

PAD SITES AT SPRINGWOODS VILLAGE

SPRING, TX



ExxonMobil

PAD SITE 1A

FUTURE
hp

THE MARK

FUTURE
ABS

SWN
Southwestern Energy

HARDY
LIFE SAVING

45

CityPlace
SPRINGWOODS VILLAGE

CVS/pharmacy

Residence Inn
Marriott

COURTYARD
Marriott

Exxon
Mobil
Lube Express

Audubon
Grove

PAD SITE 1C

Harper
Woods

CHI St. Luke's
Health

SPRINGWOODS VILLAGE PKWY

TheBelvedere

E MOSSY OAKS RD

PAD SITE 0D-11

HOLZWARTH RD

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TRANSWESTERN
RETAIL

PROPERTY INFORMATION

- › Retail pad sites located adjacent to new ExxonMobil Campus, in the heart of the Springwoods Village masterplanned community
- › Located at the dynamic intersection of I-45 & the Grand Pkwy
- › Projected daytime population of 107,000 people in a 5 mile radius
- › Approximately 500 homes & apartment units complete
- › Springwoods Village will have over 16,000 employees by 4Q 2018

AVAILABLE

- › Pad Site 1A | 1.93 acres along Springwoods Village Pkwy
- › Pad Site 1C | 1.3 acres on NWC of Springwoods Village Pkwy & Blue Heron Dr.
- › Pad Site 0D-11 | 9.23 acres on NWC Holzwarth & Grand Pkwy

RESTRICTIONS

- › Single tenant only
- › Hotel, Service station and Medical (excluding Dental or Veterinary) are restricted



POPULATION

1 Mile	3 Miles	5 Miles
5,138	63,540	204,324



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
4,196	35,811	84,585



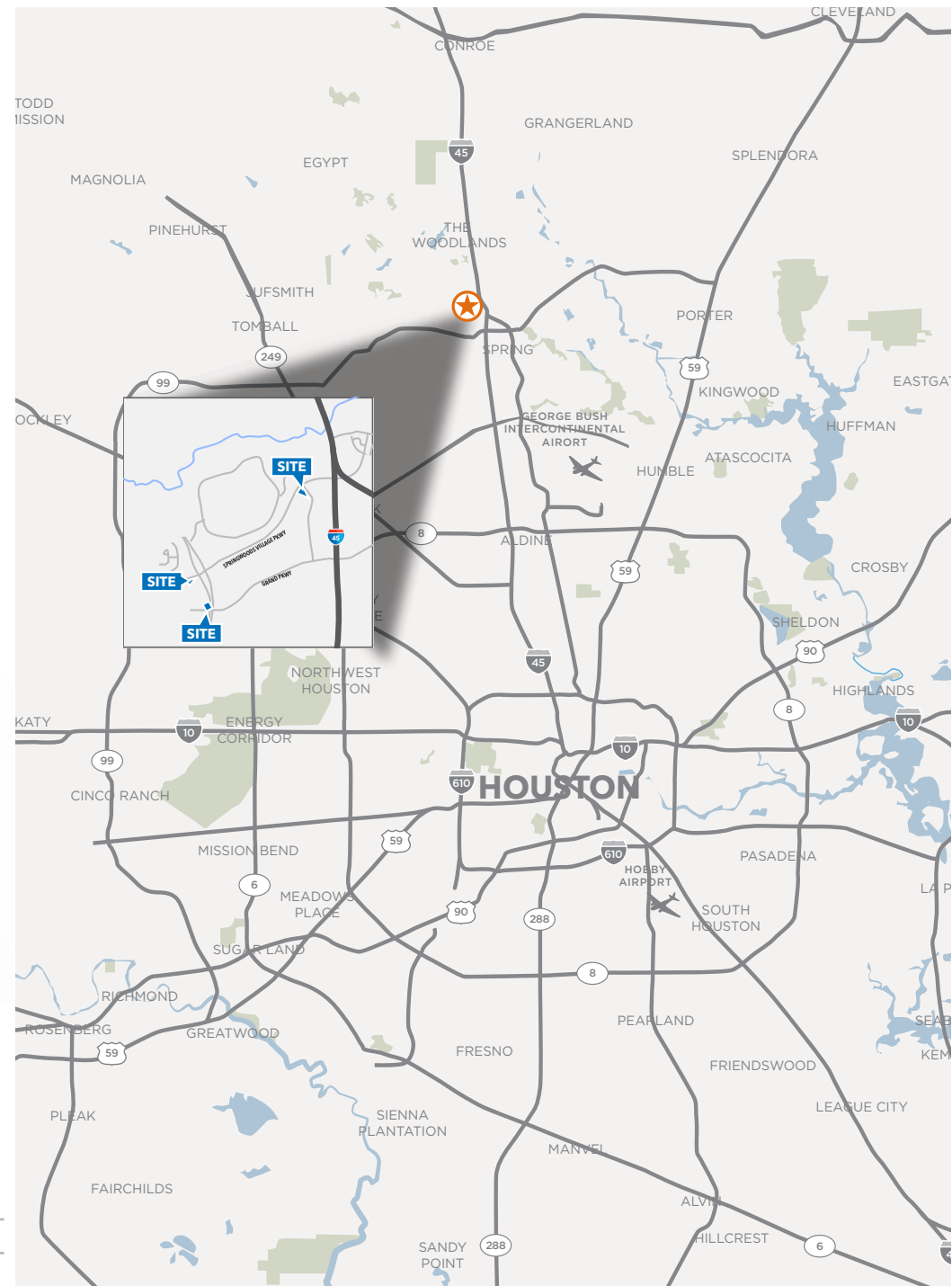
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$104,862	\$100,121	\$99,820



