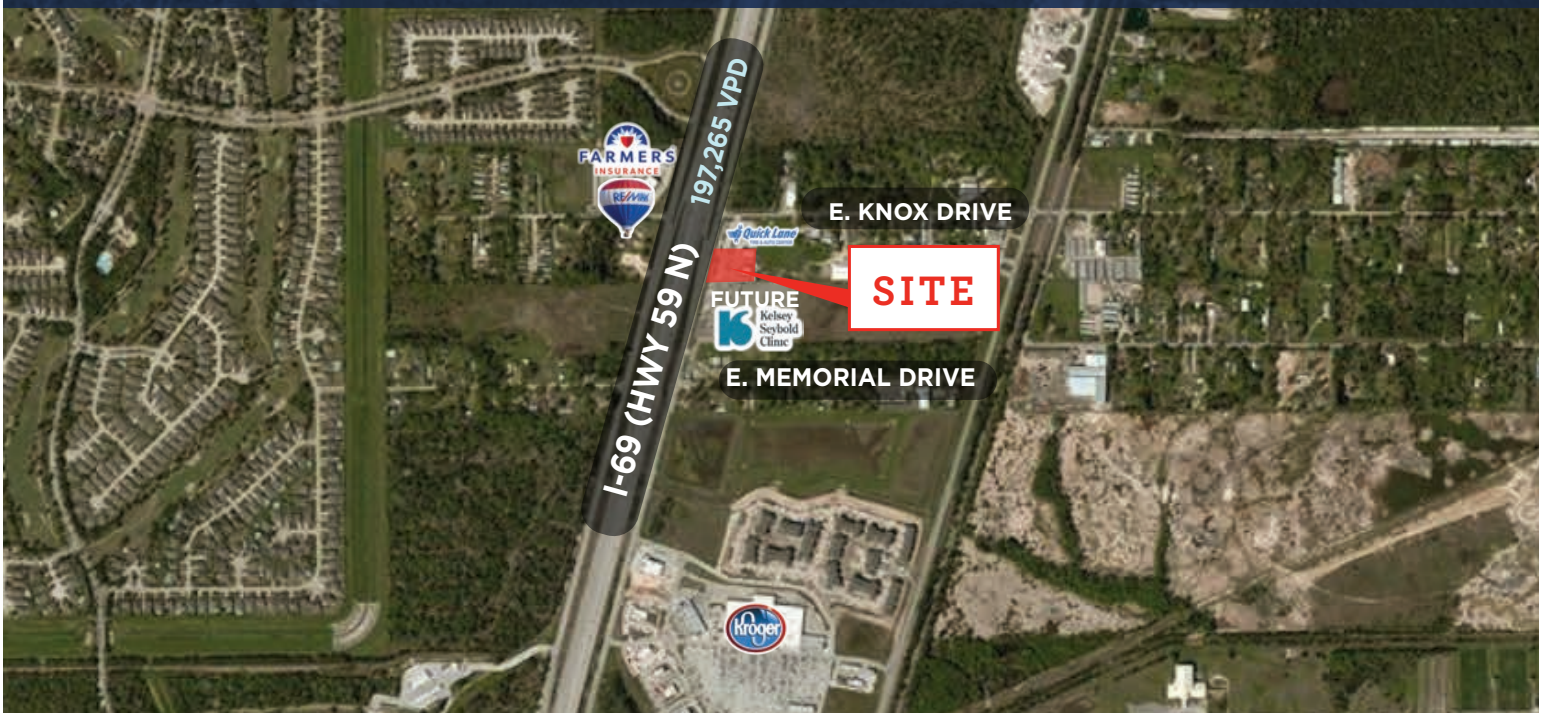


I-69 AUTOMOTIVE FACILITY

±2.3 Acres For Lease

25425 US Highway 59 | Porter, Texas



Shireen Owlia | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

I-69 Automotive Facility

25425 Highway 59 N | Porter, Texas



- Auto dealership
- Great exposure to almost 200,000 VPD
- Fast growing area
- Cross-access with Quicklane (adjacent)

Utilities:

- Water - Porter Special Utility District
- Sanitary Sewer - Porter MUD

Easy access to:

- Grand Parkway ±4 miles
- Sam Houston Pkwy (Beltway North) ±10 miles
- George Bush Intercontinental Airport ±7 miles
- Downton Houston ±23 miles

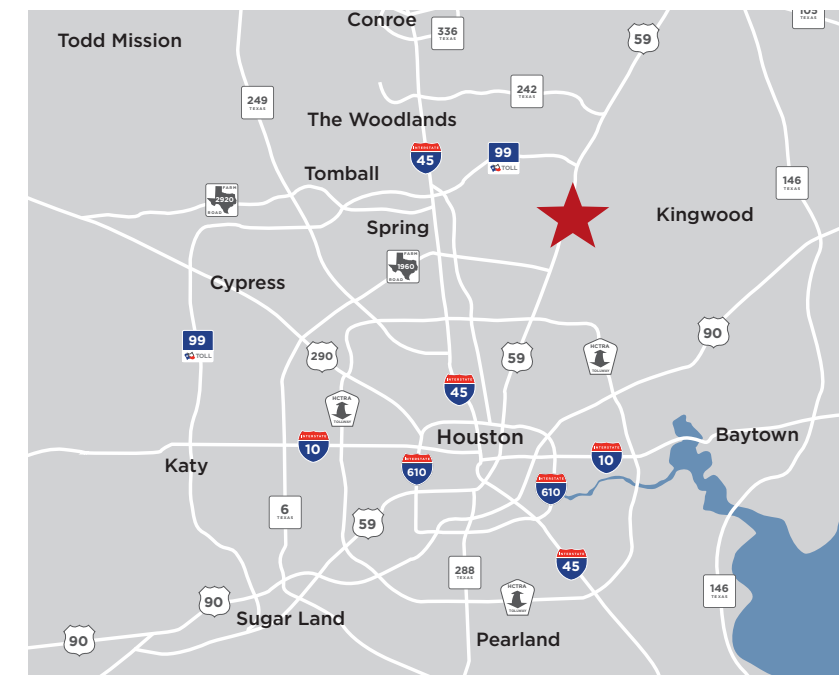
Area Amenities:

- Future Kelsey-Seybold Kingwood Clinic
- Lone Star College-Kingwood Performing Arts Center
- Kingwood Hospital
- Memorial Herman Hospital

Approximate Size: 2.326 Acres

School District: New Caney Independent District

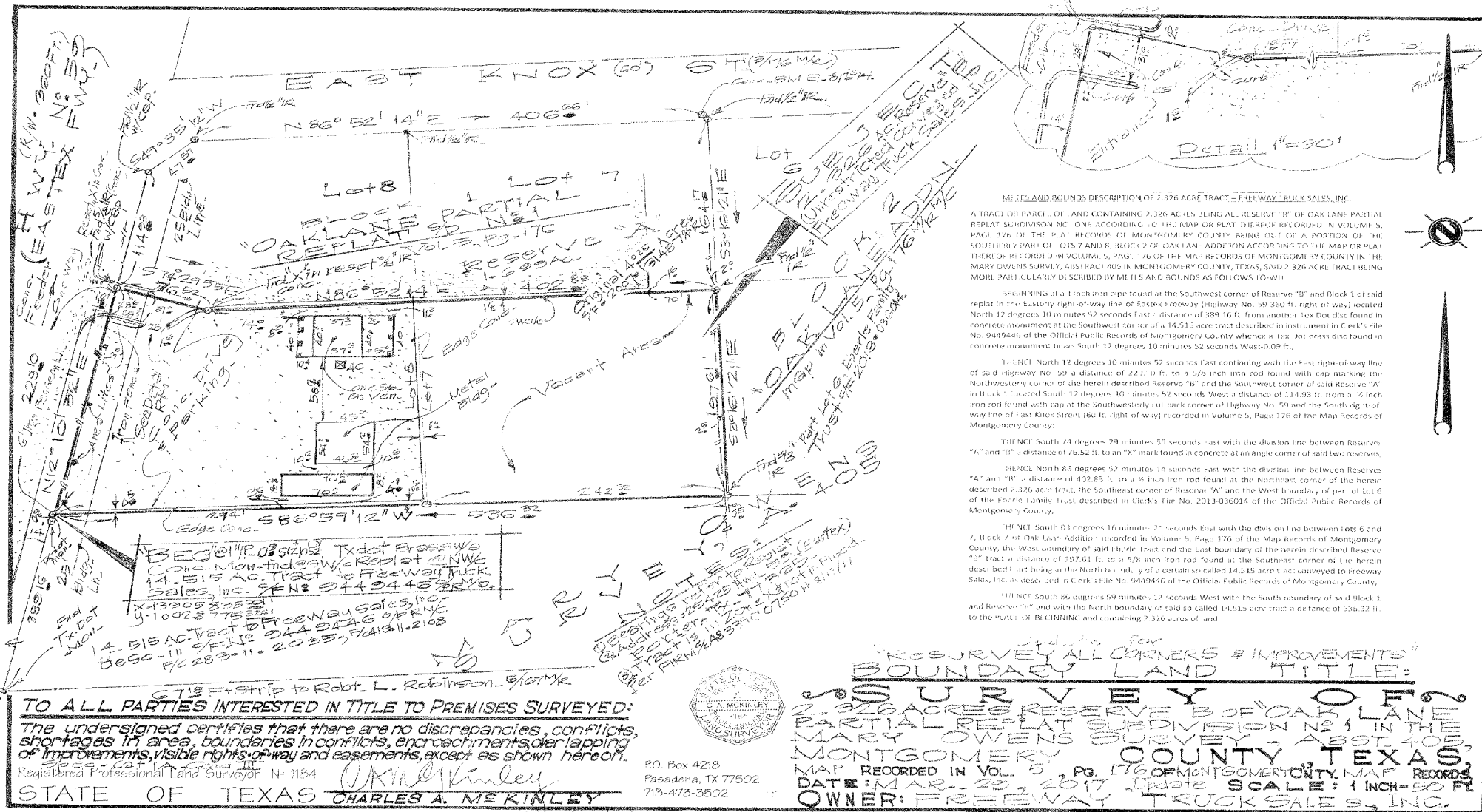
Frontage: 229 Feet



Shireen Owlia
281.640.7693
sowlia@newquest.com

I-69 Automotive Facility

25425 Highway 59 N | Porter, Texas



MEASUREMENTS AND BOUNDS DESCRIPTION OF 2.326 ACRE TRACT - FREEWAY TRUCK SALES, INC.

A TRACT OR PARCEL OF LAND CONTAINING 2.326 ACRES BEING ALL RESERVE "B" OF OAK LANE PARTIAL REPLAT SUBDIVISION NO. ONE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 176 OF THE MAP RECORDS OF MONTGOMERY COUNTY BEING ONE OF A PORTION OF THE SOUTHERLY PART OF LOTS 7 AND 8, BLOCK 2 OF OAK LANE ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 176 OF THE MAP RECORDS OF MONTGOMERY COUNTY IN THE MARY OWENS SURVEY, ABST. 405 IN MONTGOMERY COUNTY, TEXAS, SAID 2.326 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY MEASUREMENTS AND BOUNDS AS FOLLOWS TO-WIT:

BE BEGINNING at a 1 inch iron pipe found at the Southwest corner of Reserve "B" and Block 1 of said replat in the Eastern right-of-way line of Eastex Freeway (Highway No. 59 360 ft. right of way) located North 12 degrees 10 minutes 52 seconds East a distance of 389.16 ft. from another Tex Dot disc found in concrete monument at the Southwest corner of a 14.515 acre tract described in instrument in Clerk's File No. 948446 of the Official Public Records of Montgomery County where a Tex Dot brass disc found in concrete monument bears South 12 degrees 10 minutes 52 seconds West 0.09 ft.;

THENCE North 12 degrees 10 minutes 52 seconds East continuing with the East right-of-way line of said highway No. 59 a distance of 229.10 ft. to a 5/8 inch iron rod found with cap marking the Northwest corner of the herein described Reserve "B" and the Southwest corner of said Reserve "A" in Block 1 located South 12 degrees 10 minutes 52 seconds West a distance of 114.93 ft. from a 3/4 inch iron rod found with cap at the Southwest corner of the back corner of Highway No. 59 and the South-right-of-way line of East Knox Street (60 ft. right of way) recorded in Volume 5, Page 176 of the Map Records of Montgomery County;

THENCE South 74 degrees 29 minutes 55 seconds East with the division line between Reserves "A" and "B" a distance of 76.52 ft. to an "X" mark found in concrete at an angle corner of said two reserves;

THENCE North 66 degrees 17 minutes 14 seconds East with the division line between Reserves "A" and "B" a distance of 402.83 ft. to a 3/8 inch iron rod found at the Northeast corner of the herein described 2.326 acre tract, the Southeast corner of Reserve "A" and the West boundary of part of Lot 6 of the Marie Family Trust described in Clerk's File No. 2013-036014 of the Official Public Records of Montgomery County;

THENCE South 01 degrees 16 minutes 27 seconds East with the division line between Lots 6 and 7, Block 7 of Oak Lane Addition recorded in Volume 5, Page 176 of the Map records of Montgomery County, the West boundary of said Marie Trust and the East boundary of the herein described Reserve "B" tract a distance of 197.61 ft. to a 5/8 inch iron rod found at the Southeast corner of the herein described tract being in the North boundary of a certain so called 14.515 acre tract conveyed to Freeway Sales, Inc. as described in Clerk's File No. 948446 of the Official Public Records of Montgomery County;

THENCE South 86 degrees 59 minutes 27 seconds West with the South boundary of said Block 1 and Reserve "B" and with the North boundary of said so called 14.515 acre tract a distance of 526.37 ft. to the PLACE OF BEGINNING and containing 2.326 acres of land.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
 The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments, overlapping of improvements, visible rights-of-way and easements, except as shown hereon.

