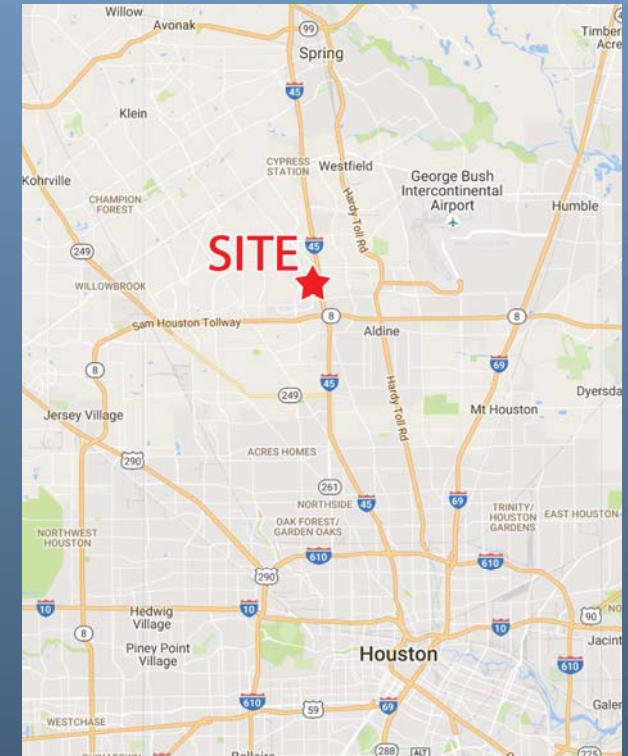


GROUND LEASE, BUILD TO SUIT OR PURCHASE

Greenspoint Area Land - IH-45 at Glenborough Dr, Houston, TX 77060



PROPERTY DATA

- Approximately 1 acre available with reciprocal parking with hotel
- NWC of Interstate 45 and Glenborough Dr
- All utilities to site
- Preliminary TXDOT approval for curb cut off of I-45 feeder road
- TXDOT Logo and Directional sign available at I-45 exit 61
- Close to Pinto Business Park, Amazon, Sysco, Beltway 8, and George Bush International Airport

DEMOGRAPHICS

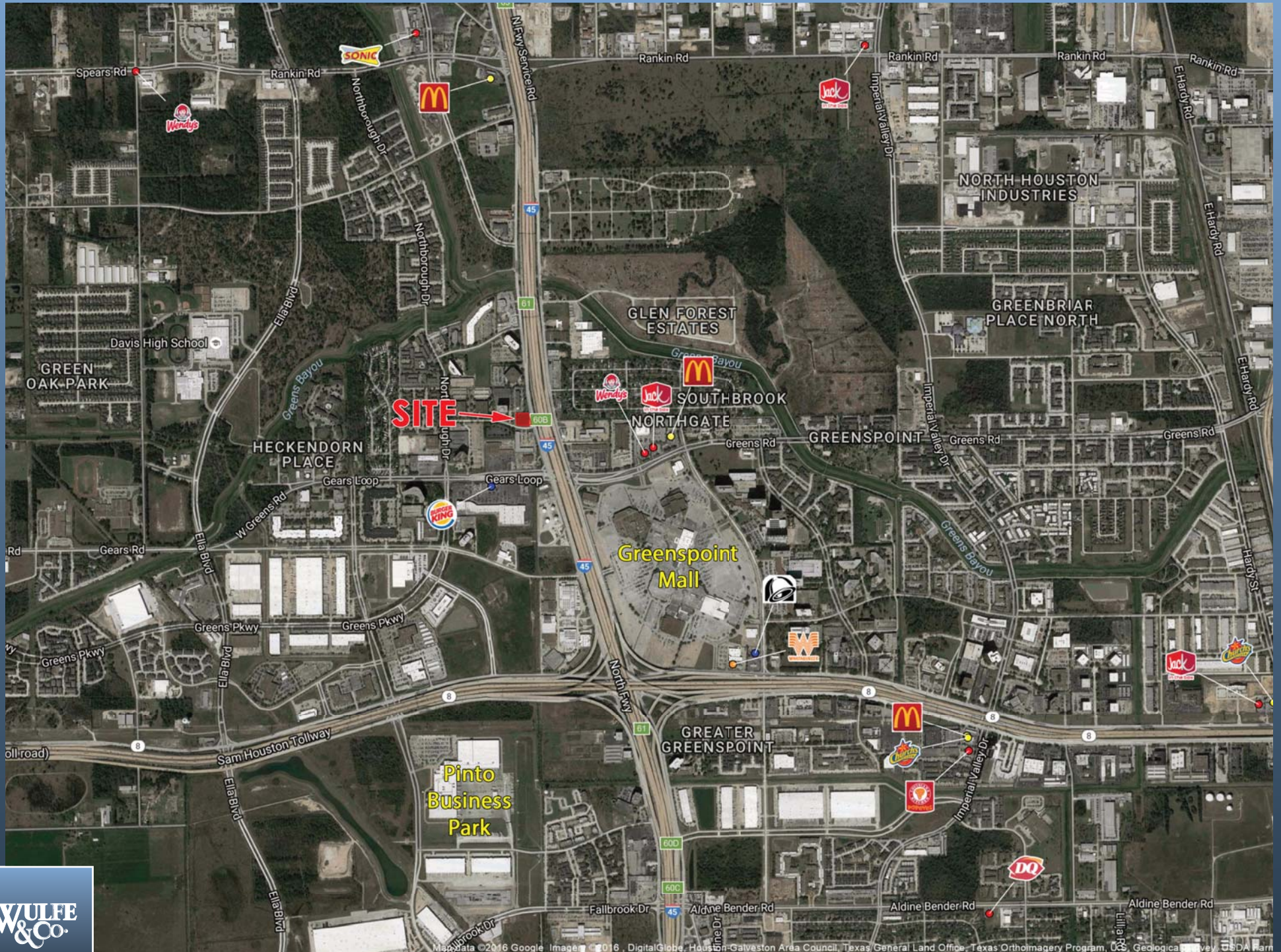
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2017 Estimate	10,134	125,183	282,894
Avg HH Income 2017 Estimate	\$30,026	\$48,597	\$53,326
Traffic Counts IH-45	314,006 cars per day		
W Greens Rd	31,909 cars per day		

