



- ±6.34 acres land for sale
- Frontage: ±180' on I-45
- Call broker for pricing

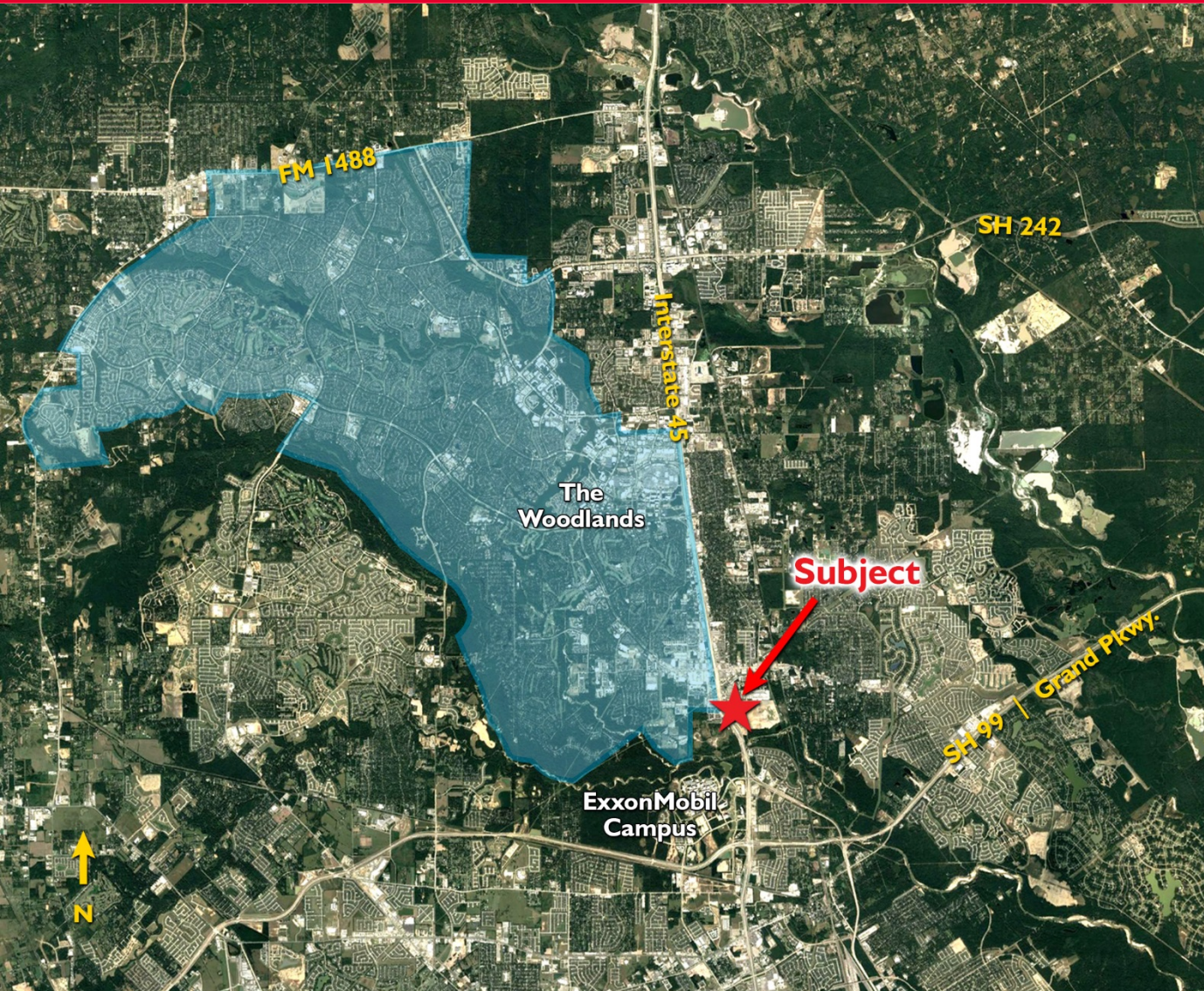
For more information, contact:

Scott E. Miller
(713) 963 2835
scott.miller@cushwake.com

David L. Cook, SIOR, CRE
(713) 963 2888
david.cook@cushwake.com

Jeff G. Peden, SIOR
(713) 963 2880
jeff.peden@cushwake.com

Cushman & Wakefield
Licensed Real Estate Brokers
1330 Post Oak Boulevard | Suite 2700
Houston, TX 77056
www.cushmanwakefield.com



Demographics

	3-miles	7-miles
2017 Q4 Employees	45,775	158,650
2017 Q4 Establishments	3,761	13,085
Avg. HH Income	\$114,289	\$113,239

