

MHW OFFERING MEMORANDUM

FOR SALE
OR LEASE



MainStreet America

18750 INTERSTATE 45 NORTH
SPRING, TEXAS 77373



MHW

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PROPERTY HIGHLIGHTS

- ✦ MainStreet America is a mixed-use development with a 44,019 SF, two (2) story, class A office building constructed in 2011
- ✦ The buildings are situated on 12.41 acres of land with 258 surface parking spaces giving a 5.68/1,000 SF parking ratio
- ✦ The Property has high visibility, located on the east side of Interstate 45 between Houston, Texas and The Woodlands, Texas with a large, easily readable, two-sided electronic LED sign.
- ✦ Large, clear-span meeting space with a capacity of 240 people plus overflow
- ✦ 1,000kW diesel backup generator
- ✦ Private fiber internet lines
- ✦ Multiple breakrooms and Class A+ finishes throughout
- ✦ Ideal for medical, insurance, in patient/out patient rehabilitation facilities, corporate office and housing, or hospitals due to close proximity to Memorial Hermann of The Woodlands, HCA Houston Northwest, and CHI St. Luke's Springwoods Village



OFFERING SUMMARY

MHW Brokerage Services, LLC is pleased to exclusively present an opportunity to lease or purchase a 100% fee-simple interest in MainStreet America. This Property is ideally located on Interstate 45 providing prominent visibility to nearly 271,000 cars per day. Situated in Spring, Texas just 5 miles south of The Woodlands and between FM 1960 and the Grand Parkway, MainStreet America has easy ingress and egress to Interstate 45 with quick access to Interstate 45, FM 1960, the Grand Parkway and the Hardy Toll Road. MainStreet America is only 19 minutes to George Bush Intercontinental Airport, 10 minutes to The Woodlands, and 28 minutes to downtown Houston. This 99,351 SF mixed-use center sits on 12.41 acres with a two-story, 44,019 SF Class A, office building.

MainStreet America is centrally located in North Houston with over 262,969 people residing in a five-mile radius and has seen tremendous growth, both residentially and commercially, since 2010 with a 2.9% annual increase during that time span. It is located south of Springwoods Village which houses ExxonMobil, HP Enterprises, The American Bureau of Shipping, and Southwestern Energy, to name a few. This property boasts amenities perfect for any Fortune 500 company corporate headquarters.



5-MILE DEMOGRAPHICS:



