

PROPERTY PICTURES



SOUTHWEST PARTNERS



COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Satellite plat



© 2008 Tele Atlas

© 2008 Google









Plat view

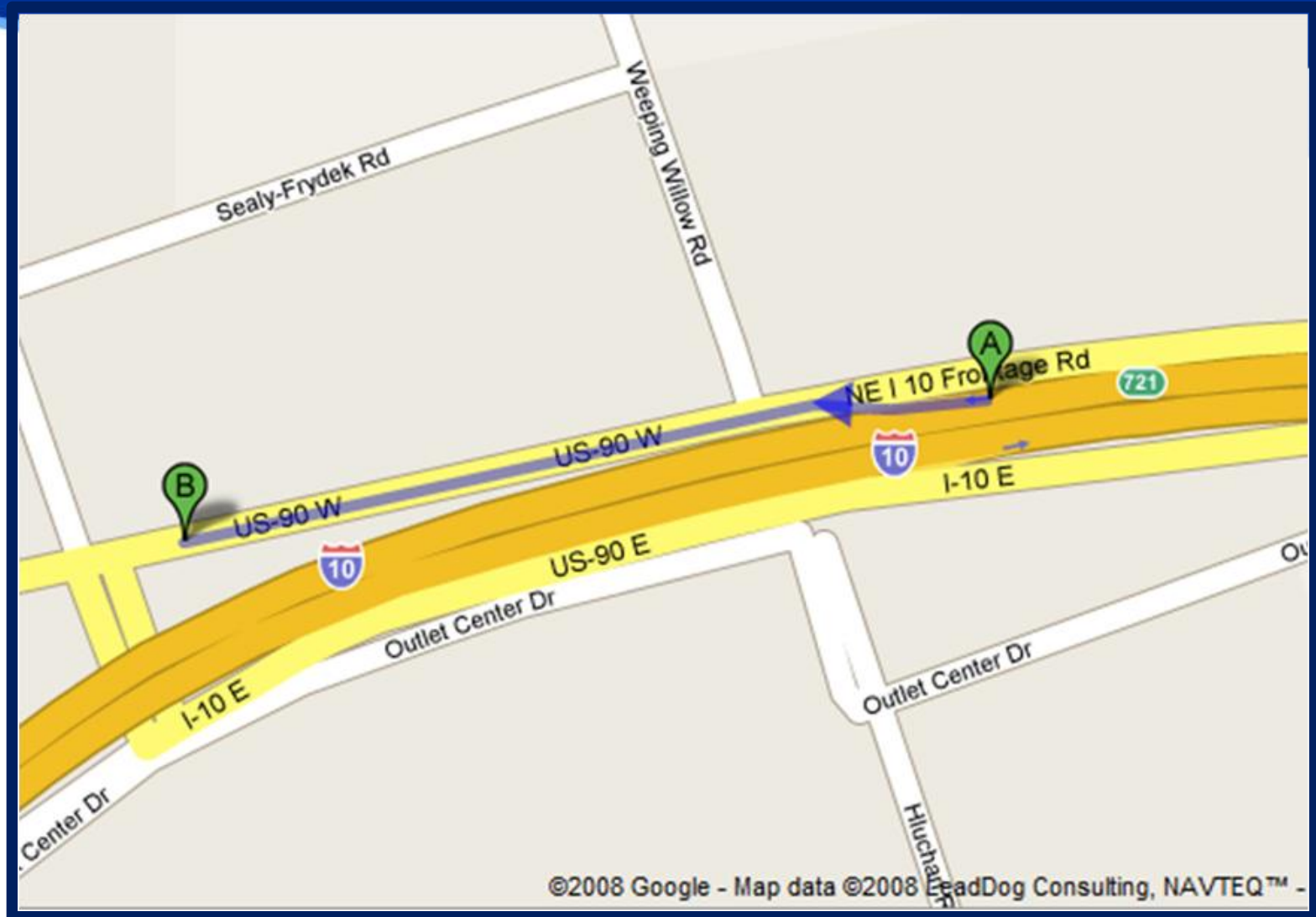


MAPS, DRIVES & DISTANCES



SOUTHWEST PARTNERS

Google map from I 10 westbound local exit from Houston/Katy

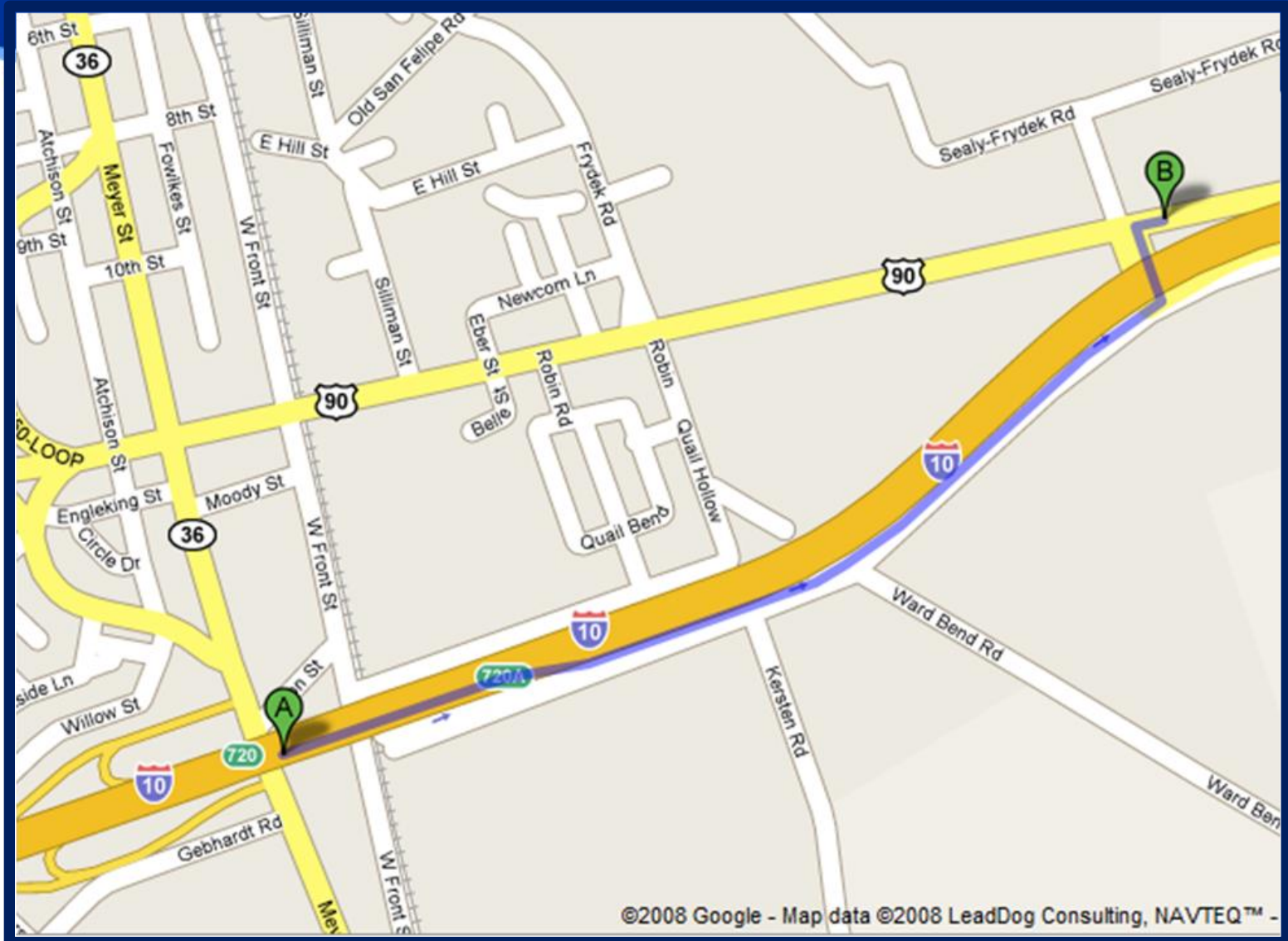




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Google map from I 10 eastbound local exit from San Antonio



