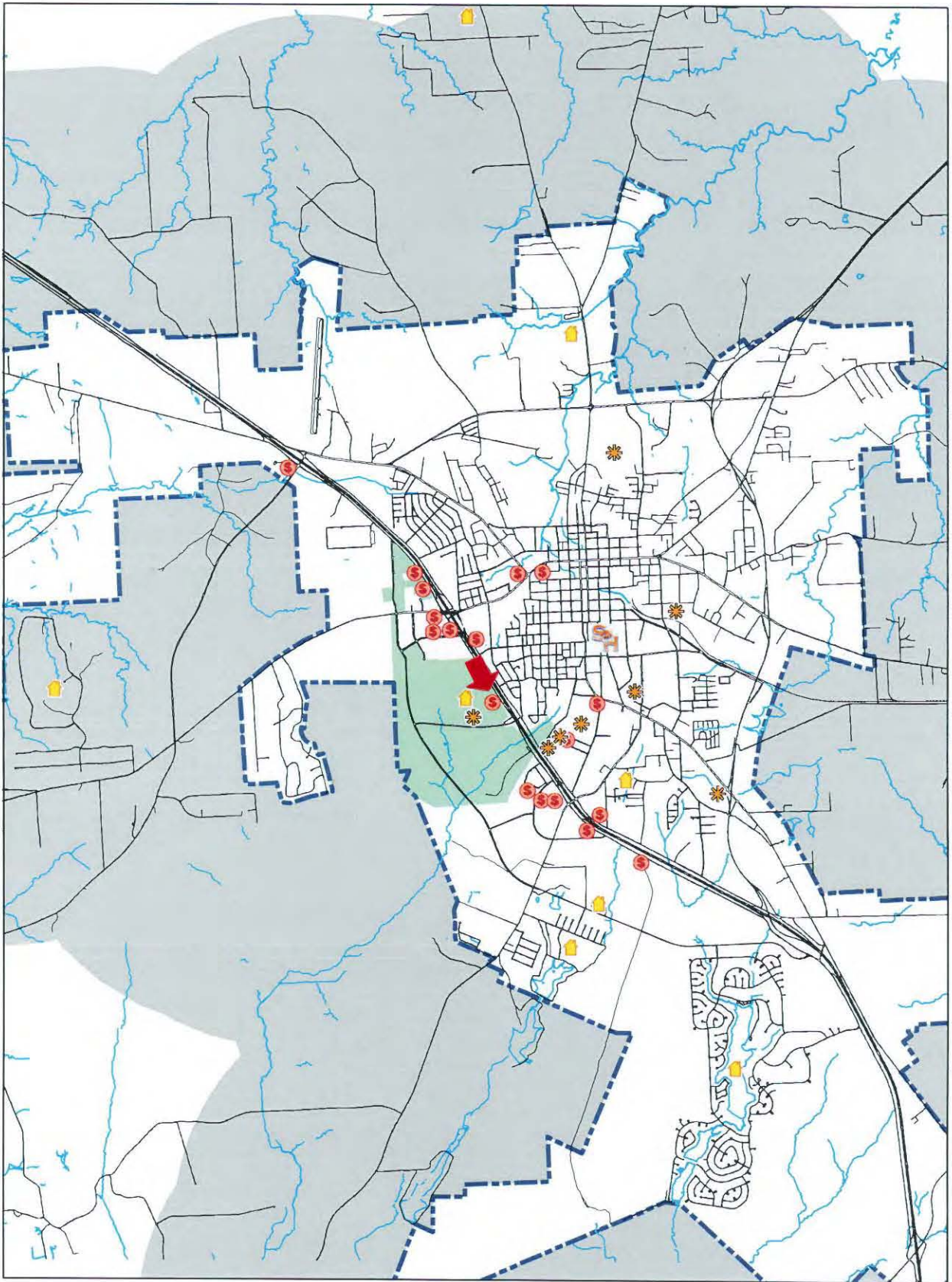
**Roadway Functional Class**

- Expressway/Freeway
- Primary Arterial
- Primary Arterial - Future
- Secondary Arterial
- Secondary Arterial - Future
- Collector
- Collector - Future
- Local
- 1, 1'
- Huntsville City Limit
- Extra-territorial Jurisdiction (ETJ)
- Transportation Plan Study Area






