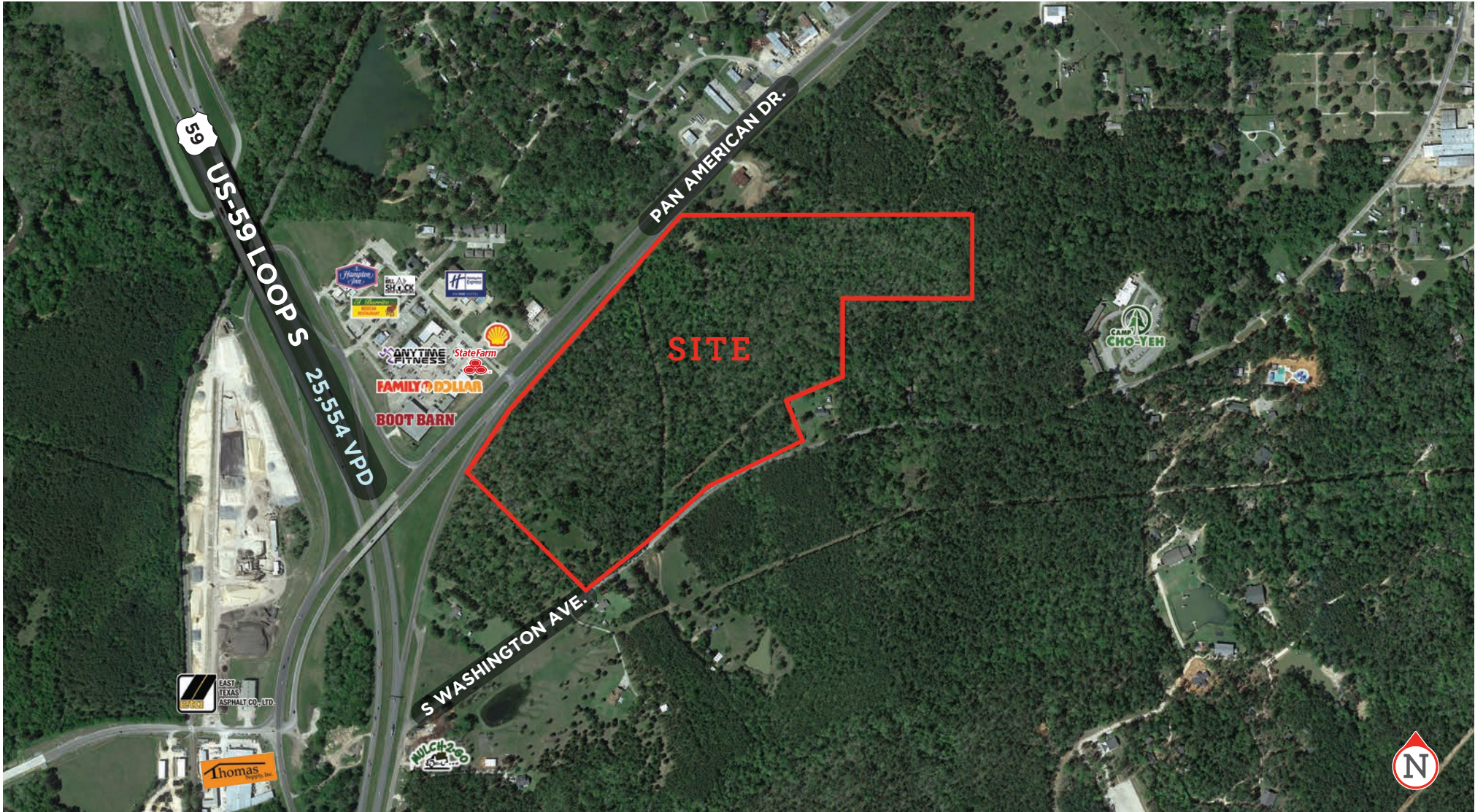




601 PAN AMERICAN DRIVE

60.11 Acres Available For Sale

SEC of US 59 and Pan American Drive | Livingston, Texas



Andrew Alvis | Jeff Lokey | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

±60.11 ACRES AVAILABLE FOR SALE IN LIVINGSTON, TEXAS

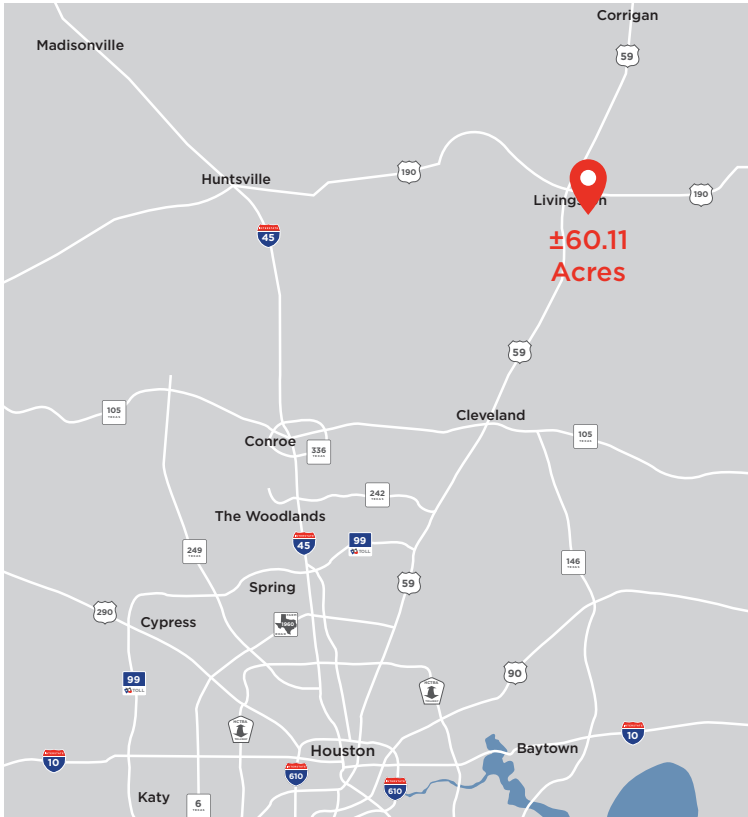
- Great for residential, medical, industrial
- Not in flood plain
- Timber contract available
- 1,780.2 ft of frontage on Pan American Dr.

▶ ANDREW ALVIS

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281.477.5038

▶ JEFF LOKEY

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281.477.4380



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±60.11 acres
- ▶ TRAFFIC COUNTS:
Approx. 27,743 VPD on US 59



15,579
Current Population
Within 5-Mile Radius



54.76%
Population Growth
Within a 3-mile Radius
from 2010 to 2019



\$70,123
Average HHI Within
5-Mile Radius



Lake Livingston
635 Acres

Livingston Jr.
High School
894 Students

Livingston
High School
1,063 Students

SITE



LOCATION OVERVIEW - LIVINGSTON TRADE AREA

The Property is located in Livingston, Polk County, Texas, approximately 70 miles north of Downtown, Houston. Polk County is known for being the gateway between the Texas forest country and Texas Gulf Coast area, providing fishing, hunting, outdoor activities, camping, antiquing, and offering a variety of hometown restaurants. The community of Livingston came about in the early 1800's and was initially an agricultural area which produced primarily cotton and corn. Construction of the Houston East and West Texas Railway through Livingston in 1880 spurred growth in the area, leading to its incorporation in 1902. Industrial development, the surrounding oilfields, and diversification of local farming created additional jobs and growth for the city. In 1968, Lake Livingston was created - a 93,000-acre man-made water reservoir. The lake began to draw outside interest by providing recreational outlets and new development. Growth in business also resulted from other tourist attractions such as the 4,600-acre Alabama-Coushatta Indian Reservation and the establishment of several parks, most notably the 450-acre Lake Livingston State Recreation Area.

TOURISM / TRADE DAYS

In an effort to increase tourism in the area, the City constructed facilities, staffs and operates a monthly Trade Days event at Pedigo Park where hundreds of vendors sell a variety of crafts, antiques, and collectible items. This event, which began in May, 1999, has been extremely successful in attracting new visitors to the area. Local motels and restaurants report significant increases in their business on Trade Days weekends. Additionally, several new antique malls and specialty shops have opened in the downtown business district in connection with the Trade Days event and there has been a renewed interest in the remodeling and renovation of buildings in the downtown business district.

TEXAS DEPARTMENT OF CRIMINAL JUSTICE

Over the past ten (10) years, Livingston has experienced a diversification of the economic base with the construction by the Texas Department of Criminal Justice of a 2,850 bed maximum-security prison unit five miles outside Livingston. The unit employs approximately 835 people with an annual payroll of close to \$20,000,000. Livingston has undergone construction of the IAH Detention Facility, which employs approximately 229 people.

