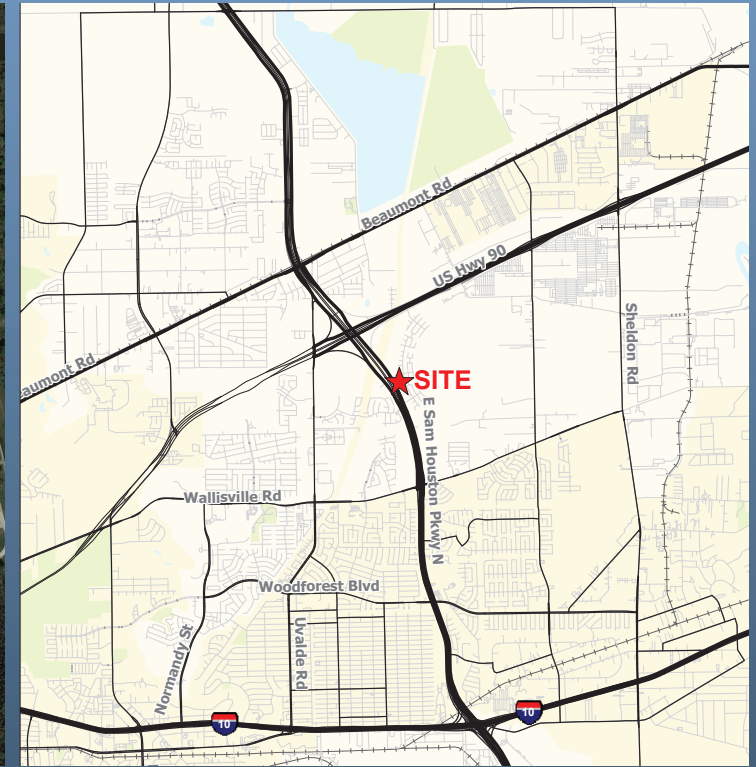
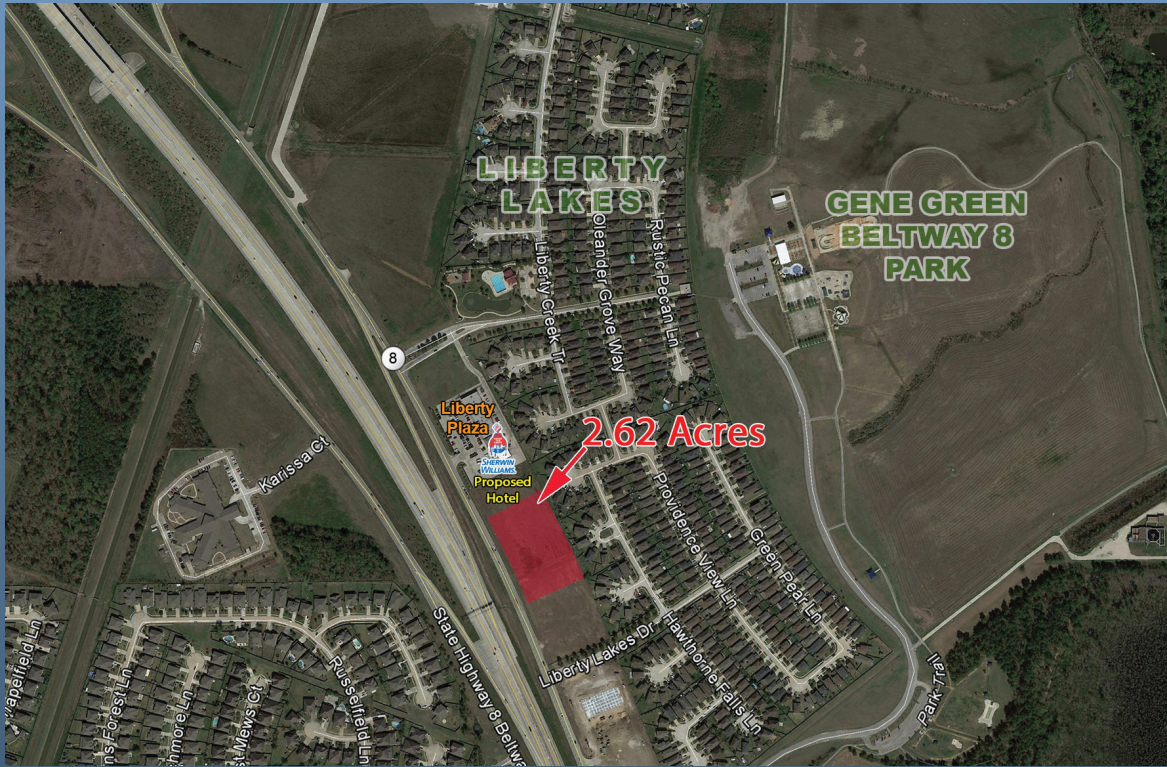