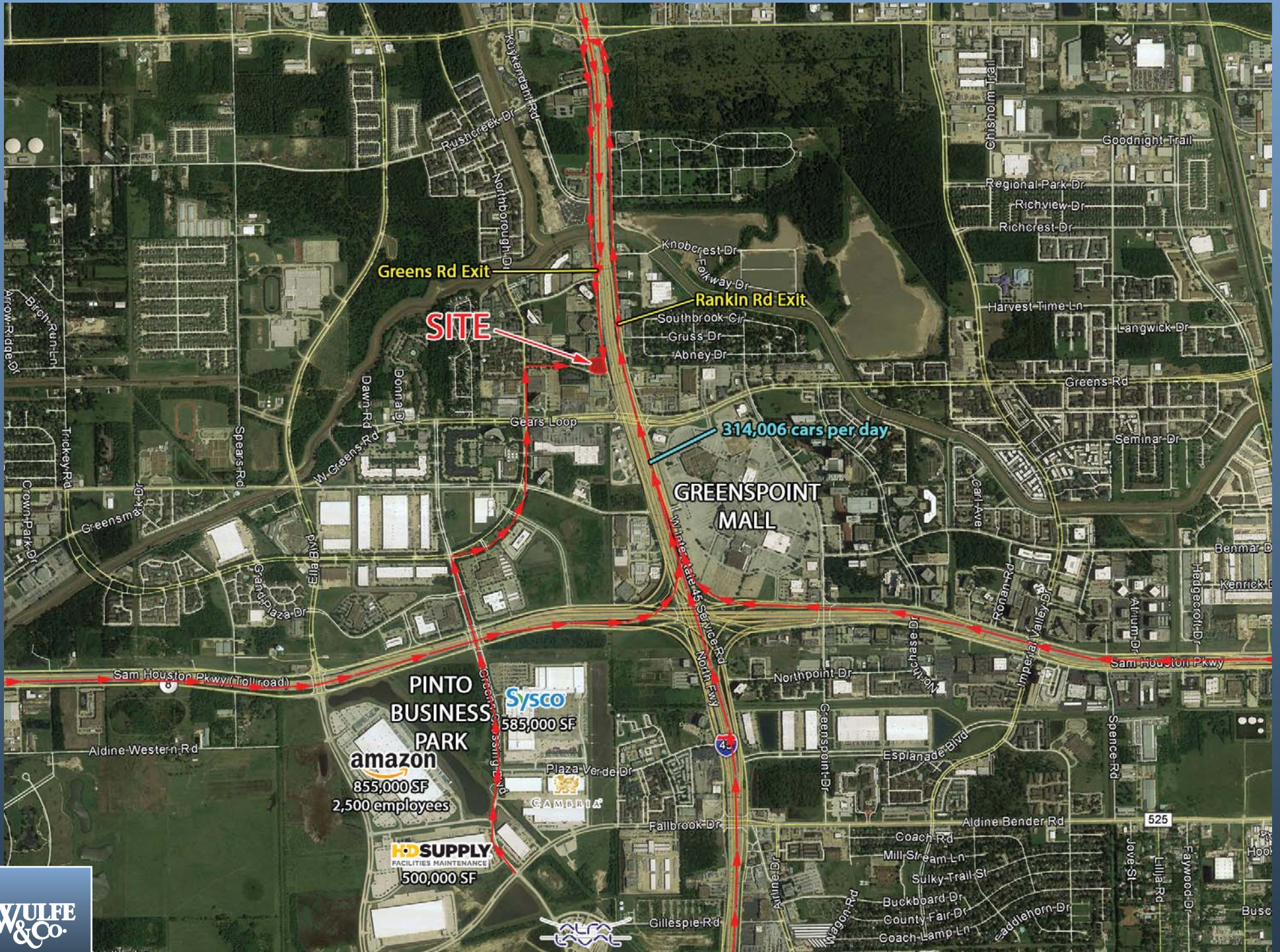
CONTACT

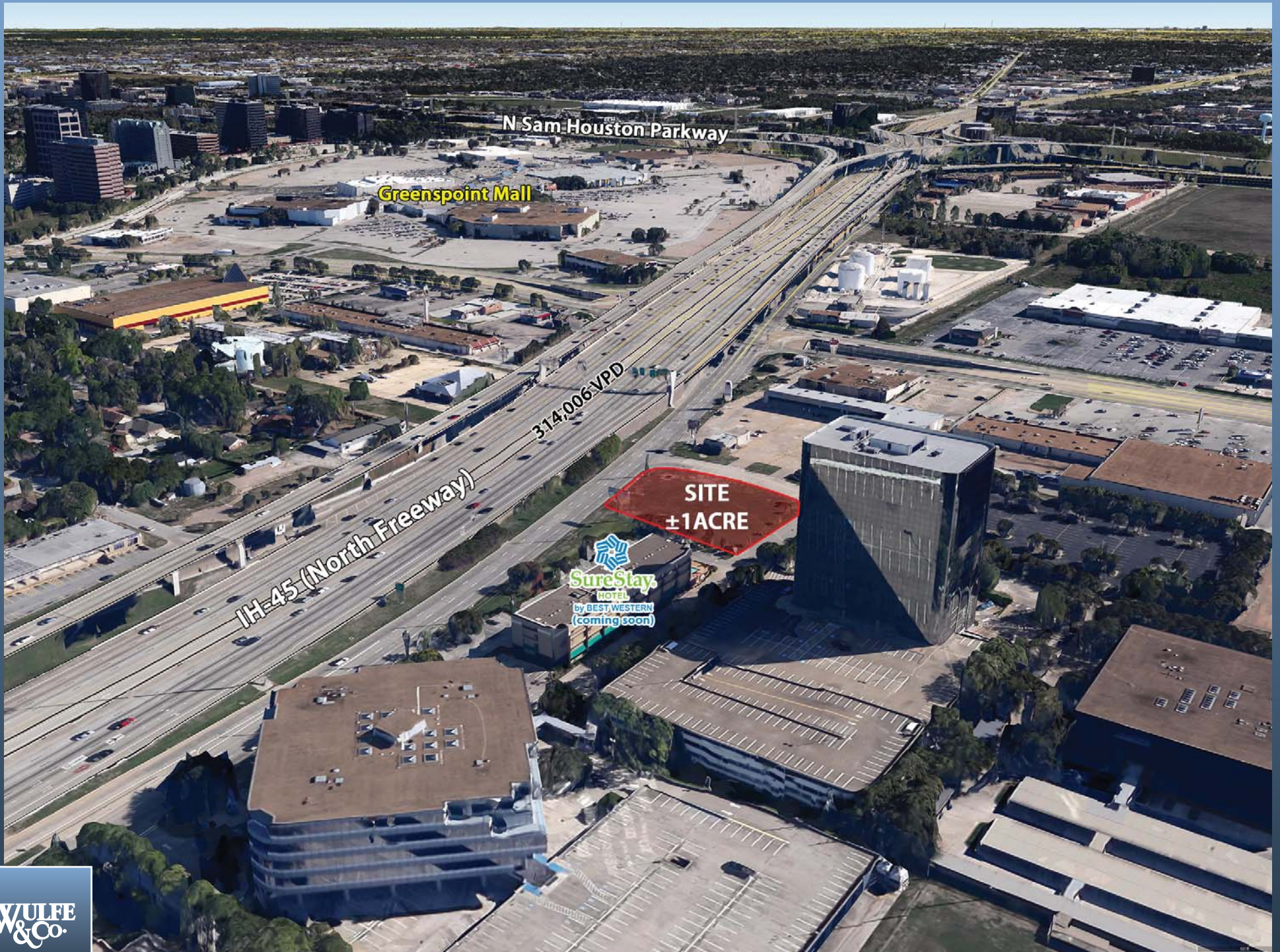
Katherine Wildman
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Sydney Mafrige
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(713) 621-1706

