

PRIME DEVELOPMENT LAND FOR SALE

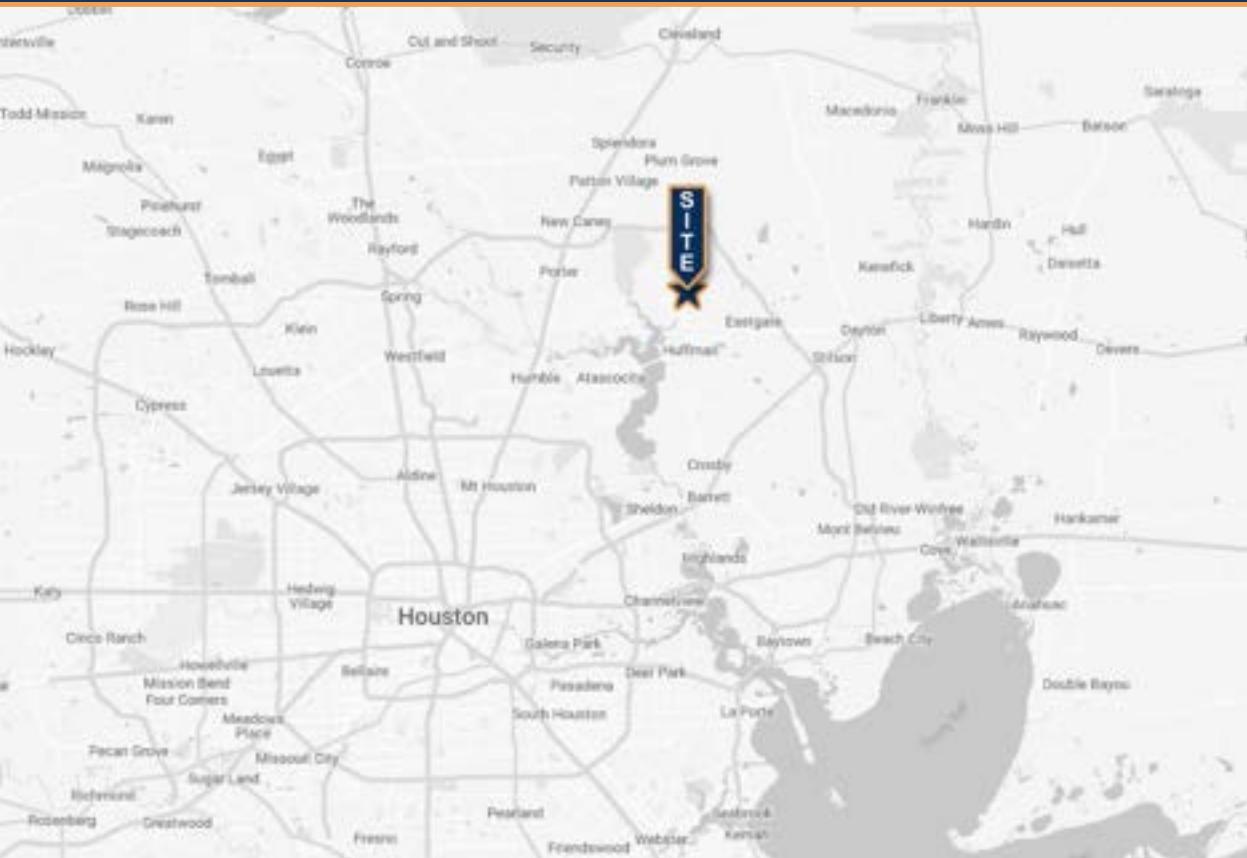
HUFFMAN, TX



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PROPERTY DESCRIPTION



LOCATION

27535 Golf View Ln,
Huffman, TX 77336

SIZE / PARCEL

297 Acres

TRAFFIC COUNTS

FM-2100: 12,551 VPD ('21)
FM-1960: 10,481 VPD ('21)

