

Houston
Auto Recyclers

DOGGETT JOHN DEERE LANDSCAPES Enterprise

Public Storage. Mobil
CHASE

Pine Valley
Meadows
Subdivision

Hidden
Valley
Subdivision

Más
CLUB

AutoNation

ups

W Montgomery Road

Ella Boulevard

Veterans Memorial Drive

Interstate 45

Ford

National Office INTERIORS & LIQUIDATORS FOODTOWN CITITRENDS

Versa Reece Academy

Carver High School

S Victory Drive

Bank of America Walgreens

Interstate 45

Subject Property

Anderson Academy

Acres
Homes
Subdivision

W Little York Road

UNITED STATES
POSTAL SERVICE

Drew Academy

Mabel B. Wesley
Elementary
School

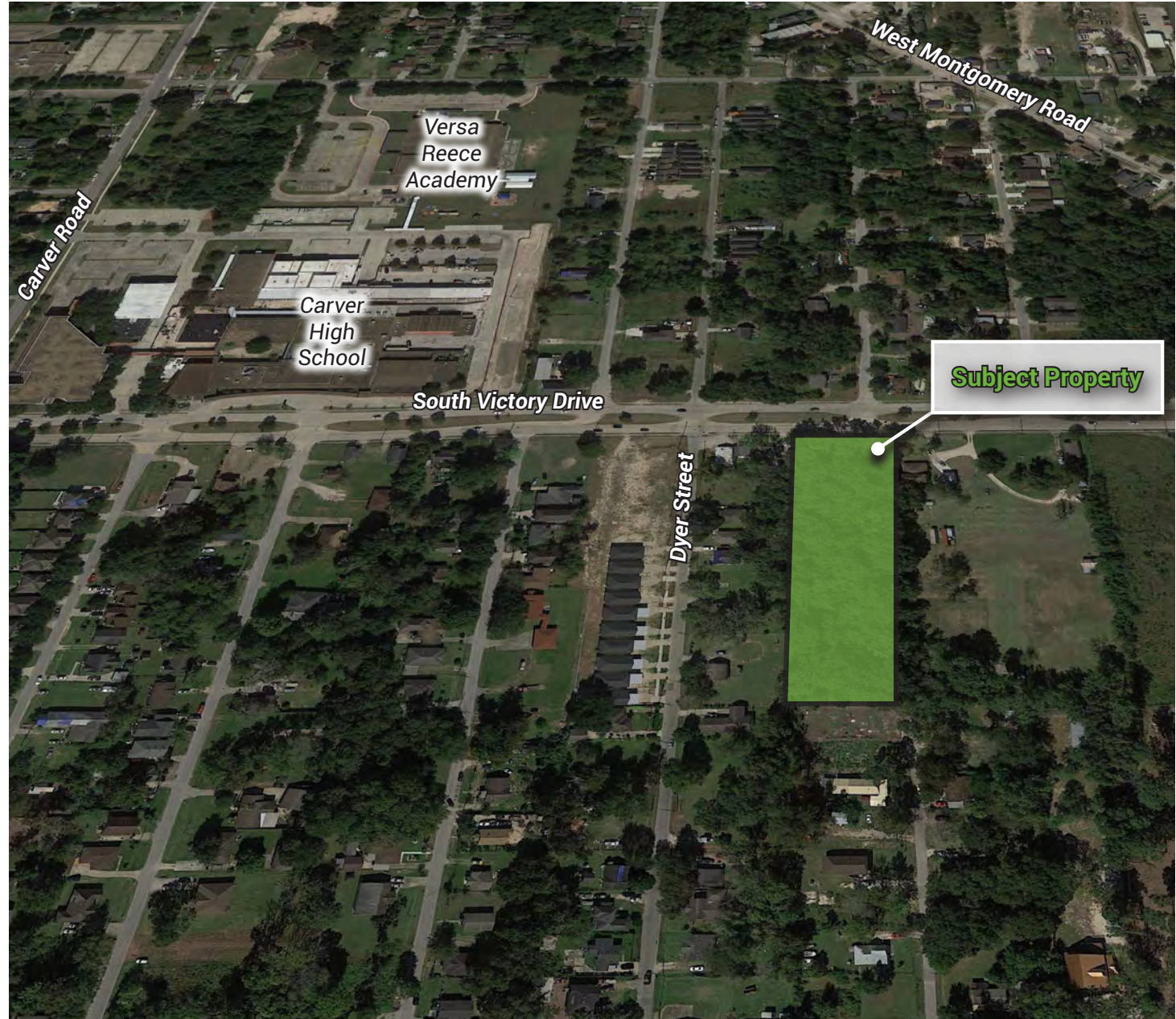
OFFERING SUMMARY

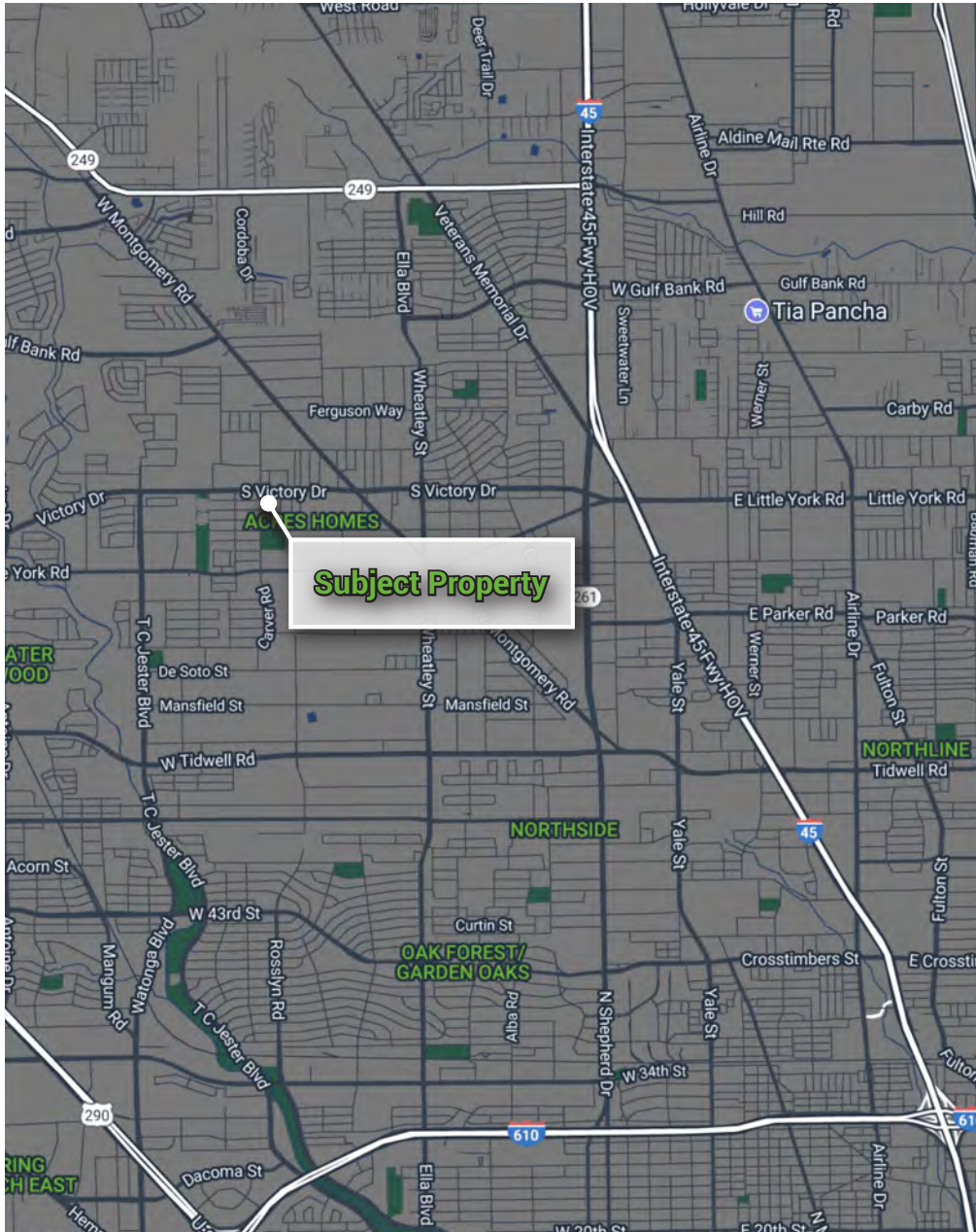
Sales Price \$576,262.50

Price/SF \$5.50

Property Highlights

- Rapid access to I-45 and 610 North Loop
- Minutes from downtown Houston
- Excellent location for commercial or industrial development
- Excellent buy and hold opportunity
- Not in the floodplain and DID NOT flood during Harvey





