

HOTEL DEVELOPMENT OPPORTUNITY



W A T E R P O I N T

RETAIL SHOPS

RESTAURANTS

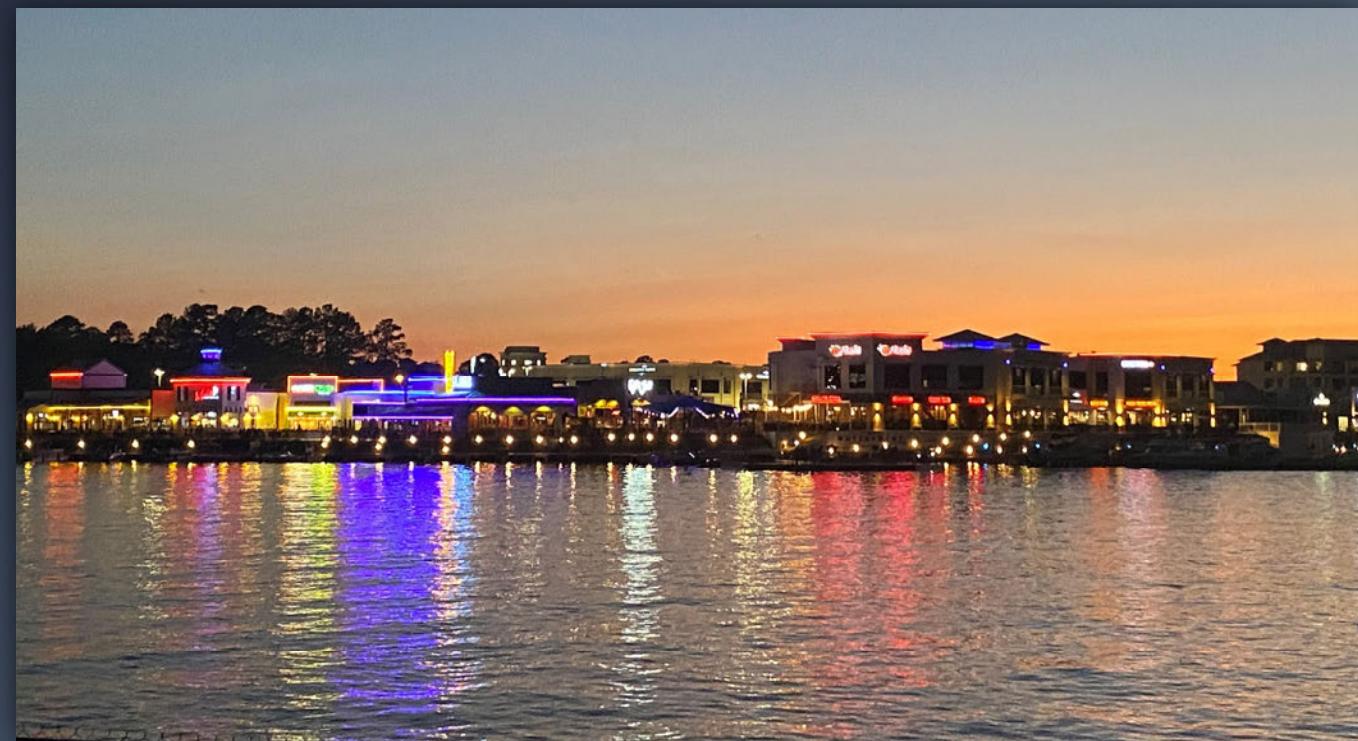
OFFICE SUITES

MARINA

RESIDENTIAL

WATER ACTIVITIES

Parcel Size	2.04 acres
Address	14982 Hwy. 105 W. Conroe TX 77356
City, St.	Conroe, TX.
County	Montgomery County
Tax Parcel	TBD (replat)
Zoning	Commercial
Detention	None required
Flood Zone	Zone X Outside 500yr floodplain
Water Service	City of Conroe
Sewer Service	MUD District (TBD)
Price	\$2,665,000 (\$30 PSF)
Tax Abatement	Pending



Lake Conroe





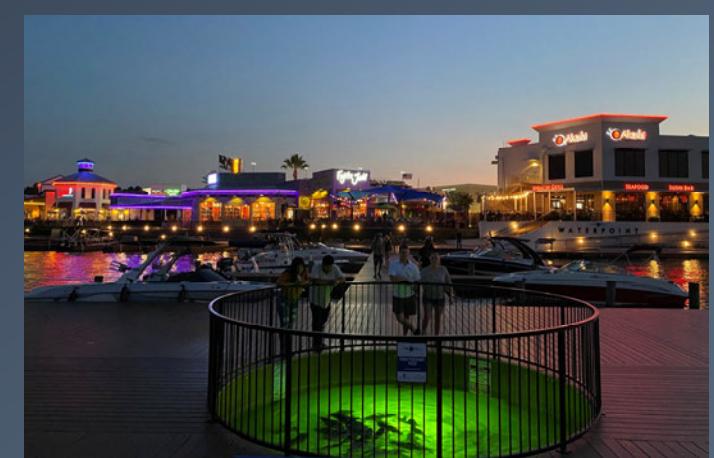


Waterpoint sits on the southern shoreline of Lake Conroe, a popular 22,000-acre lake 50 miles north of Downtown Houston. The lake stretches 21 miles long with 150 miles of coastline. Due to the overall warm climate, the lake is active with boaters and fisherman year around.





