



GREATER HOUSTON
COMMERCIAL REAL ESTATE

1314 BUSINESS PARK

21966 FM 1314 RD, PORTER, TX 77365



PROPERTY HIGHLIGHTS:

- 10.5 Acre Office / Warehouse Business Park
- Up and coming area
- Cleared property - ready to build!
- FM 1314 and Grand Parkway.
- Site Plans created with possible construction designs
- Owners also have 3 adjacent acres along the frontage road.
- Negotiable rate
- Not in a Flood Zone!

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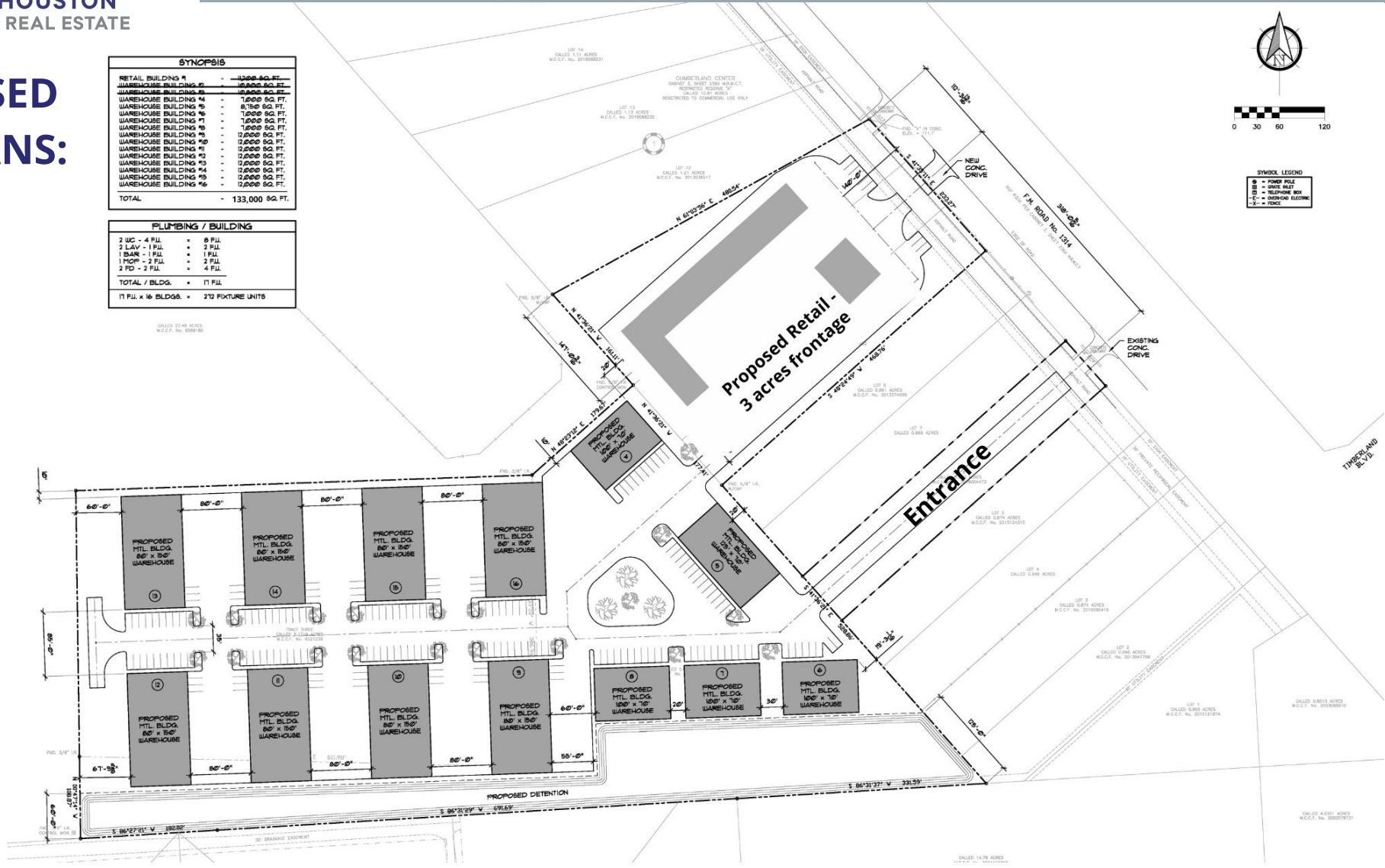
PROPOSED SITE PLANS:

