

FOR SALE

Multiple parcels located in Webster, TX



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Up to ±248 Acres
WEBSTER, TX

PROPERTY INFO:

Webster, TX

FOR SALE



LOCATION

Available parcels are located in Webster, TX with frontage along I-45, FM 1959 (Dixie Farm Road), FM 2351/Clear Lake City Boulevard and Highway 3



AVAILABLE

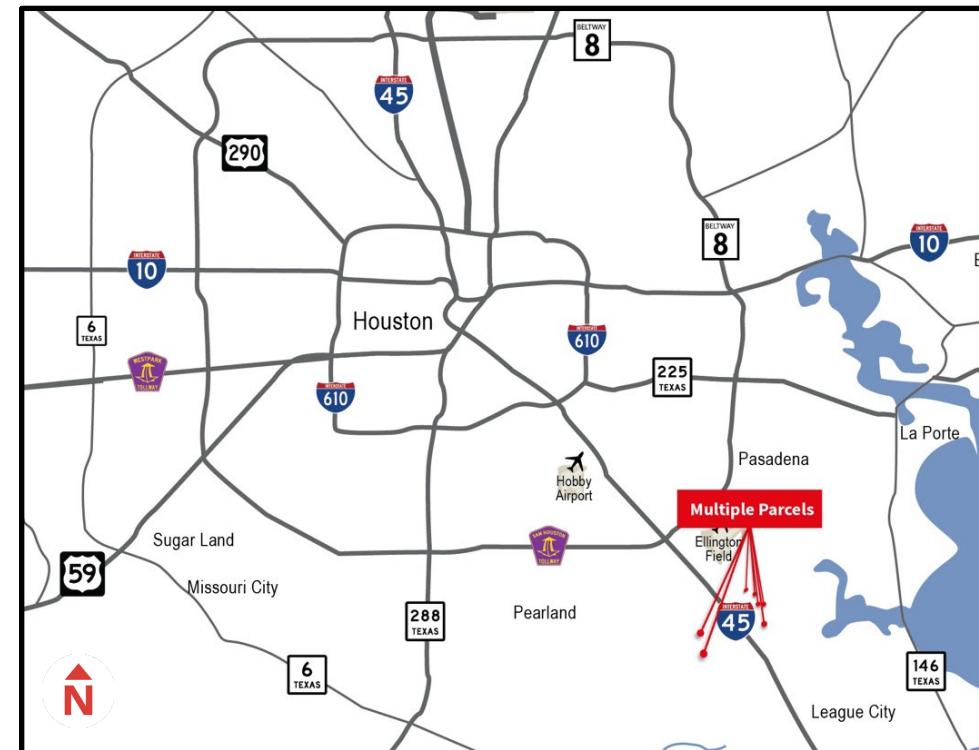
Up to ± 248 acres of land available; will divide



PRICE

Call broker for pricing

JOHNSON SPACE CENTER



BAYBROOK MALL



DEMOGRAPHICS & MAJOR RETAILERS

Webster, TX

FOR SALE



TRAFFIC COUNTS

- Clear Lake City Blvd, Between I-45 and Hwy 3 – 26,468 VPD
- Hwy 3, between Dixie Farm Rd and Clear Lake City Blvd – 17,493 VPD
- Dixie Farm Rd, South of I-45 – 30,288 VPD



DRIVE TIMES

- Hobby Airport – 18 minutes
- Medical Center – 27 minutes
- CBD – 30 minutes



213,120

TOTAL POPULATION
5 Mile Radius from Site



86,729

HOUSEHOLDS
5 Mile Radius from Site



\$116,307

AVERAGE
HOUSEHOLD
INCOME
5 Mile Radius from Site



36.3

MEDIAN AGE
5 Mile Radius from Site

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Population | 3,011 | 68,089 | 213,120 |
| Median Age | 39.9 | 37.4 | 37.3 |
| Households | 1,175 | 26,648 | 81,065 |
| Families | 752 | 17,271 | 53,937 |
| Average Household Income | \$137,496 | \$117,803 | \$116,307 |

BUSINESS SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| Total Businesses | 190 | 2,628 | 8,344 |
| Total Employees | 1,727 | 27,877 | 94,978 |
| Total Residential Population | 4,235 | 70,464 | 212,886 |
| Employee/Residential Population Ratio (per 100 Residents) | 41 | 40 | 45 |



8,344

BUSINESSES
5 Mile Radius from Site



94,978

EMPLOYEES
5 Mile Radius from Site



212,886

RESIDENTIAL
POPULATION
5 Mile Radius from Site



45

EMPLOYEE/
RESIDENTIAL
POPULATION RATIO
5 Mile Radius from Site

MAJOR AREA RETAILERS



BAYBROOK MALL

TRADE OVERVIEW AERIAL

Webster, TX

FOR SALE



INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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.

| | | | |
|--|-------------|----------------------------|-----------------|
| Jones Lang LaSalle Brokerage, Inc. | 591725 | renda.hampton@jll.com | +1 214 438 6100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Daniel Glyn Bellow | 183794 | dan.bellow@jll.com | +1 713 888 4000 |
| Designated Broker of Firm | License No. | Email | Phone |
| Simmi Jaggi | 380606 | simmi.jaggi@jll.com | 713-888-4098 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Elizabeth Clampitt | 507056 | elizabeth.clampitt@jll.com | 713-888-4075 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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