TRAFFIC COUNTS

I-45 North of Grand Pkwy	232,000 CPD
I-45 South of Grand Pkwy	255,000 CPD



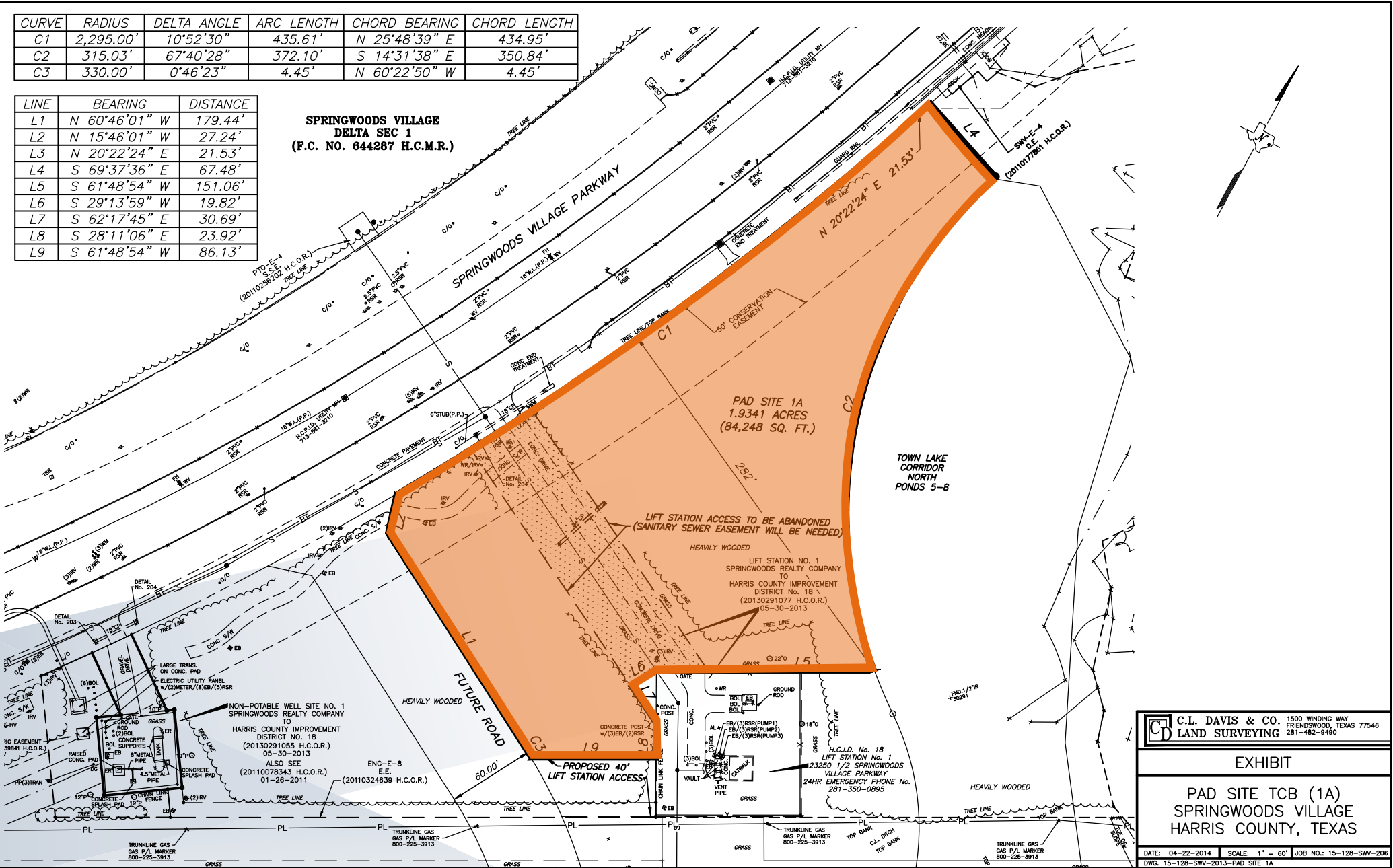


PAD 1A

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,295.00'	10°52'30"	435.61'	N 25°48'39" E	434.95'
C2	315.03'	67°40'28"	372.10'	S 14°31'38" E	350.84'
C3	330.00'	0°46'23"	4.45'	N 60°22'50" W	4.45'

LINE	BEARING	DISTANCE
L1	N 60°46'01" W	179.44'
L2	N 15°46'01" W	27.24'
L3	N 20°22'24" E	21.53'
L4	S 69°37'36" E	67.48'
L5	S 61°48'54" W	151.06'
L6	S 29°13'59" W	19.82'
L7	S 62°17'45" E	30.69'
L8	S 28°11'06" E	23.92'
L9	S 61°48'54" W	86.13'

**SPRINGWOODS VILLAGE
DELTA SEC 1
(F.C. NO. 644287 H.C.M.R.)**



	C.L. DAVIS & CO. LAND SURVEYING 1500 WINDING WAY FRIENDSWOOD, TEXAS 77546 281-482-9490
	EXHIBIT PAD SITE TCB (1A) SPRINGWOODS VILLAGE HARRIS COUNTY, TEXAS
DATE: 04-22-2014 DWG. 15-128-SW-2013-PAD SITE 1A	SCALE: 1" = 60' JOB NO.: 15-128-SW-206

