

LAND FOR SALE



±10.2 ACRES AVAILABLE

FOR MORE INFORMATION:
DIANA GAINES | JEFF BEARD, CCIM

550 Riley Fuzzel Rd | Spring, TX 77373

LAND FOR SALE



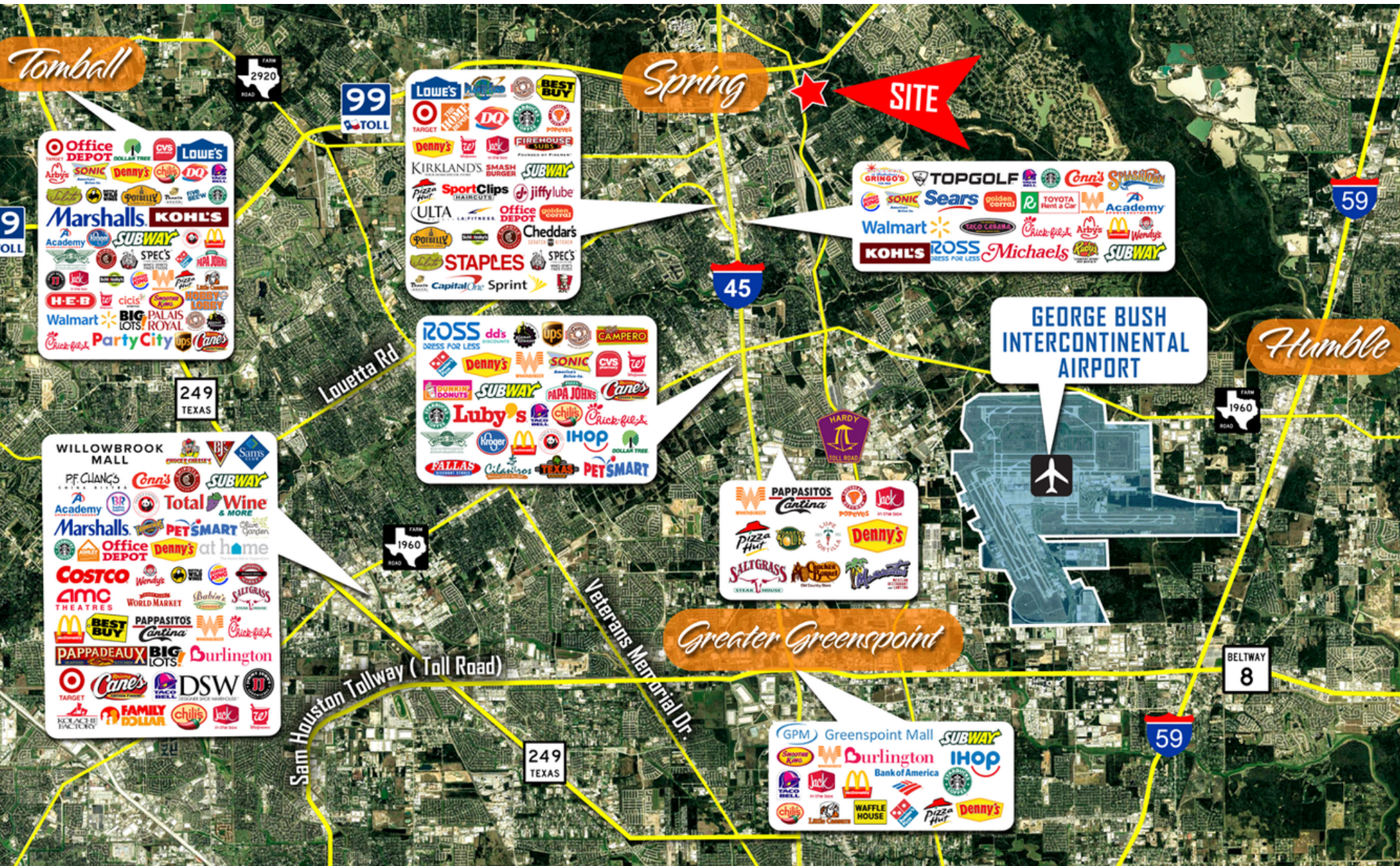
PROPERTY HIGHLIGHTS:

- Property consists of ±10.2 Acres of land
- Property is located at the intersection of the Hardy Toll Road & Riley Fuzzel Road (Old Town Spring). Located approximately 13 miles from IAH Airport with easy access to the new Grand Parkway (99) and I-45.
- Access to the site is off of Riley Fuzzel Road, with approximately 178 FF along Riley Fuzzel and 1,185 FF along the Hardy Toll Road and exit ramp.
- Application for Utilities – Quad Vest
- Portion of the property lies in the 500 year Floodplain – Per FEMA
- PROPOSED USES : Education, Medical / professional office, Industrial / Manufacturing / Warehouse / Transportation / Logistics. Site is situated in a void of these uses (see page 5).

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,691	73,635	211,328
DAYTIME POPULATION	3,594	84,364	237,627
AVG HH INCOME	\$107,288	\$109,638	\$101,437

*SOURCE: STDB 2020

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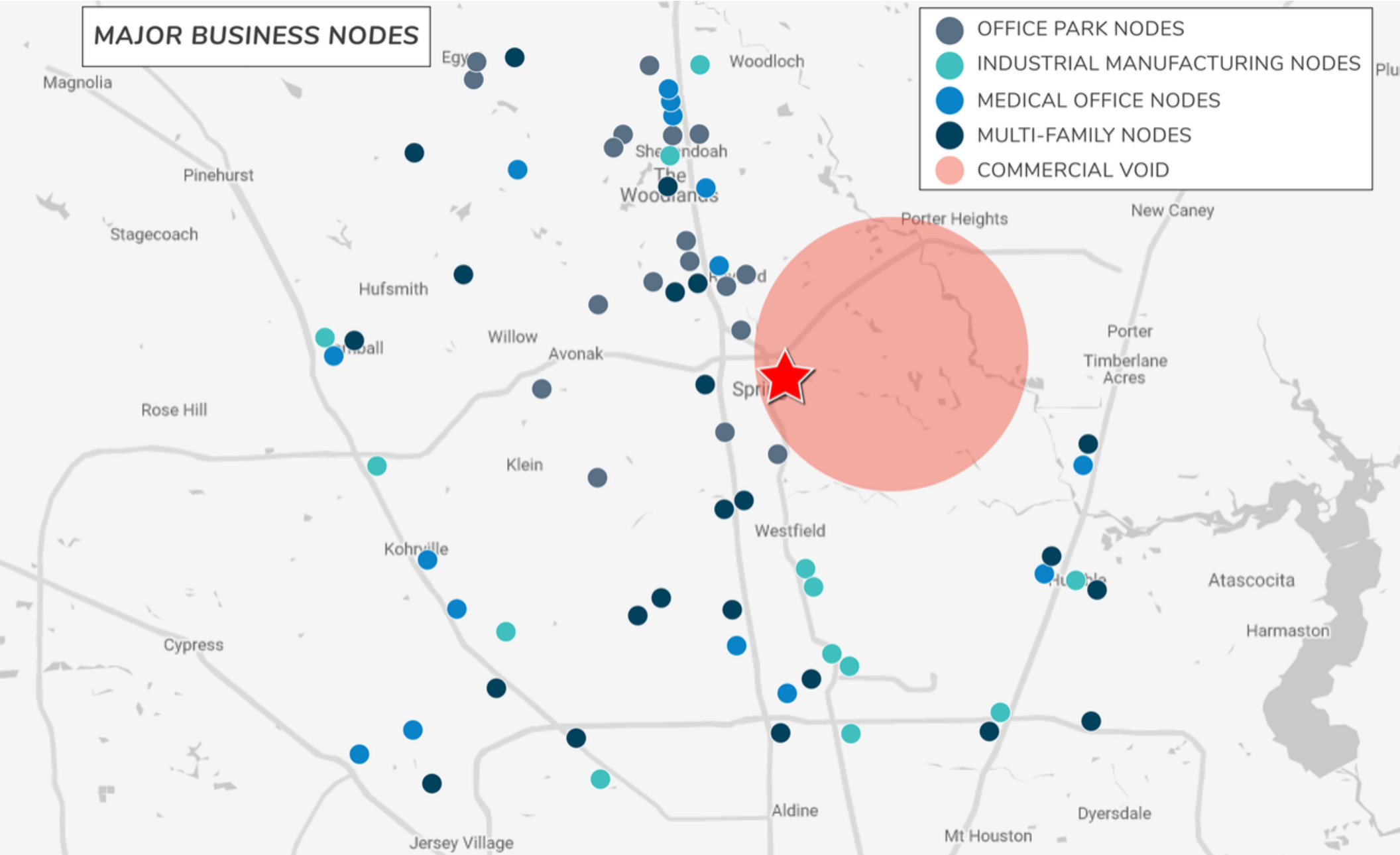
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HOUSTON METRO - AREA OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 16.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the U.S. with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, medicine, international businesses, distribution, and technology. The Houston MSA is home to 26 Fortune 500 headquarters, ranking third among metro areas. Many other Fortune 500 companies maintain U.S. administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the U.S.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



