

Presented by:

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LAND FOR SALE

+/- 13.59 ACRES | FM 2234

Houston, TX 77053

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Houston, TX 77053

McALISTER

Real Estate

+/- 13.59 ACRES AVAILABLE | FM 2234 | HOUSTON, TX 77053



PROPERTY INFORMATION

SIZE	13.5986 Acres
PRICE	\$2.00 PSF
APN #	0513-00-000-0390-907
LEGAL	0286 M MERRITT, ACRES 13.5986
UTILITIES	Available via City of Houston
RESTRICTIONS	None
SCHOOLS	Fort Bend Independent School District
LATITUDE, LONGITUDE	29.581850, -95.448303

2018 TAX RATES

C05 CITY OF HOUSTON	0.56792
D01 FORT BEND DRAINAGE	0.01900
GO1 FORT BEND COUNTY GENERAL	0.44500
S07 FORT BEND INDEPENDENT SCHOOL DISTRICT	1.32000
TOTAL	2.35192

PROPERTY HIGHLIGHTS

- 260' of frontage on McHard Rd/FM 2234
- 13 Acres bisected by Clear Creek
- Fort Bend County Independent School District
- Located in City of Houston
- Utilities to the site

HOW TO MAKE AN OFFER:
Offers should be presented in the form of a non-binding Letter of Intent and should include pricing, due diligence, closing timeline, earnest money deposit, qualifications to close and development plans.

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PROPERTY DESCRIPTION

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AREA MAP

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TALKING POINTS Q4/19



POPULATION AND DEMOGRAPHICS

7.0 million

residents in the 9-county
Houston-The Woodlands-Sugar Land MSA

Nation's 5th most
populous metro area

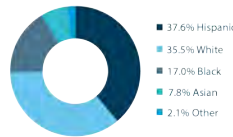
Larger than Missouri or Maryland



Houston is the nation's
4th most populous city

Race/Ethnicity: Houston MSA

Houston today mirrors the U.S. in 4 decades



Nearly 1 in 4
Houstonians
are foreign born

GLOBAL PRESENCE

15 foreign
governments

maintain trade and commercial offices
in Houston

35 active foreign
chambers of commerce

17.3%

of the region's
economy is tied
to exports

exports
support
330,000
jobs

58.3 million

Houston airport passengers in '18

global travelers
11.8 million

domestic travelers
46.5 million

189 nonstop destinations

\$233.3 billion

in trade was handled by the
Houston-Galveston Customs Districts in '18

\$140.5
billion

in imports in '18

\$92.7
billion

in exports in '18



Houston has the largest
export market in the U.S.

Port Houston ranks

1st

in foreign
tonnage for
22 straight
years

Largest
Gulf Coast
container port

2nd

in total tonnage
for 26 straight
years

5,000+

Houston companies
doing business abroad

1,700+

Houston establishments
report foreign ownership

90 nations

have consular representation
in Houston

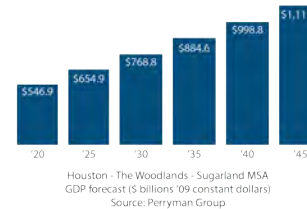
3rd largest representation
in the nation

19 foreign banks

are located in Houston from 10 nations

ECONOMY

If Houston were an independent nation, the region would have the 26th largest economy in the world, behind Belgium and ahead of Thailand.



Houston - The Woodlands - Sugarland MSA
GDP forecast (\$ billions '09 constant dollars)
Source: Perryman Group

2.9
percent

expected real GDP
annual growth from '20 - '45

GDP expected to more than
double between 20 and '45



22

Fortune 500 Companies call Houston home

EMPLOYMENT

3.2 million
jobs in the
Houston MSA

more jobs
than 35
states

Service industries
account for

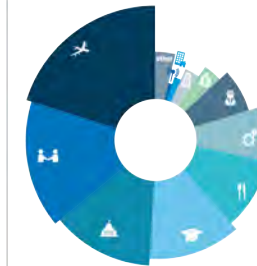
4 out of **5**

workers in the region

The goods-producing
sector accounts for nearly

1 in **5**

of the region's jobs



Industry Share of
Houston MSA Employment

20%	Trade, Transportation, and Utilities
16%	Professional and Business Services
13%	Government
13%	Educational and Health Services
11%	Leisure and Hospitality
7%	Manufacturing
7%	Construction
3%	Finance and Insurance
3%	Mining and Logging (Upstream Energy)
2%	Real Estate and Rental and Leasing
1%	Information
4%	Other Services

Source: Texas Workforce Commission

INDUSTRIES

The Texas Medical Center is
the world's largest medical complex.



\$3 billion
in construction
projects underway

50 million
developed square feet

10 million
annual patient visits

180,000+
annual surgeries

Houston is home to 83,100 engineers and
architects.



Approximately **225,000**
people work in the region's manufacturing industry

44

of the 128 publicly-traded oil
and gas exploration firms are
housed in Houston

650

exploration and
production firms
located in the Houston region

800

oil field service
companies



Houston employs 25% of the nation's oil
and gas extraction jobs

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HOUSTON MARKET

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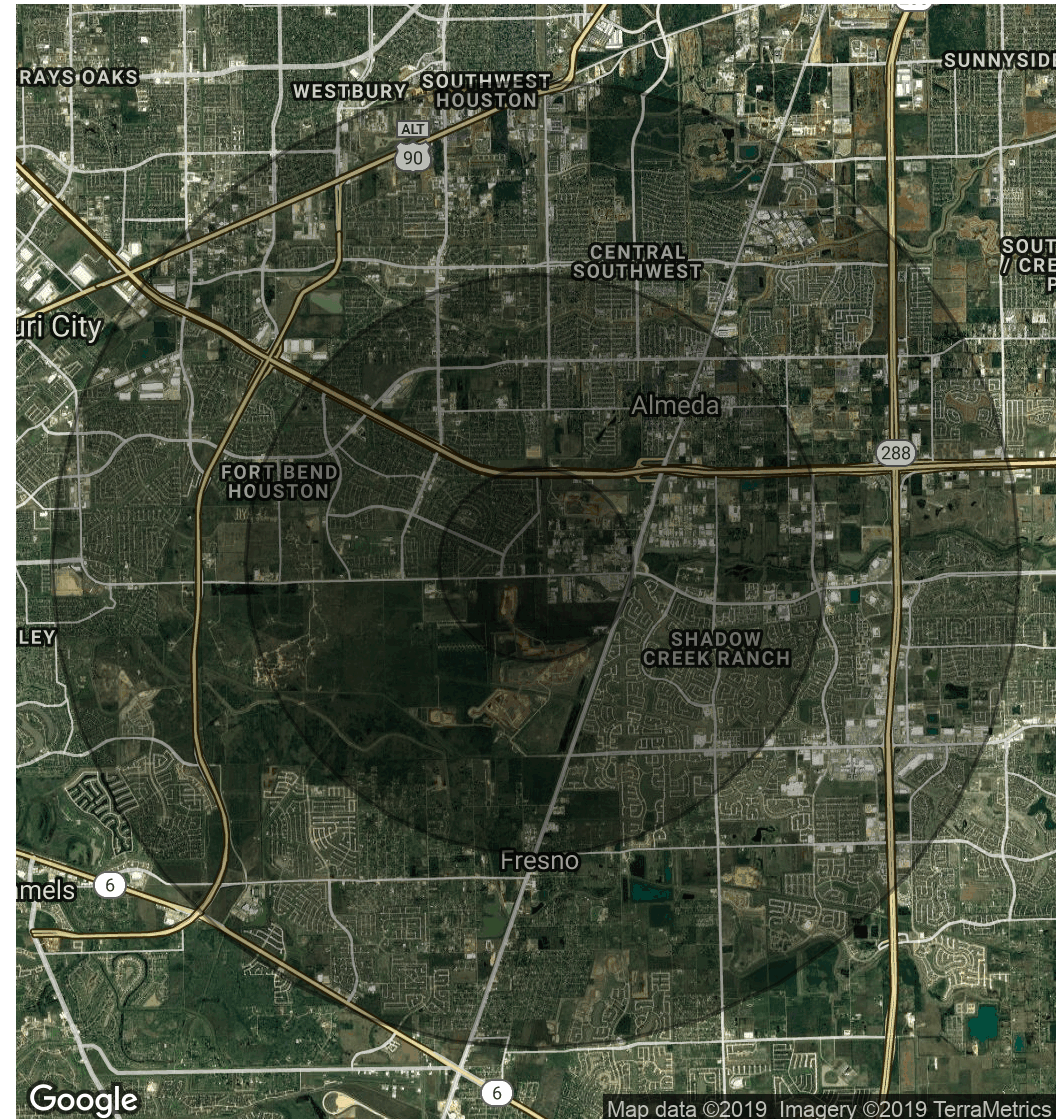
Real Estate

+/- 13.59 ACRES AVAILABLE | FM 2234 | HOUSTON, TX 77053

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,159	58,956	161,167
Median age	27.5	30.5	31.1
Median age (Male)	25.1	28.5	29.1
Median age (Female)	29.2	32.3	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,424	17,164	48,999
# of persons per HH	3.8	3.4	3.3
Average HH income	\$47,680	\$56,256	\$65,026
Average house value	\$105,502	\$120,861	\$142,650

* Demographic data derived from 2010 US Census



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DEMOGRAPHICS

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date