Planning & Engineering Divisions  
of the Public Services Department  
(936) 294-5700



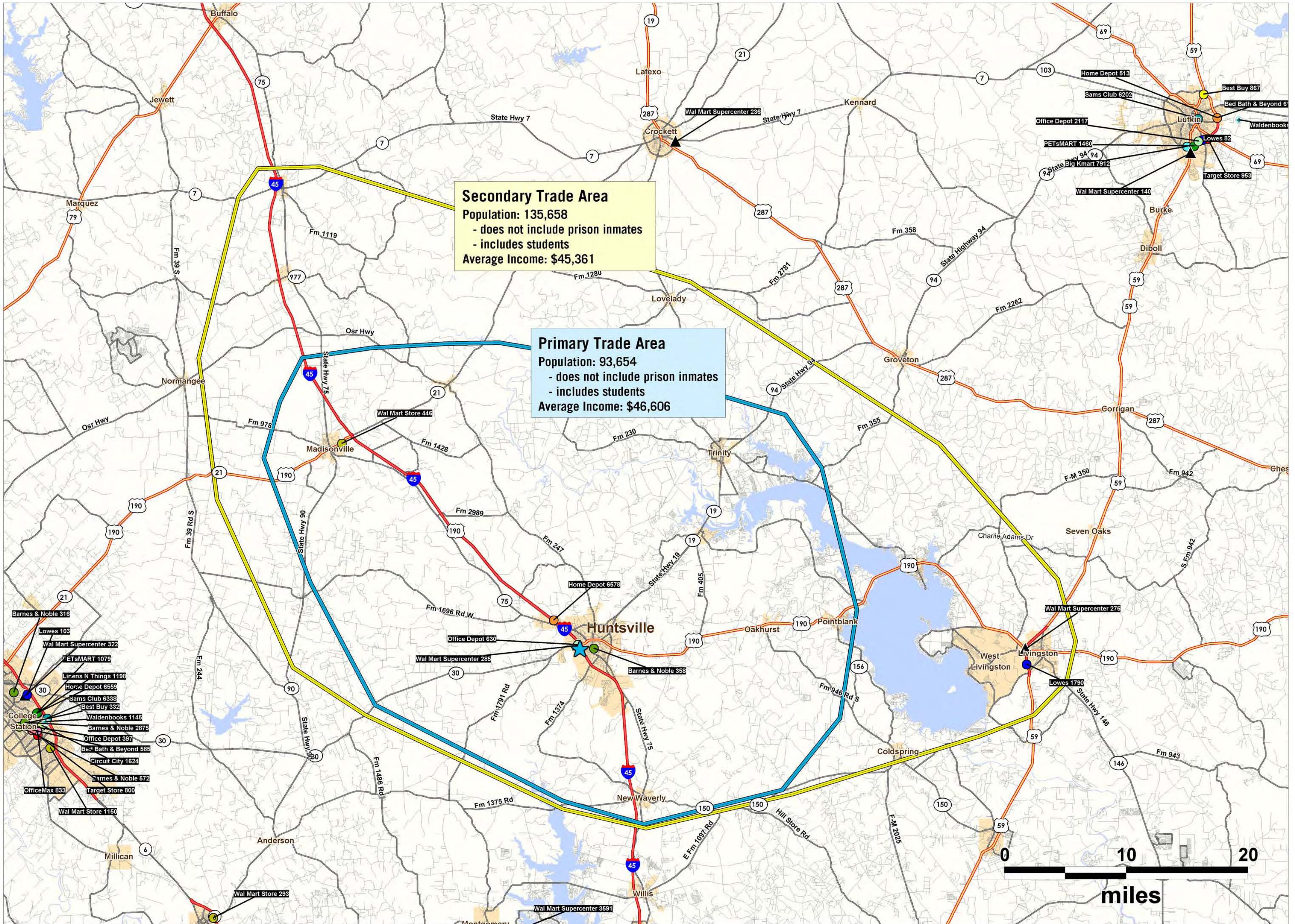


### ***Current Development***

-  Commercial / Service
-  Single Family / Two Family
-  Multi-Family

N  
  
 1" equals 4,000'