NEARBY TENANTS

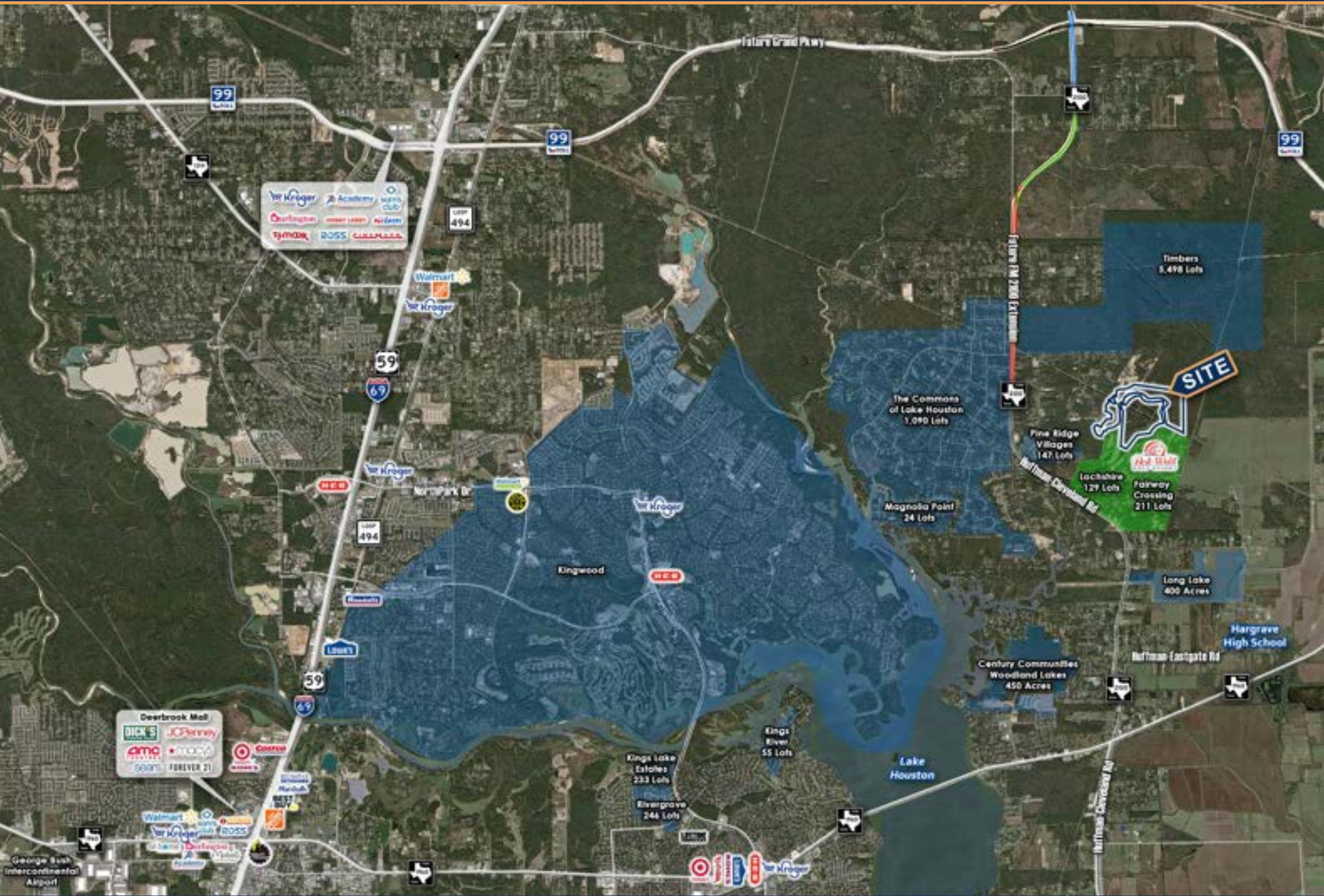


PROPERTY HIGHLIGHTS

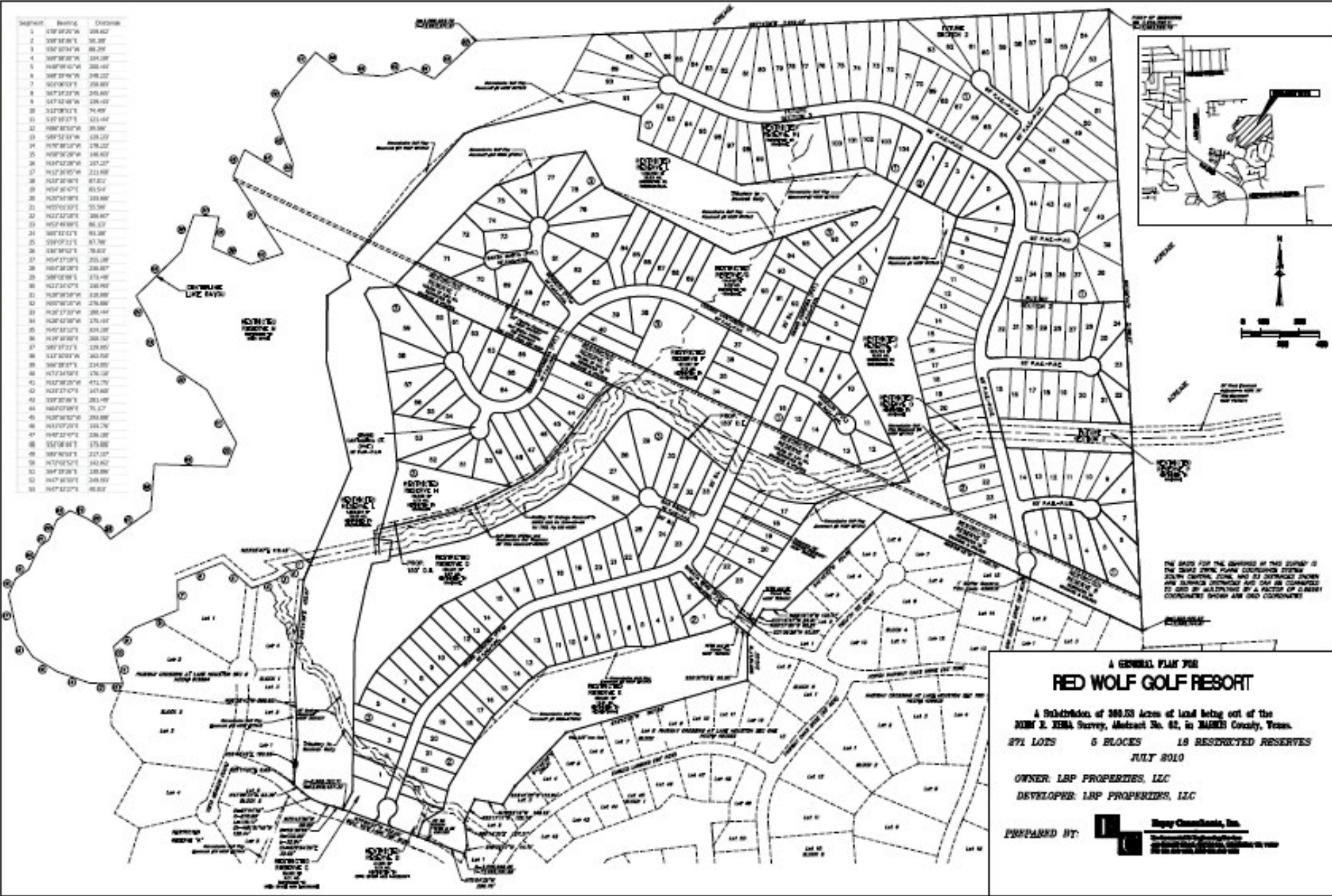
- FM-2100 is currently expanding from a 2/Lane to a 4/Lane. It is set to be completed sometime by Spring 2022
- The Property is just over 30 minutes from the Central Business District and 20 minutes from Bush Intercontinental Airport.
- Situated inside the popular Houston-area Red Wolf Golf Resort that contains 235+ custom-built homes that have a median home value of over \$365,000
- Zoned to Huffman ISD, which received the highest possible rating from the Texas Education Agency in 2016-2017