Source: Greater Houston Partnership

HOUSTON - GLOBAL CITY HIGHLIGHTS

INTERNATIONAL POPULATION

4th largest city

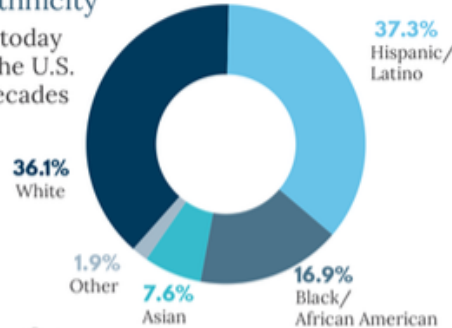
7th largest metro economy

Houstonians: nearly **1 in 4** are foreign-born

90 countries have official government representation here

Top 3 Metro in the nation for the number of consular offices

Race/Ethnicity
Houston today mirrors the U.S. in four decades



Source: U.S. Census Bureau

5,000+ Houston companies doing business abroad

International Business Center

19 foreign banks from **10** nations

1,700+ Houston firms report foreign ownership

PORT OF HOUSTON: BUSIEST PORT IN TEXAS



16th busiest in the world by tonnage

1st in U.S. import & export tonnage

2nd in total tonnage in the U.S.

MORE THAN **8,000** ships visit annually

Approximately **100** steamship lines | provides services between **Houston** | and more than **1,000** global ports

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

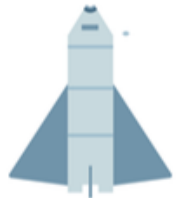
George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site