FOR SALE

Sam Houston Parkway Land Site



PROPERTY DATA

- 2.62 acres available
- Beltway 8 frontage at Highway 90
- Located at the entrance to Liberty Lakes community
- Adjacent to new regional park

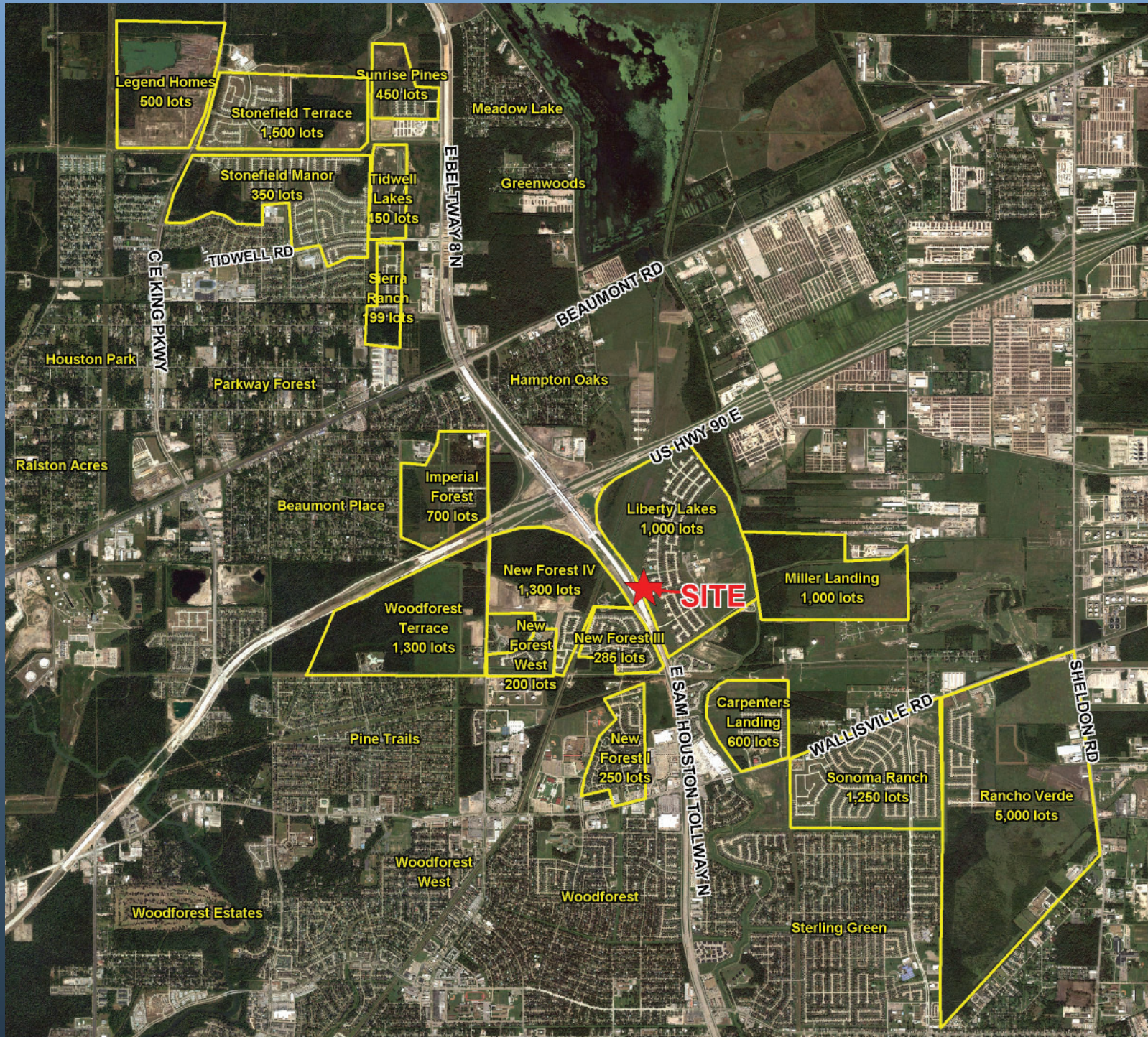
DEMOGRAPHICS

