

MEDISTAR



The Owner of ParkWest Business Park offers multiple options for qualified developers or users/purchasers:

- Sites from two acres are available
- Owner would welcome land contributed joint ventures
- Build-to-suit opportunities

PARKWEST BUSINESS PARK

±150 ACRE BUSINESS PARK IN THE KATY AREA (WEST HOUSTON)



INTRODUCTION

Cushman & Wakefield of Texas, Inc. has been retained on an exclusive basis to market a premier development opportunity located on Interstate 10-West (Katy Freeway) adjacent to the City of Katy and within Houston's ETJ. Located in a thriving submarket, ParkWest Business Park enjoys proximity to Katy, one of Houston's fastest growing suburbs. The Park is located within one mile of Houston's newest loop, the Grand Parkway (SH 99). Houston's Energy Corridor, a robust business district that is home to some of the world's top energy companies, is located just west of the Park. Growth in the Katy area has been driven by this active and expanding market, as well as the connectivity and area enhancements provided by the Grand Parkway. Katy has become one of the more desirable areas of the Houston market to live, work and play, with renowned medical facilities, master-planned communities, exclusive retail, and low-to-mid-rise office buildings all moving to the Katy area in response to this growth.

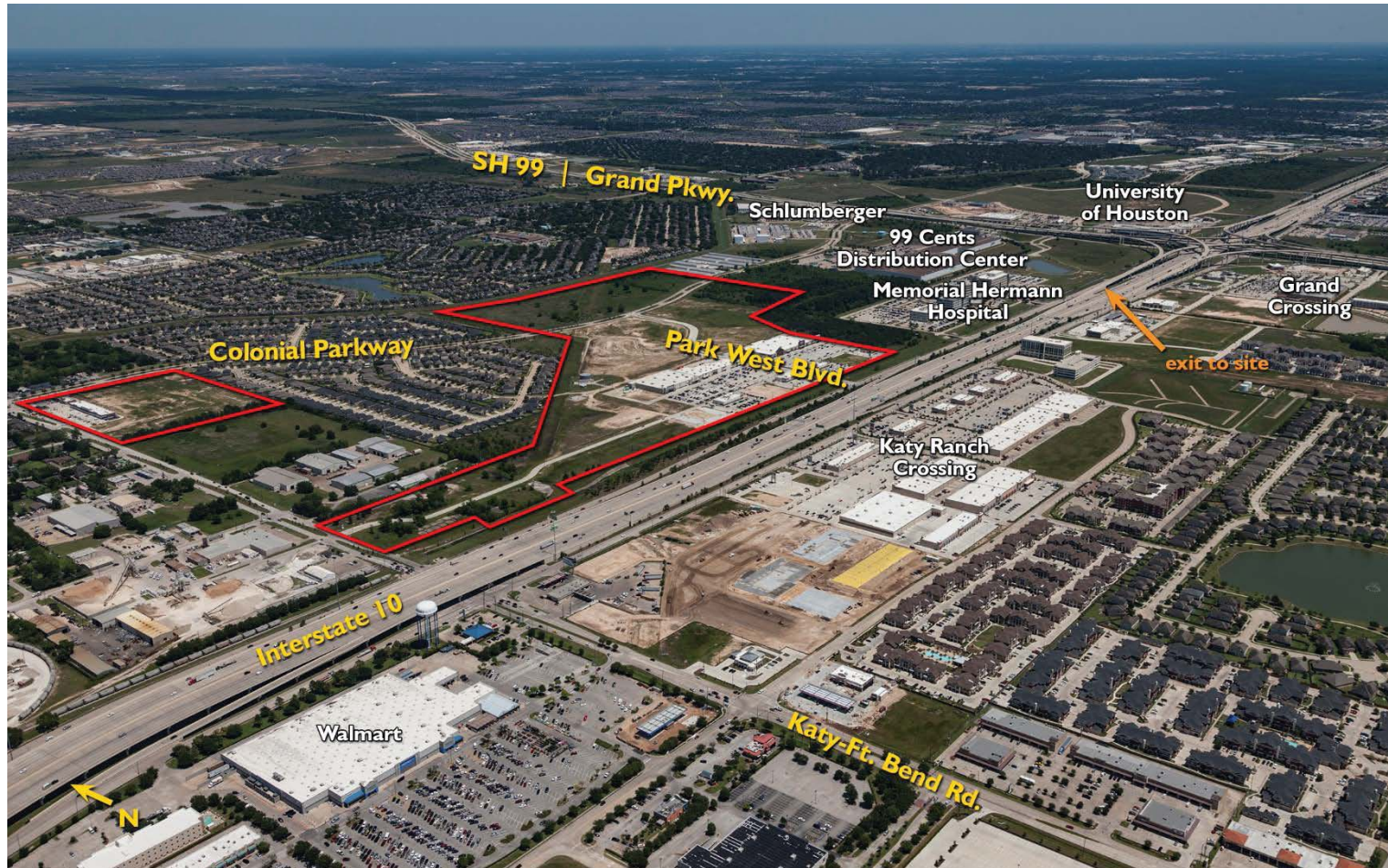
LATEST AREA NEWS

Source: Houston Chronicle September 10, 2015

- Katy area bigger than Pittsburgh
- The suburb west of Houston – with 309,556 residents inside the Katy ISD boundaries – edged out the Pennsylvania city's population
- The anticipated population for 2020 is 350,000 residents