License approved by FAA in 2015

Became a commercial spaceport in 2015



188 nonstop destinations to 37 countries



2018 Passenger Volume

58.3 Million total passengers

DOMESTIC **46.5** Million

INTERNATIONAL **11.8** Million

Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic destinations

66 International destinations

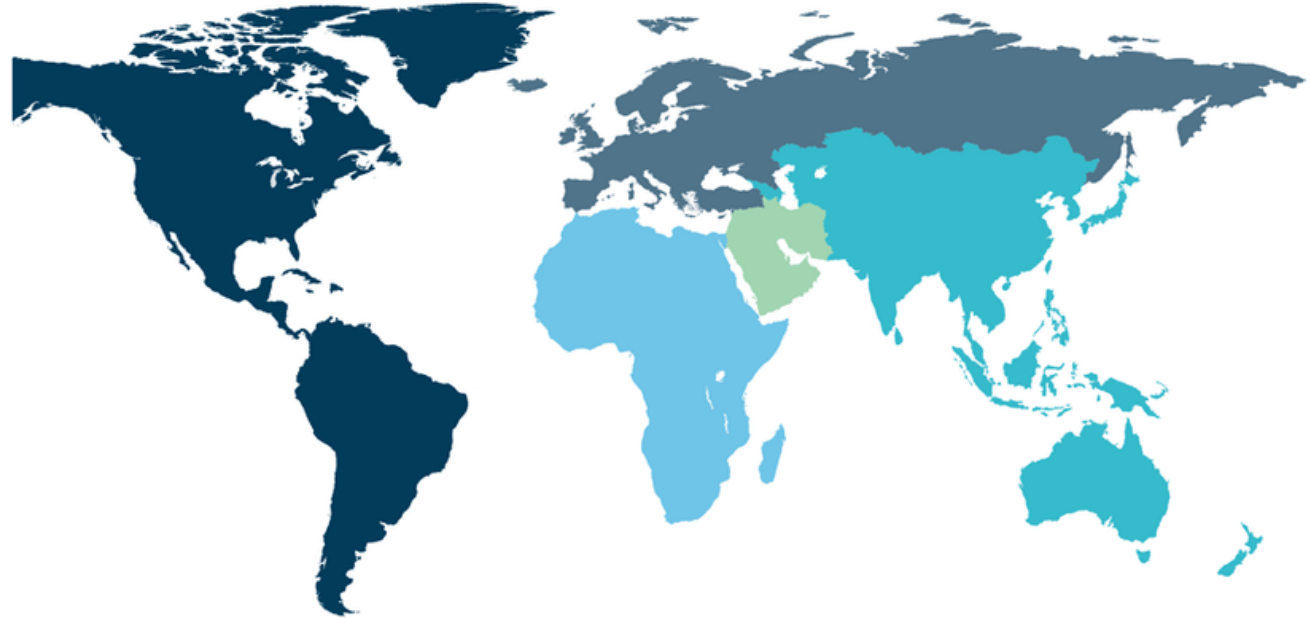
37 countries

Source: Greater Houston Partnership

HOUSTON - TRADE BY REGION

TOTAL GLOBAL TRADE - HOUSTON 2018

Global 2018 Trade	Imports to Houston		Exports from Houston	
	(\$ millions)	% of total	(\$ millions)	% of total
GLOBAL Total	92,714.4	100.0	140,543.3	100.0
● AMERICAS	22,849.6	24.6	56,624.4	40.3
● ASIA	28,070.6	30.3	36,971.7	26.5
● EUROPE	30,247.0	32.6	32,978.2	23.5
● MIDDLE EAST	8,701.5	9.4	8,173.4	5.8
● AFRICA	2,845.7	3.1	5,795.3	4.1



MEXICO

HOUSTON'S #1 TRADE PARTNER IN 2018

The Houston-Galveston Customs District is the fifth busiest gateway for U.S. - Mexico (by value) and Mexico is Houston's largest international trading partner. From '09 to '18, trade between Houston and Mexico averaged \$23.4 billion annually and was valued at \$24.6 billion in '18. More than 611,900 people living in metro Houston were born in Mexico.

