

— LAND INVESTMENT OPPORTUNITY | FOR SALE —

238 AC IN MONT BELVIEU



Oldham
Goodwin

238 AC IN MONT BELVIEU

END OF KINGS POINT BOULEVARD, MONT BELVIEU, TEXAS

PROPERTY HIGHLIGHTS

- Large acreage tract within ~30 miles of downtown Houston
- 12" public water line and electrical power on-site with nearby sewer line
- Ideally positioned for continued single family residential development
- Water features include several ponds, Buck Gully flows through the back portion and Old River along the eastern border of property
- 1 mile from new SH-99/Grand Parkway intersection crossing TX-146 and 4.25 miles North from I-10
- Mix of improved pasture, woodlands, and creek bottom
- Multiple access points along TX-146 and dedicated access easements
- The property is Ag Exempt making for a great long-term investment
- Located in the rapidly growing largest MSA in the country
- Average household incomes in the 1, 3, & 5 mile radius are \$133,701, \$133,109, and \$107,524 respectively
- Investment scenarios are improved with the construction of the H & I Segments of the Grand Parkway.





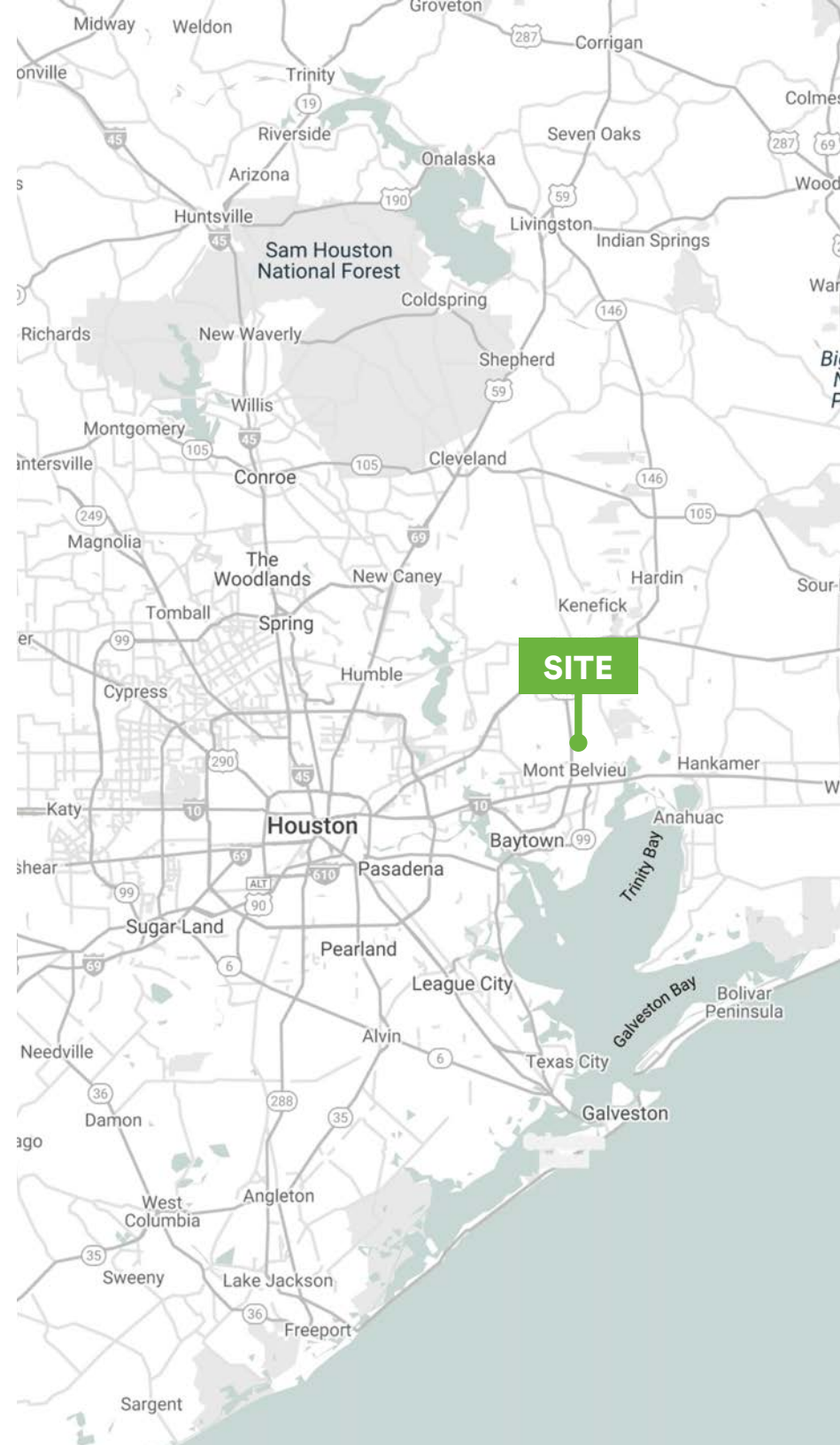


238 AC IN MONT BELVIEU

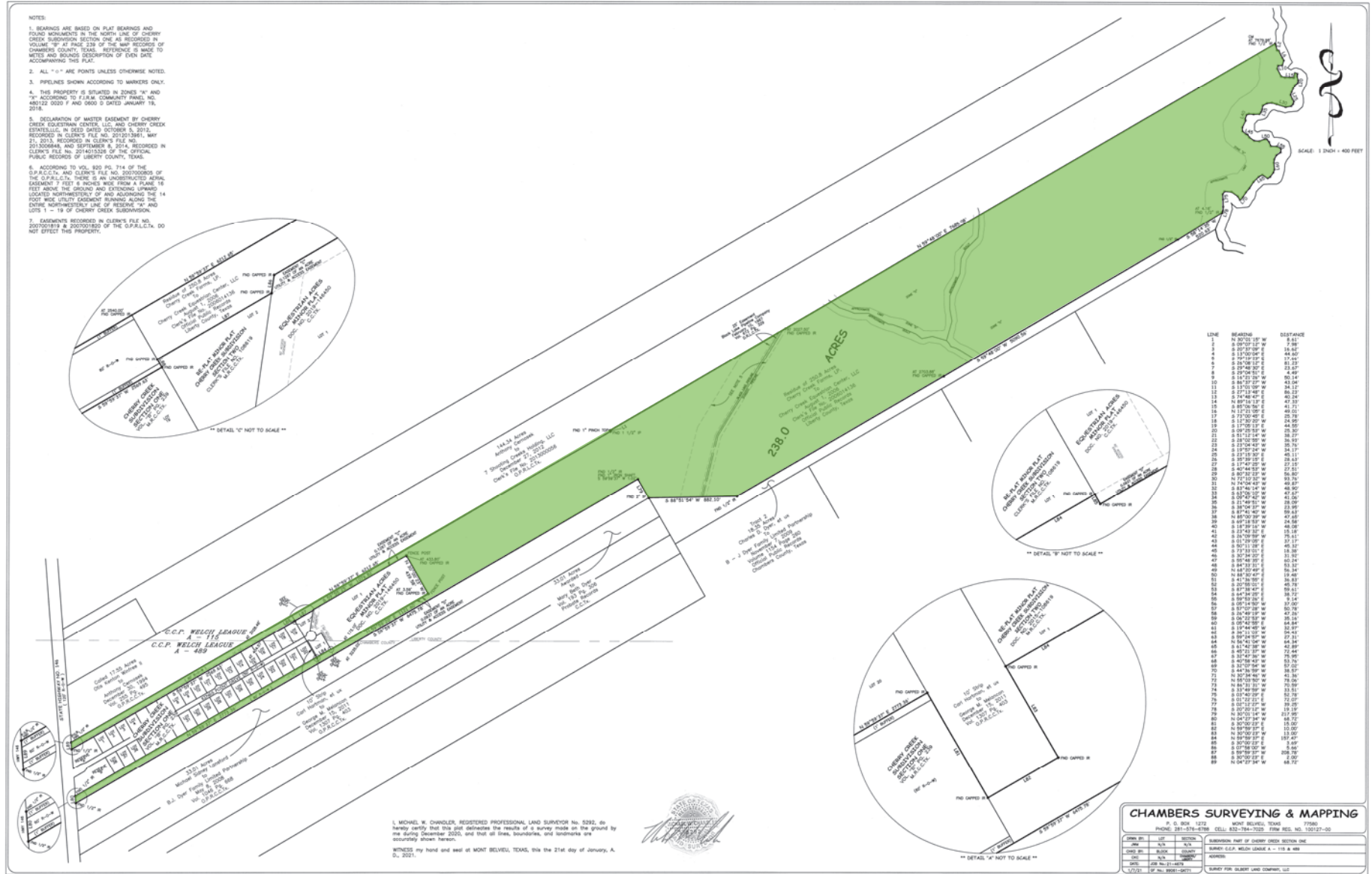


PROPERTY INFORMATION

Size	238 AC
Location	Kings Point Boulevard, Mont Belvieu, Texas
Improvements	Perimeter fencing, improved pasture, interior trail system