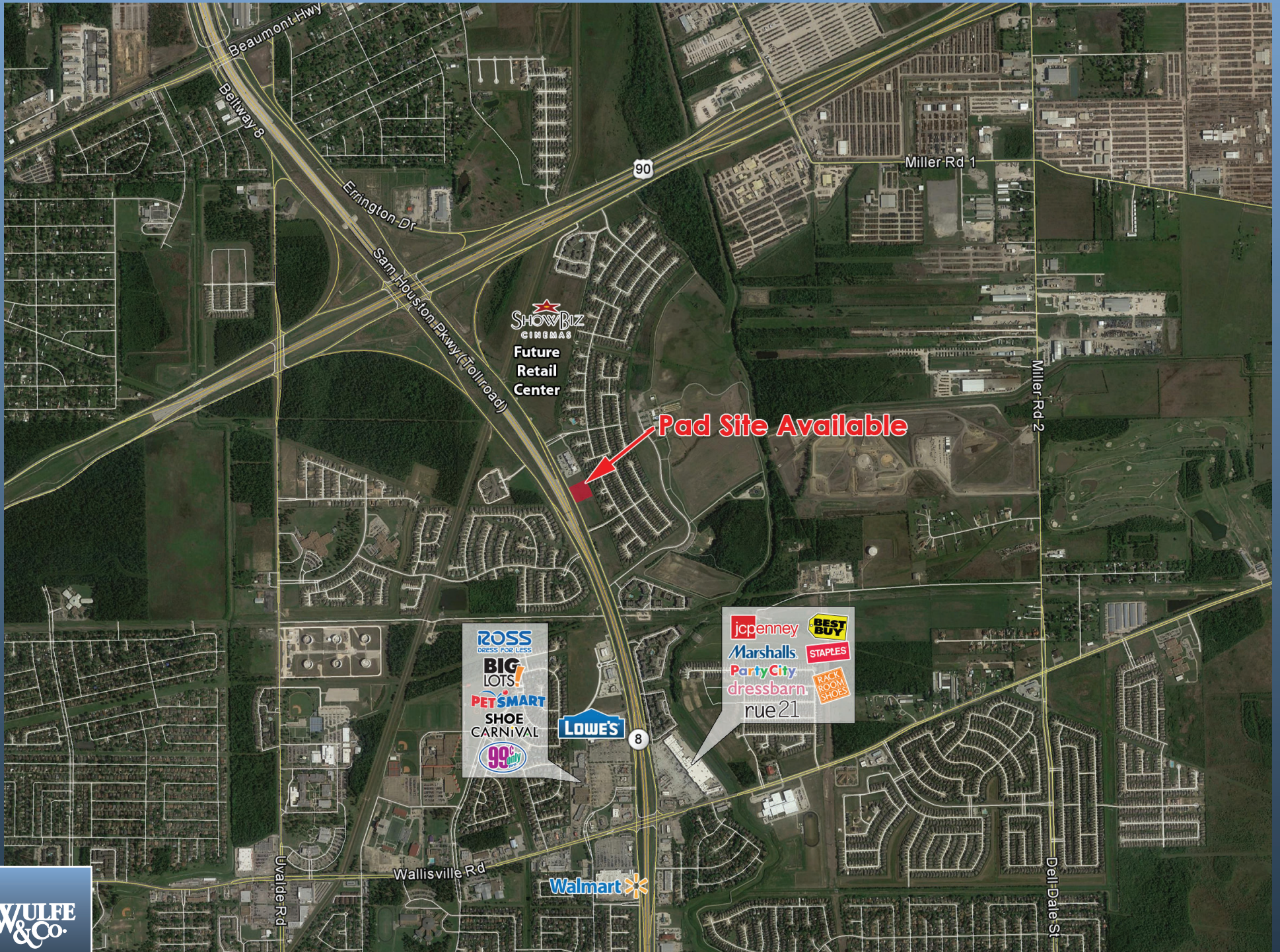
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2018 Estimate	9,921	92,270	169,570
Ave HH Income			
2018 Estimate	\$62,033	\$68,955	\$62,666
Traffic Counts			
Beltway 8	69,000 cars per day		
Highway 90	32,000 cars per day		