# I-45 & Smithers Rd, Huntsville, TX



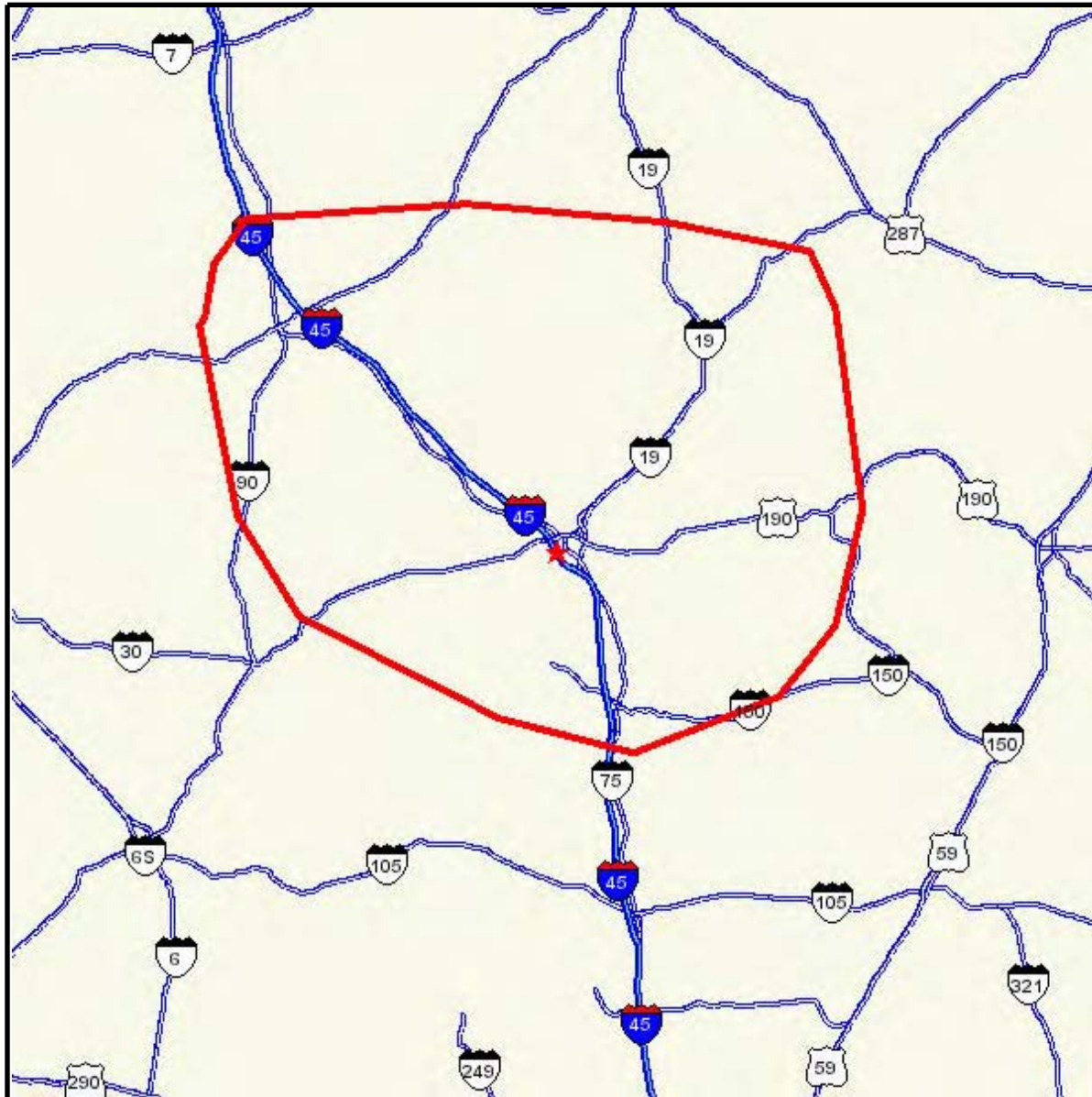


# Area Map

Prepared For:  
Project Code:

Order #: 964639428  
Site: 01

I 45 AT SMITHER DR  
HUNTSVILLE, TX 77320  
Coord: 30.705250, -95.561100  
Polygon - See Appendix for Points



# Pop-Facts: Demographic Quick Facts Report

Polygon:I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Description	Polygon	%
<b>Population</b>		
2011 Projection	95,743	
2006 Estimate	93,157	
2000 Census	90,490	
1990 Census	73,557	
Growth 1990 - 2000	23.02%	
<b>Households</b>		
2011 Projection	29,616	
2006 Estimate	28,779	
2000 Census	27,880	
1990 Census	22,568	
Growth 1990 - 2000	23.54%	
<b>2006 Est. Population by Single Classification Race</b>		
White Alone	65,484	70.29
Black or African American Alone	20,768	22.29
American Indian and Alaska Native Alone	351	0.38
Asian Alone	651	0.70
Native Hawaiian and Other Pacific Islander Alone	30	0.03
Some Other Race Alone	4,646	4.99
Two or More Races	1,226	1.32
<b>2006 Est. Population Hispanic or Latino</b>		
Hispanic or Latino	13,478	14.47
Not Hispanic or Latino	79,679	85.53
<b>2006 Tenure of Occupied Housing Units</b>		
Owner Occupied	19,500	67.76
Renter Occupied	9,279	32.24
<b>2006 Average Household Size</b>		
	2.43	



# Pop-Facts: Demographic Quick Facts Report

Polygon:I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Description	Polygon	%
<b>2006 Est. Households by Household Income</b>	28,779	
Income Less than \$15,000	5,811	20.19
Income \$15,000 - \$24,999	4,237	14.72
Income \$25,000 - \$34,999	4,101	14.25
Income \$35,000 - \$49,999	4,644	16.14
Income \$50,000 - \$74,999	5,005	17.39
Income \$75,000 - \$99,999	2,336	8.12
Income \$100,000 - \$149,999	1,825	6.34
Income \$150,000 - \$249,999	578	2.01
Income \$250,000 - \$499,999	197	0.68
Income \$500,000 and over	46	0.16
<b>2006 Est. Average Household Income</b>	\$48,304	
<b>2006 Est. Median Household Income</b>	\$35,780	
<b>2006 Est. Per Capita Income</b>	\$16,855	