Utilities	12" Public Water Line, Fiber Cable Distribution Line, Sewer in area
Frontage/Access	Two 60' wide access points along TX-146
Topography/ Water Features	Gentle downward slope from West to East / Old River along eastern property line and Buck Gully through the center
Wildlife	Deer, hogs, ducks, upland bird hunting
Flood Plain	~5.1 acres near back center following Buck Gully and 8.51 acres along Old River and the eastern property line



SURVEY





SH-99/Grand Parkway
(Under Construction)

SITE



Gulf Coast
Fractionators



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



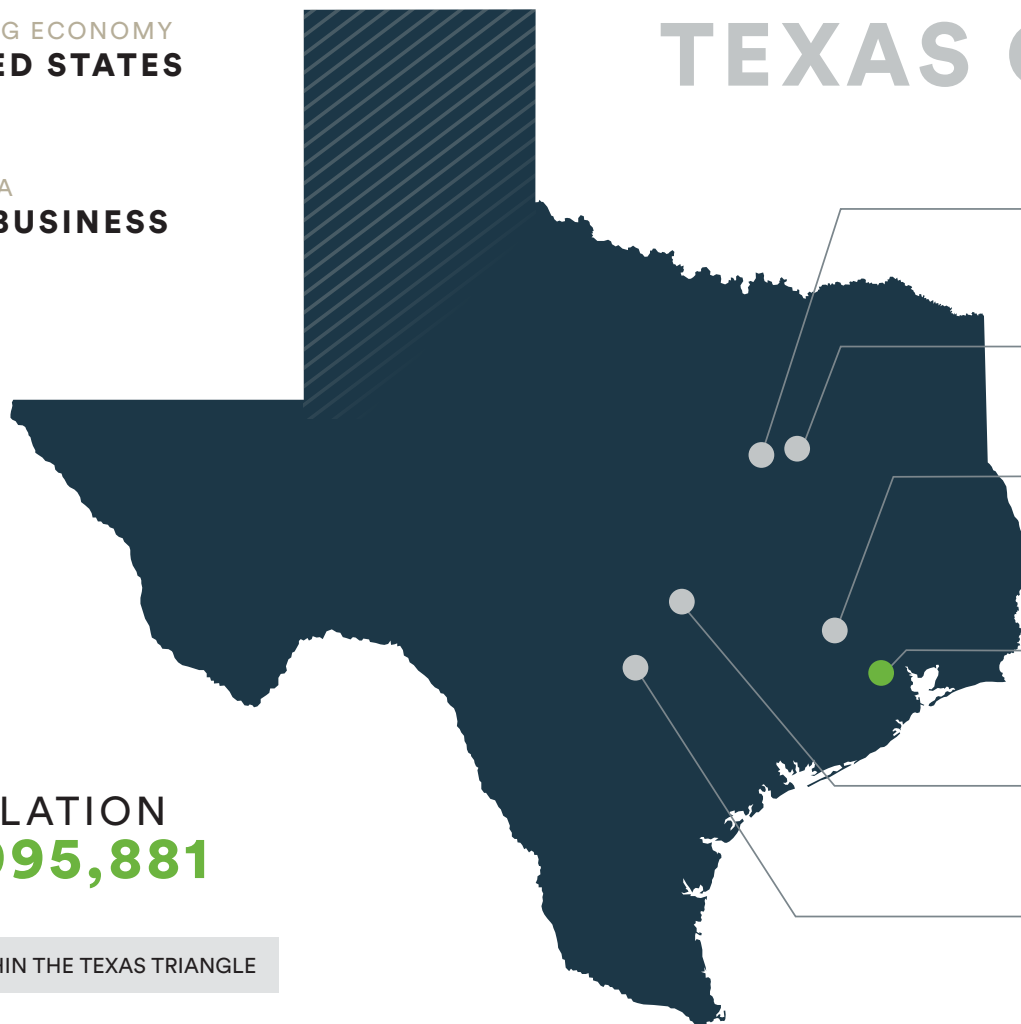
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