PROPERTY INFORMATION

Size 2.4053 AC

Legal Description LT 25 BLK 3 HIGHLAND ACRE HOMES

ID Number 0162650000025

Access Access via Victory Drive

Frontage 165' on Victory Drive

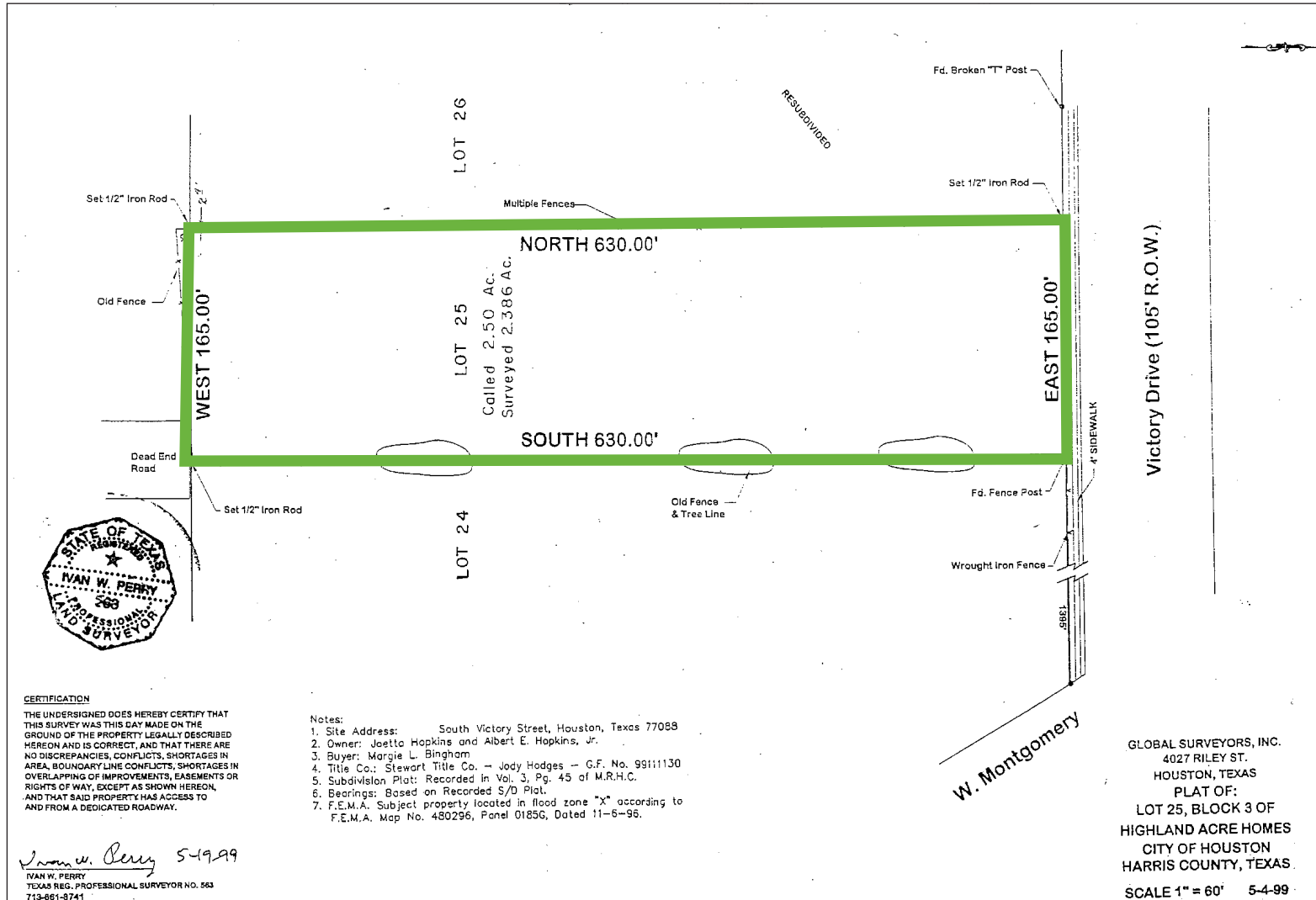
Zoning Unrestricted

Utilities Utilities in area