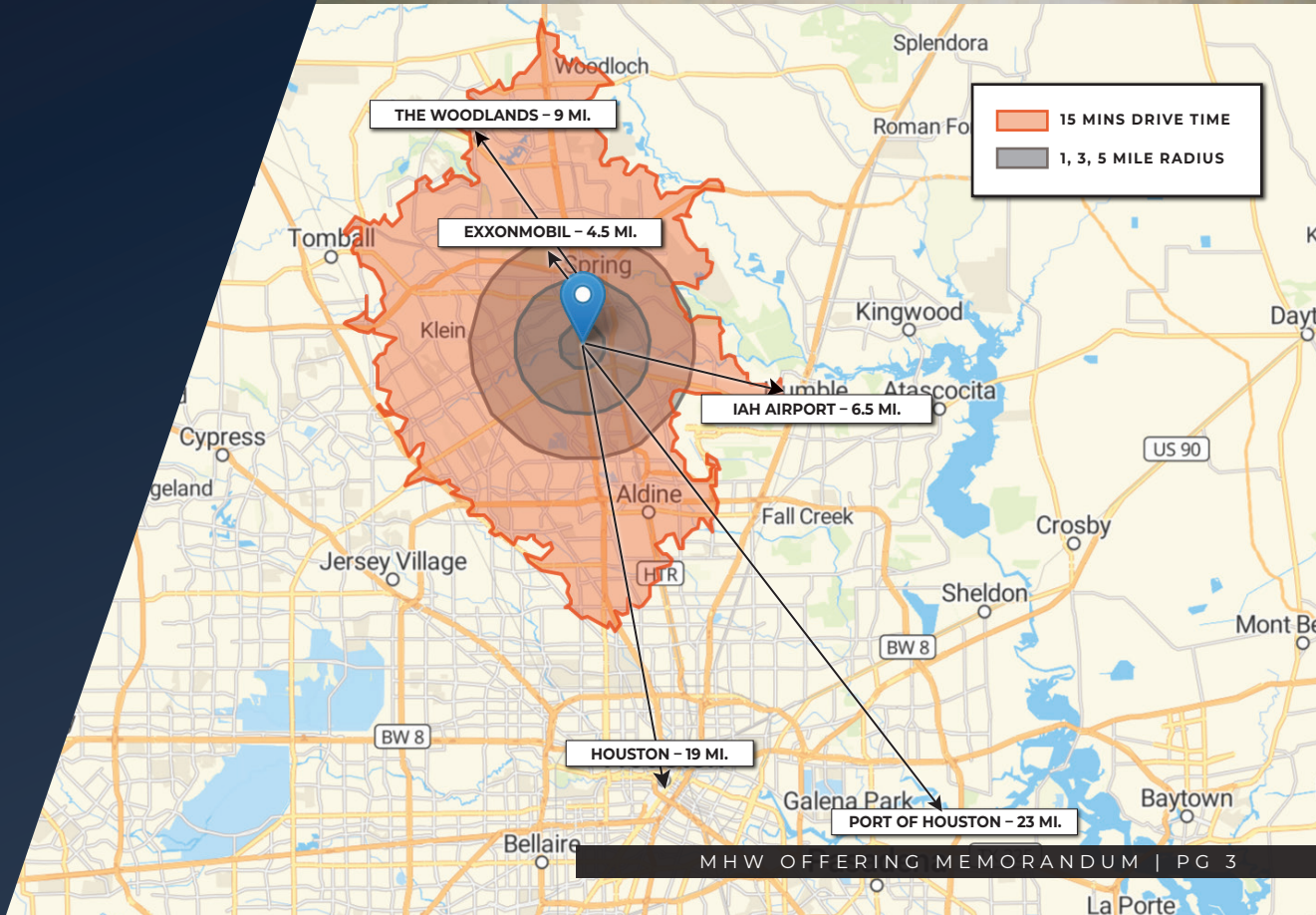
POPULATION:
263,000

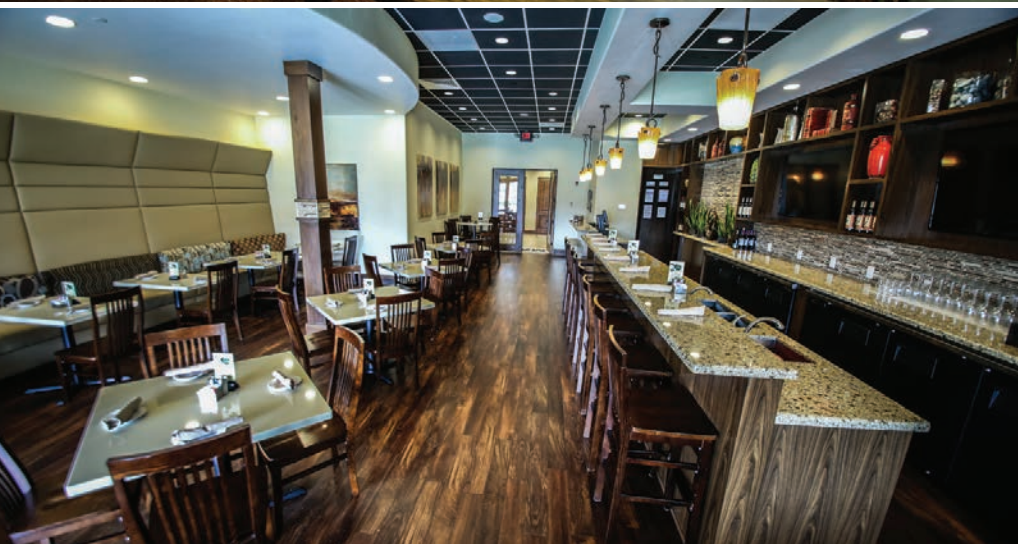


HOUSEHOLDS:
93,000



AVERAGE HOUSEHOLD
INCOME:
\$85,000





BUILDING DETAILS

MAIN OFFICE BUILDING	44,019 SF
EVENT HALL WITH COOKING SCHOOL	8,342 SF
OFFICE/WAREHOUSE	8,944 SF
11 SINGLE FAMILY RESIDENCES	38,046 SF
TOTAL: 99,351 SF	
ACREAGE:	12.41 ACRES
YEAR BUILT:	2011
BUILDING CLASS:	CLASS A
PARKING RATIO:	5.68 PER 1,000 SF