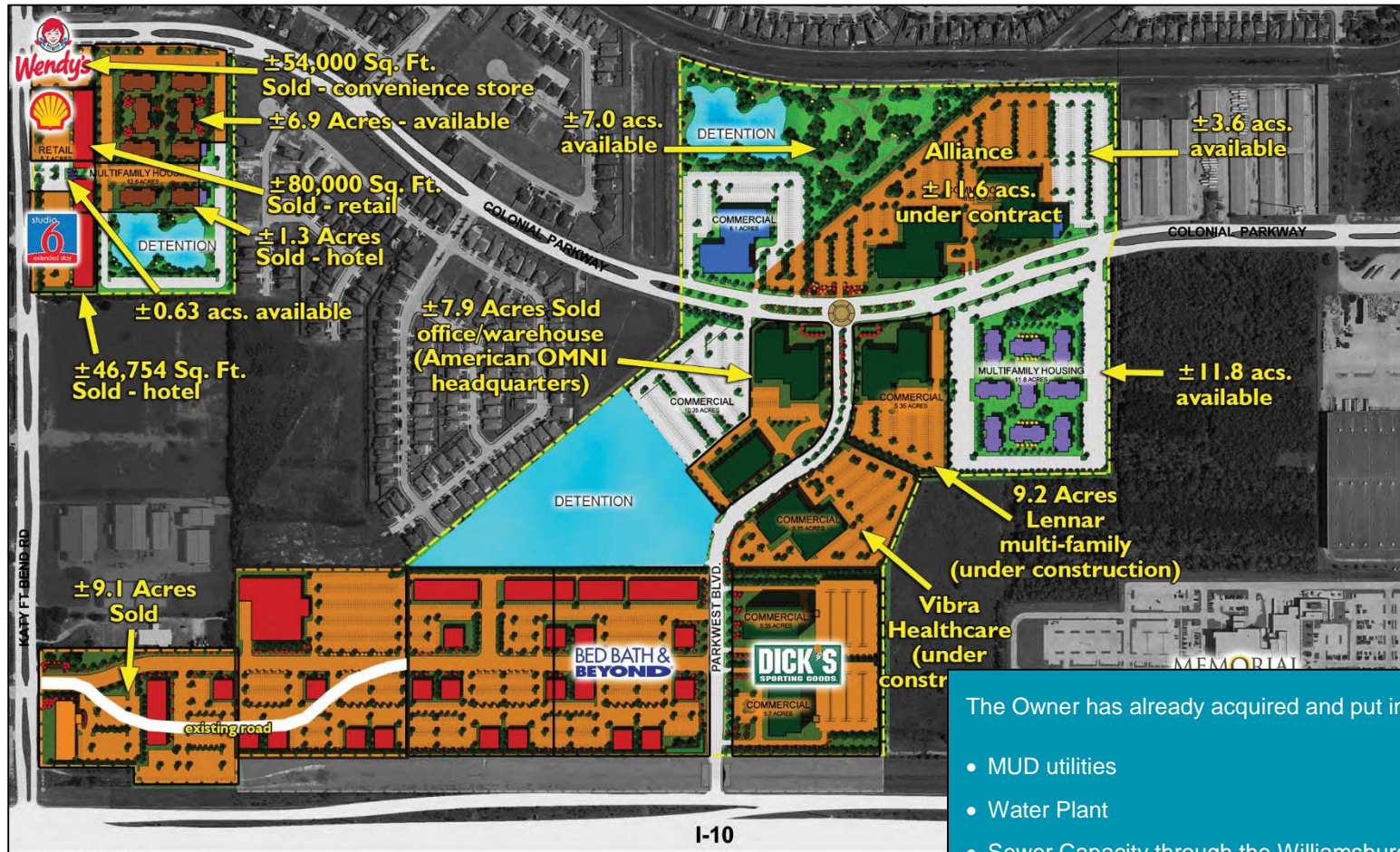
PROPERTY FEATURES

ParkWest Business Park is a mixed-use business and residential development that maintains maximum flexibility and requires quality, responsible development. As an office and retail development, ParkWest is suitable for medical, low-rise office, retail, retail pad sites, and restaurant establishments, offering great visibility with more than 3,000 lineal feet along the Interstate 10 frontage road.



ACCESSIBILITY

ParkWest Business Park has excellent access and visibility with 3,000 feet of frontage on Interstate 10. Two sites on Katy-Ft. Bend Road offer frontages of 1,793' and 590', and Colonial Parkway bisects the site offering an additional east/west artery that will connect to Park Row.



See Site Plan Detail on Following Page

The Owner has already acquired and put in place:

- MUD utilities
- Water Plant
- Sewer Capacity through the Williamsburg Plant
- Drainage Study approved by HCFCD for detention size and location

SITE PLAN



Source: The Retail Connection

RETAIL DEVELOPMENT



Source: The Retail Connection

GRAND PARKWAY ACCESS

The Grand Parkway is a 184-mile circumferential highway that traverses through seven counties -- circling Houston as the city's third outer loop. ParkWest Business Park is located within one mile of the Parkway, allowing direct access to Sugar Land, and Highway 59 to the south. To the north, the Grand Parkway provides direct access to Spring, The Woodlands and ExxonMobil's new 386-acre headquarters campus (see map on next page.)





