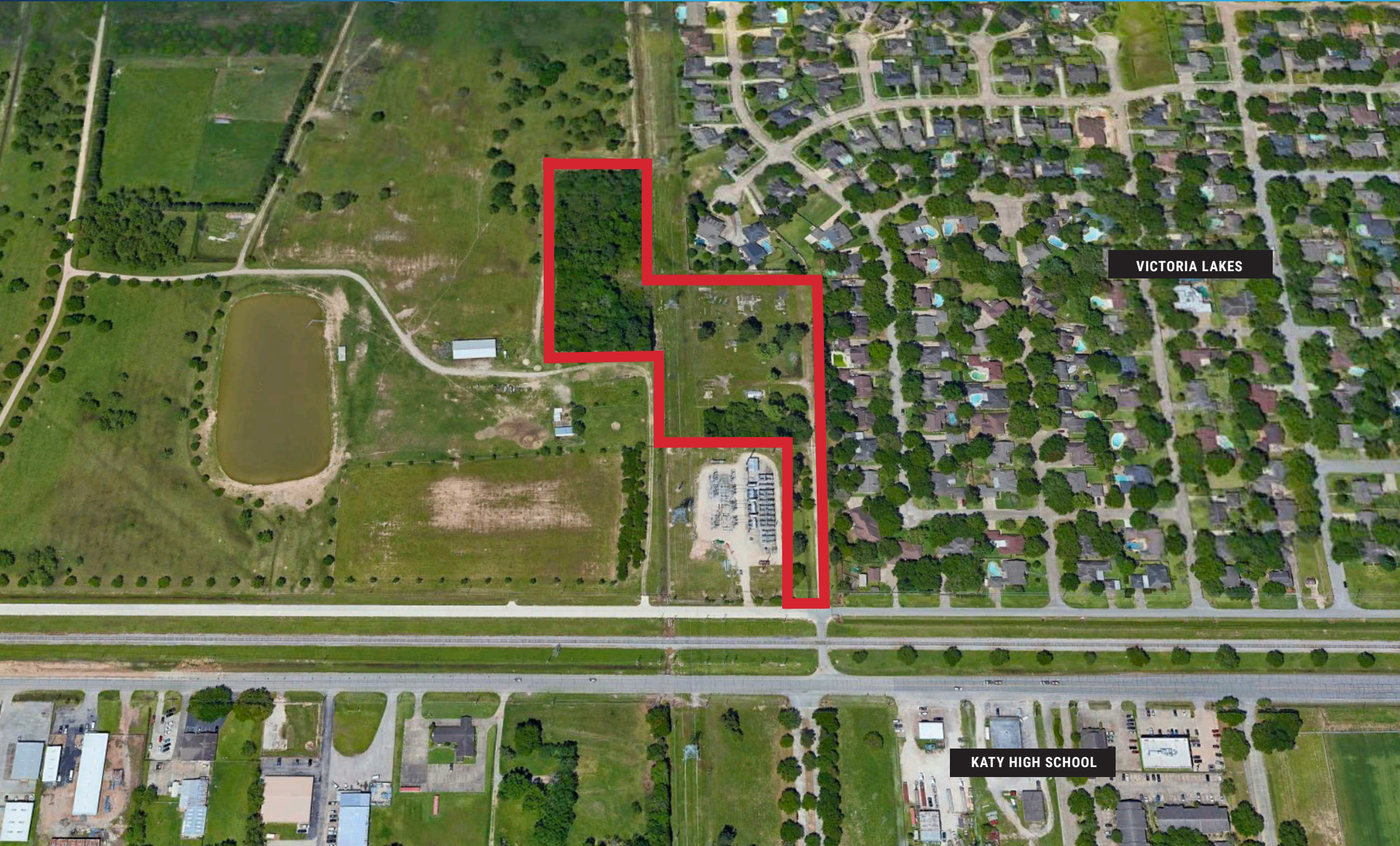


FOR SALE: +/- 7.7 ACRES LAND

1ST STREET & CAROLINA STREET | KATY, TX 77493



VICTORIA LAKES

KATY HIGH SCHOOL

NEWMARK

ROB STILLWELL, SIOR, CCIM | Executive Managing Director | t 713-599-5182 | rob.stillwell@nmrk.com

BETH BAGLEY | Transaction Manager | t 713-599-5136 | beth.bagley@nmrk.com

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1ST STREET & CAROLINA STREET | KATY, TX 77493



PROPERTY HIGHLIGHTS

- +/- 7.7 Acres available
- The subject properties do not appear to be in the floodplain (according to the FEMA.gov flood map)
- The subject properties are located North of Highway 90 and the Missouri-Kansas-Texas Railroad and just east and north of the Centerpoint Energy substation
- The Houston metro attracts more than 100,000 new residents per year
- Corridor along I-10 from Highway 6 past SH 99 remains a key beneficiary of that population growth
- Forecasted population growth of 5% annually over the next 5 years, occupier demand for industrial space with a heavy focus on inventory consumer products remains in place
- Excellent opportunity for restaurants, retail, hotels, medical and offices uses
- Subject property is located in one of the fastest growing submarkets in Houston MSA
- Call broker for pricing



Population

20,202

▲ 860%

Higher than state median

*Data source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census



Median Home Value

\$197,300

▲ 14%

Higher than state median

*Data source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census



Median Household Income

\$83,091

▲ 34%

Higher than state median

*Data source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

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ABOUT

The City of Katy is the hub of three counties - Harris, Waller and Fort Bend - and is located 30 miles west of Houston. The City was founded on rice farming in the late 1800s and was formally incorporated in 1945. Katy has always been a traditional, family style community, and it continues to offer residents the charm of a small town. Ancestral Homes of Katy were researched and historical markers erected by the local Texas Sesquicentennial Committee in 1986. The historical markers can be used as a guide for a walking or driving tour of more than a dozen historical homes and buildings in downtown Katy.