Source: Greater Houston Partnership

HOUSTON - BUSINESS CLIMATE

ADVANCED MANUFACTURING

#2
U.S. Metro for
Manufacturing
GDP

27 Million
Consumers
Within 300
Miles

230,000
Industrial
Employment

6,400
Total
Manufactures

\$80 Billion +
Value of
Manufactured
Products

LIFE SCIENCE & BIOTECHNOLOGY

1,760+
Life Sciences
Companies

320,500
Healthcare & Life
Science
Employment

\$670 Million
NIH Funding
'18

25+
Research and
Innovation
Centers

ENERGY

237,000+
Energy
Employment

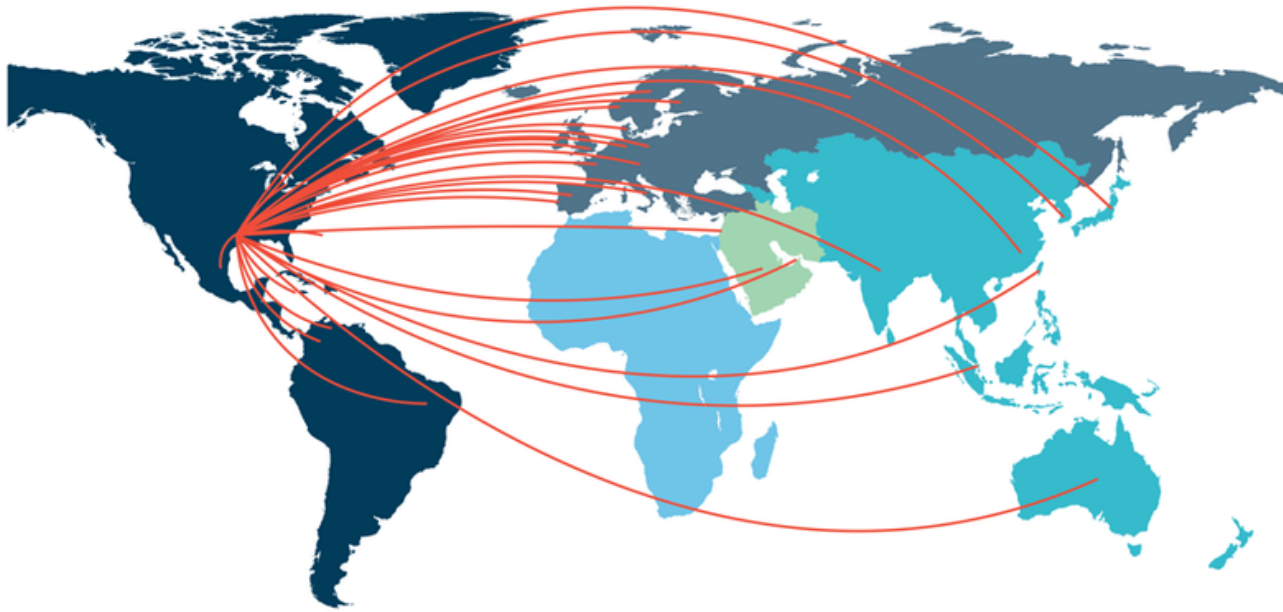
44 out of 128
Publicly
Traded Oil &
Gas Firms

2.6 Million
Barrels of
Crude Oil
Processed

4th
Largest
Concentration
of Engineers

Source: Greater Houston Partnership

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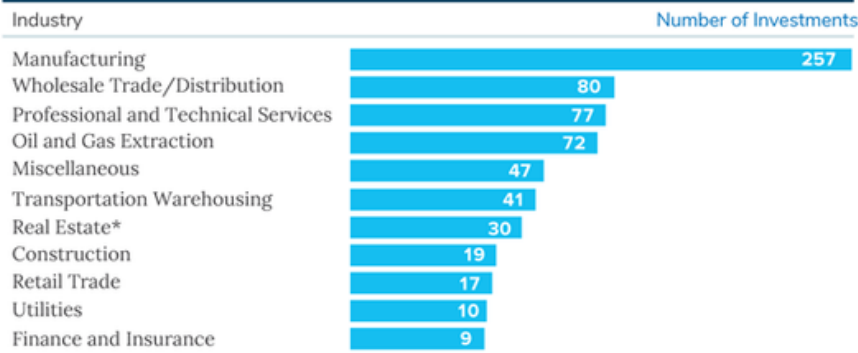


HOME COUNTRIES OF FOREIGN-OWNED COMPANIES INVESTING IN HOUSTON, 2008 - 2018

Australia	Germany	Portugal
Austria	India	Russia
Belgium	Ireland	Saudi Arabia
Bermuda	Israel	Singapore
Brazil	Italy	Spain
Canada	Japan	Sweden
Cayman Islands	Korea	Switzerland
China	Luxembourg	Taiwan
Colombia	Mexico	Turkey
Denmark	The Netherlands	United Arab Emirates
Finland	Norway	United Kingdom
France	Poland	Venezuela

FOREIGN DIRECT INVESTMENT IN HOUSTON

By Sector January 2008 - December 2018



*Represents the management of real estate, not the acquisition of propertie

FOREIGN DIRECT INVESTMENT

Over the past 10 years, at least 517 foreign-owned companies have announced plans to invest in Houston. These announcements represent 659 separate deals. The value of the investments was made public for only 315 of these deals but the cumulative amount disclosed is significant—\$33.2 billion. These investments originated from 36 countries and cover 63 industries across 11 broad sectors

Some of the foreign-owned companies investing in Houston are household names, like Ikea and AnheuserBusch InBev. Others are less familiar but no less important, like INEOS (chemicals and plastics) and Tenaris (oilfield pipe). The investments have been large and small, involved human capital and fixed assets, expanded existing operations or represented new entries into the market.

Foreign investment is important to Houston for numerous reasons. It infuses new capital into the region, expands the manufacturing base, helps underpin jobs, facilitates the exchange of ideas and best practices, increases trade, adds to the tax base and stimulates growth.

Source: Greater Houston Partnership

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CONTACT INFORMATION

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