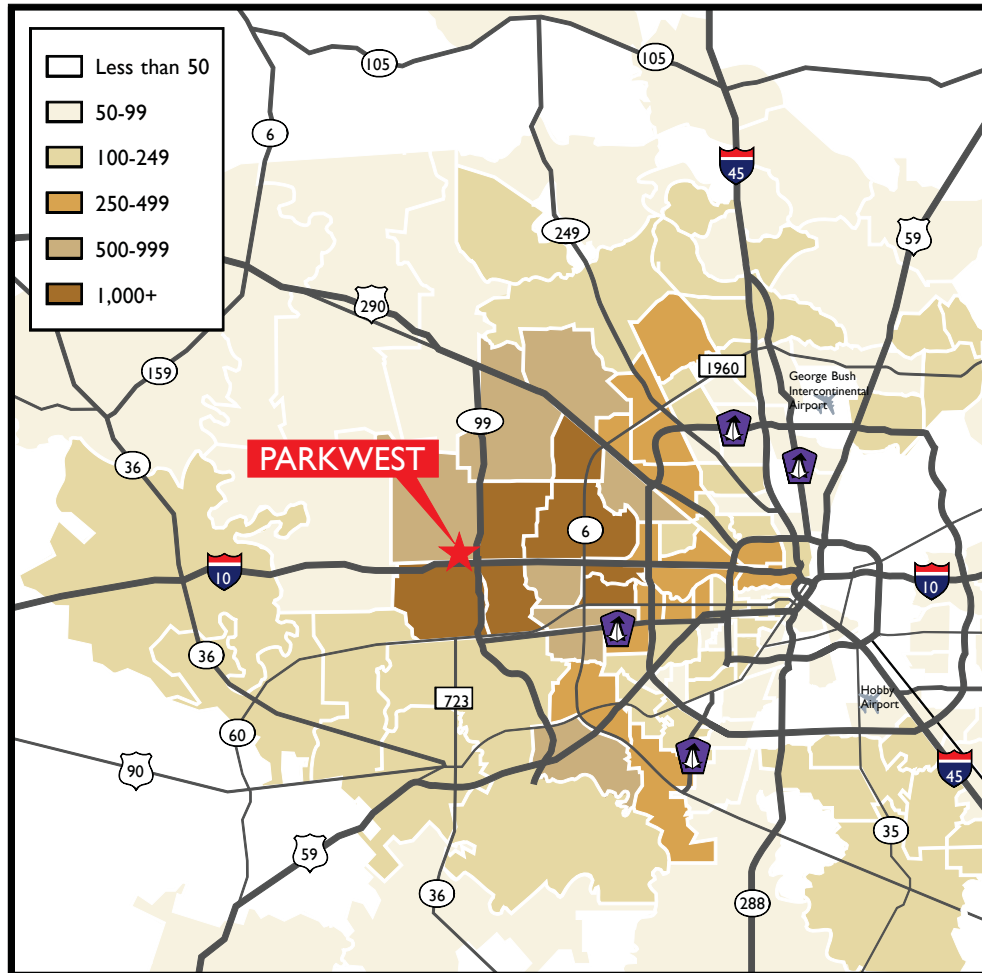


ENERGY CORRIDOR

Less than five miles to the east of ParkWest Business Park is one of the nation's premier employment centers, the Energy Corridor. Defined by its east-west boundary along Interstate 10 from the intersection at Kirkwood to just west of the intersection at Barker Cypress Road, the Energy Corridor is so called because it contains the headquarters locations and regional offices of prominent international energy and energy services firms including BP America, Shell Exploration and Production, Phillips 66, CITGO, Dow Chemical, PGS, and Mustang/Wood Group. Other, non-energy, companies also have headquarters in the corridor including Cardinal Health Care Inc., Sysco Corporation, Gulf States Toyota, and Star Furniture.



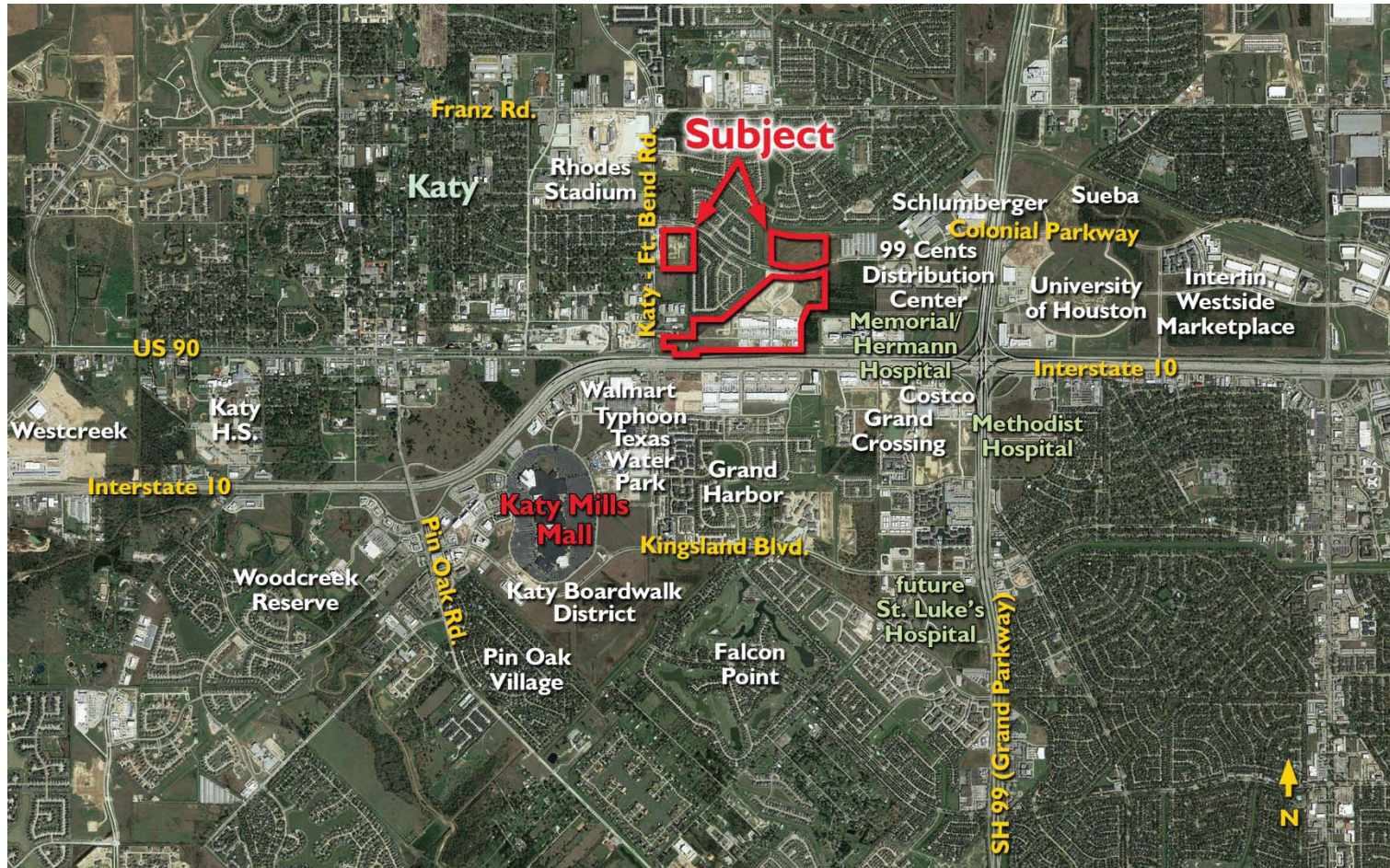
ENERGY CORRIDOR EMPLOYEES BY ZIP CODE



A large number of residents in the Katy area work in the Energy Corridor, according to the most recent Census worker data survey (2010).