2022 DEMOGRAPHICS

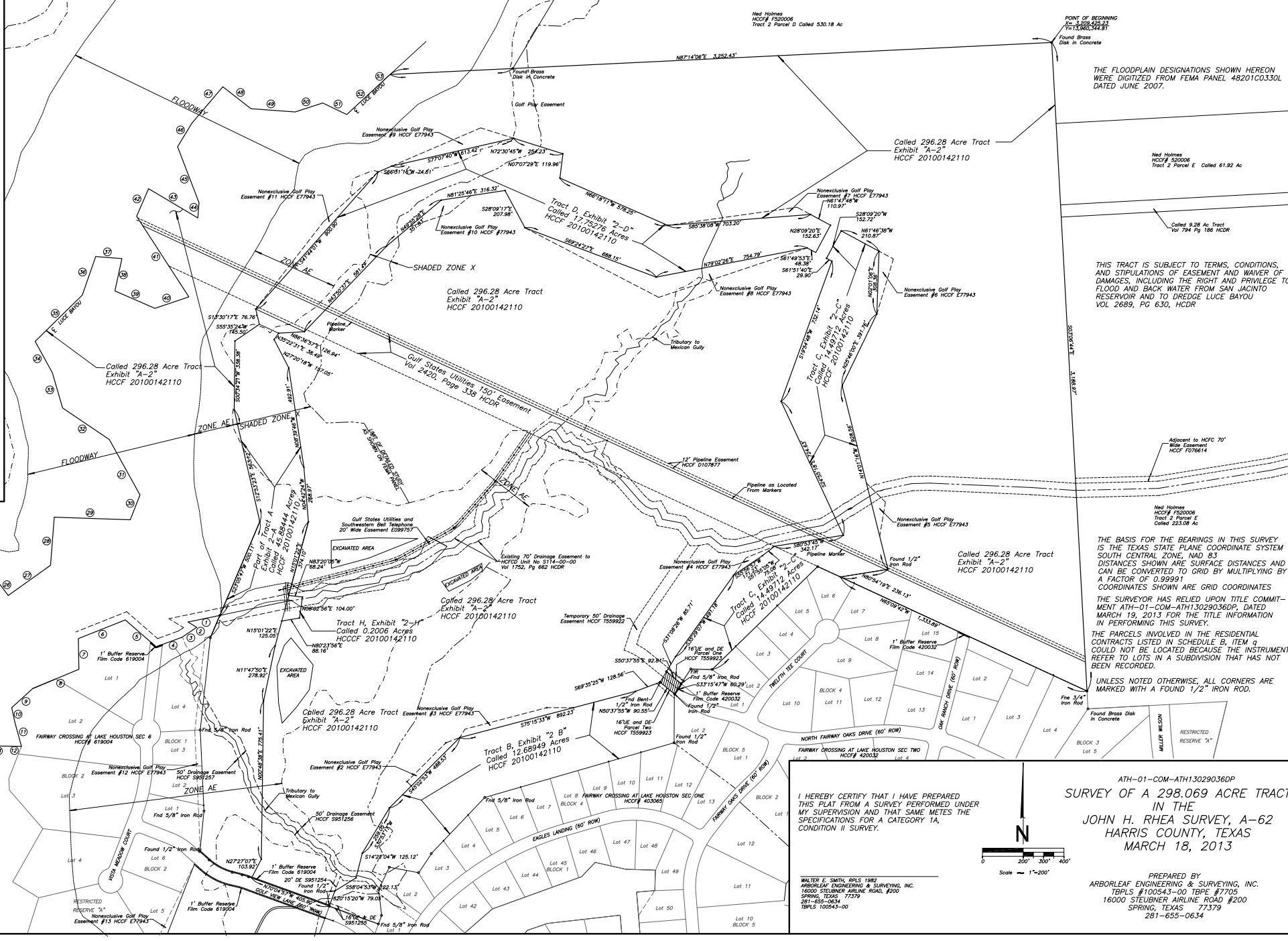
	1 MILE	3 MILE	5 MILE
TOTAL POP.	1,030	8,211	28,903
2027 POP.	1,038	8,531	31,755
AVG HH INCOME	\$127,410	\$122,137	\$154,701