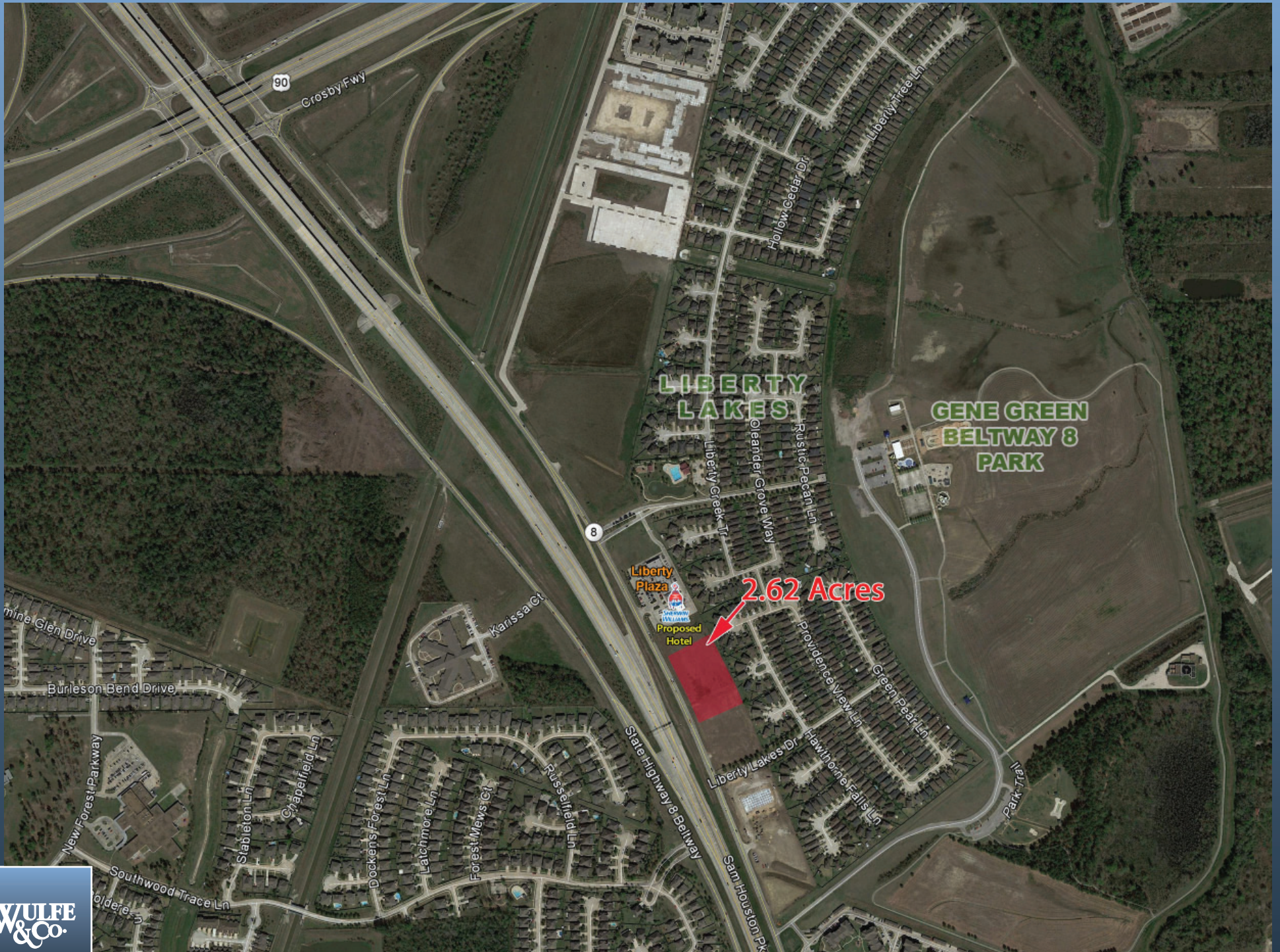
CONTACT