2017 Traffic Counts

Interstate 45 North between Spring Hills Drive & Cathedral Lakes Parkway – 265,024

Well located on Interstate 45 North in the path of growth and robust activity resulting from The Woodlands Master Planned Community and ExxonMobil Campus

The area offers excellent medical facilities, such as: Memorial Hermann, CHI St. Luke's Health, Texas Children's Hospital

The site is less than one mile from the Hardy Toll Road and less than two miles to the Grand Parkway

The George Bush Intercontinental Airport is easily accessed and approximately 9 miles away

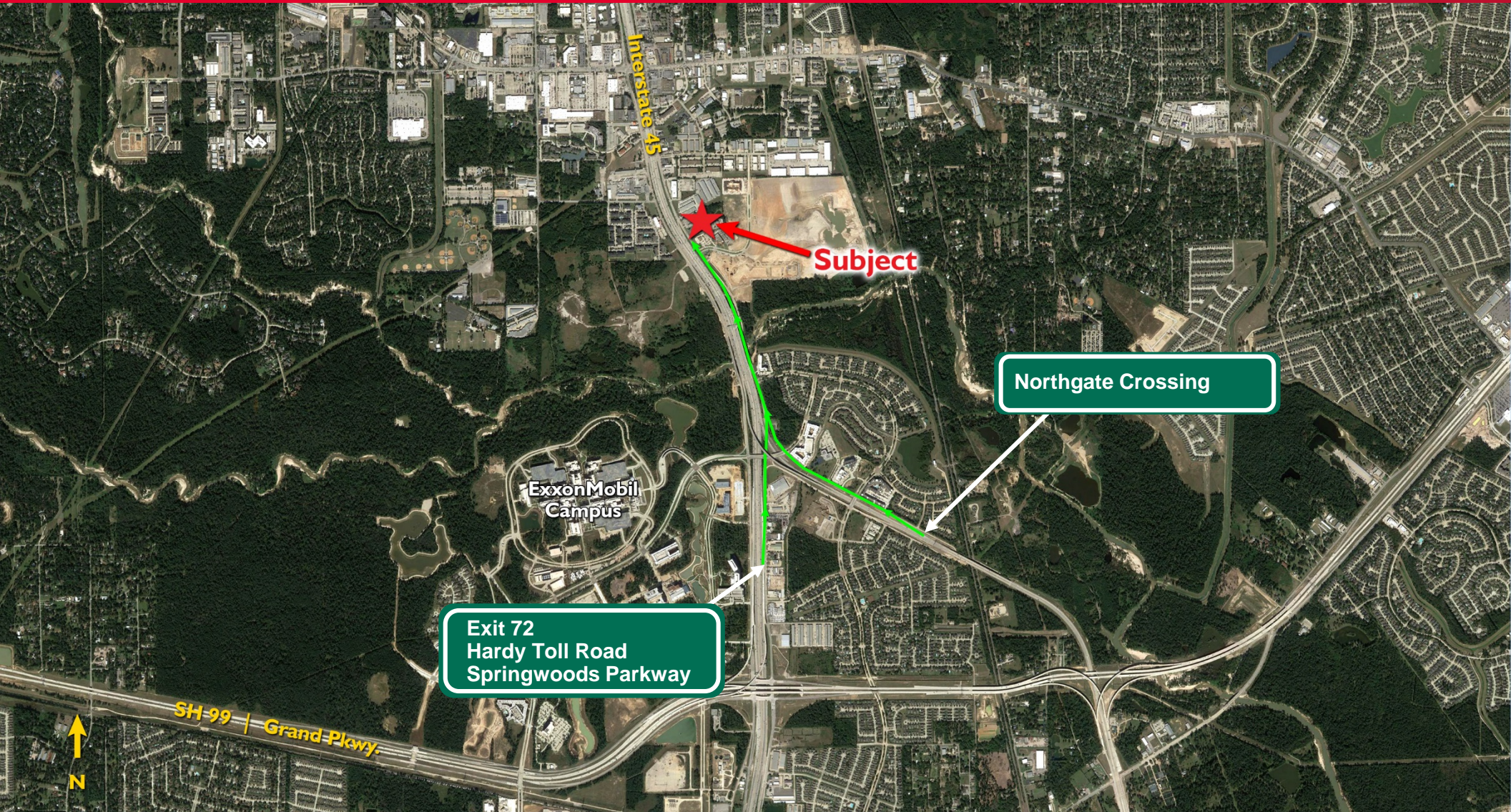
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Information About Brokerage Services

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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

Cushman & Wakefield of Texas, Inc.	0234174	marjorie.moody@cushwake.com	713-877-1700
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Scott Wegmann	276916	scott.wegmann@cushwake.com	713-877-8261
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date