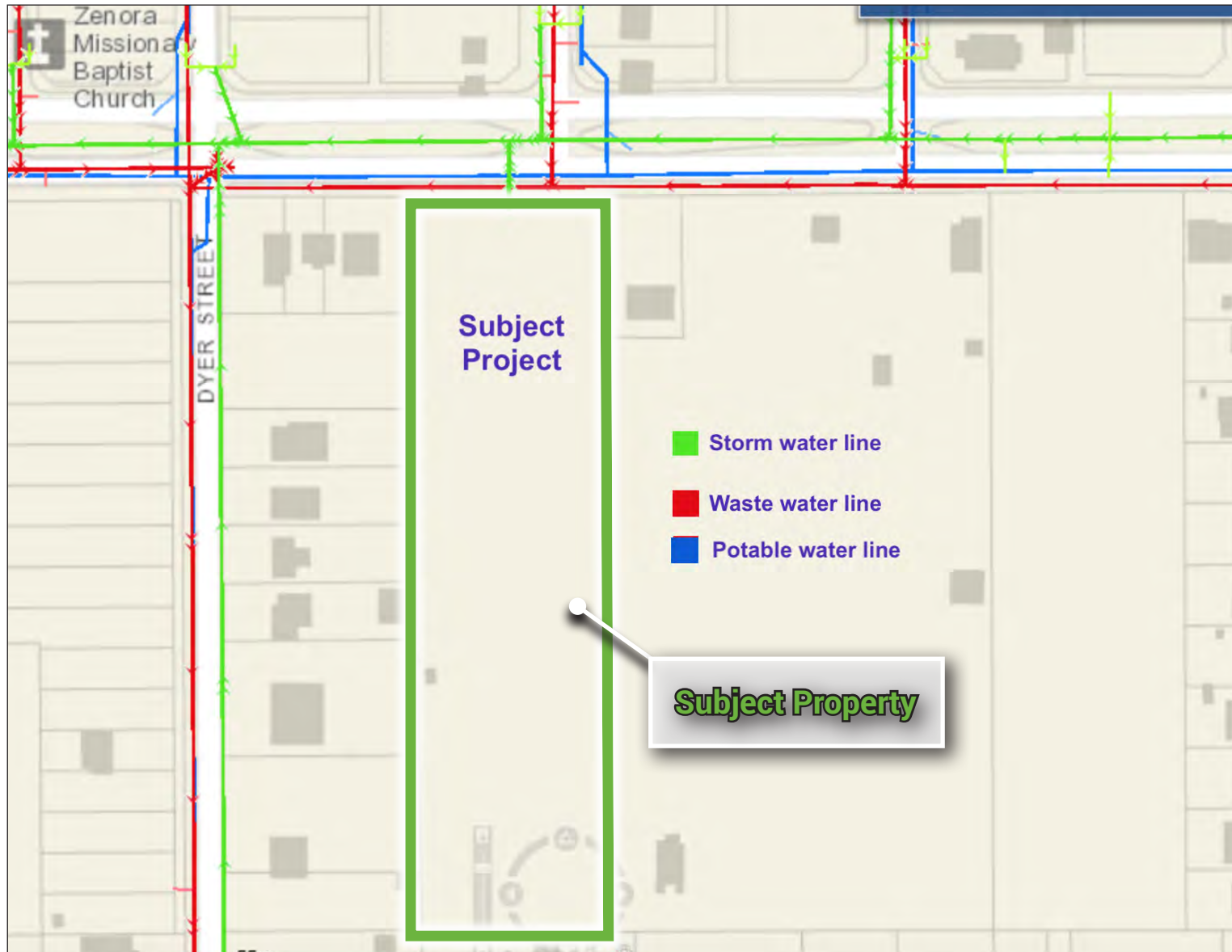
Flood Plain None

Traffic Counts Victory Drive: ~17,924 VPD

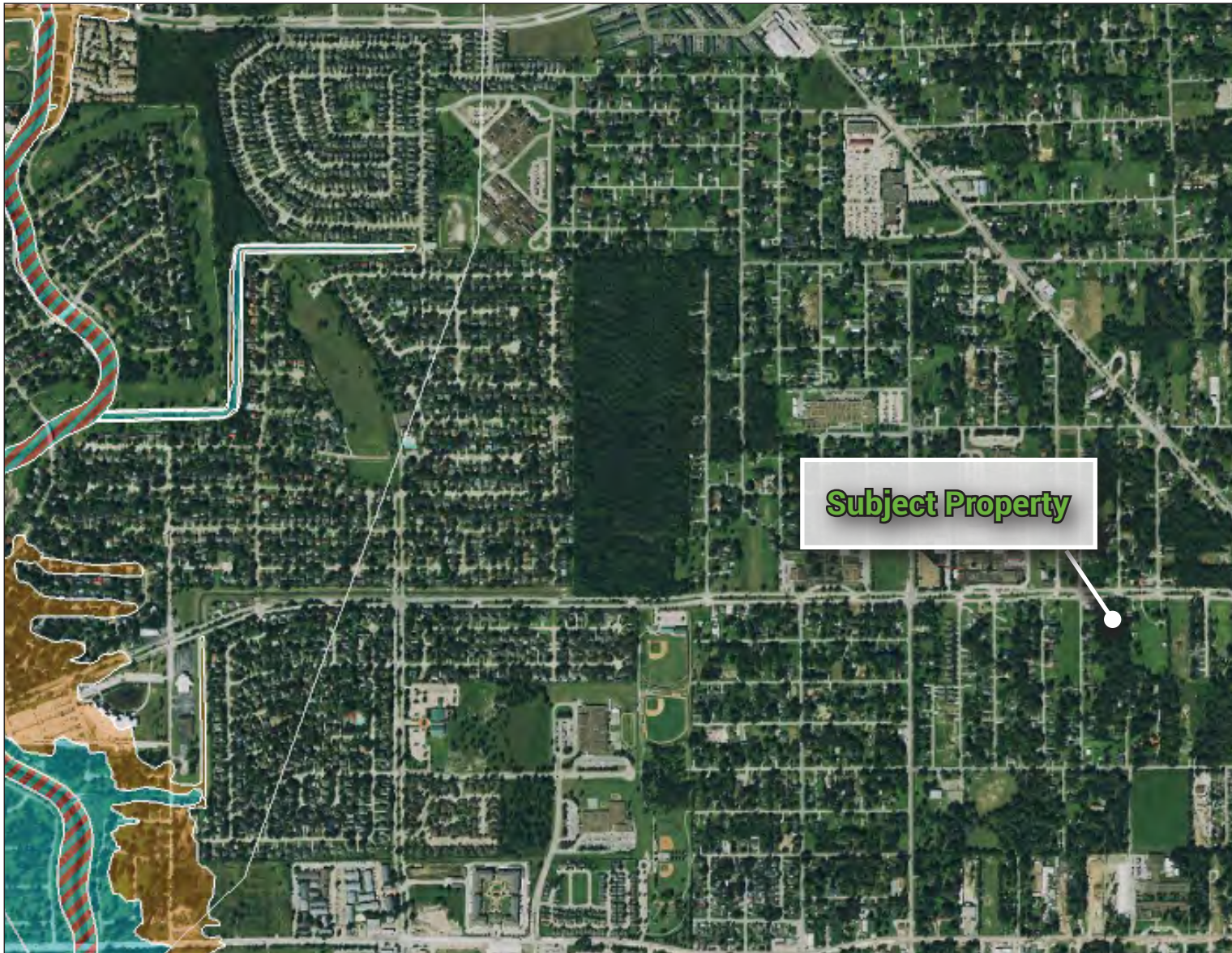
Survey



Utilities Map



Floodplain Map





SOUTH VICTORY DRIVE
OVER 17,000
VEHICLES PER DAY
(TXDOT AADT 2016)



TOTAL POPULATION OF
OVER 360,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



TOTAL HOUSEHOLDS
OVER 115,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HH INCOME
OVER \$59,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)