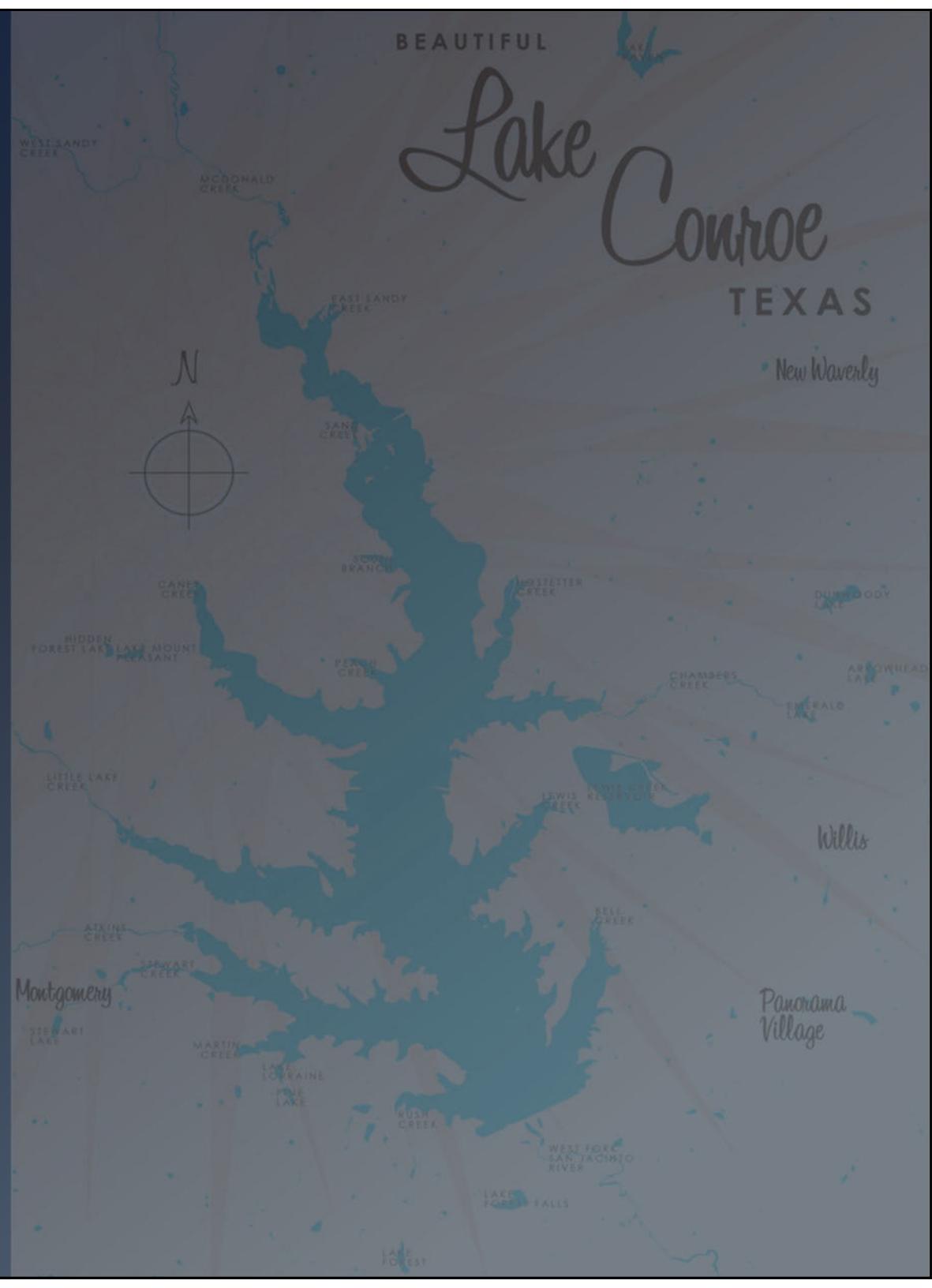
Waterpoint development demonstrates strong activity year around, with over 1 million visits per year. The development includes 145,000 SF of retail shops, waterfront restaurants, office space, luxury condos and a 260-slip marina all surrounded by a boardwalk.







The Area





Lake Conroe is 22,000 acres with over 150 miles of shoreline.



There are several public & private golf courses around the lake



Sam Houston National Forest is located on the north side of Lake Conroe and contains 163,000 acres with camp sites and hiking trails.



The Southern Empress, a 130-foot paddle-wheeler, offers dinner cruises.