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SYNOPSIS	
RETAIL BUILDING #1	- 13,000 SQ. FT.
WAREHOUSE BUILDING #2	- 28,000 SQ. FT.
WAREHOUSE BUILDING #3	- 28,000 SQ. FT.
WAREHOUSE BUILDING #4	- 17,000 SQ. FT.
WAREHOUSE BUILDING #5	- 8,100 SQ. FT.
WAREHOUSE BUILDING #6	- 17,000 SQ. FT.
WAREHOUSE BUILDING #7	- 17,000 SQ. FT.
WAREHOUSE BUILDING #8	- 17,000 SQ. FT.
WAREHOUSE BUILDING #9	- 17,000 SQ. FT.
WAREHOUSE BUILDING #10	- 17,000 SQ. FT.
WAREHOUSE BUILDING #11	- 17,000 SQ. FT.
WAREHOUSE BUILDING #12	- 17,000 SQ. FT.
WAREHOUSE BUILDING #13	- 17,000 SQ. FT.
WAREHOUSE BUILDING #14	- 17,000 SQ. FT.
WAREHOUSE BUILDING #15	- 17,000 SQ. FT.
WAREHOUSE BUILDING #16	- 17,000 SQ. FT.
TOTAL	- 133,000 SQ. FT.

PLUMBING / BUILDING	
2 WC - 4 F.U.	= 8 F.U.
2 LAV - 1 F.U.	= 2 F.U.
1 BAR - 1 F.U.	= 1 F.U.
1 MOP - 2 F.U.	= 2 F.U.
2 PD - 2 F.U.	= 4 F.U.
TOTAL / BLDG.	= 17 F.U.
17 F.U. x 16 BLDGS.	= 272 FIXTURE UNITS



We obtained this information from sources we believe to be reliable however, we make no guarantees. They are for example only. You, along with your tax and legal advisors should conduct your own investigation of the property and transactions should you feel it necessary.