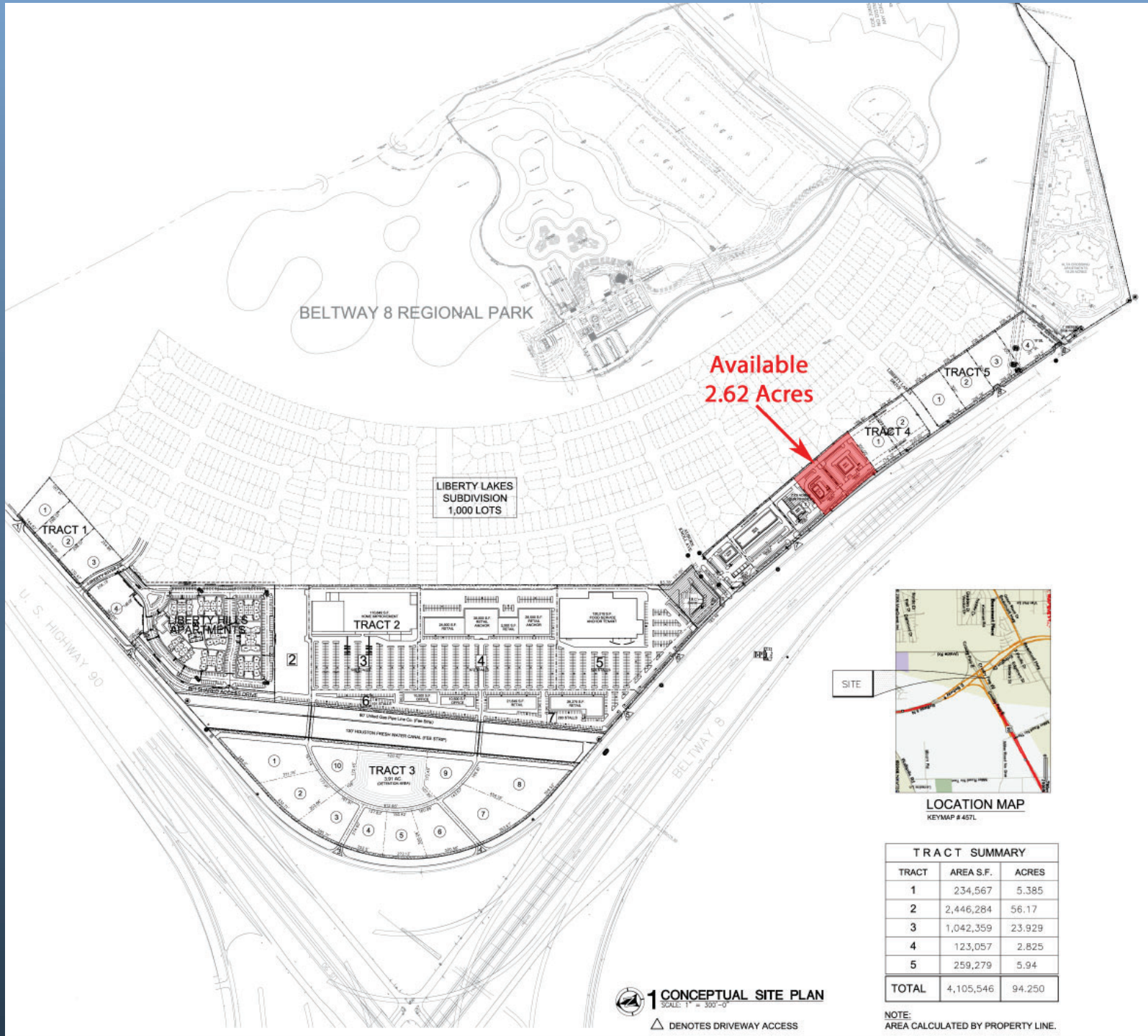
Paula Hohl
 phohl@wulfe.com
 (713) 621-1705