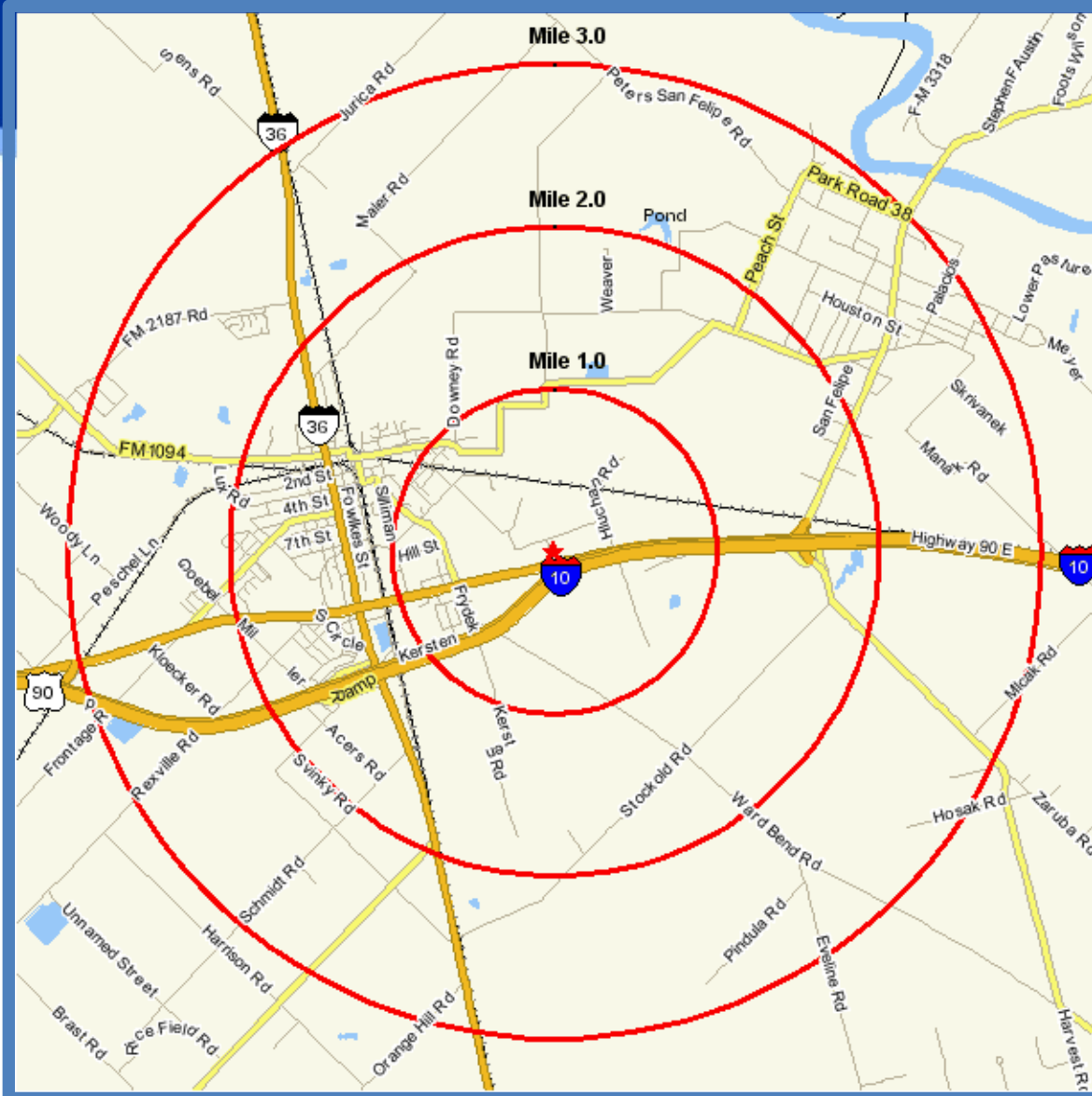
©2008 Google - Map data ©2008 LeadDog Consulting, NAVTEQ™ -



COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Radial map at 1, 3 and 5 mile radiuses



35-mile radius driving times and driving distances

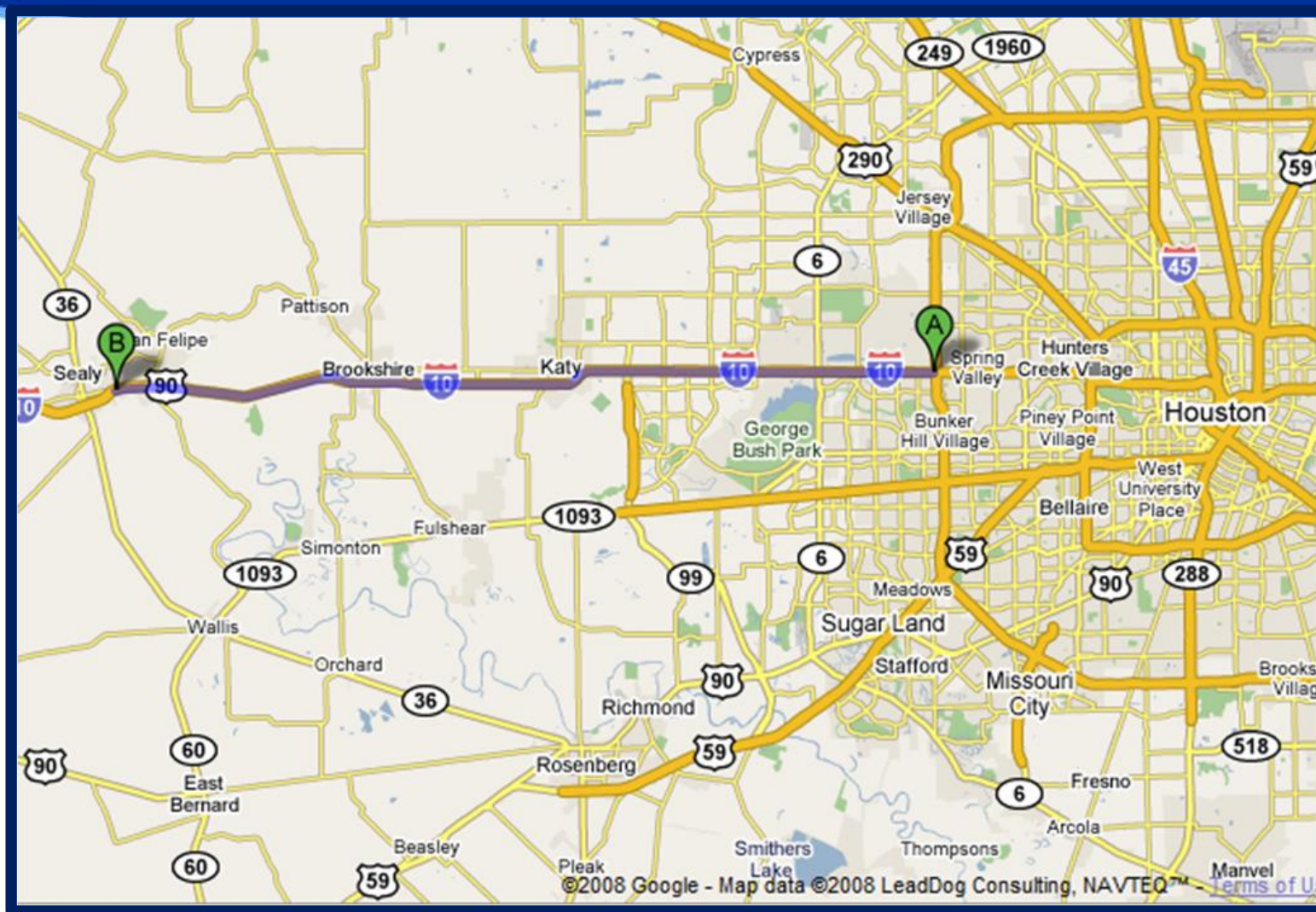
#	Location	Driving	
		Miles	Minutes
1	Brookshire	10.8	12
2	Cat Spring	14.8	21
3	Bellville	15.9	21
4	Eagle Lake	18.8	22
5	Katy	19.5	21
6	Columbus	25.5	28
7	Rosenberg	30.6	40
8	Hempstead	30.8	40
9	Brenham	33.9	49
10	Wharton	36.2	47
11	Hockley	36.9	48



COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Google map from Interstate 10 W & Beltway 34.5miles and about 34 minutes