ACROSS FROM KATY MILLS MALL

Katy Mills Mall, an outlet shopping destination for the area, is located directly across from ParkWest Business Park. The Mall is home to more than 1.2 million square feet of retail space and more than 200 specialty shops, including an AMC Theater, Bass Pro Shops Outdoor World, Last Call Neiman Marcus, Saks Fifth Avenue OFF 5th, Bed Bath & Beyond, and American Eagle Outfitter.



PARKWEST BUSINESS PARK NEIGHBORS

ParkWest Business Park is at the epicenter of robust activity, being in close proximity to the 750,000 square foot distribution center for the 99c Store; Costco, and is expected to bring 700 jobs to the local area; the 129 acre, mixed-use Katy Ranch Crossing; Memorial Hermann Hospital and its new six story patient tower and second professional building; the 215,000 square foot Walmart SuperCenter; and the Jack Rhodes Stadium, to the north, which seats 9,700 spectators.



PARKWEST BUSINESS PARK NEIGHBORS



CITY OF KATY

ParkWest Business Park sits adjacent to the city limits of Katy, Texas, which is located along Interstate 10 and just 20 minutes west of Houston. In relationship to Houston, “Katy” generally refers not only to the land area and population base within Katy City Limits, but also to a broad area of unincorporated parts of Harris, Ft Bend and Waller Counties. The Katy Independent School Districts total enrollment, which is now approaching more than 70,000 students, underscores this gap between the populations of Katy city limits and the broader Katy area.

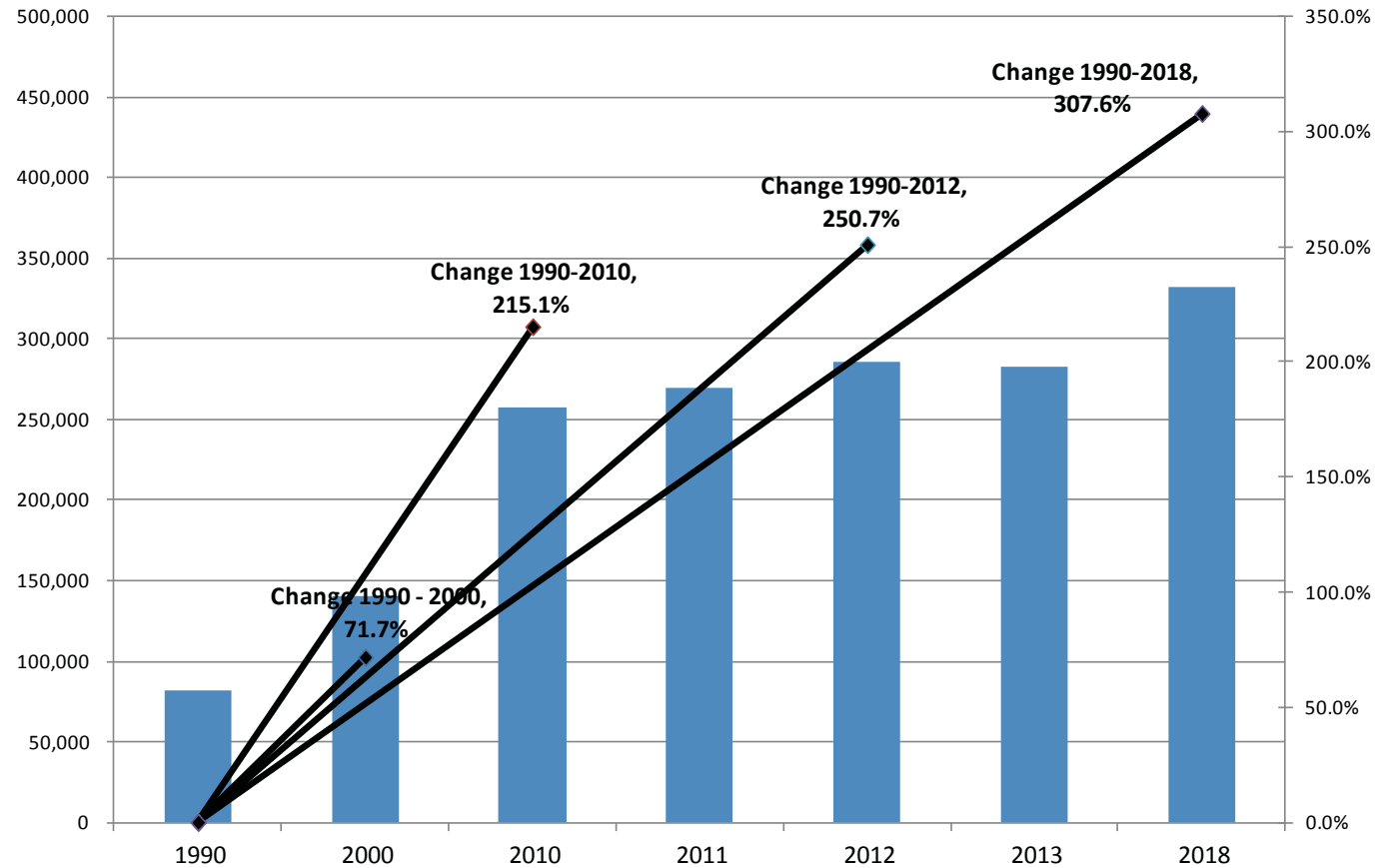
The Katy area provides excellent opportunities in business, education, healthcare, recreation and living, and is often considered one of Houston’s most sought-out suburban addresses. The area is served by Interstate 10 (Katy Freeway), which recently underwent a major reconstruction project significantly improving access to Metro Houston. Katy has grown rapidly over the last ten to fifteen year period, paced by a strong public school system and abundant land for residential development at a broad range of price points.