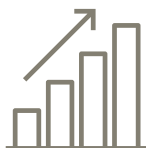
4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

HOUSTON, TEXAS MSA



POPULATION
7,000,000

21

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD

HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS



PORT OF HOUSTON

LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US

GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

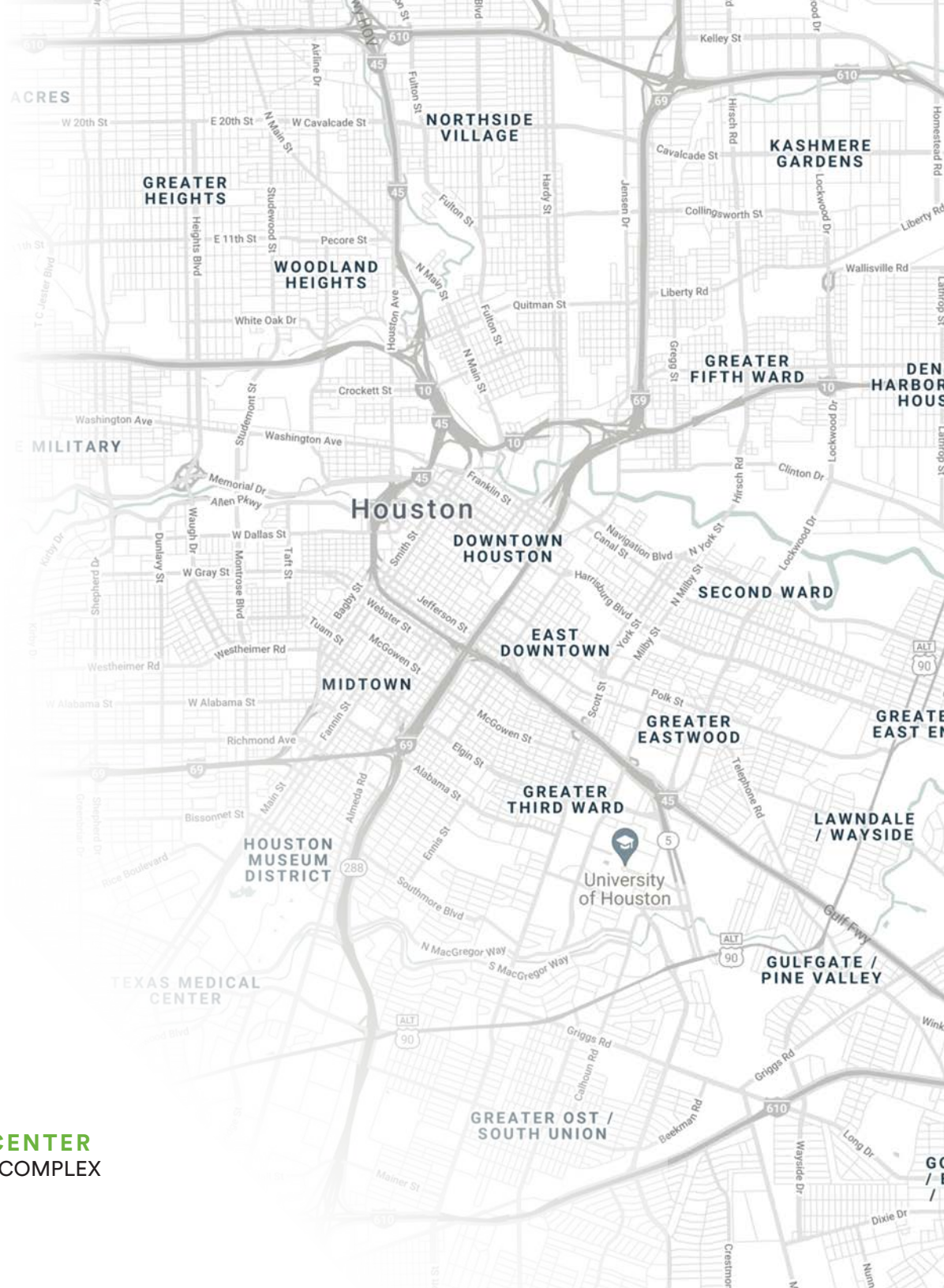
4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



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.

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Assumed Business Name

532457

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Phone

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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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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.