Houston access driving times and driving distances from key locations

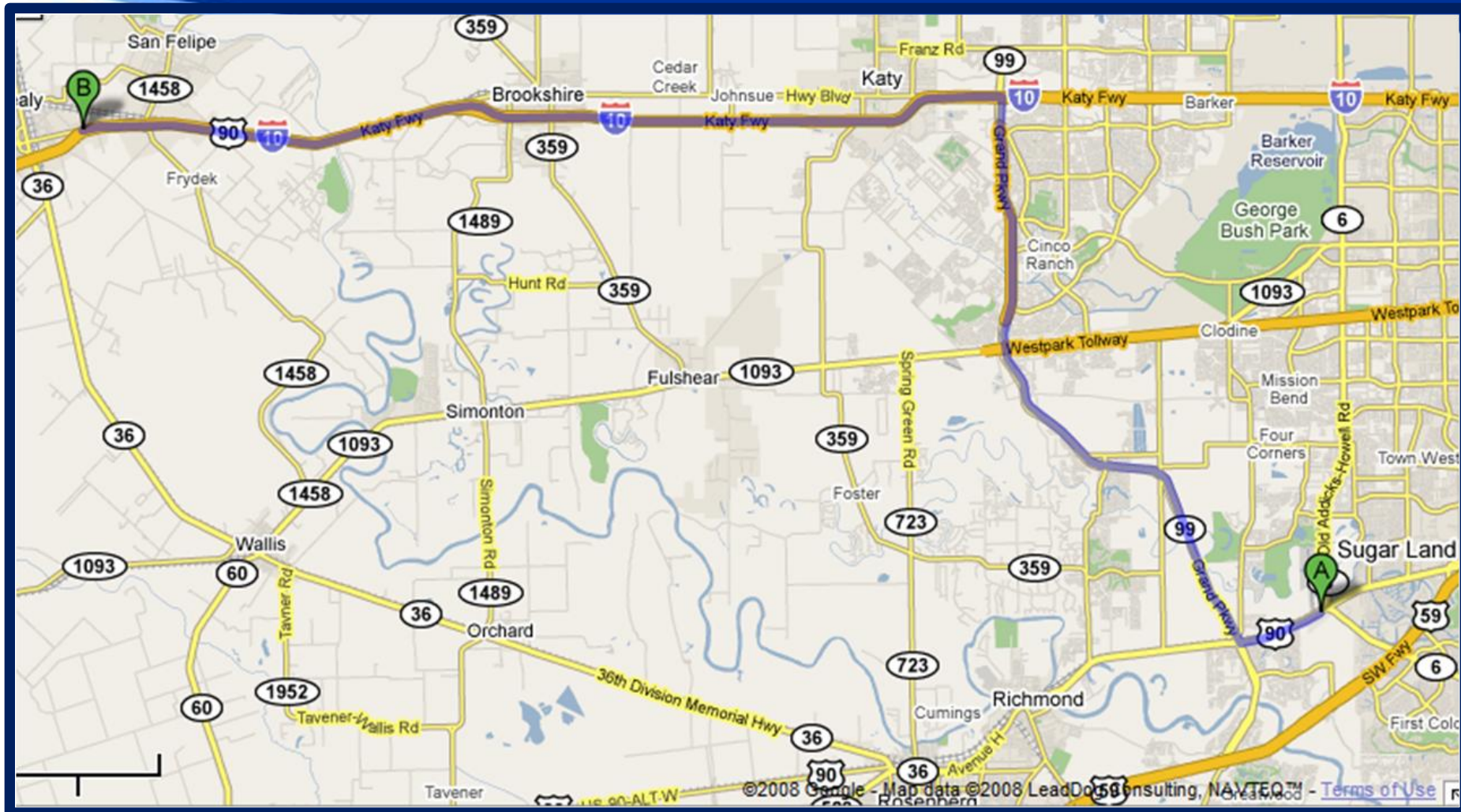
#	Location	Driving	
		Miles	Minutes
1	Katy Mills Mall	20.4	23
2	I 10 W and Beltway N	33.9	33
3	Rosenberg	30.6	40
4	Galleria Mall	41.7	48
5	Downtown	47.9	49
6	Sugar Land	47.1	51
7	Willowbrook Mall	49.5	55
8	Houston Hobby	58.4	66
9	Bush Intercontinental	62.6	68
10	The Woodlands	69	70
11	Pearland	66.5	72



COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Google map from Sugar Land 39.3 miles and about 46 minutes



BUSINESS OPPORTUNITIES



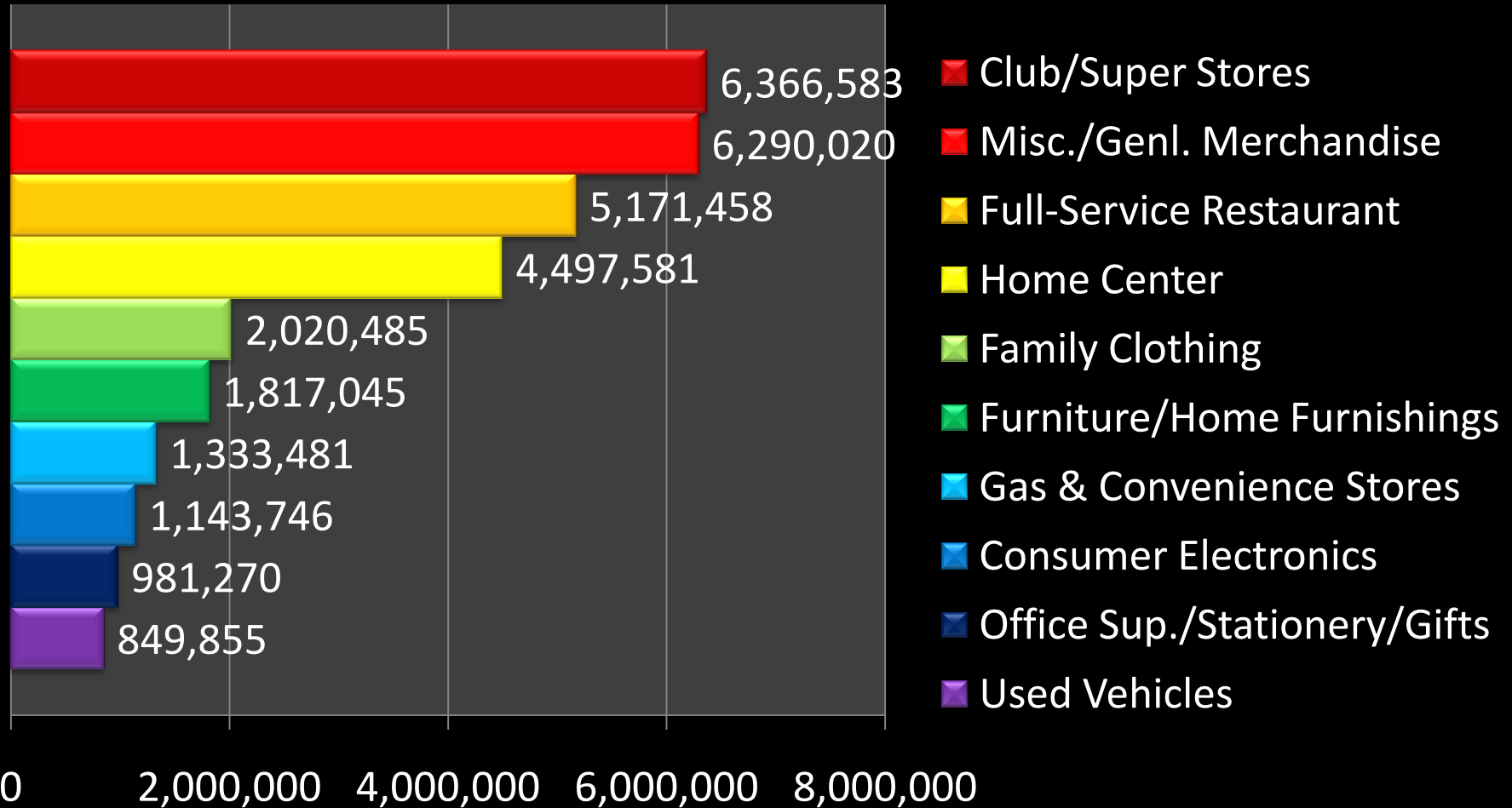
SOUTHWEST PARTNERS



UNMET LOCAL RETAIL DEMAND summary table top 10 categories in 2008 at 3-mile radius