Katy’s growth is fueled by an abundant and talented population which is growing five to six percent annually. In a recent survey of 400 Katy residents, 98% said they would recommend Katy as a place to live. Katy was also rated the Number One Place in the United States for growth in the year 2010 by the Gadberry Group, a site selection consulting firm.

The Katy area is served by a total of nine consecutive Interstate 10 exits. While Katy itself has a limited office space supply, the eastern extremes of the Katy area anchor the western end of Houston’s prolific Energy Corridor office market, which contains more than 28 million square feet in 187 buildings including 1.36 million square feet under construction.

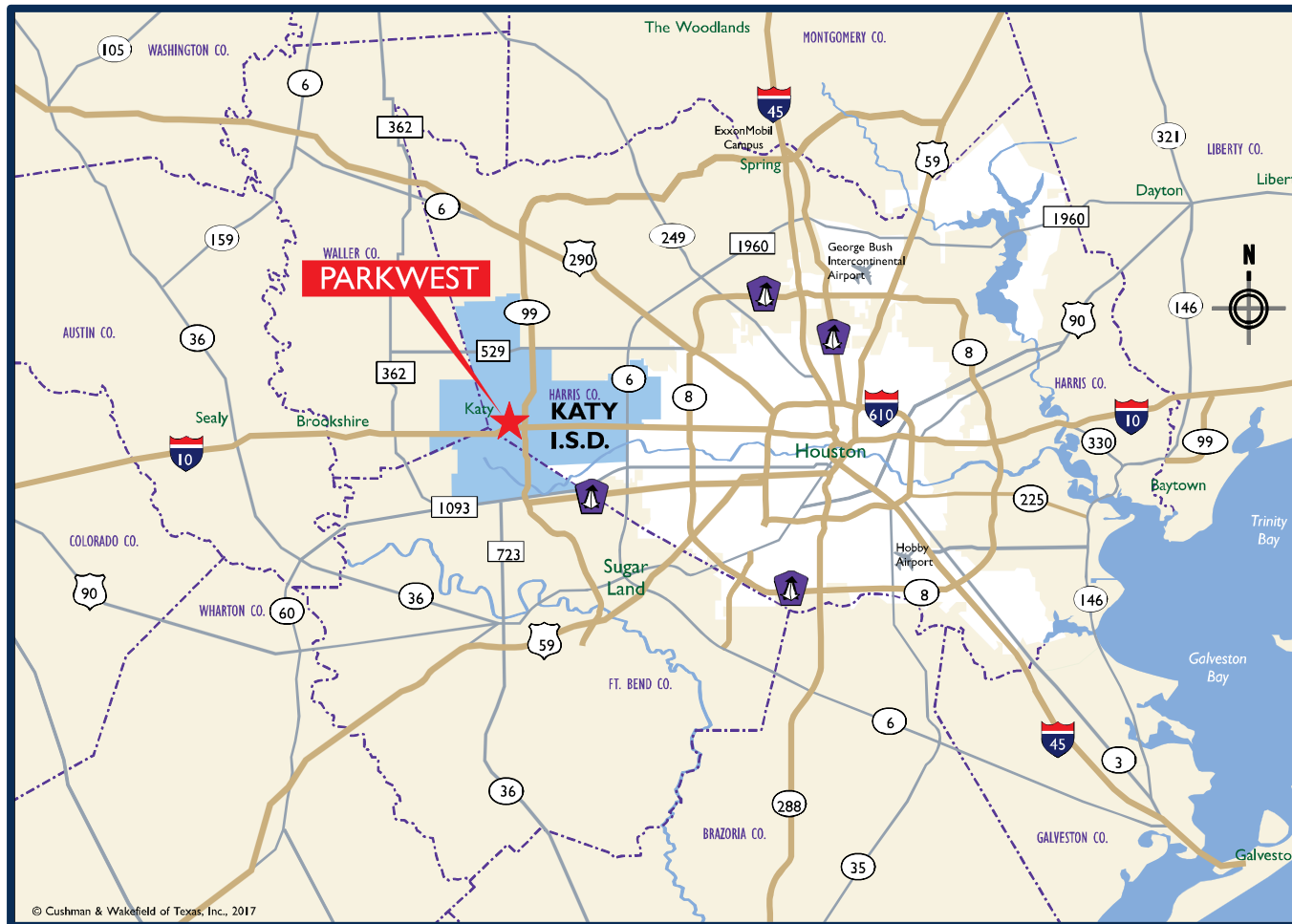
Katy offers companies and residents the benefits of proximity to urban amenities and conveniences, access to deep talent pools and resources, and the accessibility necessary for the affordable movement of people, goods and services.

HISTORICAL / PROJECTED KATY ISD BOUNDARY POPULATION AND PERCENT CHANGE (SINCE 1990)



OUTSTANDING SCHOOL DISTRICT

ParkWest Business Park is located within the Katy Independent School District, which encompasses 181 square miles. Katy ISD, with enrollment of more than 70,000 students, has been a major catalyst for residential growth in this western suburb. This premier district, which now includes eight high schools, 37 elementary schools, and 13 junior high schools, is considered a top school district both in academics and in athletics. To accommodate the growth of the district, six new schools are planned or currently under construction. Jack Rhodes Memorial Stadium, the 9,700 seat home stadium of Katy I.S.D., is located on the west side of Katy-Ft. Bend Road.



KATY HOUSING

The Katy area is well known for its affordable housing options and was rated the #2 Boomtown in the U.S. by Business Week Magazine for residential growth. Newcomers here find an abundance of new homes and diversity of housing options from which to choose. Several popular master planned communities have been developed in or near Katy, ranging from comfortable single-family homes to million dollar estates. Multiple phases of Cinco Ranch – an 8,100 acre community – make up the largest of these master planned communities with a current population approaching 20,000.

Many of the other award winning, master planned communities include: Bridgeland, Wood Creek Reserve, Grand Lakes, Firethorne, Cinco Ranch, Cross Creek Ranch, and Seven Meadows. Other communities include: Hawks Landing.