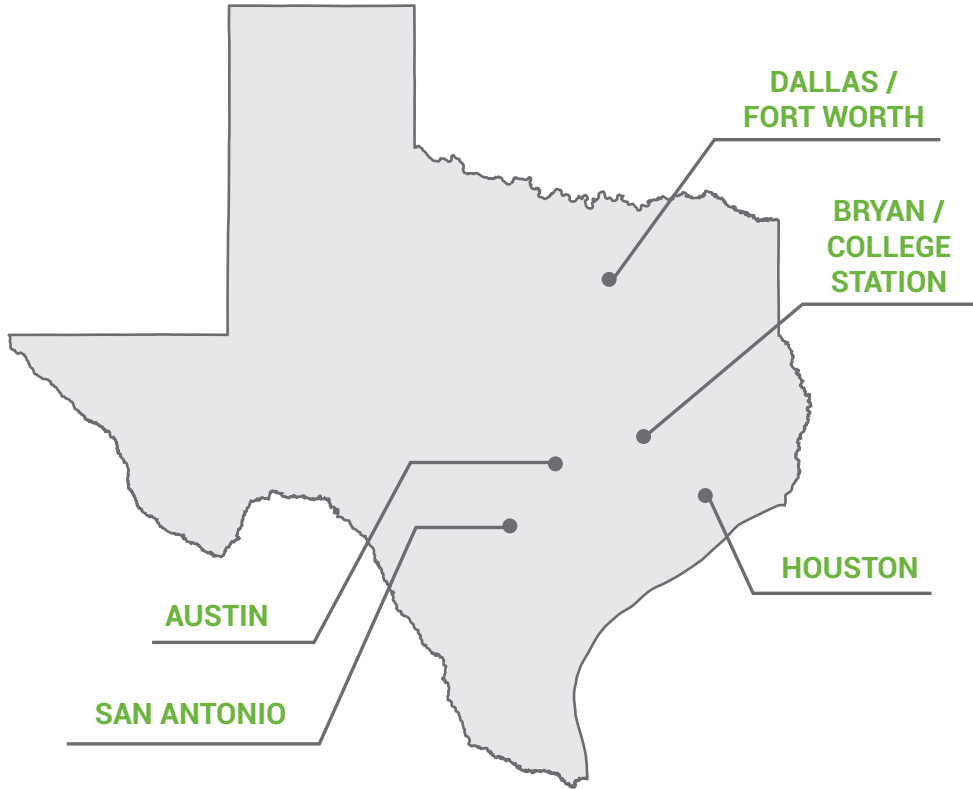


TOTAL EMPLOYEES
OVER 155,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)



AVERAGE HOME VALUE
OVER \$230,000
WITHIN FIVE MILE RADIUS
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
2017 Total Population	8,816	131,802	360,944
2022 Total Population	9,430	142,159	389,181
2017-2022 Annual Growth Rate	1.36%	1.52%	1.52%
2017 Households	2,996	43,360	115,933
2022 Households	3,193	46,501	124,644
2017 Average Home Value	\$83,772	\$119,954	\$121,913
2022 Average Home Value	\$96,022	\$135,839	\$137,307
2017 Average HH Income	\$42,971	\$57,648	\$59,269
2022 Average HH Income	\$46,835	\$65,001	\$67,758



**HOUSTON, TEXAS
NATIONAL RANKING
AND RECOGNITIONS**

A map of the Houston metropolitan area with various national rankings overlaid. A small map of the United States is in the top left corner.

- #1 U.S. METRO FOR EXPORTS IN THE U.S.** (Department of Commerce 2016)
- #1 MOST CHARITABLE PLACES IN THE U.S.** (Charity Navigator 2016)
- #2 BEST PLACE TO START A BUSINESS IN TEXAS** (NerdWallet 2015)
- #7 BEST PERFORMING CITY IN THE U.S.** (Milken Institute 2015)
- #1 CITY FOR BUILDING WEALTH IN THE U.S.** (U.S. News & World Report 2015)
- #10 FASTEST GROWING ECONOMY AROUND THE U.S.** (WalletHub 2015)
- #1 BEST CITY FOR MANUFACTURING** (Forbes 2014)
- #4 LARGEST METRO ECONOMY IN THE U.S.** (Greater Houston Partnership Website)
- #5 MOST POPULOUS METRO AREA IN THE U.S.** (Greater Houston Partnership Website)
- #5 MOST SUSTAINABLE CITIES IN THE U.S.** (ARCADIS Sustainable Cities Index 2015)
- #2 BEST ENERGY & RESOURCE POLICY THINK TANK IN THE WORLD** (Houston Business journal 2016)

Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.6 million.

Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.

Sources: Greater Houston Partnership Website (www.houston.org/business/regionalProfile) / Business Regional Profile
Greater Houston Partnership Website / Economy / Most Current Talking Points

UNIVERSITY OF HOUSTON

University of Houston opened its doors in 1927. Today, it stands as a premier Tier One campus with over 43,500 students accompanied by 110 undergraduate majors and minors, 120 master's degree programs, 47 doctoral degree programs, and 25 different research centers.

The University of Houston has also gained national recognition for its educational programs. It has the #1 Subsea Engineering Master's Program in the nation, the #2 Best Online Graduate Education Program, the #6 Top Undergraduate School for Entrepreneurship Studies, and the U of H Law School is ranked in the Top 50 Graduate schools.