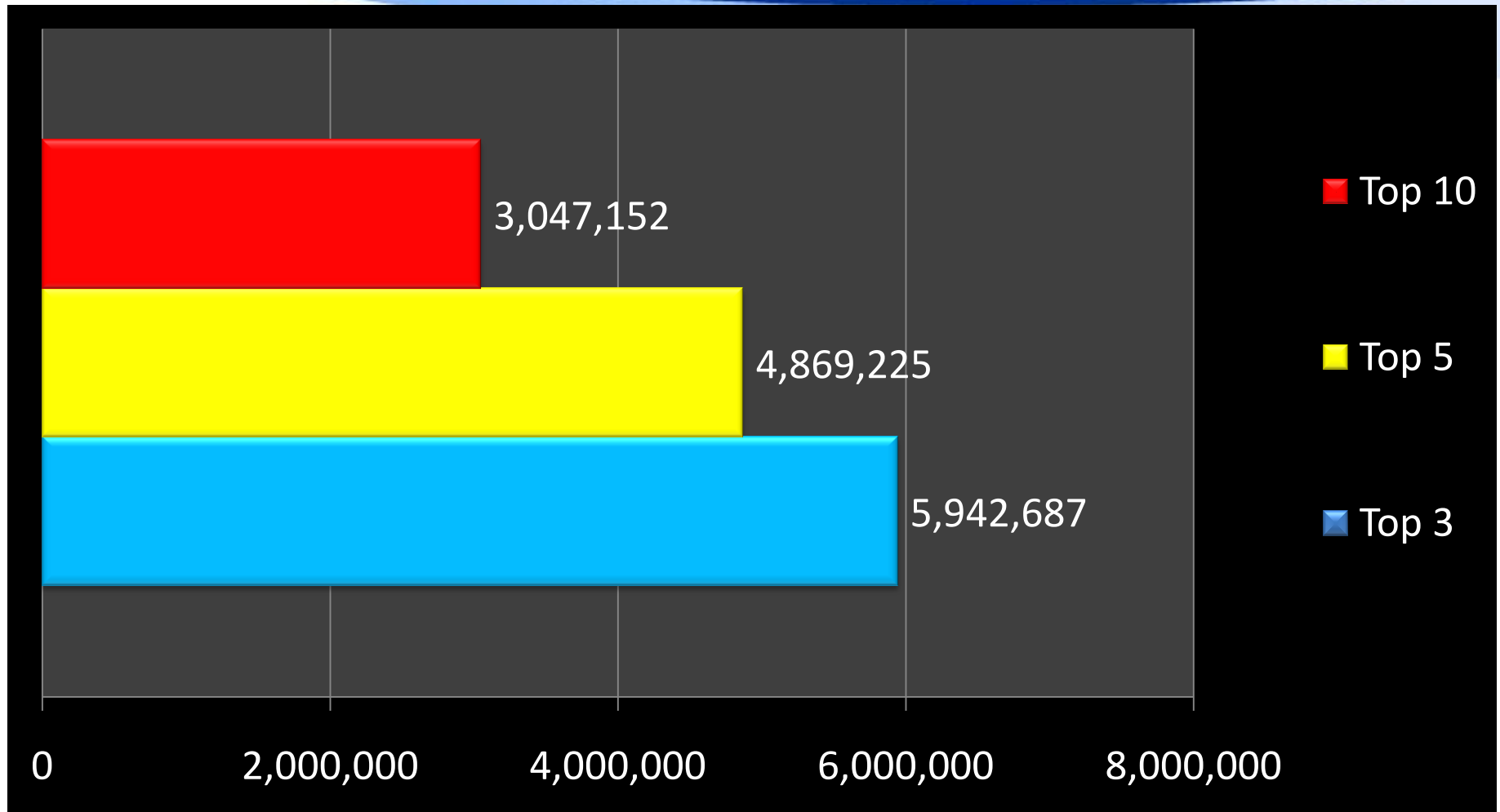
Rank	Category	Unmet Demand
1	Club/Super Stores	6,366,583
2	Misc./Genl. Merchandise	6,290,020
3	Full-Service Restaurant	5,171,458
4	Home Center	4,497,581
5	Family Clothing	2,020,485
6	Furniture/Home Furnishings	1,817,045
7	Gas & Convenience Stores	1,333,481
8	Consumer Electronics	1,143,746
9	Office Sup./Stationery/Gifts	981,270
10	Used Vehicles	849,855
Average Top 3		5,942,687
Average Top 5		4,869,225
Average Top 10		3,047,152

UNMET LOCAL RETAIL DEMAND top 10 categories in 2008 at 3-mile radius



UNMET LOCAL RETAIL DEMAND

Average of top 3, 5 & 10 categories 2008 at 3-mile radius



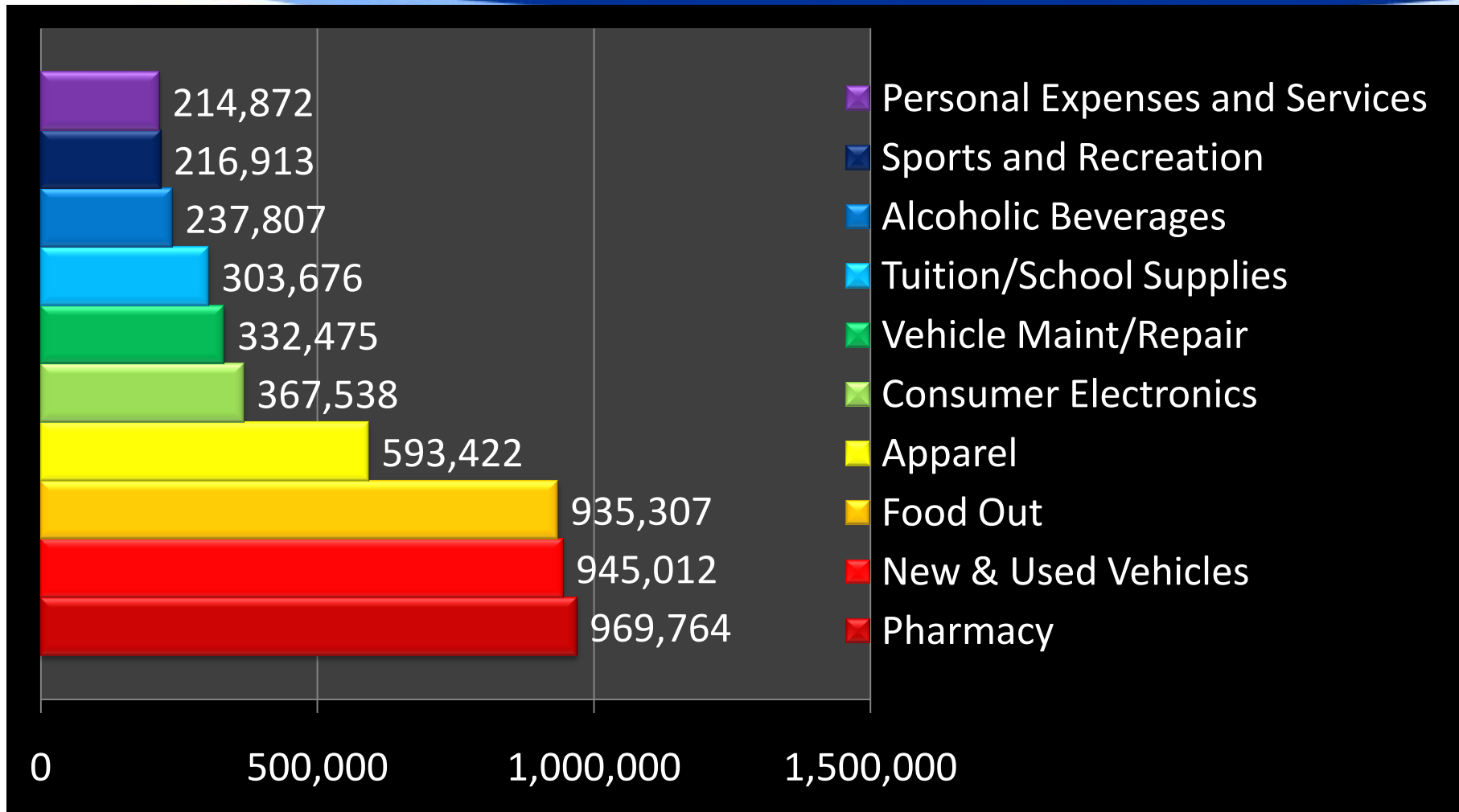
CONSUMER SPENDING

Summary table top 10 categories annual
\$ growth 2008 – 2013 at 3-mile radius

Rank	Category	Annual \$ growth
1	Pharmacy	969,764
2	New & Used Vehicles	945,012
3	Food Out	935,307
4	Apparel	593,422
5	Consumer Electronics	367,538
6	Vehicle Maint/Repair	332,475
7	Tuition/School Supplies	303,676
8	Alcoholic Beverages	237,807
9	Sports and Recreation	216,913
10	Personal Expenses and Services	214,872
Average Top 3		1,147,835
Average Top 5		762,209
Average Top 10		511,679