PRELIMINARY LOT PLAT PLAN



Segment	Bearing	Distance
1	S78°19'25"W	159.62
2	S58°33'56"E	50.18
3	S56°10'34"W	88.29
4	S69°58'30"W	134.39
5	N48°59'41"W	200.44
6	S68°19'46"W	248.22
7	S01°06'53"E	150.83
8	S67°24'23"W	245.65
9	S47°42'48"W	139.43
10	S12°08'51"E	74.49
11	S15°19'27"E	121.44
12	N86°30'53"W	89.56
13	S89°52'33"W	129.23
14	N70°38'13"W	178.22
15	N58°56'28"W	146.63
16	N34°52'28"W	137.37
17	N12°25'05"W	211.68
18	N23°10'46"E	87.01
19	N54°16'47"E	83.54
20	N25°54'48"E	133.66
21	N55°01'33"E	55.56
22	N21°22'10"E	106.67
23	N53°49'07"E	86.13
24	S65°31'41"E	93.18
25	S59°07'21"E	87.78
26	S36°39'52"E	78.63
27	N54°27'19"E	255.38
28	N04°28'28"E	236.87
29	S88°02'08"E	373.40
30	N21°40'47"E	130.93
31	N28°58'59"W	310.88
32	N55°56'15"W	276.85
33	N16°17'33"W	180.44
34	N28°42'30"W	175.44
35	N45°33'12"E	324.30
36	N19°10'00"E	200.32
37	S85°37'21"E	129.05
38	S12°10'03"W	162.50
39	S66°28'37"E	214.05
40	N71°24'50"E	176.10
41	N32°58'25"W	471.75
42	N23°27'47"E	147.60
43	S59°20'36"E	281.49
44	N04°07'09"E	75.17
45	N20°56'02"W	293.88
46	N31°07'23"E	133.76
47	N40°22'47"E	236.30
48	S52°04'44"E	175.06
49	S85°46'53"E	217.37
50	N72°02'52"E	142.62
51	S47°19'26"E	130.86
52	N47°10'33"E	249.93
53	N47°32'27"E	40.03



THE FLOODPLAIN DESIGNATIONS SHOWN HEREON WERE DIGITIZED FROM FEMA PANEL 4820100330L DATED JUNE 2007.

THIS TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF EASEMENT AND WAIVER OF DAMAGES, INCLUDING THE RIGHT AND PRIVILEGE TO FLOOD AND BACK WATER FROM SAN JACINTO RESERVOIR AND TO DREDGE LUCE BAYOU VOL 2689, PG 630, HCCR

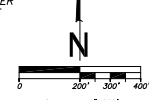
THE BASIS FOR THE BEARINGS IN THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE SURFACE DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99991. COORDINATES SHOWN ARE GRID COORDINATES.

THE SURVEYOR HAS RELIED UPON TITLE COMMITMENT ATH-01-COM-ATH13029036DP, DATED MARCH 19, 2013 FOR THE TITLE INFORMATION IN PERFORMING THIS SURVEY.

THE PARCELS INVOLVED IN THE RESIDENTIAL CONTRACTS LISTED IN SCHEDULE B, ITEM 9 COULD NOT BE LOCATED BECAUSE THE INSTRUMENTS REFER TO LOTS IN A SUBDIVISION THAT HAS NOT BEEN RECORDED.

