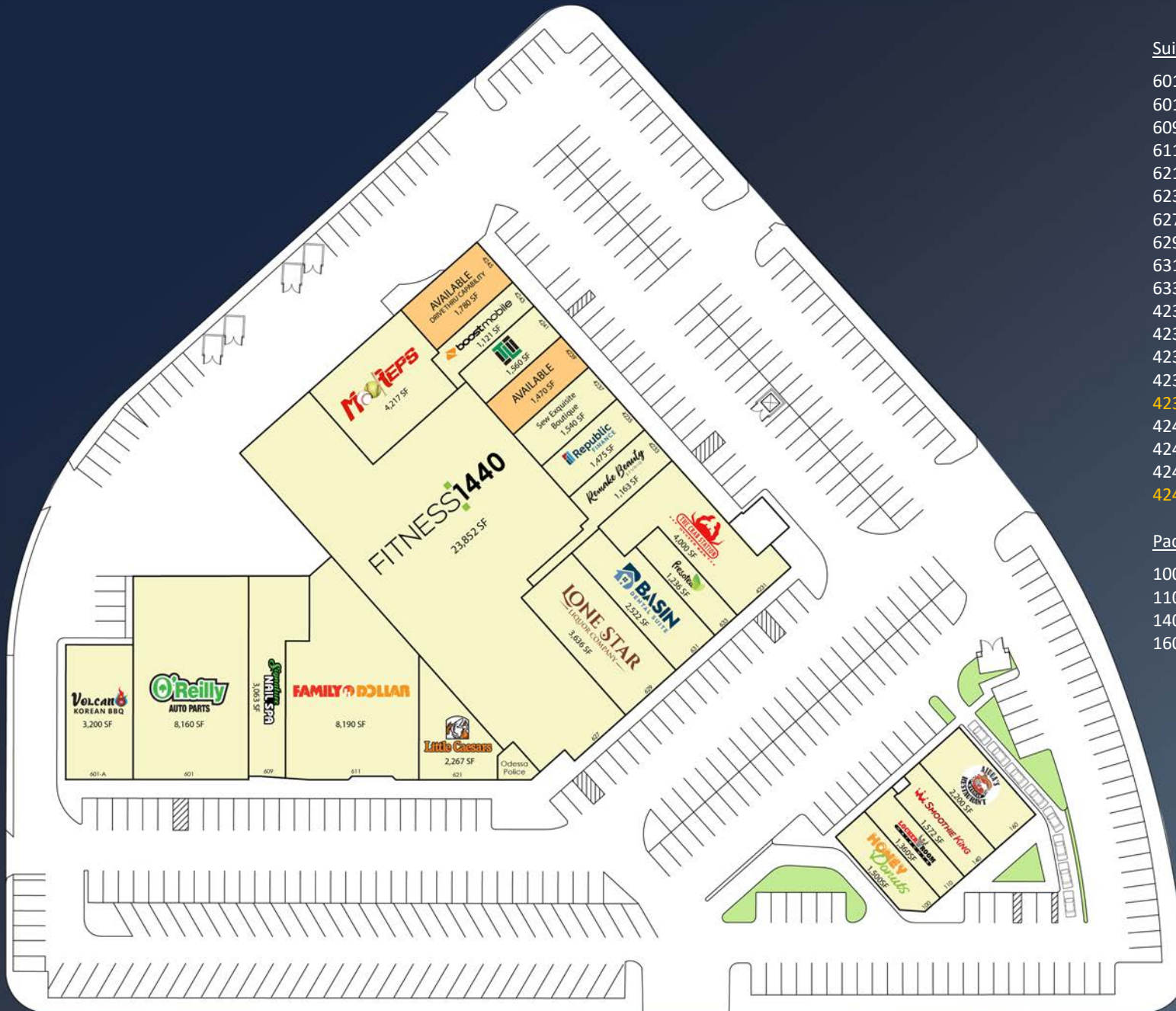




82,000 SF		23 Tenants		Convenience Retail		Recent Remodel		48,000 cars per day
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Suite	Tenant	SF
601A	Volcano Korean BBQ	3,200
601	O'Reilly Auto Parts	8,160
609	Signature Nail Salon	3,063
611	Family Dollar	8,190
621	Little Caesars Pizza	2,478
623	Tech Doctor	388
627	Fitness 1440	23,852
629	Lone Star Liquor	3,636
631	Basin Dental	2,700
633	Presso Tea	1,236
4231	Crab City	4,000
4233	Remake Beauty	1,163
4235	Republic Finance	1,475