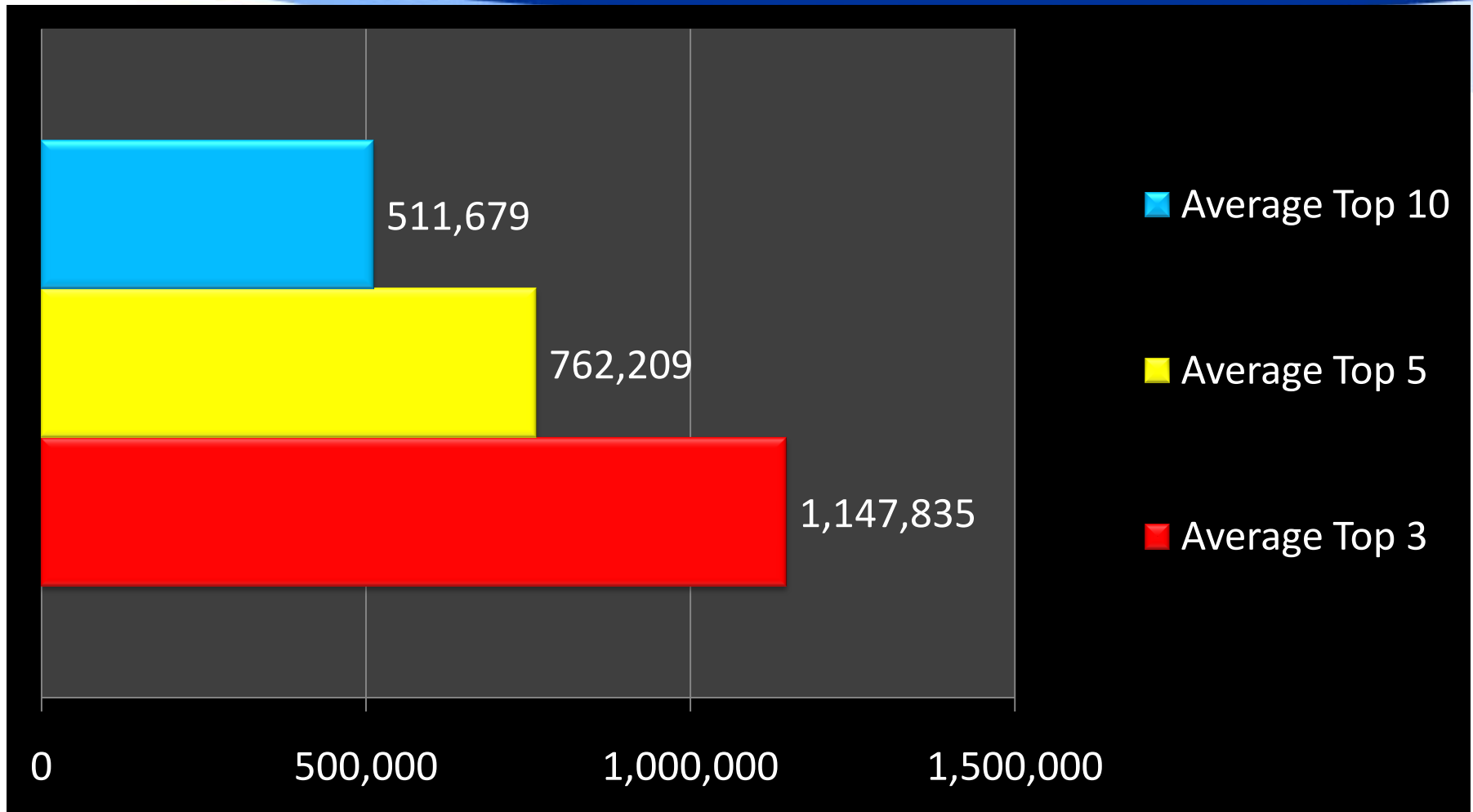
CONSUMER SPENDING

Top 10 categories of annual \$ growth
2008 - 2013 at 3-mile radius



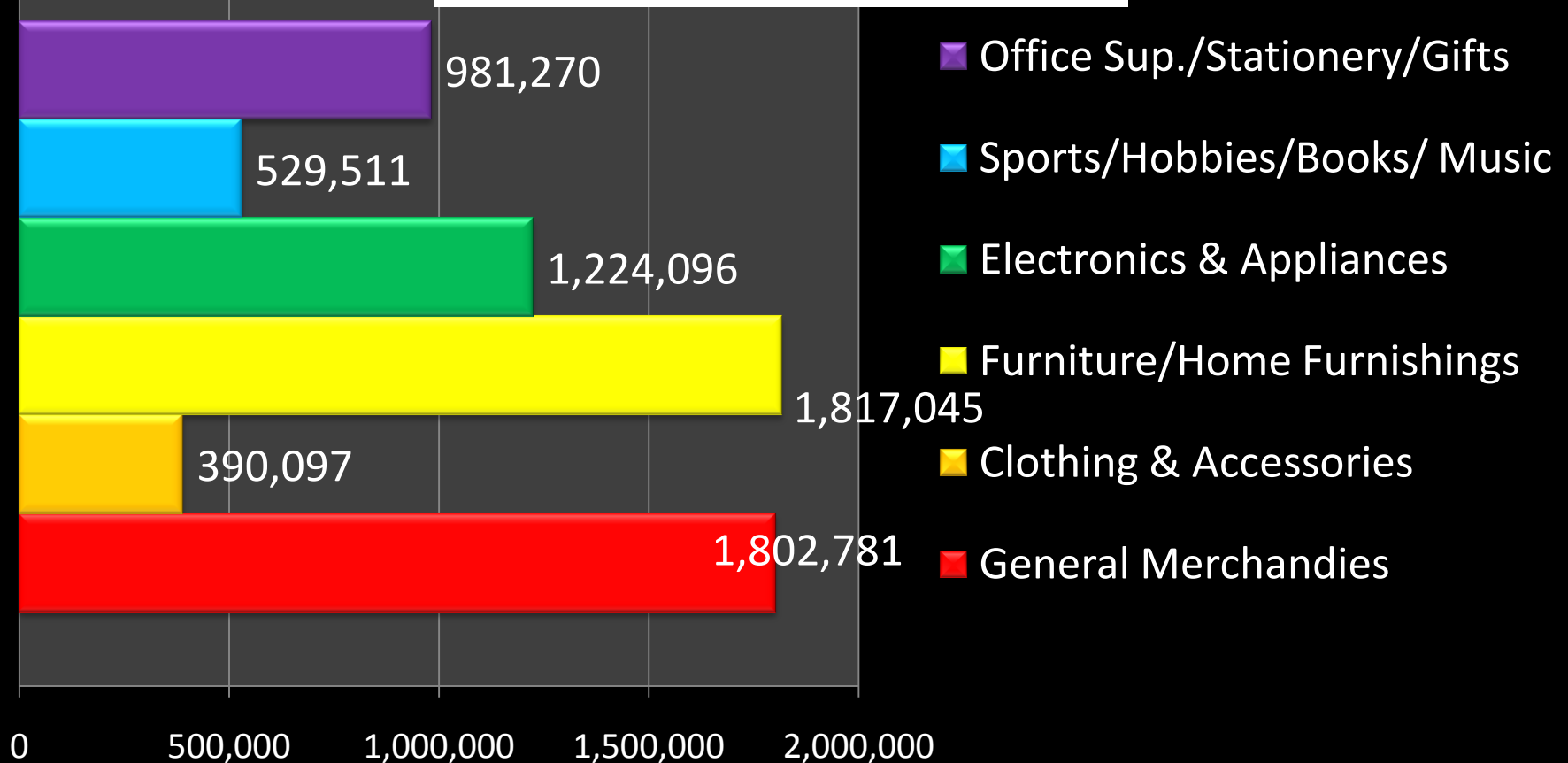
CONSUMER SPENDING

Average of top 3, 5 & 10 categories annual
\$ growth 2008 – 2013 at 3-mile radius