KATY AREA DEMOGRAPHICS (5-MILE RADIUS)	
2015 Population (est)	309,000
2020 Population Growth (forecast)	13.33%
2015 Average Household Income	\$119,476
2015 Number of Households	101,264
2020 Projected Household Growth	13.25%

HOUSING			
	Katy, TX (77450)	Katy, TX (77494)	United States
Median Home Age	12	7	33
Median Home Cost	\$171,130	\$232,020	\$183,450



MAJOR AREA EMPLOYERS (TOP EMPLOYERS)

Katy ISD	Education
BP North America	Energy
WoodGroup Subsidiaries	Engineering
Shell Oil Company	Energy
Conoco Phillips	Energy
Katy Mills	Retail
Academy Sports & Outdoors	Retail
LaCenterra	Retail
Houston Methodist West	Healthcare
Walmart/Sam's	Retail
Amec Foster Wheeler	Engineering
Igloo	Distributions & Manufacturing
Worley Parsons Group	Engineering
Texas Children's Hospital West	Healthcare
Memorial Hermann Katy	Healthcare
Kroger	Grocery
Transocean	Drilling
HEB	Grocery
GEICO	Insurance & Brokerages
DNV-GL	Testing Laboratories
Expro Americas	Energy
Sercel	Manufacturing, Instrumentation
Houston Methodist St. Catherine	Healthcare
Schlumberger Technology	Energy
Gulf Interstate Engineering	Engineering



GREATER HOUSTON ECONOMIC OVERVIEW

Houston's regional economy has exhibited consistent relative strength for a period of years versus all major markets in the United States.

With 2,284,887 residents, Houston is the largest city in Texas and the 4th largest city in the United States behind New York, Los Angeles and Chicago. Houston's ten-county, MSA now ranks 5th nationally, with over 6.3 million residents.

The Houston area's population is highly concentrated in Harris County with over 4.4 million residents. Between July 2013 and July 2014, Harris County added more residents than any other county in the nation.

The City of Houston's population increased by approximately 10.6% between 2000 and 2012, while the ten-county Houston MSA population grew by nearly 34%.

- Throughout the 2007-2009 Financial Crisis, the Houston area demonstrated remarkable resilience in terms of employment, housing prices, retail sales and stability.
- Although the velocity of home sales slowed and prices moderated slightly for a few months, Houston was not a housing bubble participant, as the region's core employment drivers boosted job creation at a time that domestic demand was lagging badly elsewhere.
- World trade is among the area's fastest growing sector and is related to nearly one-third of all the area's jobs. Among U.S. seaports, the Port of Houston has ranked first in foreign tonnage for 16 consecutive years as of 2011, and second in total tonnage for 20 consecutive years.

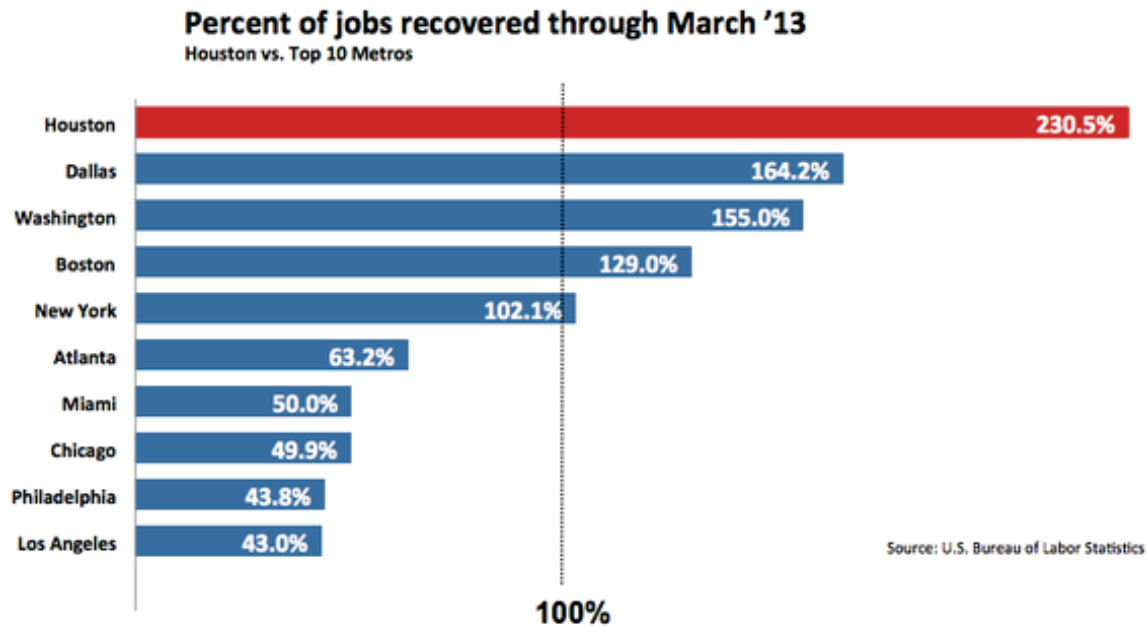
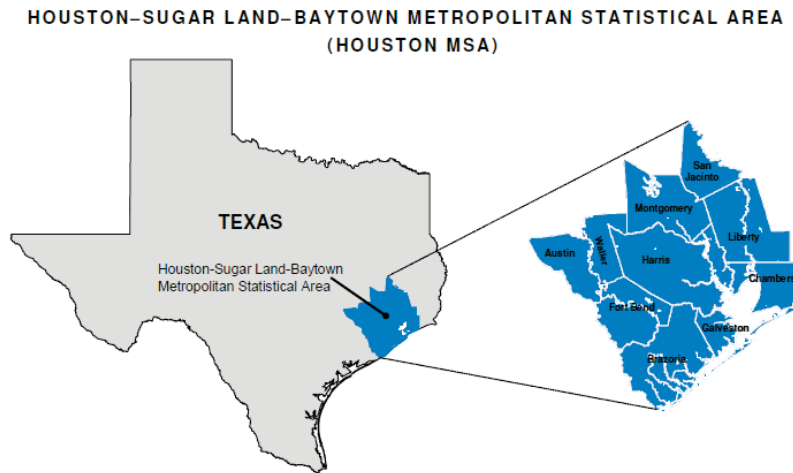
**County Population Growth
Houston-Sugar Land-Baytown MSA**