4237	Sew Exquisite Boutique	1,540
4239	Available	1,470
4241	Tower Loan	1,560
4243	Boost Mobile	1,121
4245	Moore Reps	4,217
4246	Available	1,780
<b>Pad Building</b>		
100	Honey Donuts	1,500
110	Locker Room Cuts	1,360
140	Smoothie King	1,572
160	Ajuua's Mex. Rest.	2,200

LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM

Population (2023)

1 mile	15,042
3 mile	69,047
5 mile	115,700

Avg. HH Income (2023)

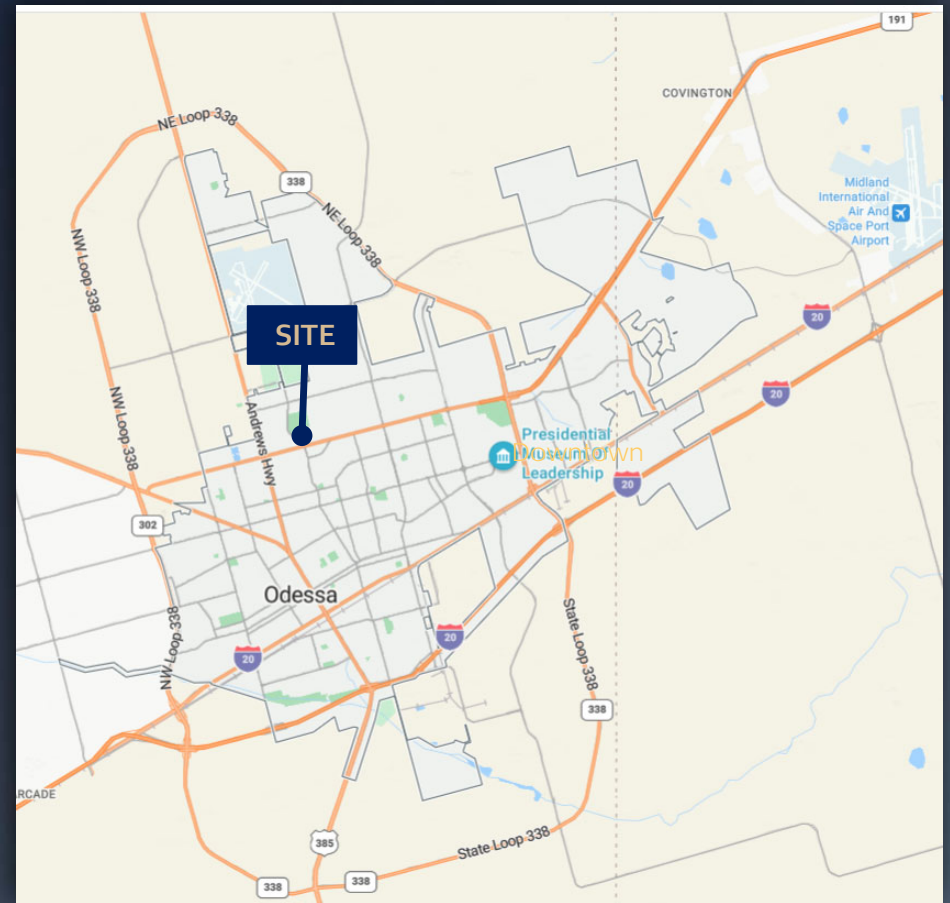
1 mile	\$106,074
3 mile	\$112,861
5 mile	\$117,247