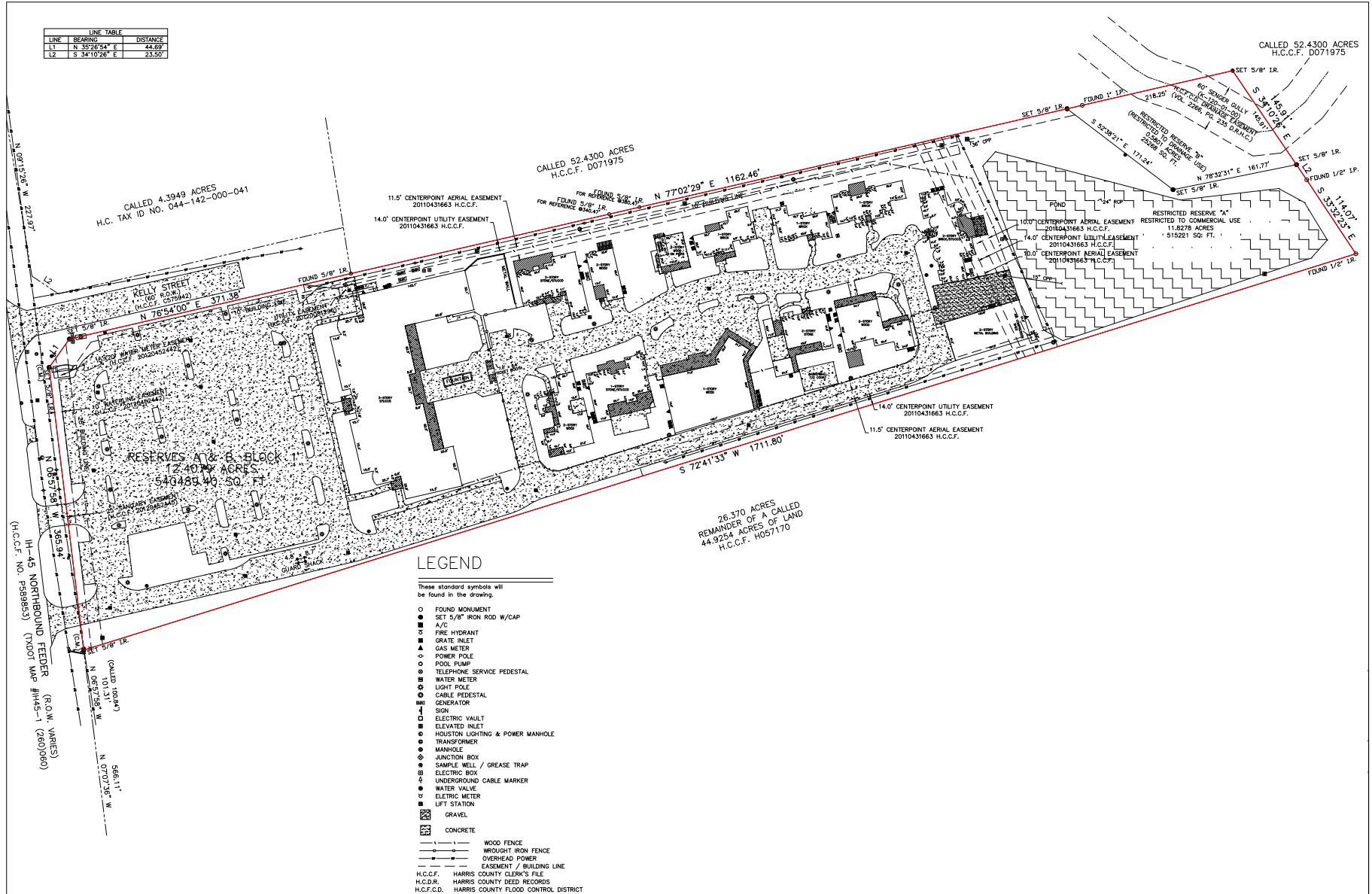
MERCHANT AERIAL VIEW



AERIAL VIEW

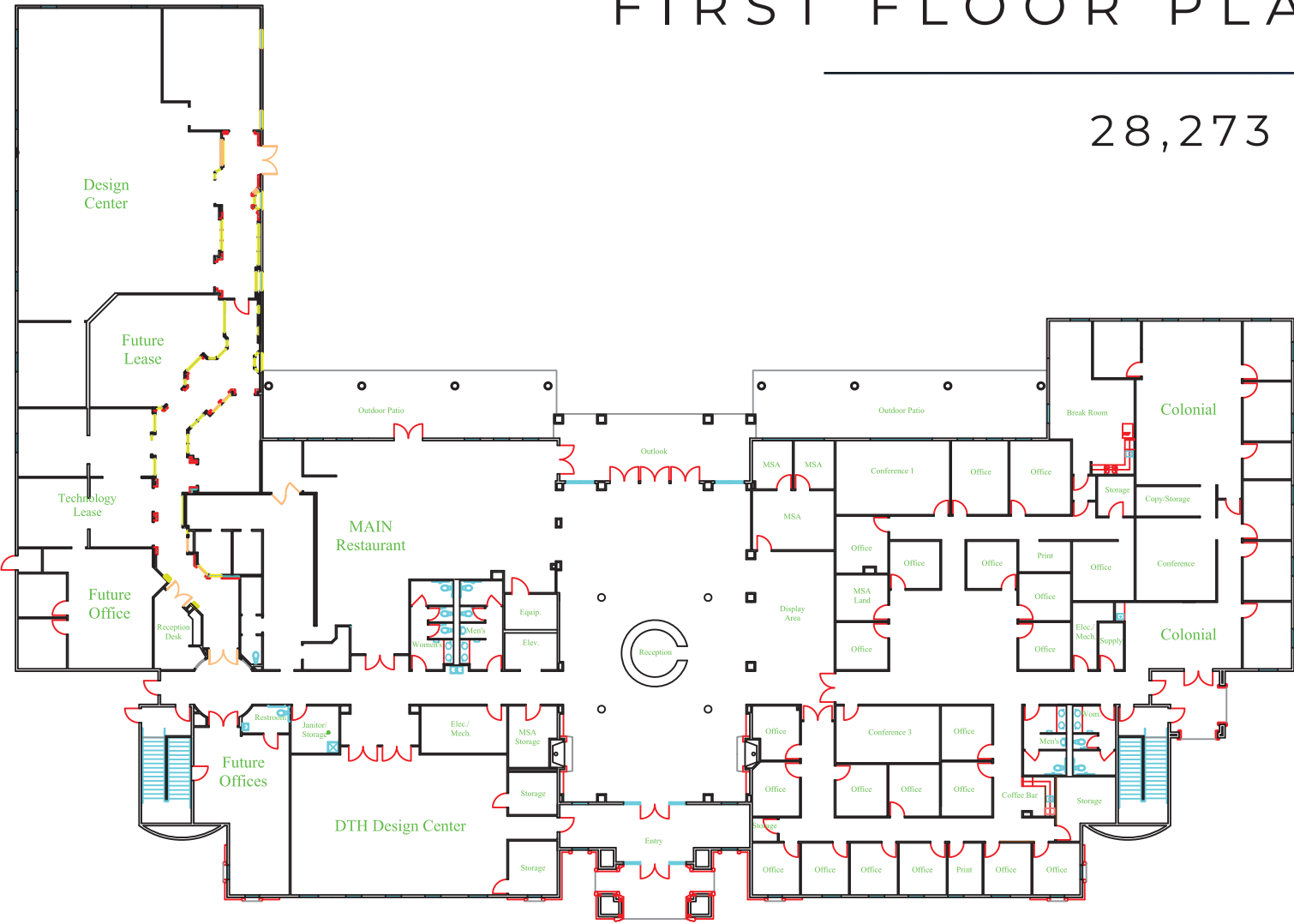


SURVEY



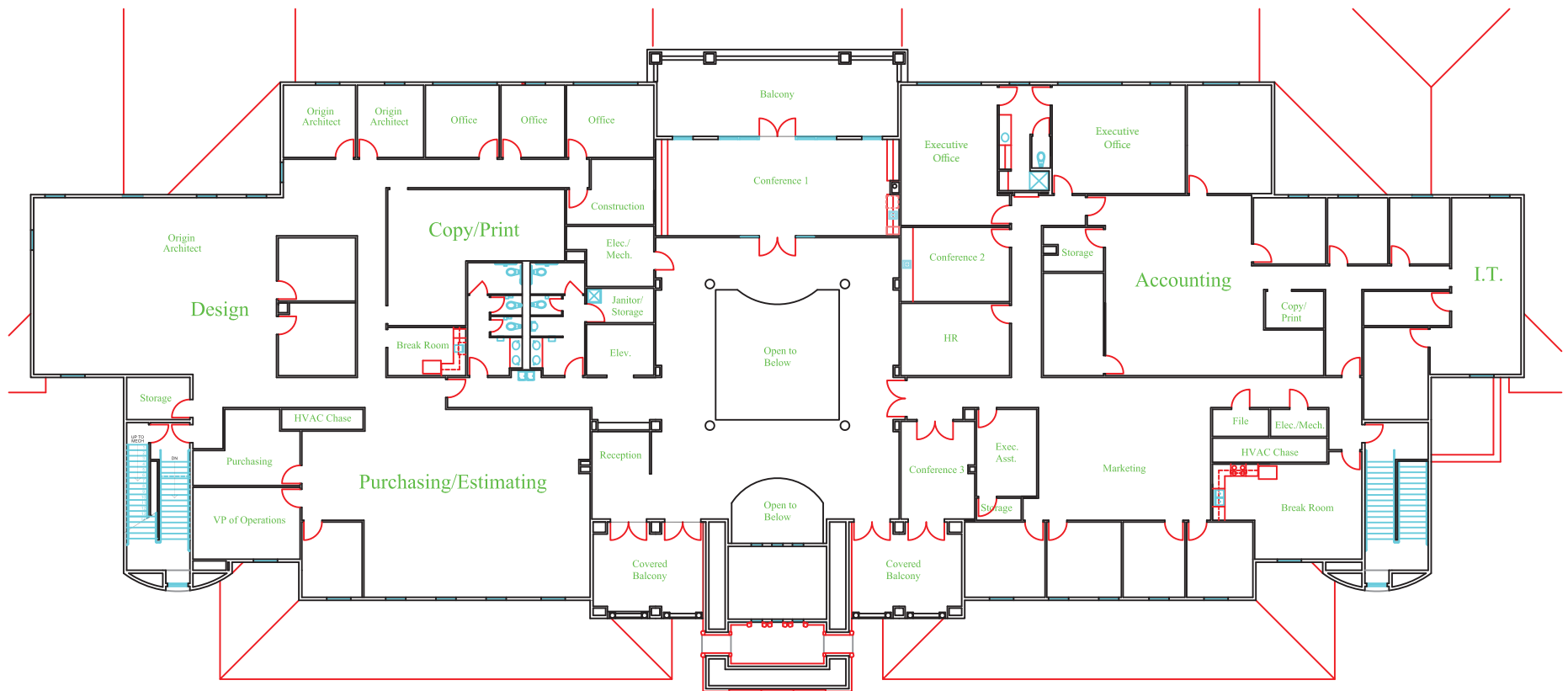
MAIN BUILDING FIRST FLOOR PLAN

28,273 SF



MAIN BUILDING SECOND FLOOR PLAN

17,263 SF



INTERIOR PHOTOS



The Woodlands is a 28,000 acre, master-planned community with approximately 118,000 residents.

About 2,100 businesses make their home in The Woodlands, among them Anadarko Petroleum, Aon Hewitt, Chevron Phillips Chemical Company, Fox Networks Group, Huntman Corporation, McKesson, Strike, and Waste Connections.

THE WOODLANDS HOSTS A NUMBER OF PRIZED AMENITIES SUCH AS:

Cynthia Woods Mitchell Pavilion holds 16,500 people and is the second-most heavily used amphitheater in the world