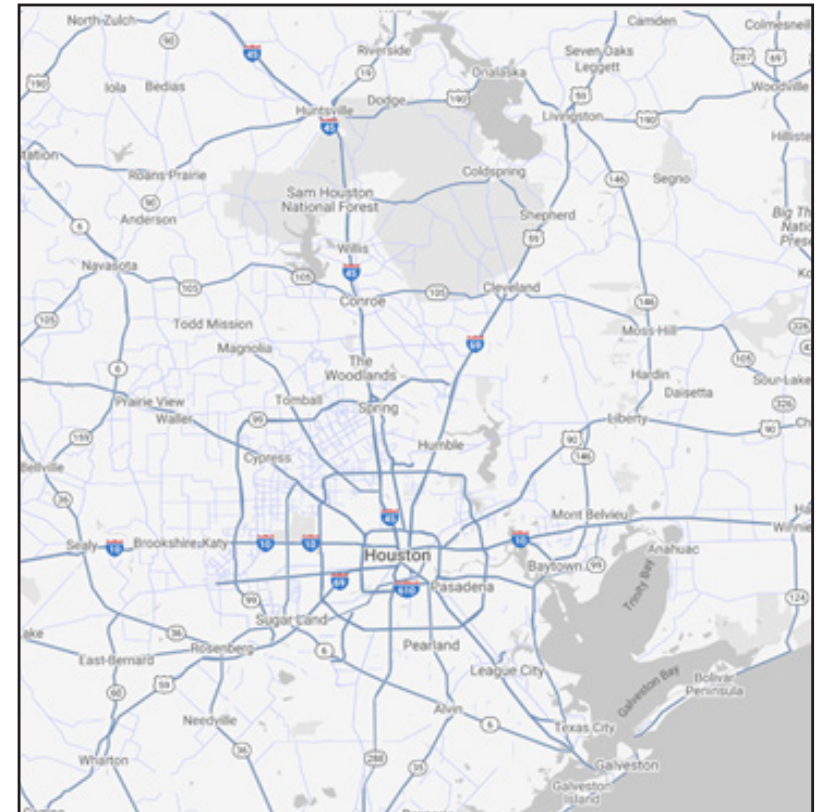
HEALTH CARE INDUSTRY BUSINESS

Additionally, much new growth in the region has focused on the health-care industry including retiree and senior-care related industry and small businesses. With a state-of-the-art hospital located on the U. S 59 Highway Bypass, development of numerous new medical office buildings, nursing homes, assisted living and independent living retirement facilities, and an active-adult over-55 residential subdivision, Livingston will continue to experience a growing senior population in the area.

LARGEST LIVINGSTON AREA EMPLOYERS

Lumbering, ranching and the production of gas and oil continue to be important economically to the City.

Livingston ISD (614), Wal-Mart Retail Sales (480), Memorial Medical Center (431), County of Polk (333)



*The information herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy thereof. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,140	4,204	6,154
Current Population	5,756	10,806	15,579
2010 Census Average Persons per Household	2.69	2.57	2.53
2010 Census Population	1,950	7,201	12,257
Population Growth 2010 to 2019	202.90%	54.76%	30.71%

CENSUS HOUSEHOLDS

1 Person Household	25.10%	27.12%	25.15%
2 Person Households	30.14%	31.48%	34.52%
3+ Person Households	44.76%	41.40%	40.33%
Owner-Occupied Housing Units	56.56%	62.58%	71.02%
Renter-Occupied Housing Units	43.44%	37.42%	28.98%

RACE AND ETHNICITY

2019 Estimated White	73.33%	71.42%	75.75%
2019 Estimated Black or African American	8.49%	12.88%	10.24%
2019 Estimated Asian or Pacific Islander	4.21%	2.42%	1.61%
2019 Estimated Other Races	13.34%	12.62%	11.59%
2019 Estimated Hispanic	19.03%	18.61%	17.52%

INCOME

2019 Estimated Average Household Income	\$58,395	\$66,994	\$70,123
2019 Estimated Median Household Income	\$50,586	\$49,136	\$52,931
2019 Estimated Per Capita Income	\$22,703	\$26,772	\$28,115

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	34.53%	37.78%	38.60%
2019 Estimated Bachelors Degree	13.07%	11.36%	12.07%
2019 Estimated Graduate Degree	2.72%	4.73%	4.31%

AGE

2019 Median Age	35.3	37.8	39.9
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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