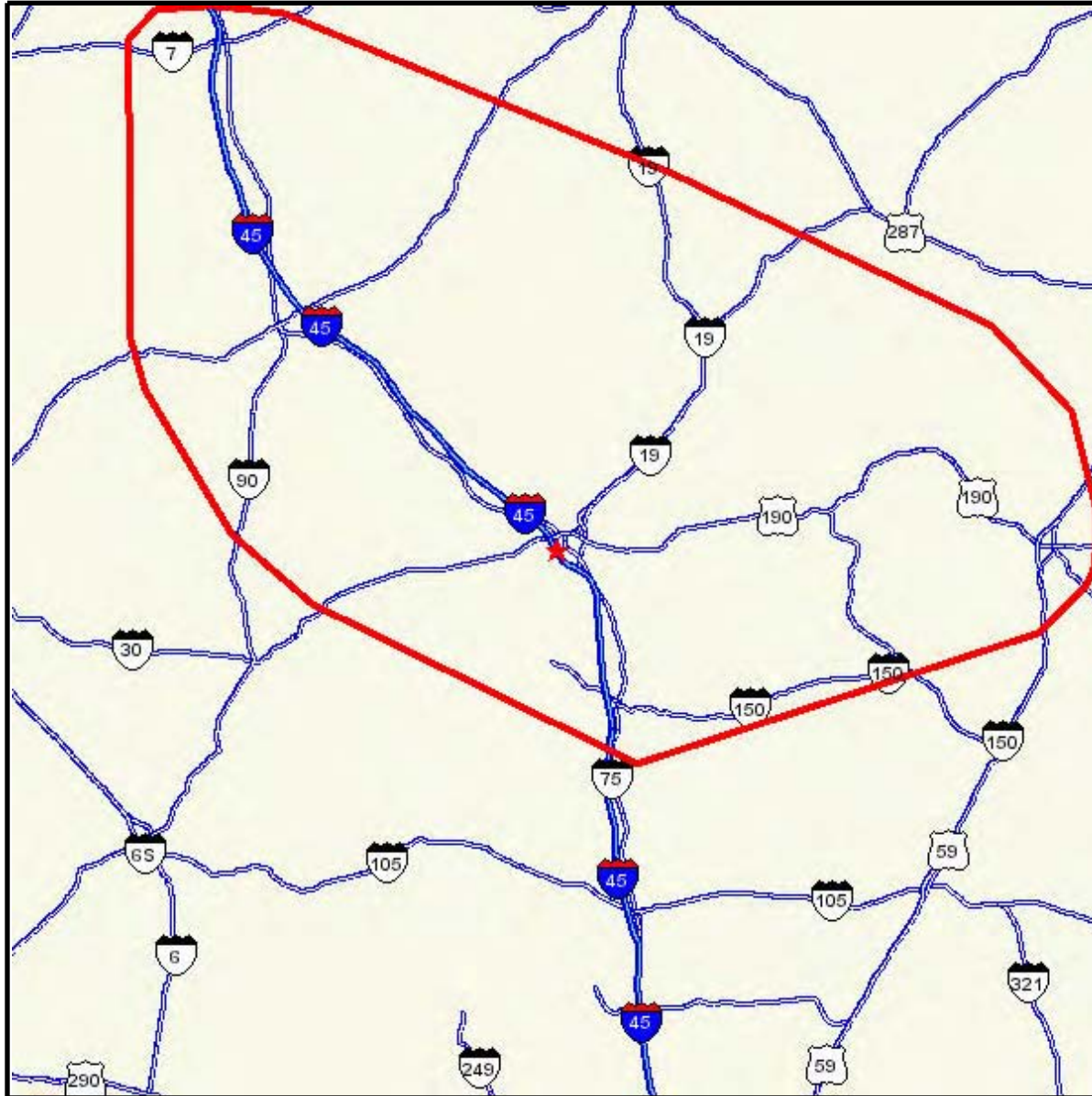


# Area Map

Prepared For:  
Project Code:

Order #: 964639492  
Site: 01

I 45 AT SMITHER DR  
HUNTSVILLE, TX 77320  
Coord: 30.705250, -95.561100  
Polygon - See Appendix for Points



# Pop-Facts: Demographic Quick Facts Report

Polygon: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Description	Polygon	%
<b>Population</b>		
2011 Projection	140,310	
2006 Estimate	134,613	
2000 Census	127,761	
1990 Census	99,892	
Growth 1990 - 2000	27.90%	
<b>Households</b>		
2011 Projection	46,637	
2006 Estimate	44,496	
2000 Census	41,813	
1990 Census	33,088	
Growth 1990 - 2000	26.37%	
<b>2006 Est. Population by Single Classification Race</b>		
	134,613	
White Alone	99,356	73.81
Black or African American Alone	26,186	19.45
American Indian and Alaska Native Alone	479	0.36
Asian Alone	847	0.63
Native Hawaiian and Other Pacific Islander Alone	37	0.03
Some Other Race Alone	5,966	4.43
Two or More Races	1,743	1.29
<b>2006 Est. Population Hispanic or Latino</b>		
	134,613	
Hispanic or Latino	17,190	12.77
Not Hispanic or Latino	117,423	87.23
<b>2006 Tenure of Occupied Housing Units</b>		
	44,496	
Owner Occupied	32,355	72.71
Renter Occupied	12,142	27.29
<b>2006 Average Household Size</b>		
	2.43	