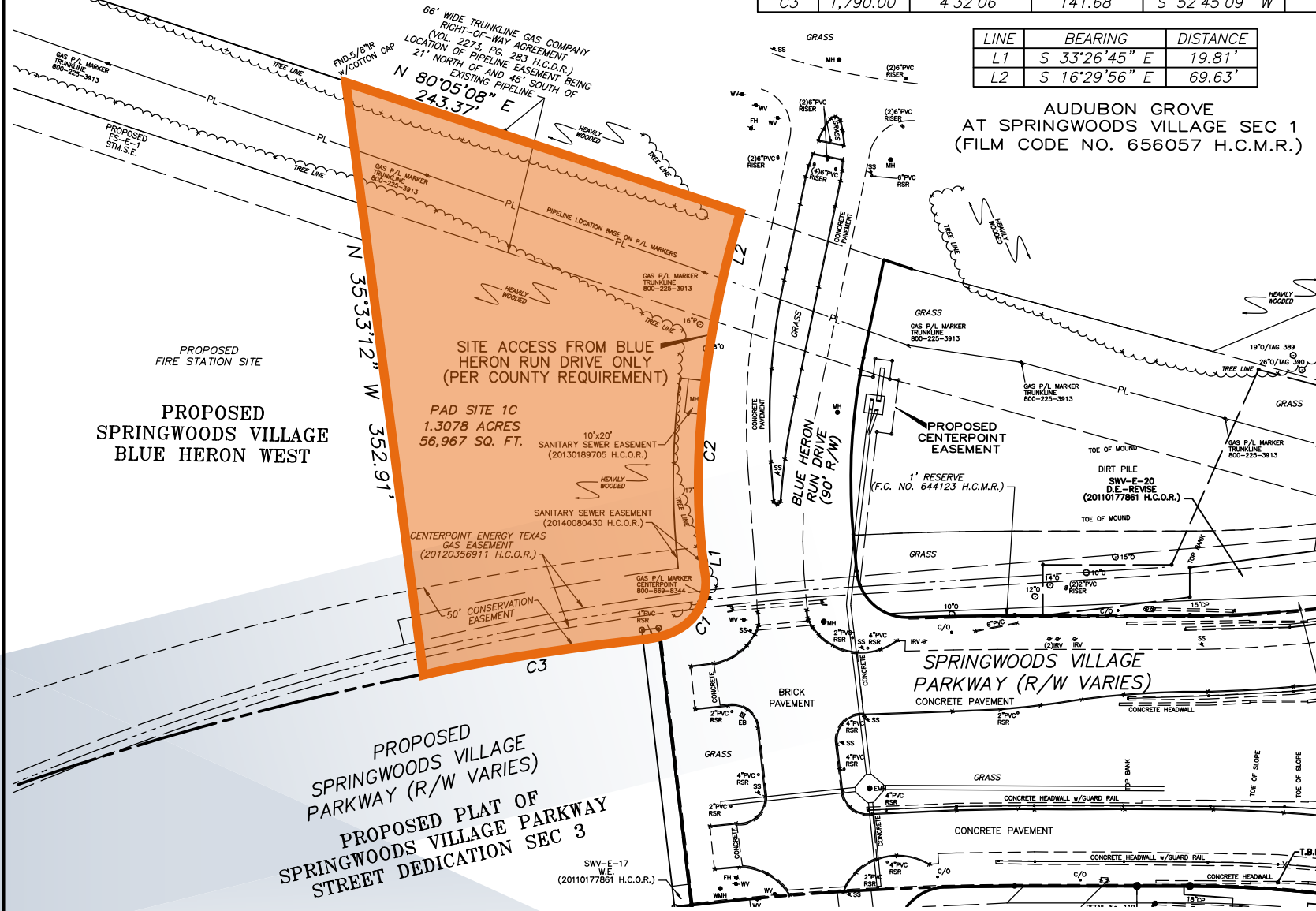
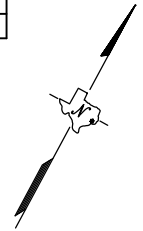
PAD 1C

AUDUBON GROVE
AT SPRINGWOODS VILLAGE SEC 1
(FILM CODE NO. 656057 H.C.M.R.)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	88°27'57"	46.32'	S 10°47'13" W	41.85'
C2	445.00'	16°56'49"	131.62'	S 24°58'21" E	131.14'
C3	1,790.00'	4°32'06"	141.68'	S 52°45'09" W	141.64'

LINE	BEARING	DISTANCE
L1	S 33°26'45" E	19.81'
L2	S 16°29'56" E	69.63'

AUDUBON GROVE
AT SPRINGWOODS VILLAGE SEC 1
(FILM CODE NO. 656057 H.C.M.R.)