Employees

1 mile	2,095
3 mile	32,257
5 mile	54,734

Traffic Counts (daily)

E. 42 <sup>nd</sup> Street	40,000
Dixie Blvd.	8,000



TENANTS INCLUDE:



AREA RETAILERS







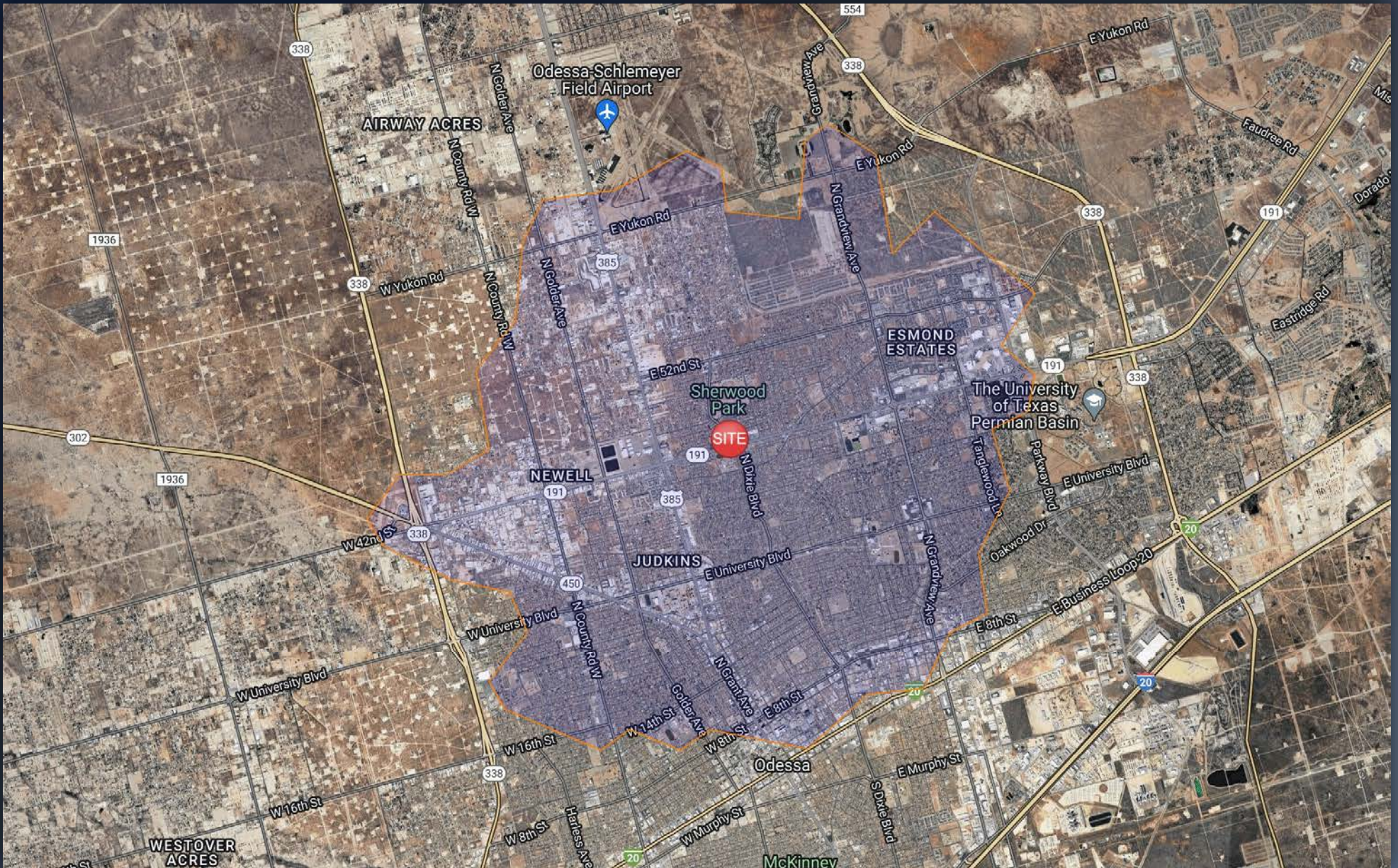




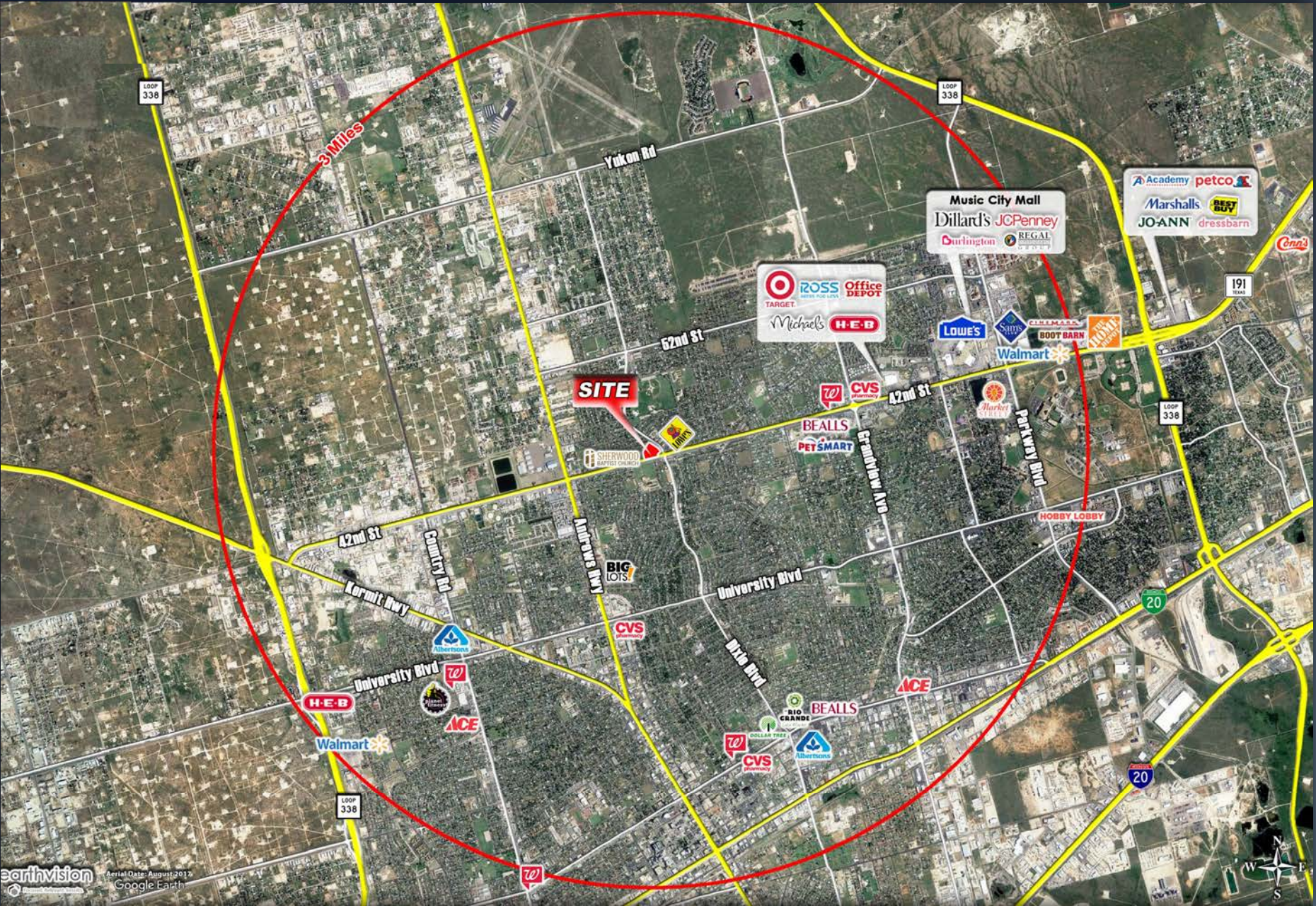
- ➔ Signalized intersection
- ➔ Excellent Visibility
- ➔ 6 access points
- ➔ Established Co-Tenants