# Pop-Facts: Demographic Quick Facts Report

Polygon:I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Description	Polygon	%
<b>2006 Est. Households by Household Income</b>	44,496	
Income Less than \$15,000	8,806	19.79
Income \$15,000 - \$24,999	6,436	14.46
Income \$25,000 - \$34,999	6,418	14.42
Income \$35,000 - \$49,999	7,182	16.14
Income \$50,000 - \$74,999	7,954	17.88
Income \$75,000 - \$99,999	3,546	7.97
Income \$100,000 - \$149,999	2,819	6.34
Income \$150,000 - \$249,999	924	2.08
Income \$250,000 - \$499,999	311	0.70
Income \$500,000 and over	102	0.23
<b>2006 Est. Average Household Income</b>	\$48,951	
<b>2006 Est. Median Household Income</b>	\$36,231	
<b>2006 Est. Per Capita Income</b>	\$17,749	



## Pop-Facts: Demographic Quick Facts Report

**Radius: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate**

**Radius: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate**

**Radius: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate**

Description	0.00 - 5.00 miles		0.00 - 10.00 miles		0.00 - 20.00 miles	
	Radius	%	Radius	%	Radius	%
<b>Population</b>						
2012 Projection	39,573		49,571		100,290	
2007 Estimate	38,777		48,781		95,518	
2000 Census	37,101		46,980		88,351	
1990 Census	32,715		39,748		67,542	
Growth 1990 - 2000	13.41%		18.19%		30.81%	
<b>Households</b>						
2012 Projection	11,528		14,882		30,523	
2007 Estimate	11,467		14,826		29,084	
2000 Census	11,274		14,572		26,784	
1990 Census	9,666		12,179		20,015	
Growth 1990 - 2000	16.64%		19.65%		33.82%	
<b>2007 Est. Population by Single Classification Race</b>						
White Alone	25,825	66.60	33,293	68.25	69,439	72.70
Black or African American Alone	9,510	24.52	11,324	23.21	19,007	19.90
American Indian and Alaska Native Alone	148	0.38	181	0.37	390	0.41
Asian Alone	417	1.08	473	0.97	753	0.79
Native Hawaiian and Other Pacific Islander Alone	18	0.05	21	0.04	44	0.05
Some Other Race Alone	2,223	5.73	2,710	5.56	4,483	4.69
Two or More Races	636	1.64	779	1.60	1,404	1.47
<b>2007 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	6,632	17.10	7,858	16.11	13,862	14.51
Not Hispanic or Latino	32,145	82.90	40,922	83.89	81,656	85.49
<b>2007 Tenure of Occupied Housing Units</b>						
Owner Occupied	5,506	48.02	8,120	54.77	20,115	69.16
Renter Occupied	5,961	51.98	6,705	45.22	8,969	30.84
<b>2007 Average Household Size</b>						
	2.33		2.39		2.49	



## Pop-Facts: Demographic Quick Facts Report

Radius: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Radius: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Radius: I 45 AT SMITHER DR, HUNTSVILLE, TX 77320, aggregate

Description	0.00 - 5.00 miles		0.00 - 10.00 miles		0.00 - 20.00 miles	
	Radius	%	Radius	%	Radius	%
<b>2007 Est. Households by Household Income</b>	11,467		14,826		29,084	
Income Less than \$15,000	2,836	24.73	3,234	21.81	5,187	17.83
Income \$15,000 - \$24,999	1,724	15.03	2,133	14.39	3,770	12.96
Income \$25,000 - \$34,999	1,645	14.35	2,076	14.00	3,549	12.20
Income \$35,000 - \$49,999	1,618	14.11	2,215	14.94	4,579	15.74
Income \$50,000 - \$74,999	1,739	15.17	2,494	16.82	5,300	18.22
Income \$75,000 - \$99,999	834	7.27	1,204	8.12	2,904	9.98
Income \$100,000 - \$149,999	729	6.36	1,034	6.97	2,402	8.26
Income \$150,000 - \$249,999	253	2.21	319	2.15	959	3.30
Income \$250,000 - \$499,999	70	0.61	94	0.63	324	1.11
Income \$500,000 and over	19	0.17	23	0.16	110	0.38
<b>2007 Est. Average Household Income</b>	\$45,887		\$48,252		\$56,739	
<b>2007 Est. Median Household Income</b>	\$32,132		\$34,853		\$41,670	
<b>2007 Est. Per Capita Income</b>	\$15,650		\$16,542		\$19,146	









**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