PROPOSED
SPRINGWOODS VILLAGE
PARKWAY (R/W VARIES)
PROPOSED PLAT OF
SPRINGWOODS VILLAGE PARKWAY
STREET DEDICATION SEC 3

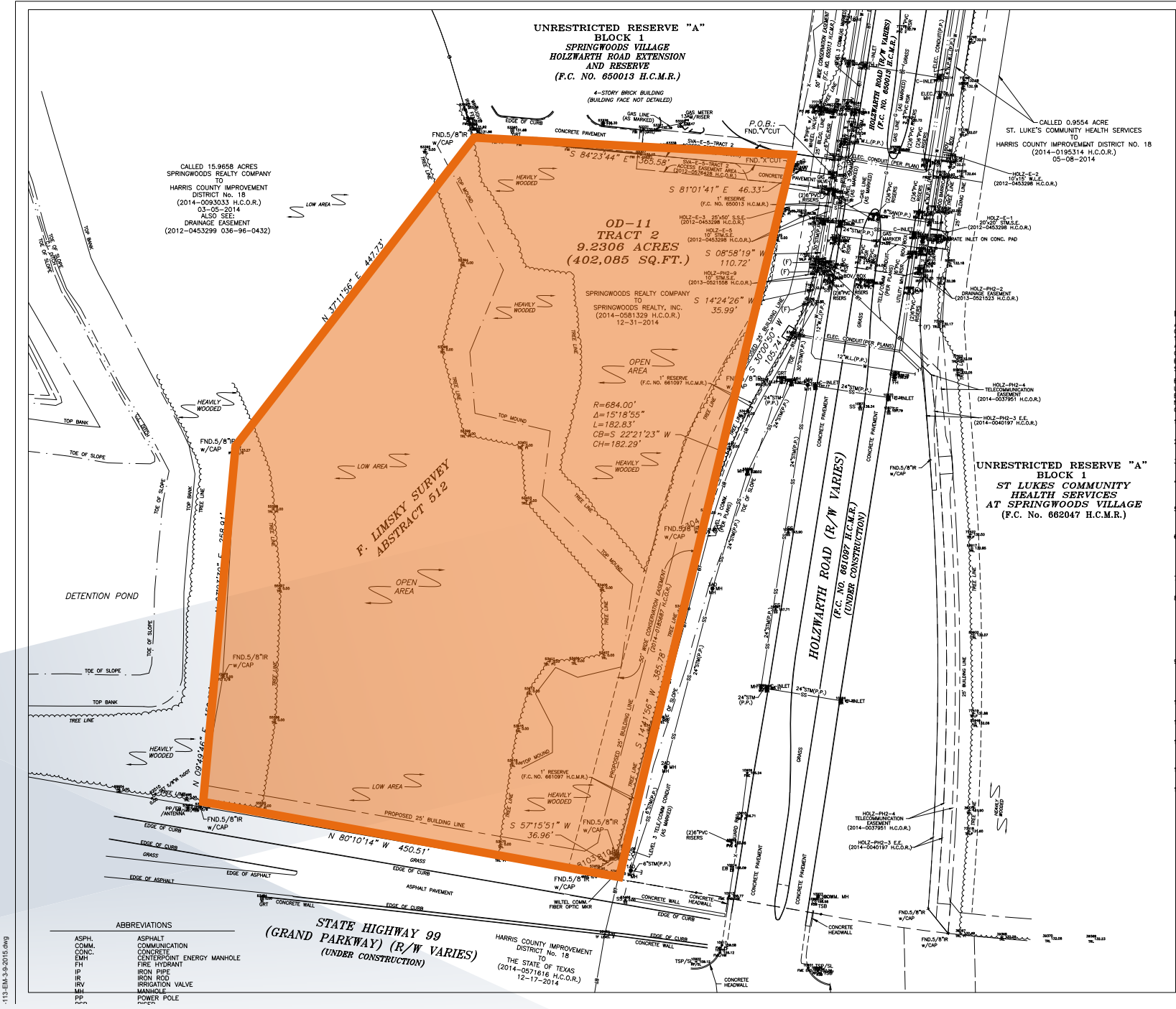
REVISED: 04-29-2014

C.L. DAVIS & CO. 1500 WINDING WAY
LAND SURVEYING FRIENDSWOOD, TEXAS 77546
281-482-9490

EXHIBIT

PAD SITE PS1B (1C)
SPRINGWOODS VILLAGE
HARRIS COUNTY, TEXAS

DATE: 04-22-2014 SCALE: 1" = 60' JOB NO.: 15-128-SW-206
DWG. 15-128-SW-2013-PAD SITE 1C





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the

buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