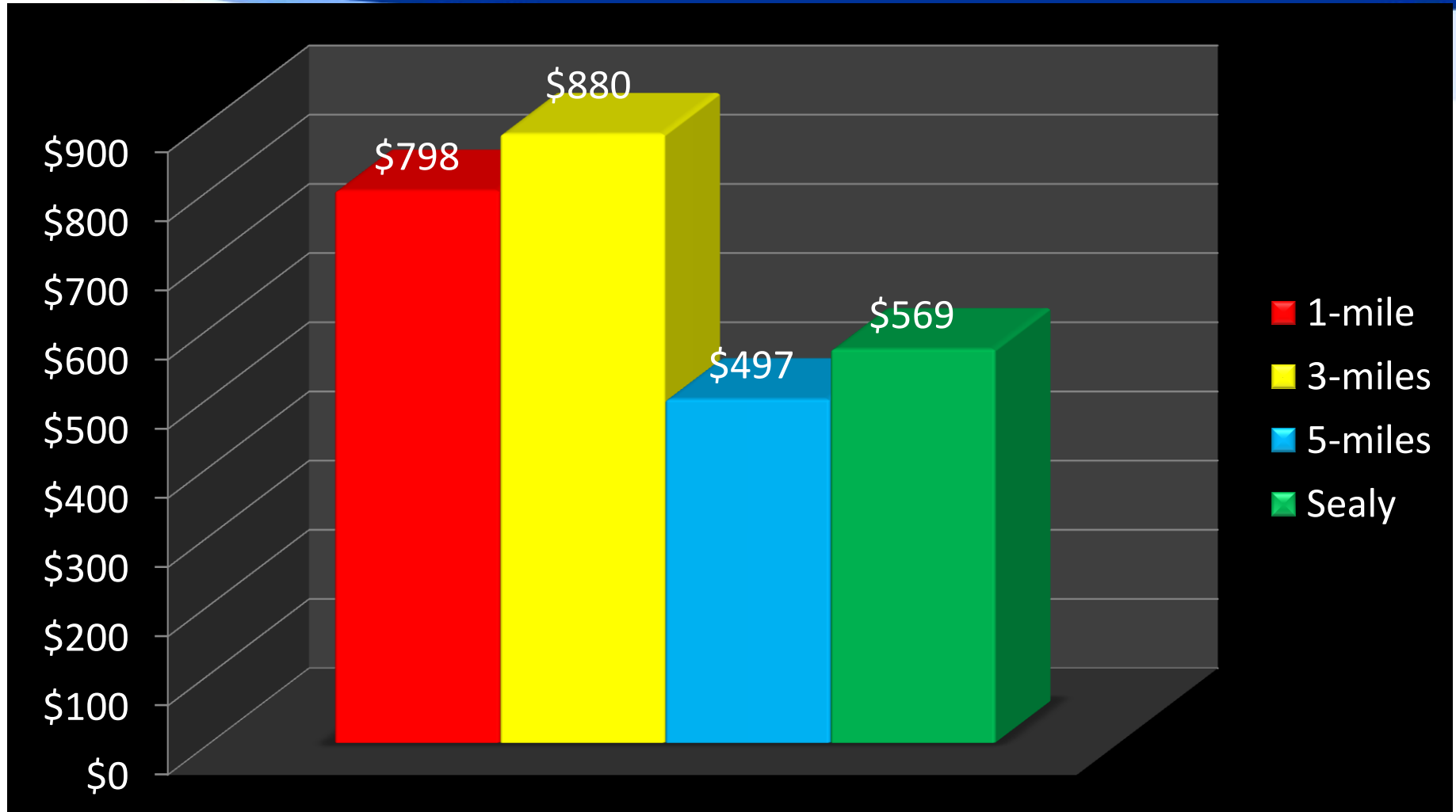


Unmet 2008 GAFO demand at 3-miles (General merchandise, Apparel, Furniture & Other) demand for merchandise normally sold in department stores

\$6,744,801 total 2008 GAFO



2008 average GAFO per person



MICRO MARKET ANALYSIS (RADIUS AND CITY COMPARISONS)



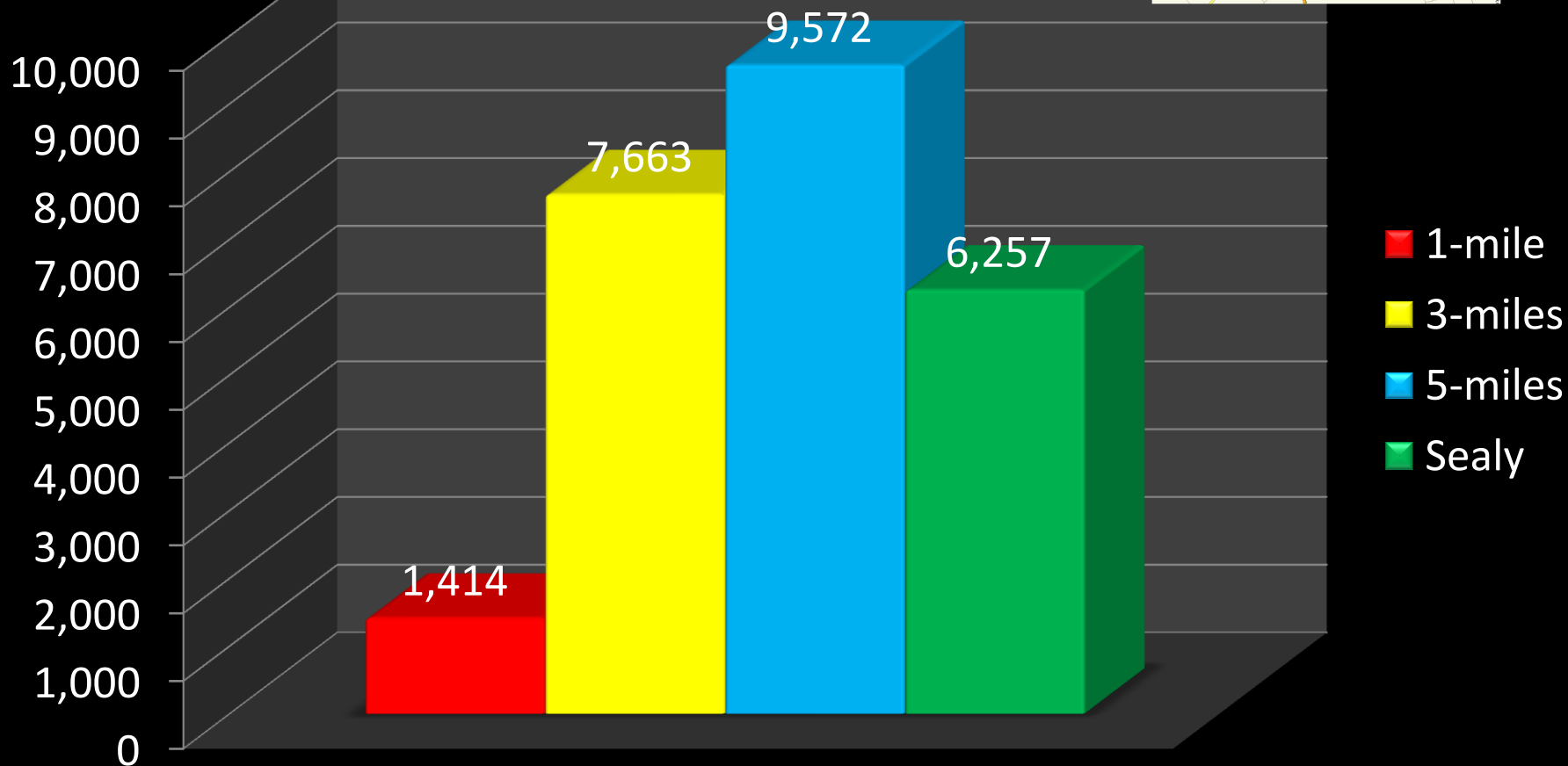
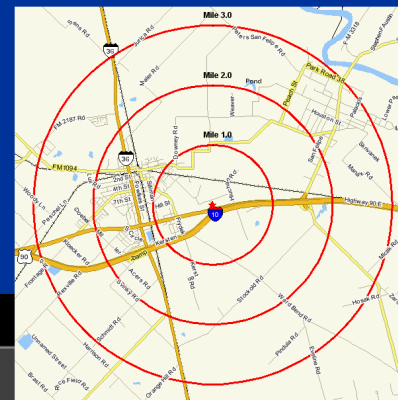
SOUTHWEST PARTNERS