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700







- LEGEND:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - BLDG - BUILDING
 - ESMT - EASEMENT
 - FND - FOUND
 - H&AP - HOUSTON LIGHTING & POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - HCOF - HARRIS COUNTY CLERK'S FILE
 - HCCR - HARRIS COUNTY DEED RECORDS
 - HCMR - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - PS - PARKING SPACES
 - R/W - RIGHT OF WAY
 - 50 FT - SQUARE FEET
 - UE - UTILITY EASEMENT
 - W - WIRE
 - W&F - WIRE FENCE
 - CL - CHAIN LINK FENCE
 - C - CONCRETE
 - CC - COVERED CONCRETE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - BROUGHT IRON FENCE
 - OW - OUP WIRE
 - CB - CATCH BASIN
 - CS - CABLE BOX
 - EB - ELECTRIC BOX
 - EM - ELECTRIC M/V
 - FH - FIRE HYDRANT
 - FO - FIBER OPTIC MARKER
 - FP - FLAG POLE
 - GM - GAS METER
 - GV - GAS VALVE
 - CI - CURB INLET
 - LP - LIGHT POLE
 - M - MANHOLE
 - MO - MONITORING WELL
 - PM - PIPELINE MARKER
 - PP - POWER POLE
 - SP - SERVICE POLE
 - SM - SANITARY MANHOLE
 - ST - STORM MANHOLE
 - TM - TELEPHONE MANHOLE
 - TR - TRANSFORMER
 - TSB - TRAFFIC SIGNAL BOX
 - TSP - TRAFFIC SIGNAL POLE
 - UCM - UNDERGROUND CABLE MARKER
 - WW - WATER WELL
 - WM - WATER METER
 - WV - WATER VALVE
 - WV - VOL. 255, PG. 47 HCMR