The school has a proud heritage of academic excellence and continues to develop strong traditions based on its rich history in Houston. UH prides itself on student success and regularly engages students with the community through projects, internships, industry partnerships, and alumni leadership.



Photo Source: University of Houston
(<http://www.uh.edu/news-events/stories/2016/August/0901HEEDAward.php>)



Photo Source: Rice University - Houston Business Journal
(http://www.bizjournals.com/houston/morning_cad/2014/7/31/rice-university-adds-new-engineering-program.html)

RICE UNIVERSITY

Established in 1912, Rice University offers more than 50 undergraduate majors across 6 different divisions of study. Rice combines the advantages of a liberal arts college with the resources and facilities of a premier research university. It has a total undergraduate enrollment of 3,910 and its campus is urban, set in Houston's Museum District. Rice University's ranking in the 2017 edition of Best Colleges and National Universities is #15. There are 11 residential colleges that provide housing, dining, and social events. The Rice Owls boast 14 varsity NCAA Division I athletic teams.

REGIONAL TRAFFIC GENERATORS

THE HOUSTON AIRPORT SYSTEM (HAS)

The Houston Airport System (HAS) served more than 50 million travelers (2013), and ranks as the eighth busiest international passenger gateway in the U.S. The HAS serves 190 destinations – including nonstop service to approximately 121 domestic destinations and 69 direct and nonstop foreign destinations from George Bush Intercontinental Airport. William P. Hobby Airport serves more than 40 domestic destinations and 9 international destinations. Ellington International Airport services the U.S. Armed Forces, NASA and a variety of general aviation tenants. Other airports in the region include: Scholes at Galveston GLS Airport, Southeast Texas Regional BPT Airport in Beaumont and Sugar Land Regional Airport.

PORT OF HOUSTON

The region is home to a number of ports including the ports of Houston, Galveston, Freeport and Texas City. The Port of Houston is ranked first in the U.S. in foreign tonnage and is the largest container port in the Gulf Coast, handling 66 percent of Gulf coast container traffic in 2013. As one of the world's busiest seaport areas, this trade hub is set for a booming future. Houston's concentration of ocean carriers, heavy haulers, project forwarders, EPC and oil and refining companies are well positioned to accommodate future growth.

NASA JOHNSON SPACE CENTER

The Johnson Space Center was established in 1961 as the Manned Spaceflight Center, the home and Mission Control Center for the U.S. human space flight program. In 1973, it was renamed in honor of the late President, and Texas native, Lyndon B. Johnson. For more than 50 years, NASA's Lyndon B. Johnson Space Center (JSC) in Houston has led our nation and the world on a continuing adventure of human exploration, discovery and achievement. The center has played a vital role in powering our country into the 21st century through technological innovations and scientific discoveries. The Johnson Center's \$1.5 billion complex occupies 1,620 acres southeast of downtown Houston, in the Clear Lake area. As the center has evolved into one of NASA's largest research and development facilities, the greater Houston area has developed into an aerospace hub with an identity of amazing achievements, hard work, and innovation.

HEALTHCARE

Memorial Hermann Health System: Memorial Hermann Health System has created Houston's largest, full-service, integrated health system with 16 area hospitals and numerous specialty institutes, programs, and services. Memorial Hermann-Texas Medical Center is one of the nation's busiest Level I trauma centers and the primary teaching hospital for McGovern Medical School at UTHealth. MHMD, the Memorial Hermann Physician Network, comprises more than 2,000 clinically integrated physicians and offers the largest network medical home in the region.

MD Anderson Cancer Center: MD Anderson is a global leader in cancer care, cancer research and the fight to end cancer. MD Anderson has been ranked the No. 1 hospital for cancer care in the nation by U.S. News & World Report's "Best Hospitals" survey.



William P. Hobby Airport (HOU)



Port of Houston



NASA Johnson Space Center

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of 2.5 acres on Victory Drive, Houston, TX 77088 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

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:

- 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

Steve Mattox

Vice President | Land Services

O: 281.256.2300 | C: 281.639.8316

E: Steve.Mattox@OldhamGoodwin.com

© Oldham Goodwin Group, LLC. The information herein has been obtained from sources deemed reliable. Although we believe it to be accurate, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

7102 West Sam Houston Parkway N, Suite 230
Houston, Texas 77040
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600