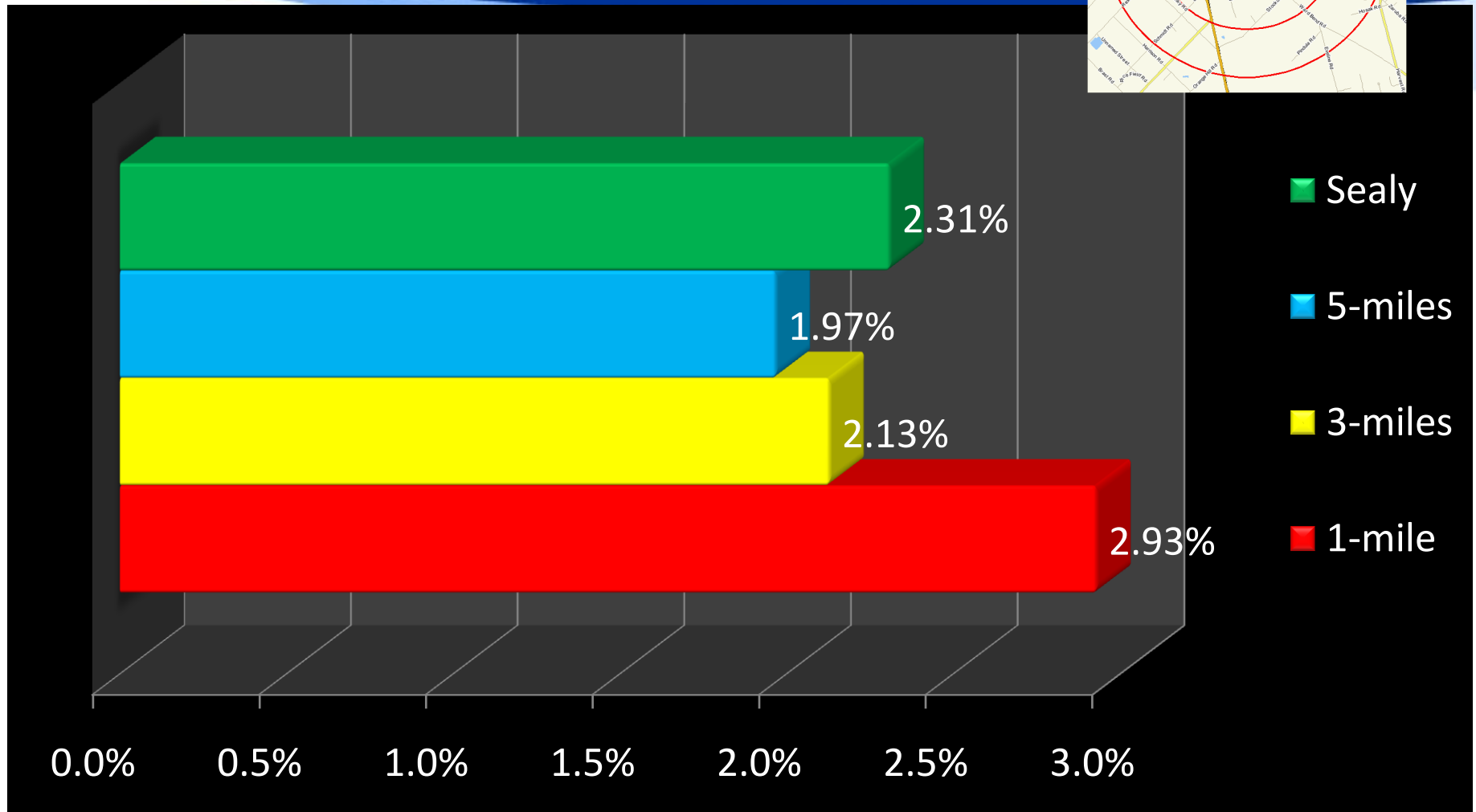
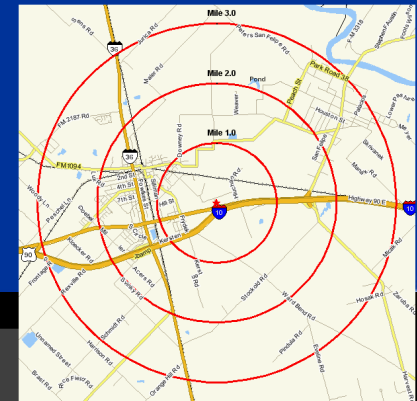
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

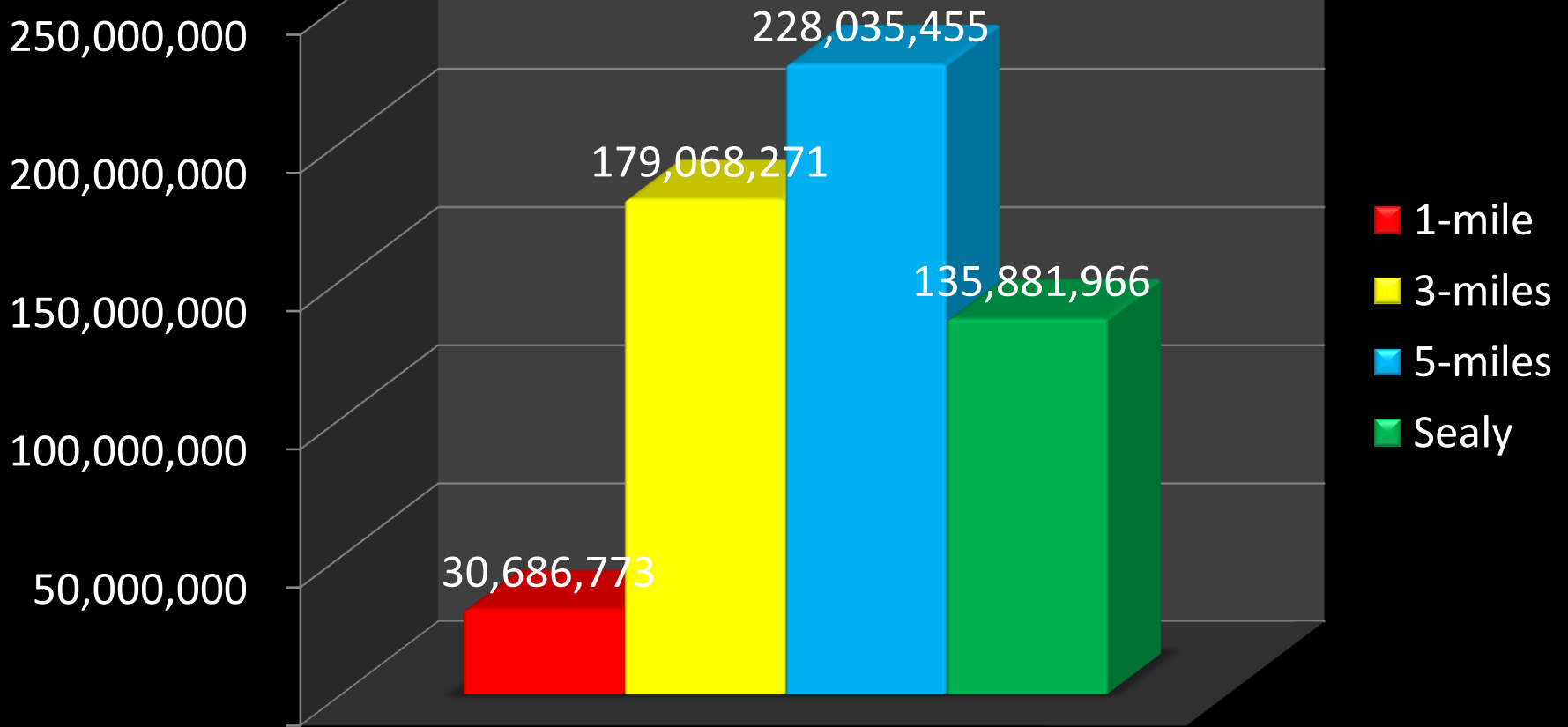
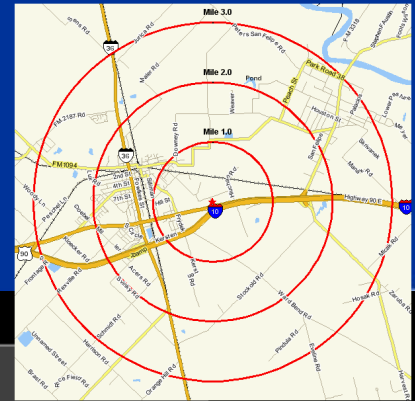
Micro market 2008 estimated population