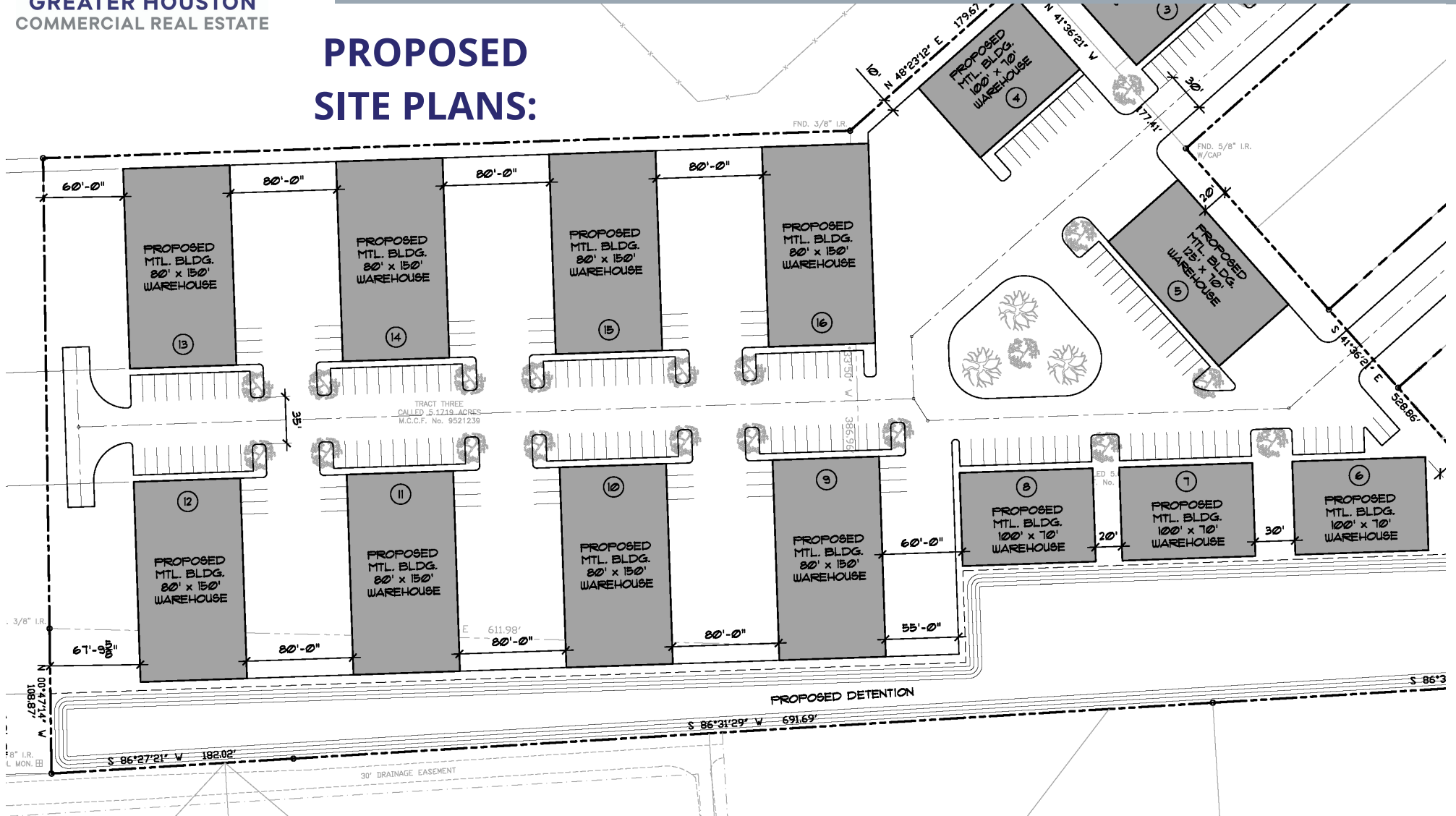


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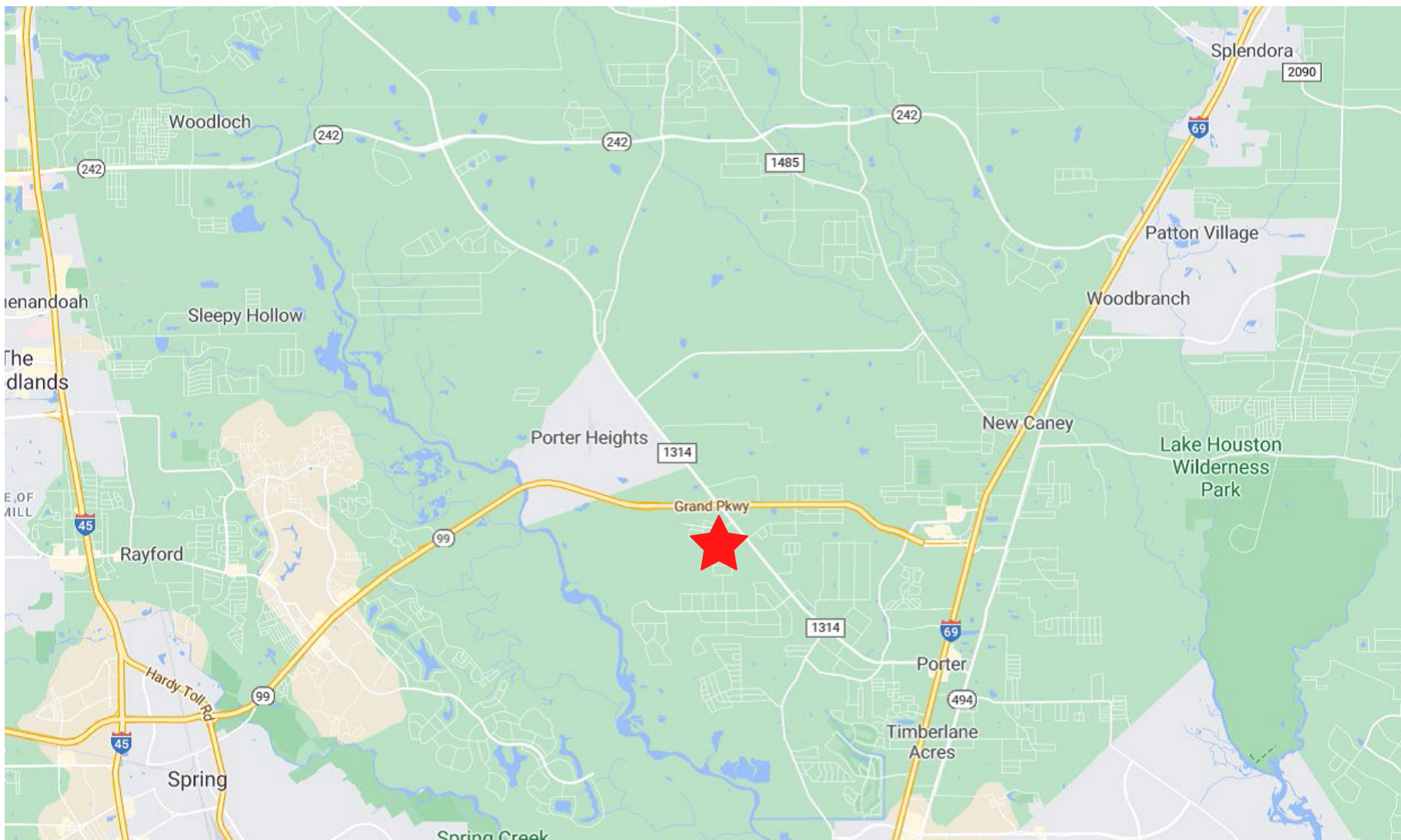
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SURROUNDING AREA RETAIL

