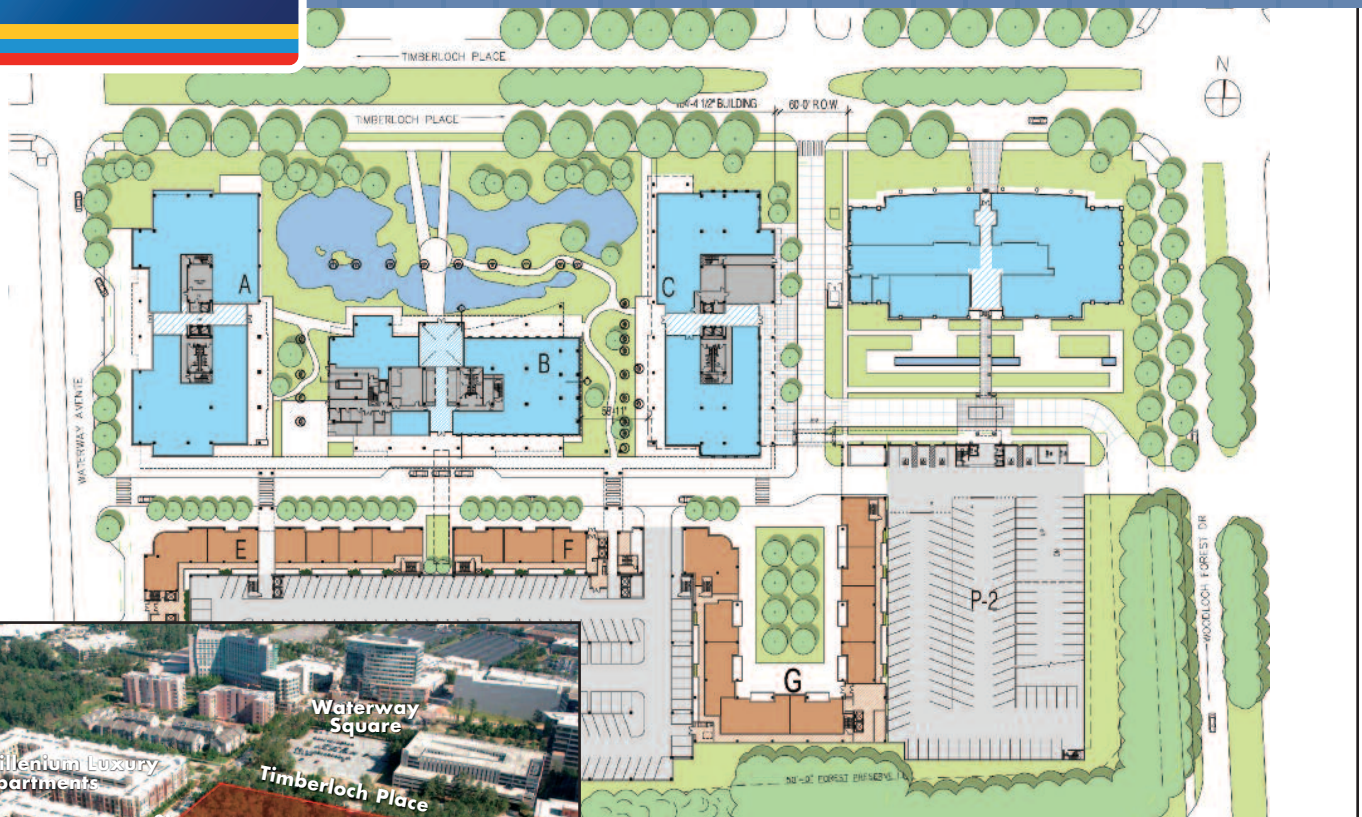


Superblock West Build-to-Suit ABC

Class A Building Development in The Woodlands Waterway Square District with quick access to Interstate 45.



Property Overview:

Superblock West is ±9.02 acres and is located immediately west of the McKesson Building (at the NWC of Woodloch Forest Drive and Timberloch Place). Proposed plans are for construction of 1 to 3 buildings on the site, with a total of approximately 700,000 rentable square feet and an adjacent parking garage.

Features:

- Situated in The Woodlands Waterway Square District
- Easy access to Interstate 45

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All information provided regarding this property is from sources deemed to be reliable, however, no warranty of representation is made to the accuracy thereof.

DEVELOPER:

A project of The Woodlands Development Company

ADDRESS:

The Woodlands Development Company
24 Waterway Avenue, Suite 1100
The Woodlands, Texas 77380

LOCATION: The Woodlands, a 28,000-acre master-planned community, is located 27 miles north of downtown Houston, Texas.

FACTS: More than 100,000 people live in The Woodlands' nine residential villages. The Woodlands is home to more than 1,712 businesses that employ more than 47,100 people. Since 1990, it has been one of the best-selling master-planned communities in the U.S.

BUSINESS:

- Convenient access to Bush Intercontinental Airport
- 17.4 million square feet of office, research, institutional and industrial space
- 9.1 million square feet of retail, including The Woodlands Mall, a four-anchor regional mall & Market Street, a 34-acre Main Street-style shopping and event venue
- Pedestrian-friendly commercial and retail spaces

DINING/HOSPITALITY:

- 150+ specialty and family restaurants
- The Woodlands Resort & Conference Center with 440 guestrooms and 60,000 square feet of meeting space
- The Woodlands Waterway Marriott Hotel and Convention Center with 341 guestrooms and 70,000 square feet of meeting space
- 11 other hotels, totaling 1,400+ rooms

RECREATION:

- 7,790 acres of green space at buildout
- The Woodlands Waterway® in Town Center
- 190 miles of hike and bike trails
- 121 neighborhood parks
- 69 outdoor tennis courts
- 3 YMCA facilities
- 200-acre Lake Woodlands
- 3 membership golf & country clubs:
The Woodlands Country Club
The Club at Carlton Woods
Canongate at The Woodlands
- 135 holes of golf:
The Palmer Signature Course
The Nicklaus Signature Course
The Player Signature Course
The Fazio Championship Course
The Tournament Course
Panther Trail
The Oaks
- The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater that accommodates 16,000 people
- 39 religious congregations
- 159 civic and social organizations

MEDICAL FACILITIES:

- Memorial Hermann The Woodlands Hospital with 252 beds
- St. Luke's The Woodlands Hospital with 184 beds

EDUCATION:

- Conroe, Tomball and Magnolia Independent School Districts
- 20 area public schools –15 rated Exemplary by Texas Education Agency
- Six private schools
- 13,000 students enrolled in college courses
- Lone Star College - University Center – offers 30 undergraduate and 29 graduate degrees and employee training from the following:
Texas A&M University
Texas Southern University
Sam Houston State University
- Lone Star College - Montgomery, part of the Lone Star College System, offers associate degree programs and continuing education



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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.

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Date