Located 20 miles away from the subject property, the Texas Renaissance Festival is one of the largest in the US and attracts over 500,000 visitors per year over a 21-day period.



The Montgomery County Fair & Rodeo is every March. It started over 60 years ago and draws 60,000 to 100,000 visitors per year.



8 million SF campus, located 25 minutes to property.



Texas Children's Hospital, located 20 minutes from property



Multiple office complexes are 20 minutes from the property.



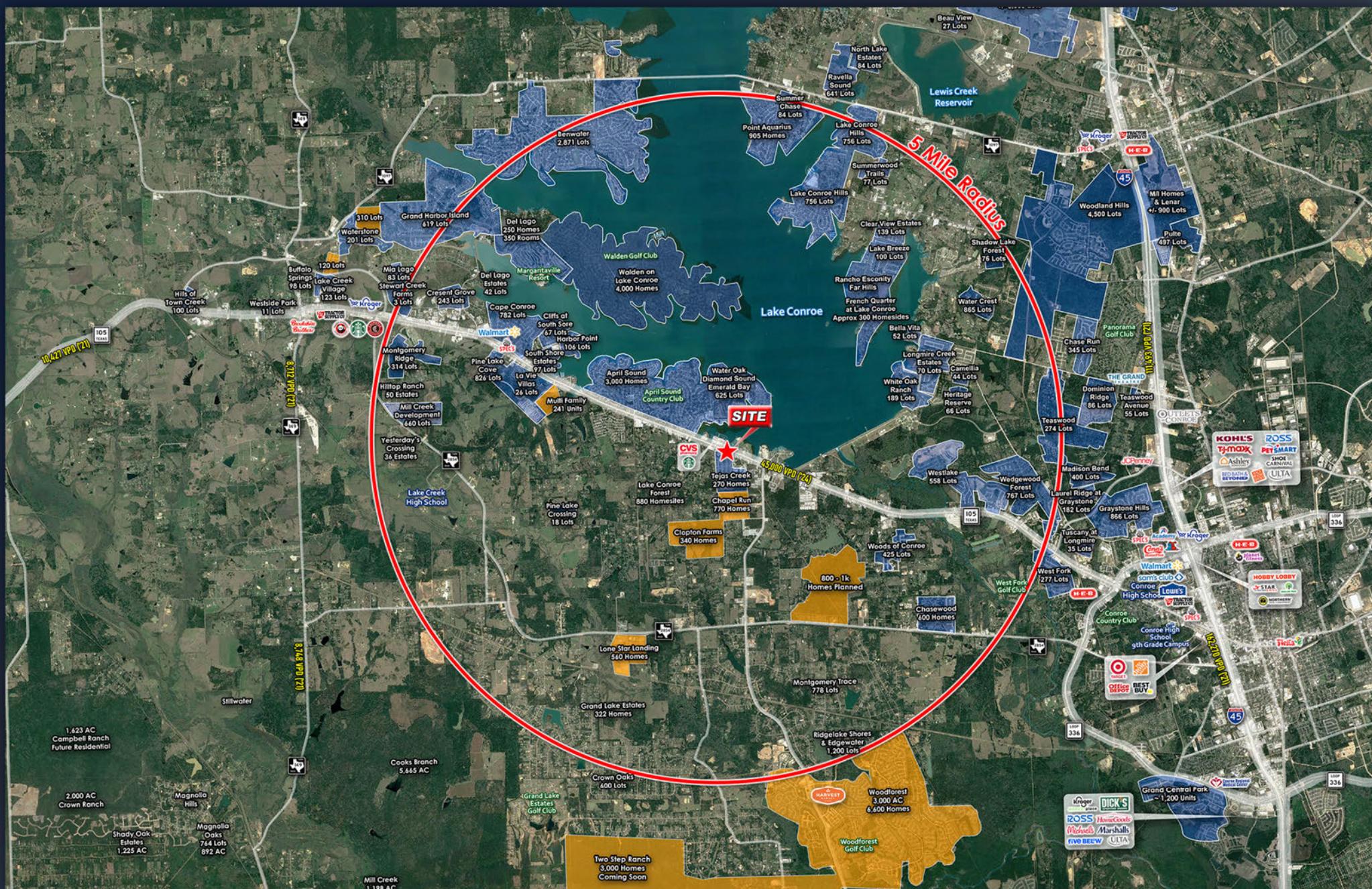
Houston Methodist Hospital, located 20 minutes from the property.



Conroe Regional Medical Center is 6 miles east of the Property



Consolidated Communications offices 6 miles from the Property.



Montgomery County has been one of the fastest growing counties in the nation and has thousands of new homes in the pipeline. Lake Conroe is an easily accessible area to residents of Spring, The Woodlands, Magnolia, Conroe and Willis, TX.

Contact:



GORDONPARTNERS

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WATERPOINT



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:
 - 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.

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Licensed Broker /Broker Firm Name or
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Date