➔ 57,000 people     
 ➔ 19,400 Households     
 ➔ 22,600 Employees     
 ➔ \$113K Avg. HH Income



→ 69,000 people     
 → 23,000 Households     
 → \$112K Avg HH Income     
 → 32,000 Employees



PERMIAN BASIN OIL PLAY

The Permian Basin is one of the strongest oil fields in the world. It produces 40% of the oil and 15% of the natural gas that is consumed in the US. It is an oil-and-gas rich geologic formation located in West Texas and the adjoining area of southeastern New Mexico. It covers an area approximately 250 miles wide and 300 miles long. Many productive mineral layers lie across the region and range in depth from a few hundred feet to 5 miles under the surface. The Permian Basin currently produces an annual average of 5 million barrels of oil per day. It has produced over 30 billion barrels of oil and 75 trillion cubic feet of gas, and it is estimated by industry experts to contain recoverable oil and natural gas resources exceeding what has been produced over the last 90 years.

Recent use of enhanced-recovery practices such as hydraulic fracturing (fracking) in the Permian Basin has produced a substantial impact on U.S. oil production. Since 2005 the number of rigs in the Permian basin has more than tripled as oil companies capitalize on the sound and profitable economics of local energy production. In May 2013, more than 30,000 Texans were working directly within the Permian Basin oilfields.



Chevron Campus



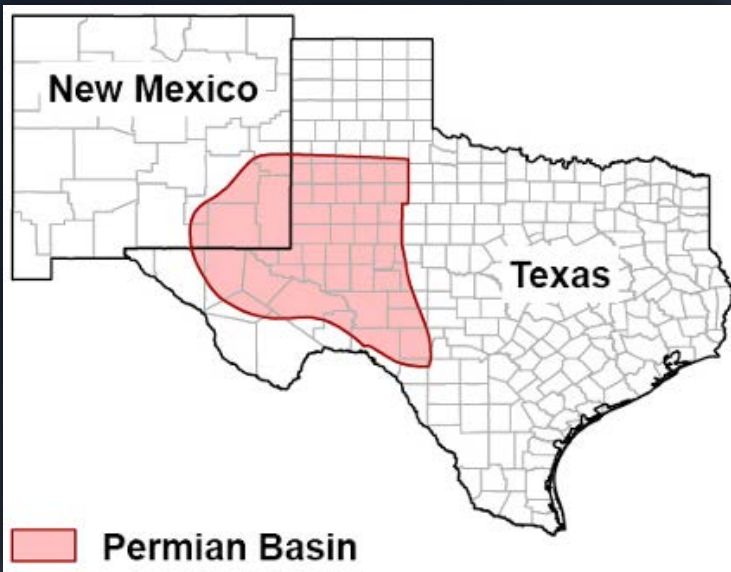
Pioneer Resources Building



Occidental Petroleum Building



Anadarko Petroleum Building





### 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.



**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. 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.

Scott A. Gordon Licensed Broker /Broker Firm Name or Primary Assumed Business Name	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Scott A. Gordon Designated Broker of Firm	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Licensed Supervisor of Sales Agent/Assoc.	License No.	Email	Phone
Phillip Carameros Sales Agent/Associate's Name	655718 License No.	phillip@gordonpartners.com Email	713-781-3003 Phone

Buyer/Tenant/Seller/Landlord Initials

Date