County	2000	2010	Growth 2000–2010 (in percent)
Austin	23,745	28,417	19.7
Brazoria	243,152	313,166	28.8
Chambers	26,162	35,096	34.1
Fort Bend	358,759	585,375	63.2
Galveston	250,719	291,309	16.2
Harris	3,413,678	4,092,459	19.9
Liberty	70,562	75,643	7.2
Montgomery	297,345	455,746	53.3
San Jacinto	22,450	26,384	17.5
Waller	32,842	43,205	31.6

Source: U.S. Census Bureau

Year	Houston MSA	Harris County	City of Houston
2014	6,490,180	4,441,370	2,239,558
2013	6,313,158	4,336,853	2,195,914
2012	6,280,138	4,259,769	2,160,821
2010	5,975,300	4,092,459	2,100,263
2000	4,669,571	3,400,578	1,953,631
1990	3,731,131	2,818,199	1,631,766
1980	3,118,080	2,409,547	1,595,138
1970	2,181,315	1,741,912	1,233,505
1960	1,581,117	1,243,158	938,219

- Houston has more foreign consulates than any city in the Southwest and 4th largest number in the nation.
- Houston is uniquely poised to capture the gains from a growing world, due to its gateway position to Latin America and its strength in energy.
- According to a recent article in The Atlantic (*Atlantic.com*, May 28, 2013), the ten largest metro areas in the United States have recovered 98% of the jobs lost during the recession, on average. But Houston, the first major city to regain all the jobs lost in the downturn, has now added more than two jobs for everyone it lost after the 2007-2009 downturn.





TEXAS MEDICAL CENTER

The medical, academic and research institutions of the Texas Medical Center are Houston's largest employer, with 54 institutions, 106,000 employees, and 7.2 million patients annually. The 1,345 -acre center is the world's largest medical complex with 7,000 beds in 14 hospitals. Over 33,150 full time and 75,000 part time students attend regular classes in 11 Texas Medical Center institutions, which include Baylor College of Medicine and M.D. Anderson Cancer Center.

Without question, the hub of Houston's medical activity will remain in the Texas Medical Center campus, near Rice University and downtown. The Texas Medical Center now encompasses 46 million square feet of space in 290 buildings and has an annual budget of \$3.4 billion for research alone.

The many high quality networks that anchor the Texas Medical Center are actively expanding patient access with this suburban build-out. No other suburban area has received a more concentrated share of this activity than the Katy area, along Interstate 10.

Thus far, the following Texas Medical Center systems have developed these Energy Corridor facilities: Methodist West Houston Hospital, Texas Children's Hospital, Memorial Hermann, and MD Anderson.

In addition St. Luke's has purchased land in Katy in the southeast quadrant of the Interstate 10/Grand Parkway interchange, but has not yet developed.

BUSH INTERCONTINENTAL AIRPORT

Houston's 10,000 acre Bush Intercontinental Airport (IAH) has been subject to continual improvements. The facility is one of six principal domestic hubs for United Airlines - the nation's largest airline. From Bush IAH, United offers nonstop daily service to Tokyo, London, Amsterdam, Frankfurt and throughout Latin America, in addition to all major domestic destinations. Bush Intercontinental Airport is also one of the nation's larger international airfreight hubs.

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Actual 2015
All Passengers	49.5	50.0	50.2	50.9	53.2	54.3
Intl. Passengers	41.0	41.4	41.6	41.9	43.4	44.0

The south side of the Houston area is served by William P Hobby Airport, which is a principle hub for Dallas-based Southwest Airlines, the nation's 2nd largest carrier behind Delta with by 127.2 million passenger enplanements in 2014. Traditionally a domestic airport and a popular general aviation center for corporate aircraft, Hobby is now an international gateway sporting a new international terminal, parking garage, concourse, expanded domestic terminal and roadway modifications.

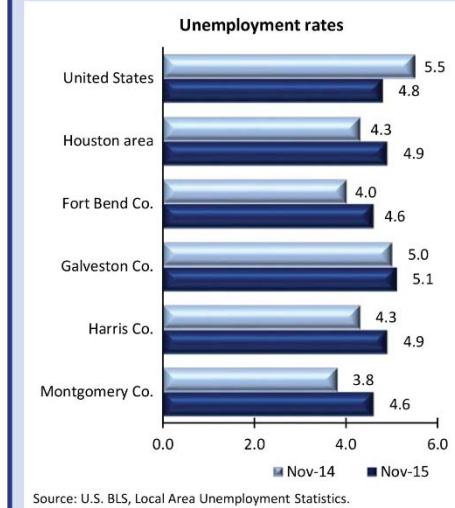
In addition, Southwest added a new ticket counter, six additional security checkpoint lanes, five new arrival and departure gates and a new Federal Inspections Services facility for international travelers. The FIS facility has its own baggage claim and 16 passport inspection stations.

HOUSTON AREA EMPLOYMENT

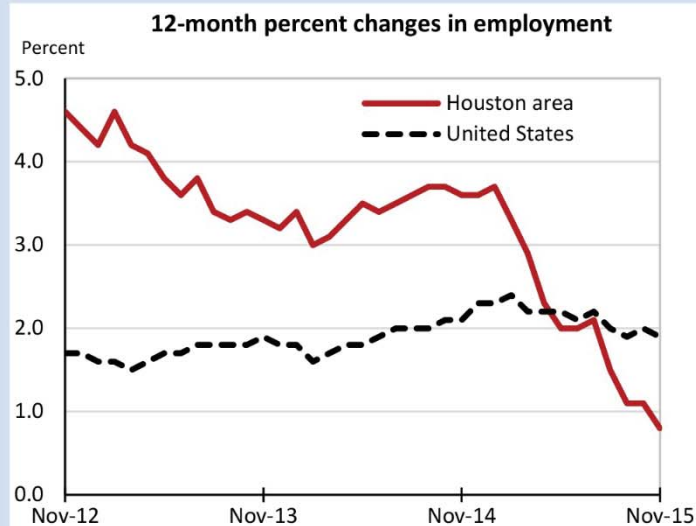
HISTORICAL PERSPECTIVE

- Since the early 1990s, Houston's employment growth has typically exceeded that of the nation, sometimes by more than 1.0 percentage point.
- As of October 2015, Houston area unemployment rate was 4.8% versus the nation's unemployment rate of 5.0%.
- Houston's unemployment rate bottomed at 3.8% in April 2008. Houston's unemployment rate experienced its cyclical peak in January 2011 at 8.8%.
- Total nonfarm employment in the Houston MSA stood at 2,983,400 in September 2015, up 36,200 from one year earlier.
- Among the nation's 12 largest MSAs, the Houston area's rate of job growth was one of the lowest at 1.2%

