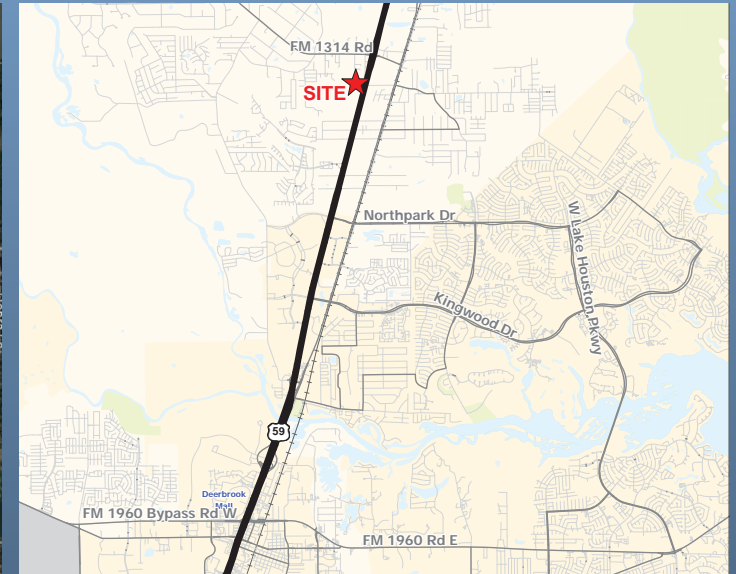


35 ACRES OF LAND FOR SALE

US Hwy 59 between Northpark and FM 1314, Montgomery Co (Porter), TX



PROPERTY DATA

- 35 acres, 1702 feet of frontage on US Hwy 59 (west side), unrestricted use
- Will consider subdividing
- Property is accessible from US Hwy 59 feeder and from Church Street at the northern boundary
- Key Map page 296
- Per FEMA map 48339CO730G property does not appear to be in 10 yr flood plain
- Wastewater available through Porter M.U.D. after annexation
- Fresh water available through Porter S.U.D.
- Located in unincorporated Porter, Texas
- Asking price for the entire parcel: \$9,909,900 (\$6.50/SF)

CONTACT

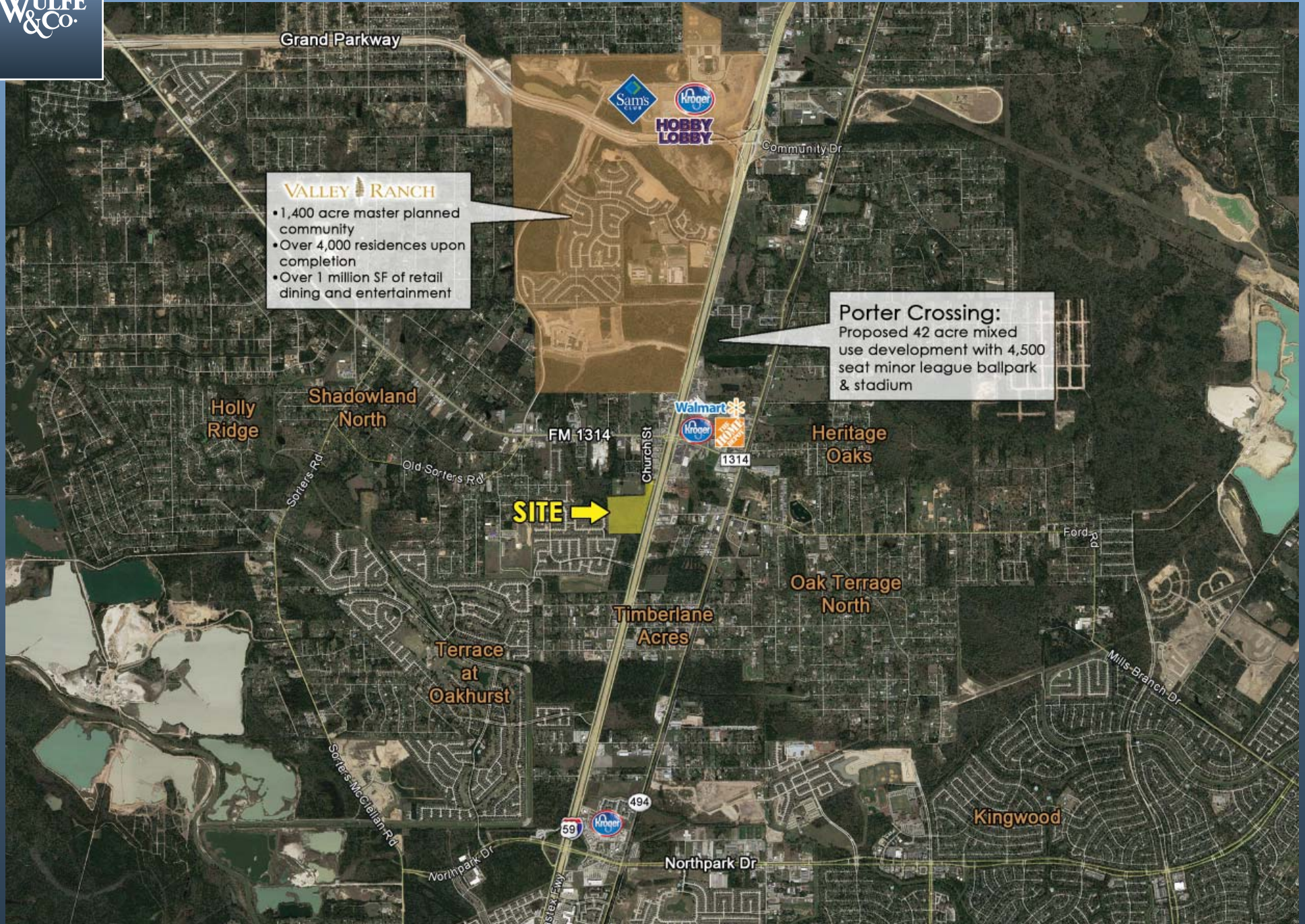
Katherine Wildman
 kwildman@wulfe.com
 (713) 621-1220 (direct)
 (713) 569-8990 (cell)



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

DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2017 Estimate	46,882	101,063	159,282
Ave HH Income			
2017 Estimate	\$83,554	\$98,682	\$104,552
Traffic Counts			
US Hwy 59	73,000 cars per day		
FM 1314	30,000 cars per day		



VALLEY RANCH

- 1,400 acre master planned community
- Over 4,000 residences upon completion
- Over 1 million SF of retail dining and entertainment

Porter Crossing:
Proposed 42 acre mixed use development with 4,500 seat minor league ballpark & stadium

SITE →

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0979/-95.2393

RS1

23948-24500 Eastex Freeway Service Rd		3 mi radius	5 mi radius	7 mi radius
Porter, TX 77365				
POPULATION	2017 Estimated Population	46,882	101,063	159,282
	2022 Projected Population	54,388	115,076	180,063
	2010 Census Population	37,444	85,889	133,957
	2000 Census Population	23,710	66,453	100,737
	Projected Annual Growth 2017 to 2022	3.2%	2.8%	2.6%
	Historical Annual Growth 2000 to 2017	5.7%	3.1%	3.4%
	2017 Median Age	33.9	36	35.9
HOUSEHOLDS	2017 Estimated Households	17,312	37,145	57,432
	2022 Projected Households	19,705	41,671	64,103
	2010 Census Households	13,884	31,228	47,604
	2000 Census Households	8,380	23,263	34,687
	Projected Annual Growth 2017 to 2022	2.8%	2.4%	2.3%
	Historical Annual Growth 2000 to 2017	6.3%	3.5%	3.9%
RACE AND ETHNICITY	2017 Estimated White	78.8%	80.1%	76.1%
	2017 Estimated Black or African American	5.5%	5.5%	9.0%
	2017 Estimated Asian or Pacific Islander	3.0%	3.5%	3.5%
	2017 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2017 Estimated Other Races	12.0%	10.3%	10.7%
	2017 Estimated Hispanic	27.0%	24.6%	25.5%
INCOME	2017 Estimated Average Household Income	\$83,554	\$98,682	\$104,552
	2017 Estimated Median Household Income	\$69,752	\$80,670	\$84,770
	2017 Estimated Per Capita Income	\$30,880	\$36,289	\$37,711
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	5.8%	4.9%	4.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	9.7%	7.0%	7.2%
	2017 Estimated High School Graduate	24.5%	21.2%	22.3%
	2017 Estimated Some College	25.4%	24.7%	24.0%
	2017 Estimated Associates Degree Only	7.1%	7.6%	7.6%
	2017 Estimated Bachelors Degree Only	18.5%	23.1%	22.6%
	2017 Estimated Graduate Degree	9.0%	11.5%	11.4%
BUSINESS	2017 Estimated Total Businesses	1,121	3,131	4,853
	2017 Estimated Total Employees	11,754	30,157	49,288
	2017 Estimated Employee Population per Business	10.5	9.6	10.2
	2017 Estimated Residential Population per Business	41.8	32.3	32.8

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
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