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







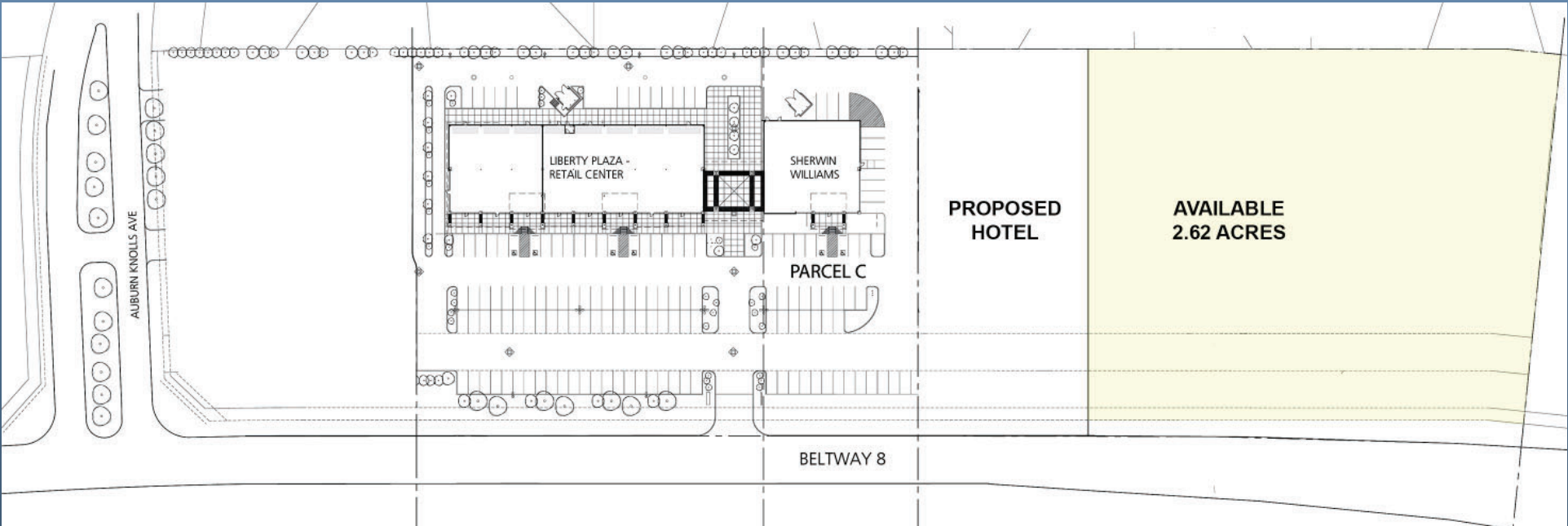


1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 300'-0"
 △ DENOTES DRIVEWAY ACCESS

