

PROPERTY INFORMATION

COMMERCIAL RESERVES - LAKES OF BELLA TERRA +/-3.96 AC



PROPERTY OVERVIEW

+/- 3.96 acre parcel with frontage along Westpark Toll Road (Will subdivide)

PROPERTY HIGHLIGHTS

- Site is located at the entrance to Lakes of Bella Terra, a robust and rapidly growing community within central Fort Bend county - the "fastest-growing large county" in the U.S.
- Excellent visibility and access from east-west bound and north-south bound traffic along Westpark Tollroad & Katy Gaston Rd.
- A mixed-use development is planned to the west of this site, and will include retail, office and convention center
- Site is well suited for restaurant, retail and medical users

Property Size:	+/- 3.96 AC
Price:	\$18.00 - \$20.00 PSF
Utilities:	Fort Bend MUD 133
Frontage:	+/- 691 feet
Depth:	+/- 255 feet

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Active Population	9,065	96,142	215,012
Average HH Income	\$176,991	\$164,730	\$152,790
Residential Count	2,784	29,021	68,352
Growth Since 2010 Census	9.63%	7.05%	6.91%

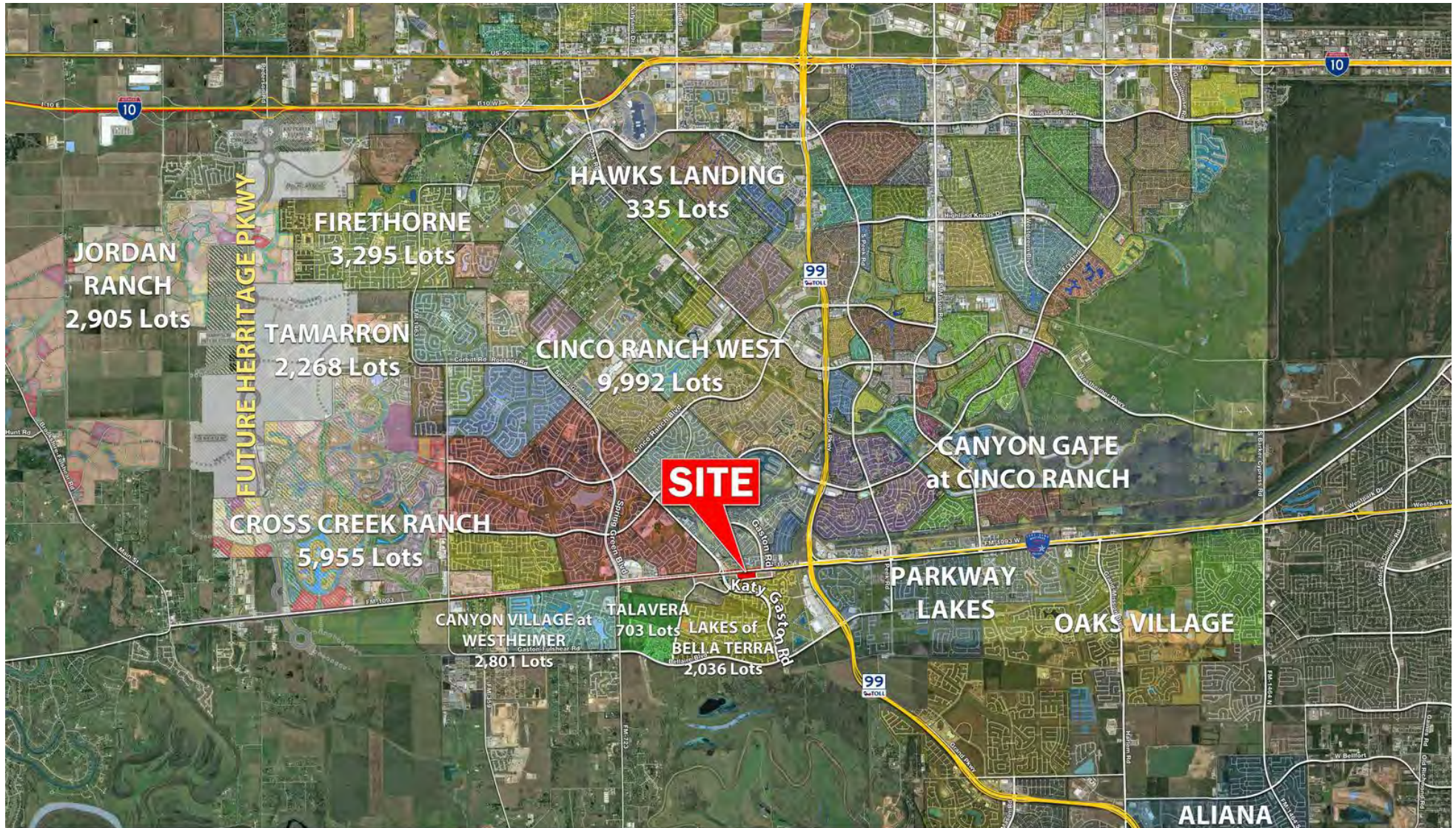
FOR MORE INFORMATION PLEASE CONTACT

Ryan Sweeney | Managing Partner
rsweeney@streetwiseland.com | 713.773.5514

Sage Klement Cuenod | Assistant Vice President
scuenod@streetwiseretail.com | 713.773.5523

AREA MAP

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ACCESS AERIAL

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LAKEs OF BELLA TERRA SITE PLAN

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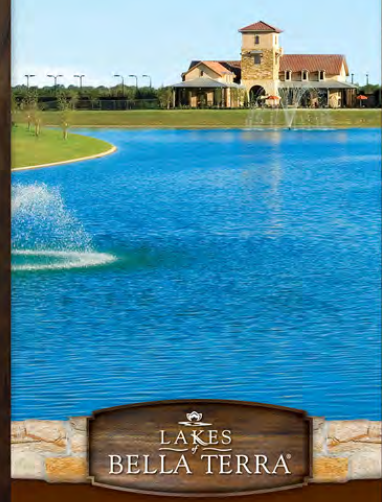
Lakes of Bella Terra
HOUSTON'S PREMIER BUILDERS
www.lakesofbellaterra.com

7 10 Lago Verde Estates
Homes from the \$700s - \$1M+

20 30 Bella Cortile
Courtyard Homes
from the \$320s - \$400s

25 Porte Toscana
Homes from the \$470s - \$620s

32 33 Luna Bella
34 36 Homes from the \$200s - \$380s
37 38



BELLA PIAZZA SITE PLAN

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SURVEY

COMMERCIAL RESERVES - LAKES OF BELLA TERRA +/-3.96 AC





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.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713-595-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
V. Edward James	374627	ejames@streetwiseretail.com	713-595-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Sweeney	543324	rsweeney@streetwiseland.com	713-595-9500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date