UNLESS NOTED OTHERWISE, ALL CORNERS ARE MARKED WITH A FOUND 1/2" IRON ROD.

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN FROM A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT SAME METES THE SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



ATH-01-COM-ATH13029036DP
SURVEY OF A 298.069 ACRE TRACT IN THE JOHN H. RHEA SURVEY, A-62 HARRIS COUNTY, TEXAS MARCH 18, 2013

WALTER E. SMITH, RPLS 1982
ARBORLEAF ENGINEERING & SURVEYING, INC.
16000 STEUBNER AIRLINE ROAD, #200
SPRING, TEXAS 77379
931-655-0534
TBPIS 100543-00

PREPARED BY
ARBORLEAF ENGINEERING & SURVEYING, INC.
TBPIS #100543-00 TBP# #7705
16000 STEUBNER AIRLINE ROAD #200
SPRING, TEXAS 77379
281-655-0634

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	820	6,387	24,661
2020 Total Population	1,028	8,101	28,265
2020 Group Quarters	0	0	0
2022 Total Population	1,030	8,211	28,903
2022 Group Quarters	0	0	0
2027 Total Population	1,038	8,531	31,755
2022-2027 Annual Rate	0.15%	0.77%	1.90%
2022 Total Daytime Population	720	5,939	21,491
Workers	135	1,616	5,868
Residents	585	4,323	15,623
Household Summary			
2010 Households	266	2,131	8,103
2010 Average Household Size	3.08	2.99	3.04
2020 Total Households	332	2,640	9,314
2020 Average Household Size	3.10	3.07	3.03
2022 Households	334	2,680	9,539
2022 Average Household Size	3.08	3.06	3.03
2027 Households	338	2,787	10,492
2027 Average Household Size	3.07	3.06	3.03
2022-2027 Annual Rate	0.24%	0.79%	1.92%
2010 Families	220	1,747	7,007
2010 Average Family Size	3.40	3.29	3.27
2022 Families	270	2,156	8,072
2022 Average Family Size	3.46	3.42	3.31
2027 Families	274	2,234	8,815
2027 Average Family Size	3.44	3.42	3.31
2022-2027 Annual Rate	0.29%	0.71%	1.78%
Housing Unit Summary			
2000 Housing Units	185	1,708	6,146
Owner Occupied Housing Units	71.9%	77.1%	86.5%
Renter Occupied Housing Units	20.0%	13.6%	8.2%
Vacant Housing Units	8.1%	9.3%	5.2%
2010 Housing Units	285	2,350	8,622
Owner Occupied Housing Units	72.6%	78.2%	83.5%
Renter Occupied Housing Units	20.7%	12.6%	10.5%
Vacant Housing Units	6.7%	9.3%	6.0%
2020 Housing Units	352	2,861	9,807
Vacant Housing Units	5.7%	7.7%	5.0%
2022 Housing Units	354	2,905	10,056
Owner Occupied Housing Units	71.2%	77.5%	81.2%
Renter Occupied Housing Units	23.2%	14.7%	13.6%
Vacant Housing Units	5.6%	7.7%	5.1%
2027 Housing Units	362	3,052	11,247
Owner Occupied Housing Units	71.3%	77.5%	81.4%
Renter Occupied Housing Units	22.1%	13.8%	11.9%
Vacant Housing Units	6.6%	8.7%	6.7%
Median Household Income			
2022	\$75,993	\$86,827	\$108,531
2027	\$88,124	\$94,111	\$120,042
Median Home Value			
2022	\$348,095	\$322,205	\$334,250
2027	\$377,236	\$371,842	\$365,338





The City of Houston, established in 1836, is home to approximately 2,099,451 million people, ranking as the fourth most populous city in the United States. Only New York, Los Angeles, and Chicago surpass it in population. Houston has held the title of Texas' most populous city since 1930.

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (Houston MSA) encompasses 10 counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto, and Waller. Spanning over 10,000 square miles, the Houston MSA is more prominent in size than the state of Massachusetts.