TRACT SUMMARY		
TRACT	AREA S.F.	ACRES
1	234,567	5.385
2	2,446,284	56.17
3	1,042,359	23.929
4	123,057	2.825
5	259,279	5.94
TOTAL	4,105,546	94.250

NOTE:
 AREA CALCULATED BY PROPERTY LINE.





asakura robinson company llc

Beltway 8 Regional Park



Xtreme Park Detail Plan



Master Plan



The 250 acre Beltway 8 Regional Park is a collaborative effort by Harris County Engineering, Harris County Precinct Two and the Harris County Flood Control District. The community participated in determining park program elements through a series of public meetings with the design team and public agency staff. The park core incorporates an "Xtreme Park" including a Skate Park, a BMX Bike trail, climbing apparatus and sliding elements per local youth interests.

Asakura Robinson Company provided Conceptual Master Planning and Construction Documents as the Prime Consultant for this unique park which is aiming at LEED Certification.

Location
Houston, Texas

Client
Harris County Precinct Two
Commissioner Sylvia Garcia
1001 Preston, # 950
Houston, Texas 77002
713.755.6220

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8236/-95.1673

RS1

6100 East Sam Houston Pkwy N		1 mi radius	3 mi radius	5 mi radius
Houston, TX 77049				
POPULATION	2018 Estimated Population	9,921	92,270	169,570
	2023 Projected Population	10,188	95,168	175,029
	2010 Census Population	6,786	76,510	141,354
	2000 Census Population	1,818	58,303	117,670
	Projected Annual Growth 2018 to 2023	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2018	24.8%	3.2%	2.5%
	2018 Median Age	30.1	30.9	30.5
HOUSEHOLDS	2018 Estimated Households	3,181	29,155	53,009
	2023 Projected Households	3,357	31,138	56,687
	2010 Census Households	2,122	23,241	42,489
	2000 Census Households	604	18,427	36,855
	Projected Annual Growth 2018 to 2023	1.1%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	23.7%	3.2%	2.4%
RACE AND ETHNICITY	2018 Estimated White	55.7%	50.0%	51.6%
	2018 Estimated Black or African American	18.2%	24.0%	20.7%
	2018 Estimated Asian or Pacific Islander	5.1%	3.3%	2.5%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.8%	1.0%
	2018 Estimated Other Races	20.3%	21.9%	24.2%
	2018 Estimated Hispanic	50.9%	55.2%	59.1%
INCOME	2018 Estimated Average Household Income	\$62,033	\$68,955	\$62,666
	2018 Estimated Median Household Income	\$57,362	\$58,729	\$53,136
	2018 Estimated Per Capita Income	\$19,917	\$21,793	\$19,633
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	12.4%	13.2%	15.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.7%	12.2%	14.5%
	2018 Estimated High School Graduate	22.3%	28.1%	28.8%
	2018 Estimated Some College	22.7%	21.9%	20.1%
	2018 Estimated Associates Degree Only	8.8%	7.8%	7.0%
	2018 Estimated Bachelors Degree Only	18.2%	11.2%	9.3%
	2018 Estimated Graduate Degree	6.9%	5.6%	4.5%
BUSINESS	2018 Estimated Total Businesses	156	1,358	3,487
	2018 Estimated Total Employees	2,625	15,463	40,582
	2018 Estimated Employee Population per Business	16.8	11.4	11.6
	2018 Estimated Residential Population per Business	63.4	68.0	48.6

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.

11-2-2015



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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1705
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date