The Woodlands Town Center is a 1,000 acre destination for shopping, dining, and entertainment with attractions including The Woodlands Mall and The Woodlands Waterway



The Woodlands MarketStreet is a 36-acre mixed use development that is home to over 100 high-end retail stores



Memorial Hermann of The Woodlands hosts a 397-bed main hospital and four professional office buildings as well as a designated Level II trauma center that has been granted Magnet® status.



- Springwoods Village is a 2,000-acre award-winning, mixed-use urban development in the growing north Houston community.
- The Springwoods Village development includes more than 9 million square feet of commercial space and is home to companies like Hewlett-Packard, the American Bureau of Shipping (ABS), Hewlett Packard Enterprise, Exxon Mobil, and Southwestern Energy.
- Springwoods Village also features a 60-acre urban district with hotels, restaurants, retail space, single-family homes, apartments and townhomes.





MODEL HOMES

- Eleven (11) beautifully built model homes totaling 38,046 SF constructed by long-time custom home builder, Design Tech Homes.
- The homes range in size from 1,802 SF up to 6,198 SF.
- Built to represent unique architectural styles including Craftsman, Spanish Courtyard, Texas Hill Country, Mediterranean, Waterfront, Contemporary, and more.
- All homes have utilities to them (water, power, gas, internet, and sewer).



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date