In 2010, the population of the Houston metro area reached 5.95 million people, ranking it the sixth-largest metropolitan statistical area in the United States. This represented a 26% increase since 2000. In July 2010, the Houston MSA recorded 2.51 million payroll jobs, surpassing the job counts of 29 U.S. states, including Arizona, Colorado, and Alabama.



According to The Perryman Group, a Texas-based economic forecasting firm, the Houston region is projected to experience an average annual population growth rate of 1.95% from 2005 to 2035. During the same period, employment is expected to increase at 1.59% per year. The Houston-Sugar Land-Baytown Metro Area is predicted to lead the state in population growth, adding 3.53 million residents between 2009 and 2035, as per The Perryman Group's analysis. Additionally, the report forecasts that Houston will create an additional 1.325 million jobs, accounting for nearly one-fourth of Texas' job growth during that timeframe. This reflects a 1.57% annual growth rate. The report states that the long-term outlook for the state is positive, with an anticipated return to steady and healthy growth.

HOUSING

The residential sector in Houston has undergone a remarkable recovery driven by several key factors. The city's population growth has significantly contributed, with an average of 1,000 individuals relocating to Houston weekly. This influx of people has bolstered the demand for housing. Additionally, Houston has experienced substantial job growth, creating 188,000 private sector positions since January 2010. This increase in employment opportunities has further stimulated the housing market. Furthermore, income growth has played a crucial role, with wages paid to area workers surpassing \$39.4 billion in the fourth quarter of 2011, a notable rise from the city's lowest point in the fourth quarter of 2009 at \$36.4 billion.

The housing market in Houston reached its lowest point in June of the previous year but has since demonstrated a steady upward trend. According to the Houston Association of Realtors® (HAR), local realtors sold 65,553 homes in the 12 months ending in April, reflecting an 8.6 percent increase compared to the same period the previous year when 60,381 homes were sold. If the current pace persists, it is anticipated that local realtors could potentially sell over 68,000 homes by the end of this year.

Market analysis conducted by the real estate firm Metrostudy suggests that the existing market conditions warrant approximately 22,000 new home starts in 2012, marking an increase from the about 18,500 new home starts recorded last year. This indicates positive growth and an optimistic outlook for the housing sector in Houston.



EMPLOYMENT

Houston's recovery has solidified in recent months, evidenced by positive indicators across various economic factors. In April, the city's unemployment rate dropped to 6.5 percent, marking a significant decline from 7.8 percent in the same month of the previous year. The Houston metropolitan service area demonstrated remarkable growth, adding a net total of 81,200 new jobs in the 12-month period ending in April 2012. This translates to a 3.1 percent annual increase, as reported by the Texas Workforce Commission. Houston's metropolitan service area has consistently led the state in job growth for the past three months, surpassing other major metros.

Among the sectors experiencing the most rapid expansion since April 2011 are mining and logging, which added 9,200 jobs at an annual growth rate of 10.7 percent, employment services with 8,500 jobs at a growth rate of 13.0 percent, and ambulatory health care with 15,200 jobs growing at a rate of 12.0 percent annually. Houston's mining and logging sector, primarily driven by oil exploration, benefits from sustained high oil prices and the opportunities presented by the nearby Eagle Ford Shale. The growth in employment services suggests that despite the strong local economy, a significant number of firms prefer hiring contract workers rather than adding full-time employees with benefits. The expansion of ambulatory health care reflects a long-term trend towards outpatient care as a cost-effective alternative to inpatient care.

Not only did the Houston region experience faster job growth than any other major metro area in 2011, but it also offered higher wages to its workers compared to both the national and state averages. According to the U.S. Bureau of Labor Statistics' Occupational and Employment Statistics, the average wage paid to workers in the Houston MSA exceeded the national average by 5.0 percent and the Texas average by 10.2 percent. Occupations in the legal field earned the most with an average wage of \$116,040, followed by management (\$115,850), and architecture and engineering (\$95,310).