Unemployment rates for the Houston area, selected area counties, and the nation



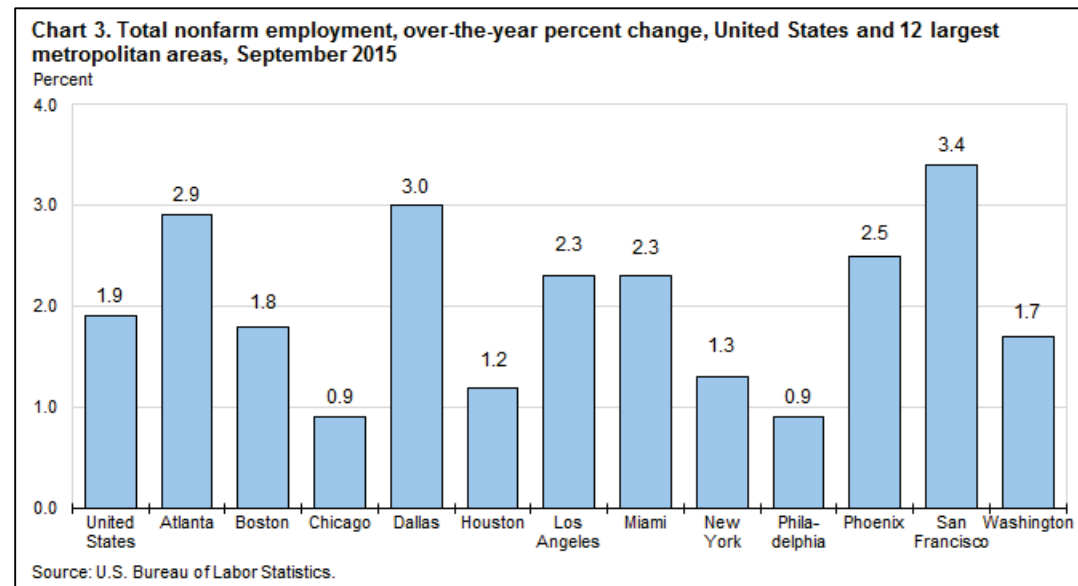
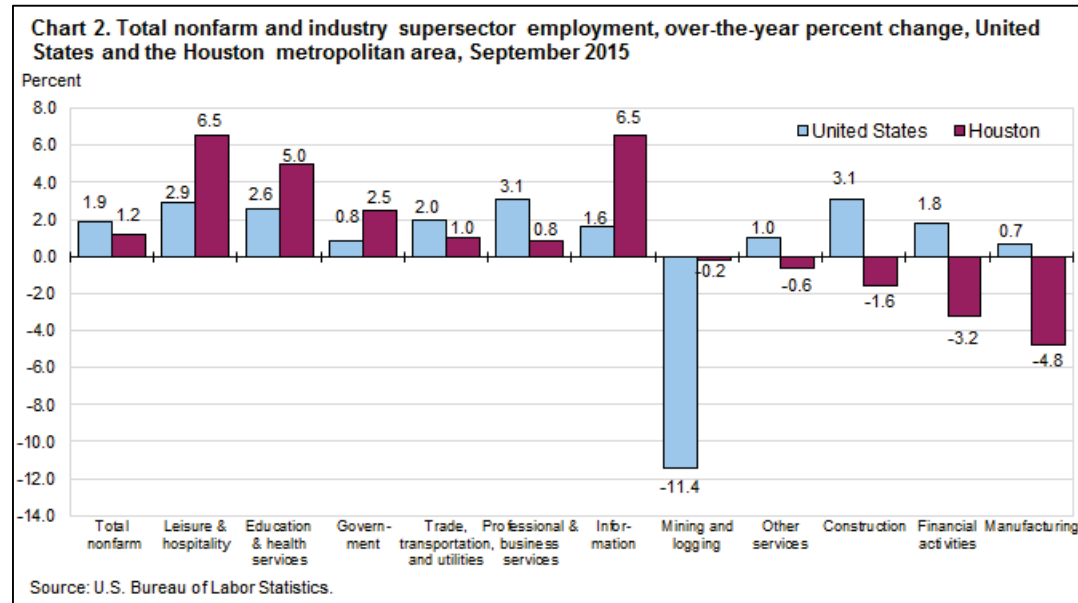
Over-the-year changes in employment on nonfarm payrolls and employment by major industry sector



Houston area employment (numbers in thousands)	Nov. 2015	Change from Nov. 2014 to Nov. 2015	
		Number	Percent
Total nonfarm	3,006.4	23.7	0.8
Mining and logging	107.9	-5.5	-4.9
Construction	213.1	4.0	1.9
Manufacturing	242.0	-15.4	-6.0
Trade, transportation, and utilities	614.1	1.7	0.3
Information	33.8	1.1	3.4
Financial activities	144.9	-3.9	-2.6
Professional and business services	469.5	-1.8	-0.4
Education and health services	374.9	15.1	4.2
Leisure and hospitality	308.5	19.5	6.7
Other services	103.6	-1.3	-1.2
Government	394.1	10.2	2.7

Source: U.S. BLS, Current Employment Statistics.

REASONS FOR RELATIVE STRENGTH



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Information About Brokerage Services

11-2-2015

EQUAL HOUSING
OPPORTUNITY

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov