

Wal-Mart Anchored Retail for Lease

Caney Crossing

SWC Highway 59 & FM 1485

30.153201, -95.218827 (Lat Long)



CRISS CROSS
— COMMERCIAL GROUP —

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- Pads, box and inline retail space available
- Excellent access to Highway 59 and F.M. 1485
- Freeway visibility
- Direct exposure and access to Wal-Mart Supercenter opening July 2017
- 2 miles north of Grand Parkway
- Drive-thru/restaurant space available
- Freeway and F.M. 1485 lighted intersection
- Freeway and F.M. 1485 signage available
- Phased delivery beginning January 2018
- Build-to-suit opportunities
- Growing part of Houston area
- 1 mile from under-development Grand Texas Themepark

Demographics	1-Mile	3-Miles	5-Miles
Total Population	1,599	15,052	41,559
Average Household Income	63,188	71,496	70,869
Growth	8.94%	9.98%	10.92%
Total Housing	532	5,149	14,297

SOURCE:
<http://www.emctx.com/eco-dev/demographic-studies>



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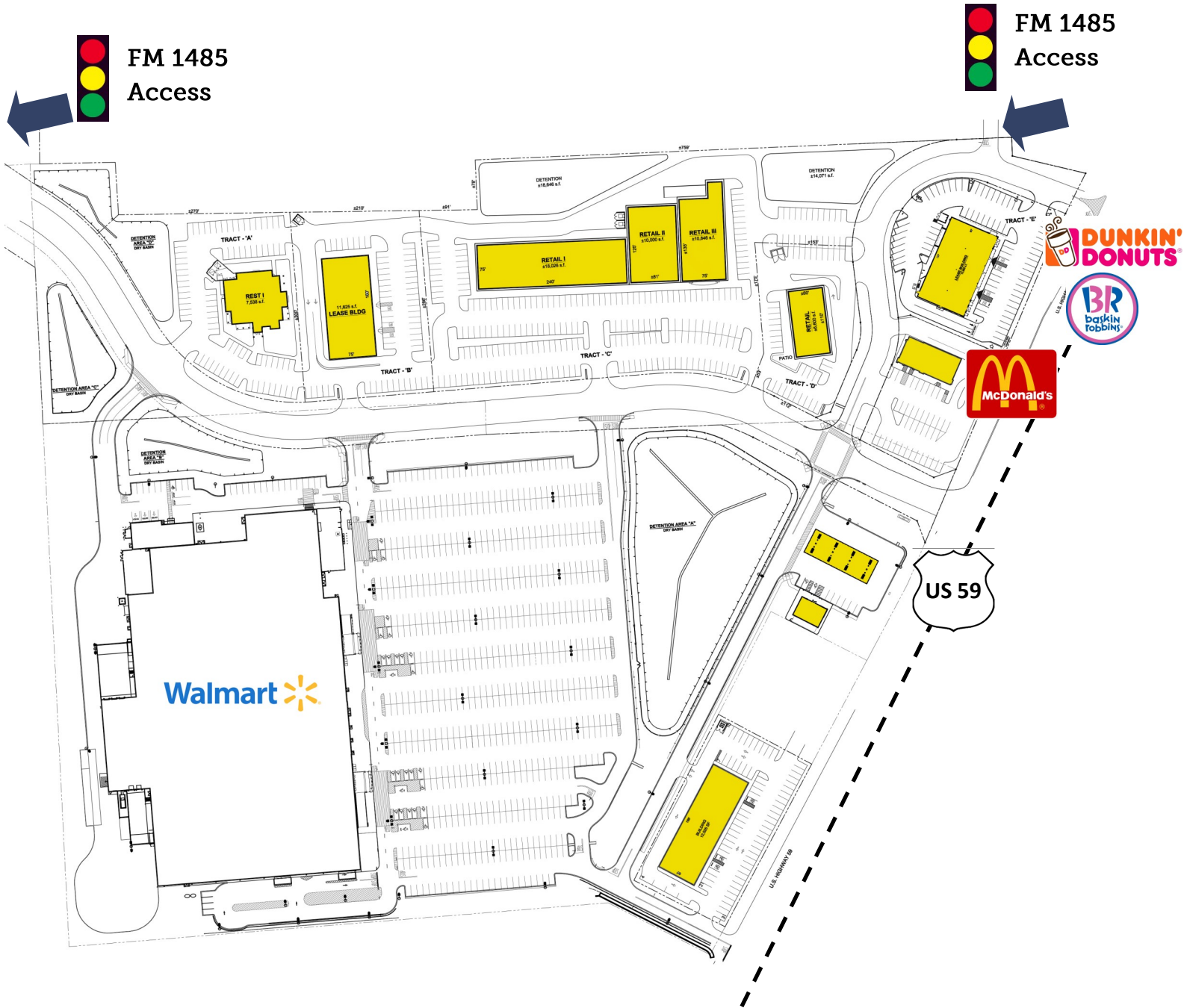
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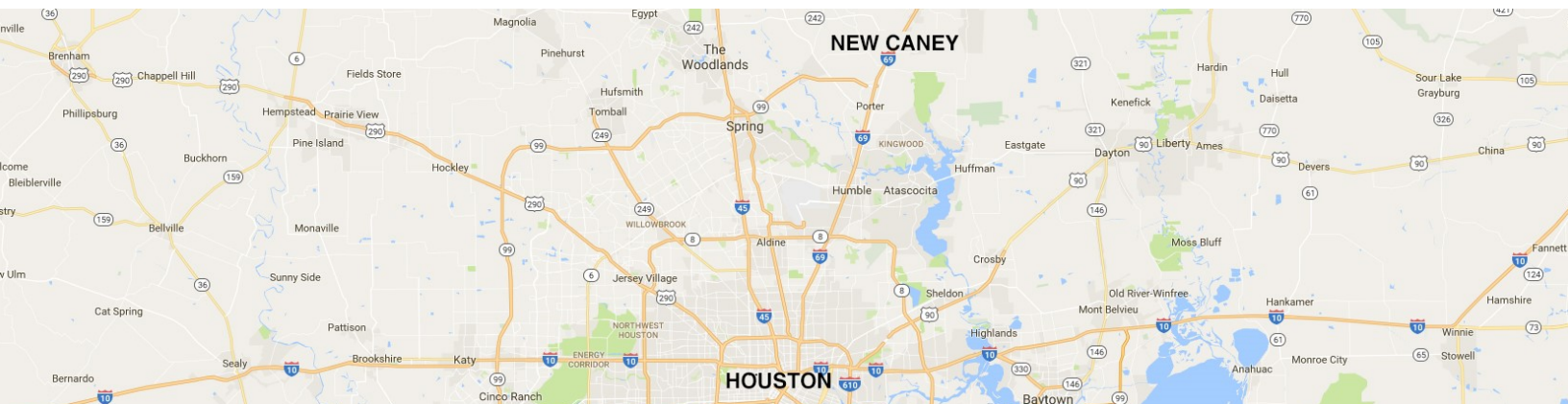
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Market Profile

The site is located in East Montgomery County at the intersection of US 59 and FM 1485, one mile north of the Grand Parkway and two miles south of the under-development Grand Texas theme park.

More than 60,000 people live in the East Montgomery County trade area, and the major markets of Houston, Conroe, and The Woodlands are less than thirty minutes away. The area's labor force is one of its primary assets. An abundance of workers with strong work ethics in a broad range of professions are available. Montgomery County's economy is very strong and continues to strengthen each year.

Montgomery County is ranked as the 6th fastest growing county in Texas with its population more than doubling in the last twenty years. With a growth rate of between five and six percent per annum and a 2010 census population of 455,746, it is projected to top one million residents in the next twenty-five years.



Rapidly Developing Area

The East Montgomery County area is fast becoming one of the focal points for development in the greater Houston region. Considering its close proximity to Bush Intercontinental Airport, the Port of Houston, downtown Houston and other regional economic centers the area has seen rapid growth over the last five years. The proximity to the new ExxonMobil campus in Spring also positively impacts the residential development market.

Several new projects, both residential and commercial, are currently being developed. Instrumental in these projects are regional developers such as Friendswood Development Company, The Signorelli Company and others. Projects include residential subdivisions, commercial tracts, or both in several cases. Home prices range from the \$120's to the \$800,000's. Significant among these residential developments are Oakhurst at Kingwood, Valley Ranch and Tavola. Numerous nationally-known home builders are currently building in these area developments.



\$83,619 Average HH Income
for Area in the next 5 years.