INFRASTRUCTURE & TRANSPORTATION

Infrastructure and Transportation in Houston are robust, with a network of highways, airports, railroads, and a prominent port facilitating efficient connectivity.

Highways play a crucial role in Houston's transportation system, with the city serving as the intersection for Interstates 10 and 45. Other major arteries include Loop 610, U.S. 59, U.S. 290, U.S. 90, Texas 288, Texas 225, Hardy Toll Road, Sam Houston Tollway, and the Grand Parkway (Texas 99). Houston is also positioned along the proposed route of I-69, known as the "NAFTA superhighway," connecting Canada, the U.S. industrial Midwest, Texas, and Mexico. The Houston Metropolitan Statistical Area (MSA) boasts an extensive freeway and expressway network, covering 3,703 miles, with 61 percent of the planned 1,217-mile system already in operation.

Houston's airport system, known as the Houston Airport System (HAS), is one of the largest multi-airport systems worldwide. It comprises George Bush Intercontinental Airport (IAH), William P. Hobby Airport (HOU), and Ellington Airport (EFD). IAH is 23 miles from downtown, accessible via Interstate 45, Highway 59, and the Hardy Toll Road. HOU is a convenient 15-minute drive from downtown, providing easy access to the Central Business District. The airports offer a comprehensive range of scheduled and charter passenger and cargo services, connecting to around 120 domestic and 72 international destinations across 36 countries. IAH ranks third in the U.S. for total nonstop destinations served and is a major hub for Continental Airlines. HOU handles domestic passengers for five airlines and is a crucial hub for Southwest Airlines, accommodating over 9.0 million passengers annually.

Houston's rail infrastructure features fourteen mainline tracks radiating from the city, facilitating the transportation of various commodities such as chemicals, plastics, grain, forest products, coal, minerals, and steel. The rail network within the Houston region sees approximately 2,200 trains

per week. BNSF and UP operate over 96 percent of Texas's Class I track mileage, connecting Houston to significant markets. KCS announced the resumption of freight train operations on its rehabilitated line from Victoria to Rosenberg, Texas, enhancing rail service and capacity in south Texas.

The Port of Houston is a vital component of Houston's transportation system, encompassing a 25-mile complex of public and private facilities within a few hours sailing time from the Gulf of Mexico. The port is well-connected, with three significant railroads and 150 trucking lines linking it to the continental United States, Canada, and Mexico. The Port of Houston has attained ISO14001 and ISO28000 certifications, showcasing its environmental sustainability and security commitment.

Houston's infrastructure and transportation networks support the efficient movement of goods and people, contributing to the city's economic vitality and connectivity to global markets.



EDUCATION

During the 2008-2009 academic year, educational institutions in the Houston area awarded a total of 28,428 associate degrees, one-year and two-year certificates, as well as 38,444 bachelor's degrees, master's degrees, and doctoral and professional degrees. Among Houston's college graduates, an impressive 47.4 percent possess degrees in science, engineering, and related fields, surpassing both the national average of 43.6 percent and the state average of 42.2 percent in those fields of study. Additionally, the Houston region boasts a college graduate percentage of 27.9, matching the national average and surpassing the state average of 25.5 percent per week. BNSF and UP operate over 96 percent of Texas's Class I track mileage, connecting Houston to significant markets. KCS announced the resumption of freight train operations on its rehabilitated line from Victoria to Rosenberg, Texas, enhancing rail service and capacity in south Texas.

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SPORTS, ART, & CULTURE

Houston regained professional football in 2002 with the Houston Texans, playing at the retractable-roof Reliant Stadium. The city also hosts the Houston Astros at Minute Maid Park, and the Houston Rockets at the Toyota Center. Soccer fans support the Houston Dynamo at Robertson Stadium until their new stadium is completed. Houston is a major destination for sports events and offers year-round resident companies in symphony, opera, drama, ballet, and musical theater.



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.

Airstream Realty

9013498

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0