Registered Professional Land Surveyor No. 1184
STATE OF TEXAS CHARLES A. MCKINLEY

SURVEY OF
 2.326 ACRES RESERVE "B" OF OAK LANE
 PARTIAL REPLAT SUBDIVISION NO. 1 IN THE
 MARY OWENS SURVEY, ABST. 405,
 MONTGOMERY COUNTY, TEXAS.
 MAP RECORDED IN VOL. 5, PG. 176 OF MONTGOMERY COUNTY MAP RECORDS.
 DATE: MAR. 20, 2017. SCALE: 1 INCH = 50 FT.
 OWNER: FREEWAY TRUCK SALES, INC.
 Independence Title Co. (Am Vickrey) GF-1533453-CRHE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	2 Mile	3 Mile	5 Mile
POSTAL COUNTS			
Current Households	11,077	23,136	39,907
Current Population	26,409	59,977	107,591
2010 Census Average Persons per Household	2.38	2.59	2.70
2010 Census Population	19,326	44,531	85,687
Population Growth 2010 to 2019	37.67%	35.58%	26.08%
CENSUS HOUSEHOLDS			
1 Person Household	30.98%	24.62%	21.74%
2 Person Households	33.33%	34.25%	33.74%
3+ Person Households	35.69%	41.13%	44.52%
Owner-Occupied Housing Units	54.38%	67.64%	72.44%
Renter-Occupied Housing Units	45.62%	32.36%	27.56%
RACE AND ETHNICITY			
2019 Estimated White	73.37%	77.13%	77.13%
2019 Estimated Black or African American	10.03%	8.09%	7.32%
2019 Estimated Asian or Pacific Islander	4.75%	3.98%	4.08%
2019 Estimated American Indian or Native Alaskan	0.61%	0.59%	0.62%
2019 Estimated Other Races	11.24%	10.20%	10.84%
2019 Estimated Hispanic	24.49%	24.96%	26.26%
INCOME			
2019 Estimated Average Household Income	\$81,016	\$92,287	\$101,626
2019 Estimated Median Household Income	\$77,176	\$75,548	\$79,686
2019 Estimated Per Capita Income	\$33,710	\$36,284	\$38,390
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	18.86%	20.08%	19.19%
2019 Estimated Bachelors Degree	23.25%	24.08%	24.31%
2019 Estimated Graduate Degree	13.85%	11.76%	12.12%
AGE			
2019 Median Age	33.8	35.6	36.0

Our quest
is your success.

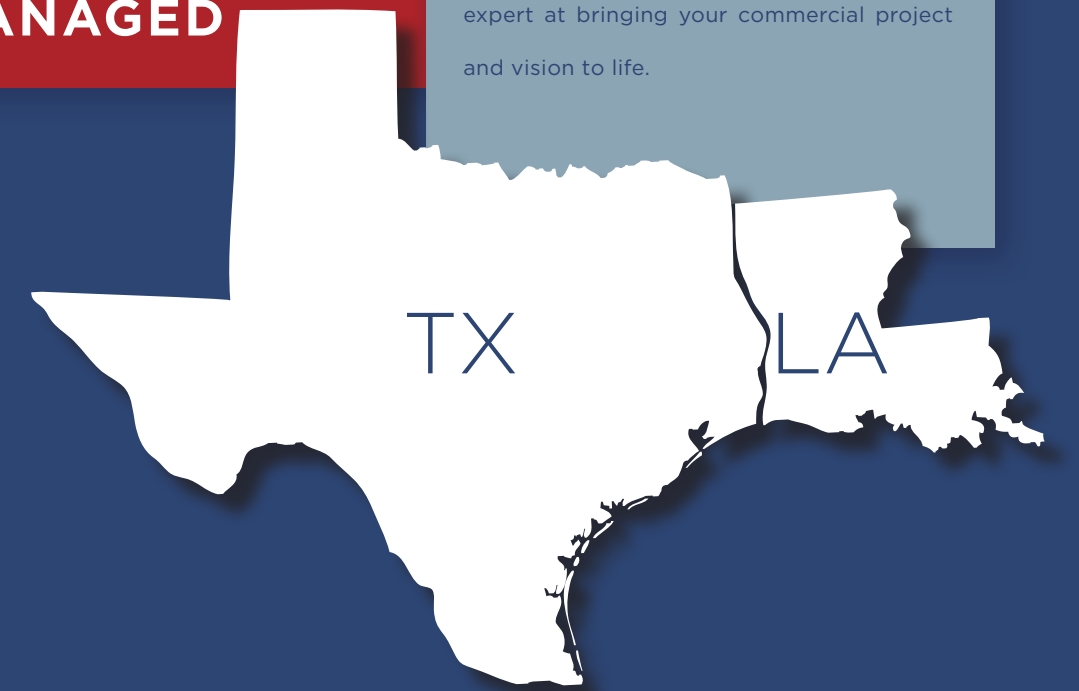
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