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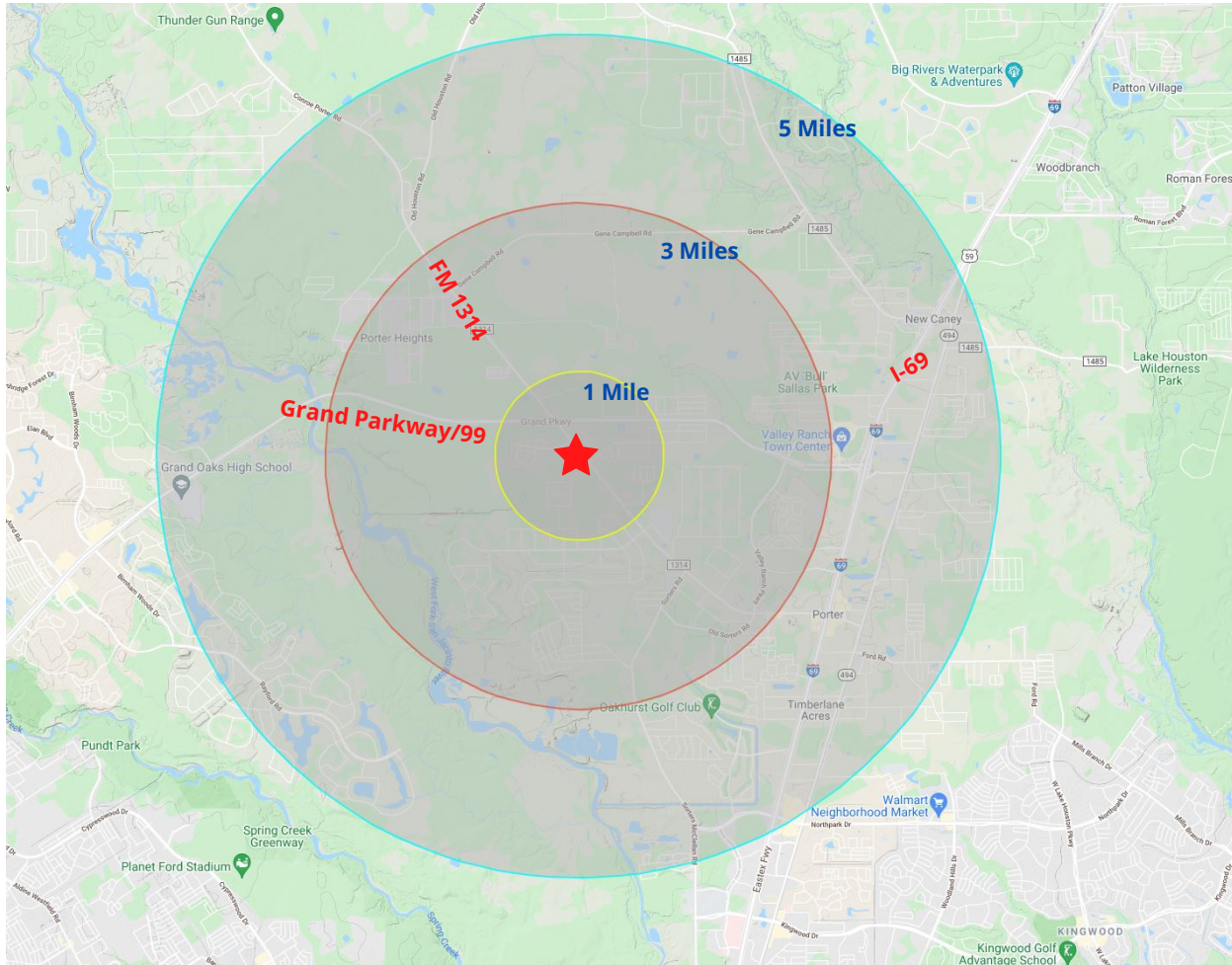
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ADDITIONAL INFORMATION