The City provides the highest quality of life for its residents. Beautiful neighborhoods, master-planned communities and abundant green space for parks and recreation. Katy ISD ranks among the top school districts in the country, offering students excellent education. Many large, mid-size and small businesses call Katy home, and the City of Katy is proactive in economic development to create a business-friendly environment.

Katy offers the best of both worlds - the charm of a small town, but all the conveniences of a large city. It is rich in traditions and heritage and boasts a community pride that is unmatched. Whether you're a young professional, growing family, retired senior or business owner, Katy is your hometown.*

ECONOMIC DEVELOPMENT

The City of Katy takes a dynamic approach to economic development. The City is unique in that it sits within three counties - Harris, Fort Bend and Waller. We, together with several local, regional, state and federal partnerships, strategically market and plan for current and future growth. The City is proactive in keeping taxes low, continuing to make improvements to water, sewer and street infrastructure and beautification projects to keep Katy a quality location for new businesses.

NEIGHBORHOODS

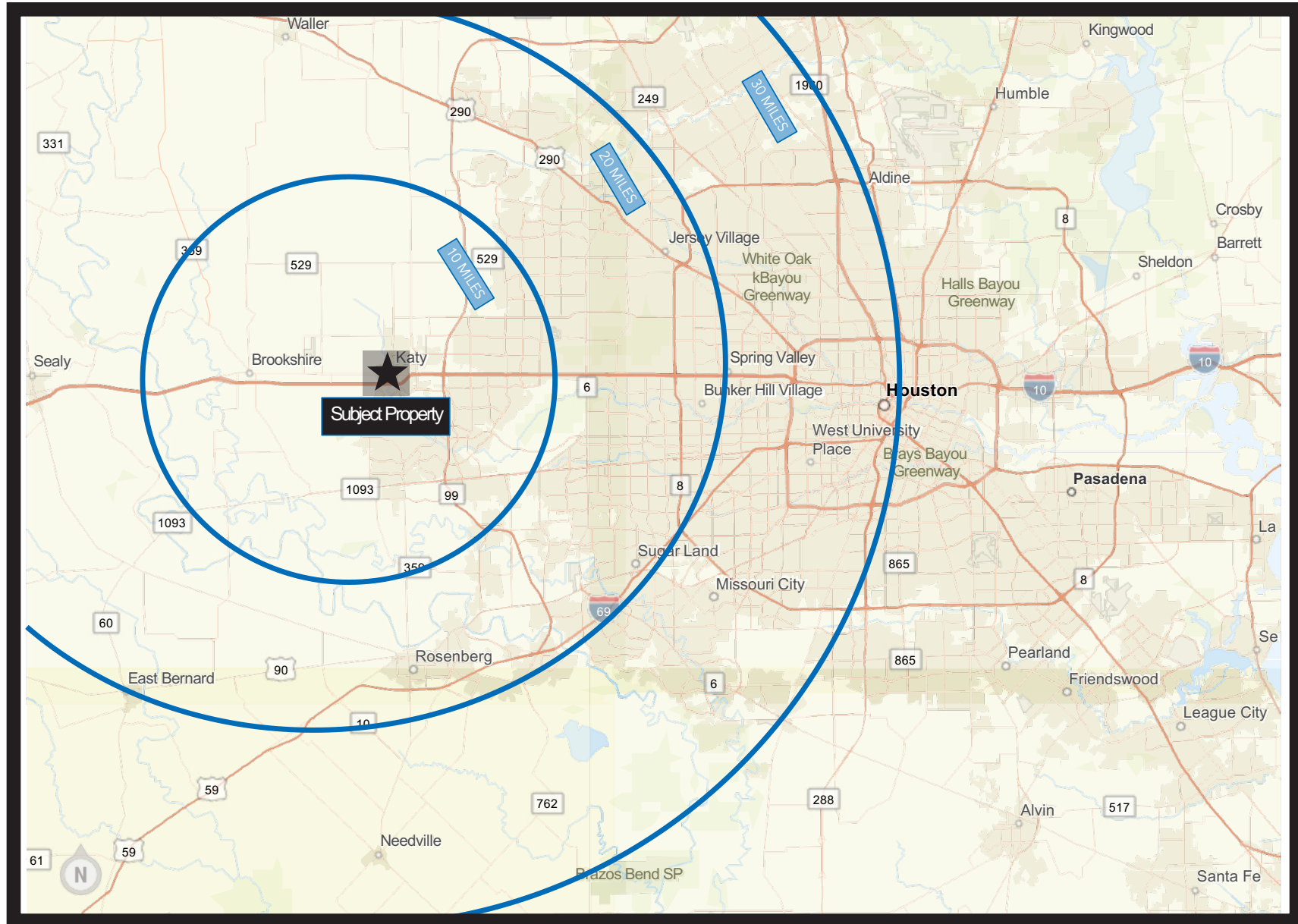
The City of Katy is home to many beautiful neighborhoods and master-planned communities. Katy is a "Tree City" with gorgeous established trees, ample green space, excellent parks and recreations, and exciting events and activities for the whole family. With home prices from \$200,000 to over \$1.5 million, there are a wide range of housing options to fit every need. You are sure to find the perfect place to call home in the City of Katy.

* (City of Katy website)



FOR SALE: +/- 7.7 ACRES LAND

1ST STREET & CAROLINA STREET | KATY, TX 77493



INFORMATION ABOUT BROKERAGE SERVICES

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.

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

Newmark	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lispah.hogan@nmrk.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rob Stillwell	398639	rob.stillwell@nmrk.com	713-599-5182
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date