BEHRINGER HARVARD NORTHBOR
HCCF NO. 2008009886

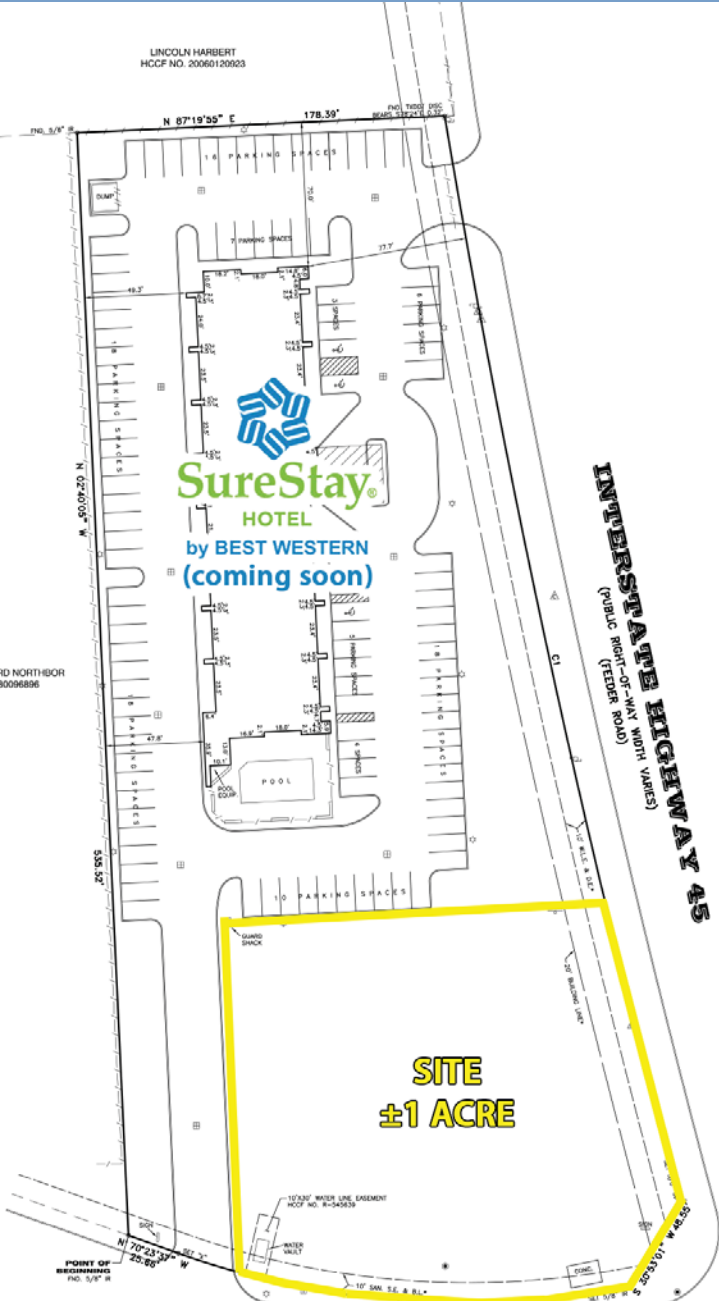
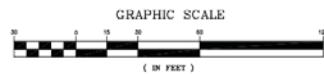
LINCOLN HARBERT
HCCF NO. 20060120623

SureStay
HOTEL
by BEST WESTERN
(coming soon)

**SITE
±1 ACRE**

GLENBOROUGH DRIVE
(60' PUBLIC RIGHT-OF-WAY)

INTERSTATE HIGHWAY 45
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
(FEEDER ROAD)



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9513/-95.4186

RS1

128-174 Glenborough Dr		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77067				
POPULATION	2017 Estimated Population	10,134	125,183	282,894
	2022 Projected Population	11,805	140,816	314,129
	2010 Census Population	9,038	108,940	245,628
	2000 Census Population	7,289	82,710	181,081
	Projected Annual Growth 2017 to 2022	3.3%	2.5%	2.2%
	Historical Annual Growth 2000 to 2017	2.3%	3.0%	3.3%
	2017 Median Age	25.4	27.8	28.9
HOUSEHOLDS	2017 Estimated Households	3,823	40,893	88,829
	2022 Projected Households	4,389	45,881	98,415
	2010 Census Households	3,318	34,396	74,525
	2000 Census Households	3,038	28,203	59,398
	Projected Annual Growth 2017 to 2022	3.0%	2.4%	2.2%
	Historical Annual Growth 2000 to 2017	1.5%	2.6%	2.9%
RACE AND ETHNICITY	2017 Estimated White	32.0%	35.3%	37.8%
	2017 Estimated Black or African American	40.9%	34.7%	30.5%
	2017 Estimated Asian or Pacific Islander	0.9%	4.0%	6.0%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2017 Estimated Other Races	25.6%	25.2%	25.0%
	2017 Estimated Hispanic	52.6%	54.2%	54.2%
INCOME	2017 Estimated Average Household Income	\$33,026	\$48,597	\$53,326
	2017 Estimated Median Household Income	\$29,384	\$42,156	\$46,048
	2017 Estimated Per Capita Income	\$12,459	\$15,876	\$16,748
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	15.5%	18.9%	19.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	15.8%	14.4%	14.3%
	2017 Estimated High School Graduate	36.2%	30.8%	29.9%
	2017 Estimated Some College	20.0%	19.4%	19.0%
	2017 Estimated Associates Degree Only	4.5%	5.7%	5.5%
	2017 Estimated Bachelors Degree Only	6.4%	7.3%	8.3%
	2017 Estimated Graduate Degree	1.6%	3.4%	3.6%
BUSINESS	2017 Estimated Total Businesses	809	4,147	9,437
	2017 Estimated Total Employees	16,162	67,621	135,678
	2017 Estimated Employee Population per Business	20.0	16.3	14.4
	2017 Estimated Residential Population per Business	12.5	30.2	30.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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