LOCATION:	10.5 miles east of I-45 .5 miles south of Grand Parkway (99) 4.5 miles west of I-69 15 miles north of George Bush Intercontinental Airport
TRAFFIC COUNT:	Approx. 23,499 vehicles per day
POPULATION:	1 mi. - 5,477 3 mi. - 22,094 5 mi. - 54,641
AVERAGE HOUSEHOLD INCOME:	1 mi. - \$76,869 3 mi. - \$72,153 5 mi. - \$85,966

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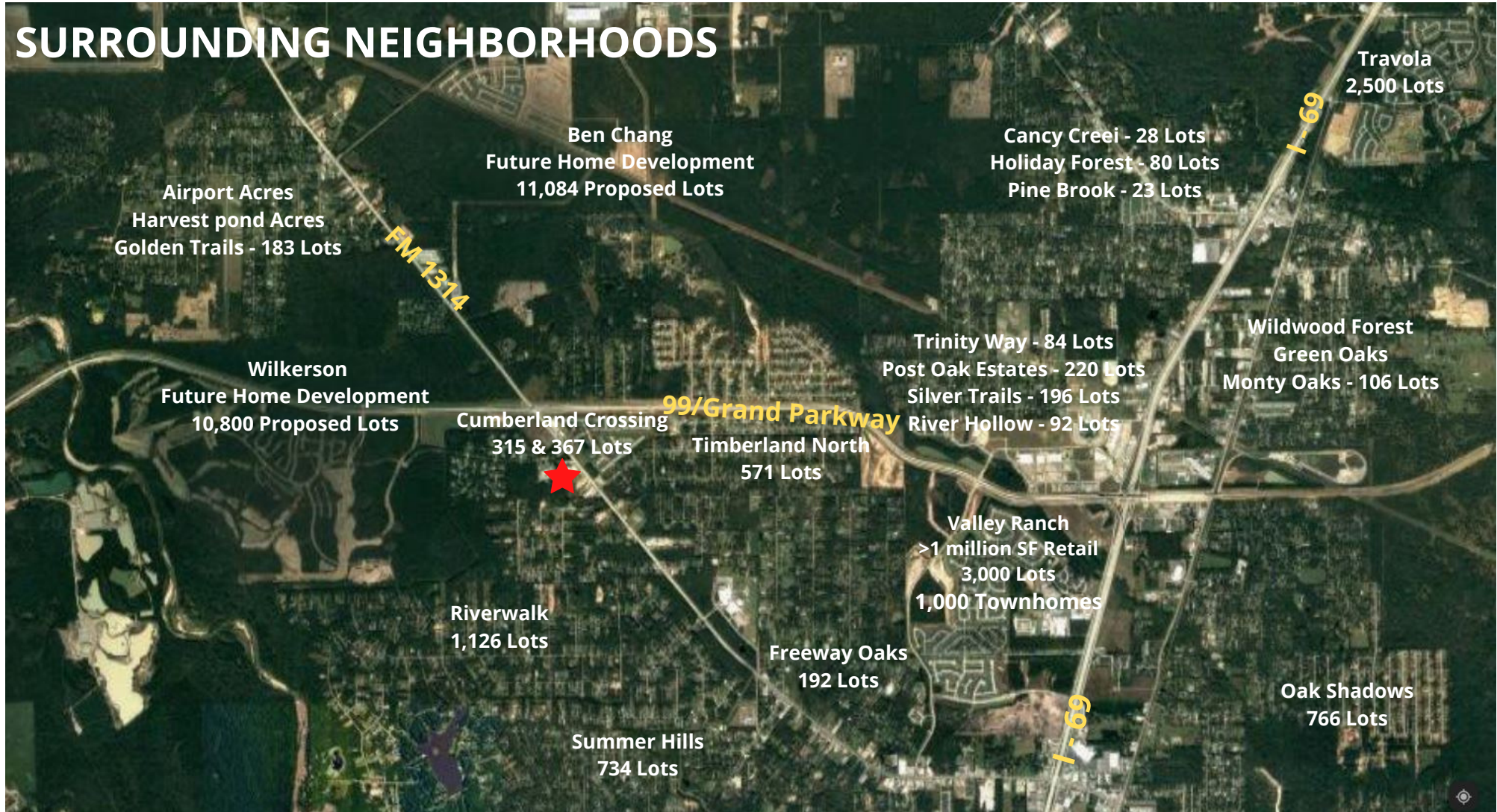


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SURROUNDING NEIGHBORHOODS



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