2016 Nielsen



Over 18.33% Population Growth
since 2010 (5-mile radius)

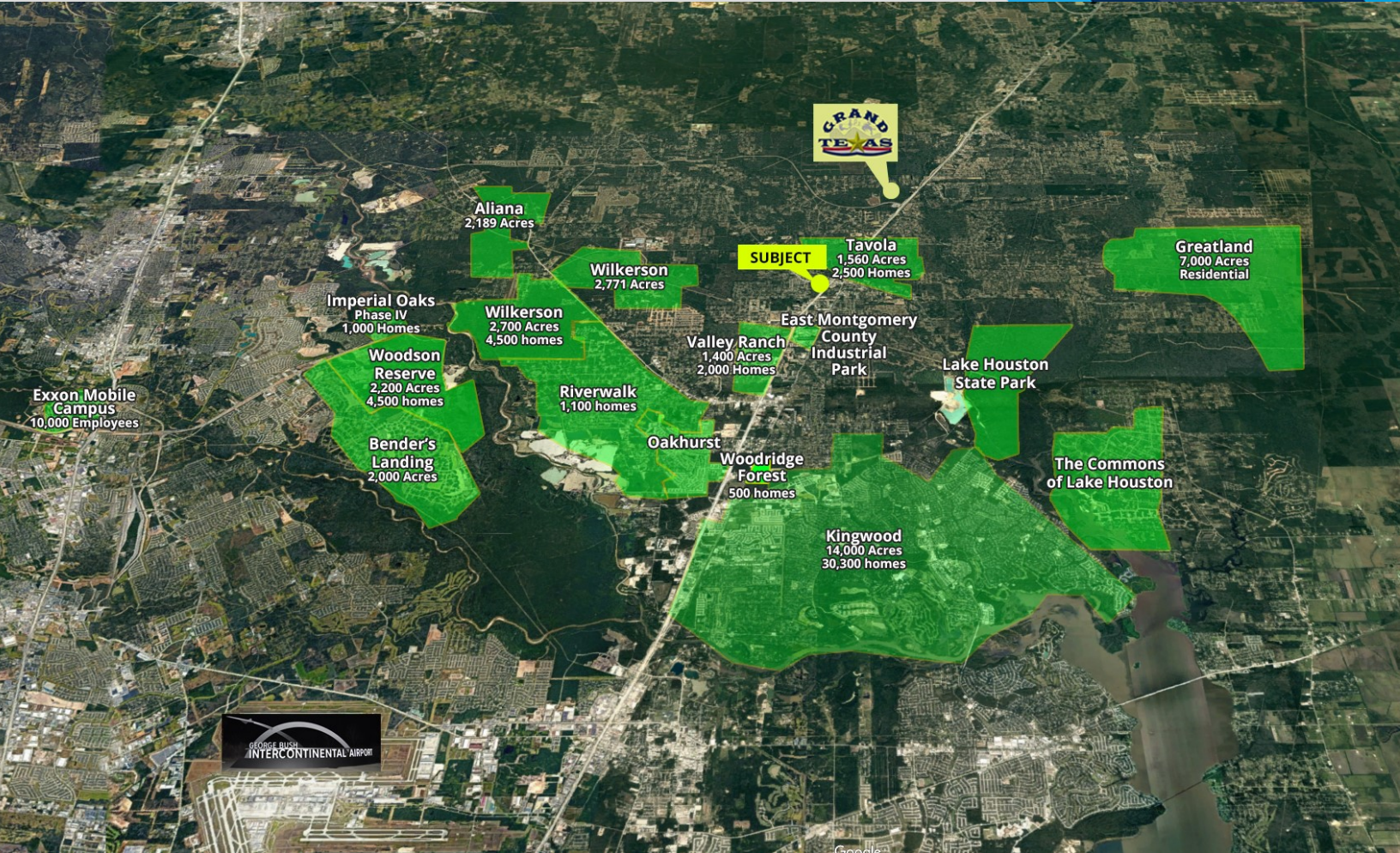
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VALLEY RANCH

- 1,000 multi-family residences
- 2,050 single-family homes
- 1.5 million SF of office space, of which 1.2 million will be class A.
- 8,500 seat Texan Drive stadium
- 13,500 seat amphitheater
- 186 acres dedicated to health and wellness – 300 bed facility planned with 500,000 SF of medical office and healthcare related tenants

GRAND TEXAS

632 total acres

- Grand Texas Theme Park (anticipated to open 18-24 months after the water park)
- Big Rivers water park (opening in summer 2018)
- Gator Bayou Adventure Park (opening date 2018)
- Grand Texas Sportsplex – (Opening winter 2018)
- Speed Sportz Racing Park (opened in 2016) - hosts professional kart racing and international events
- RV Resort with 135 sites (open)
- 4 Hotels



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