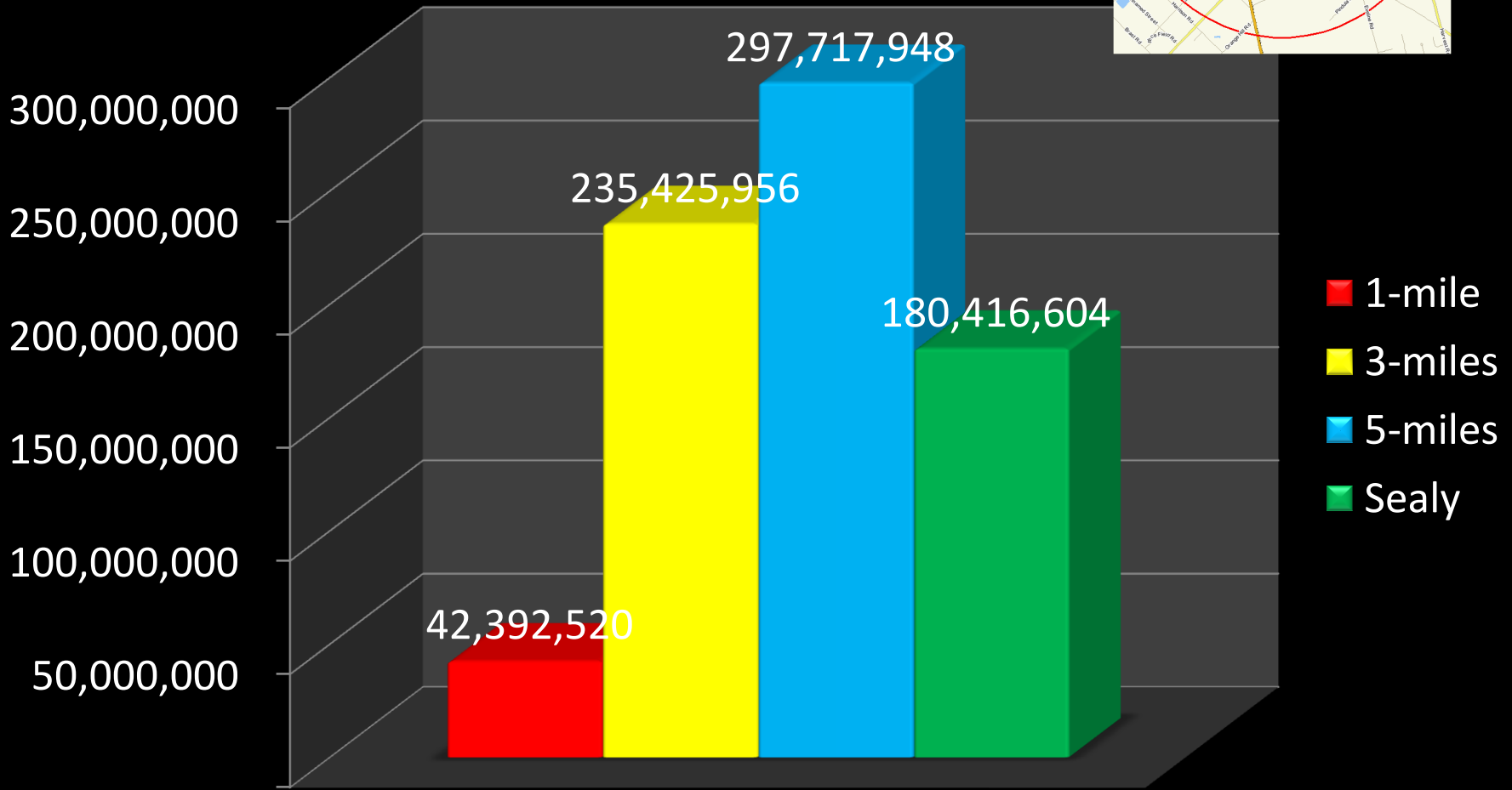
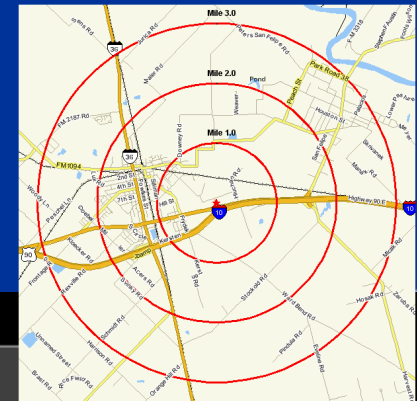
Micro market 2008-2013 annual % population growth



Micro market 2008 total economy



Micro market 2013 total estimated economy

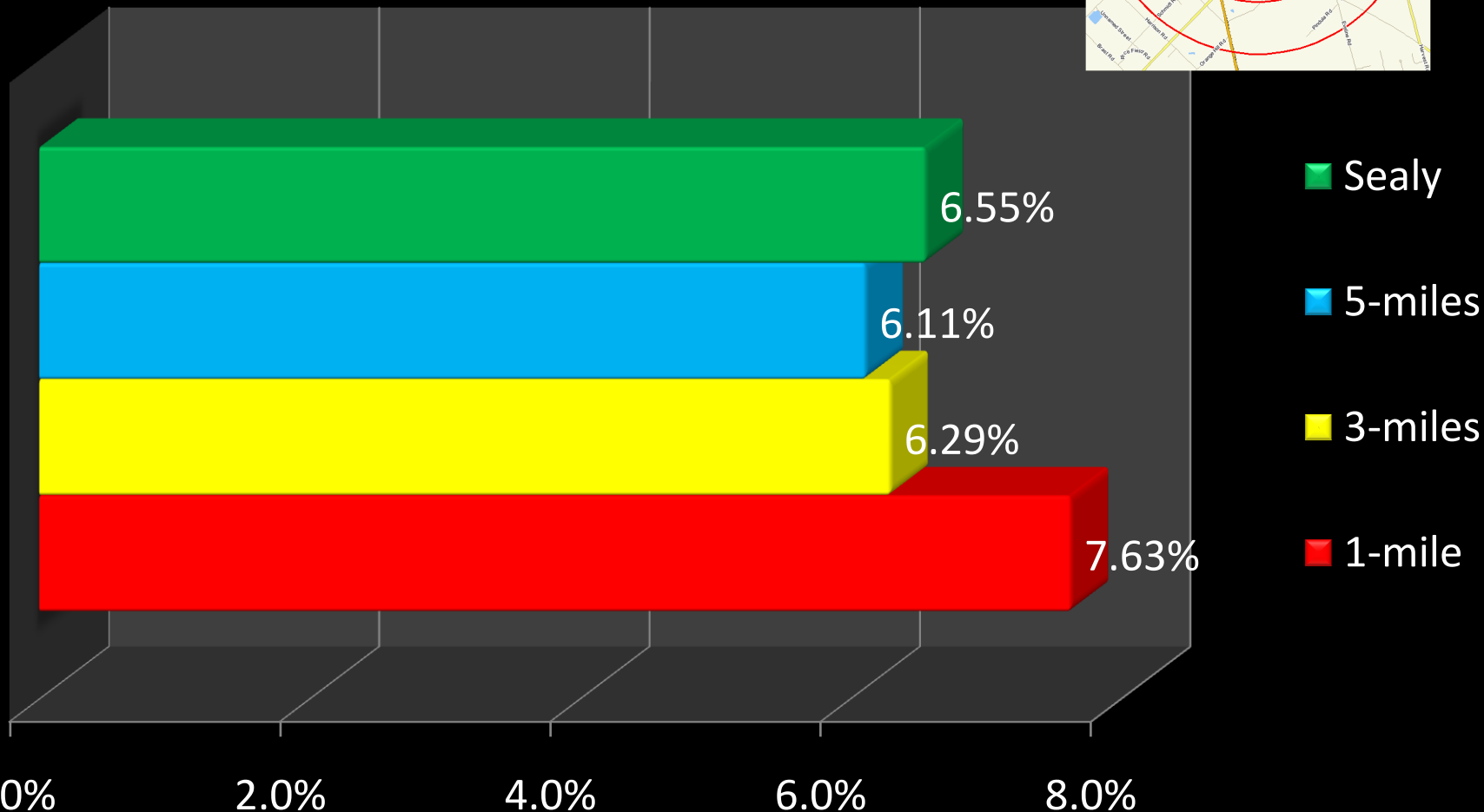
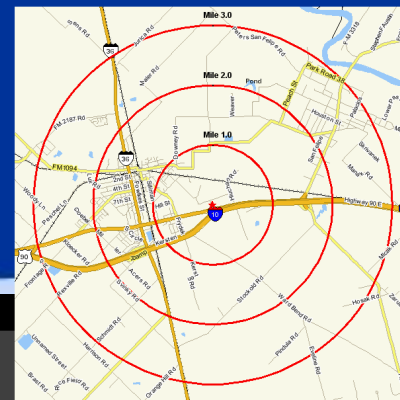




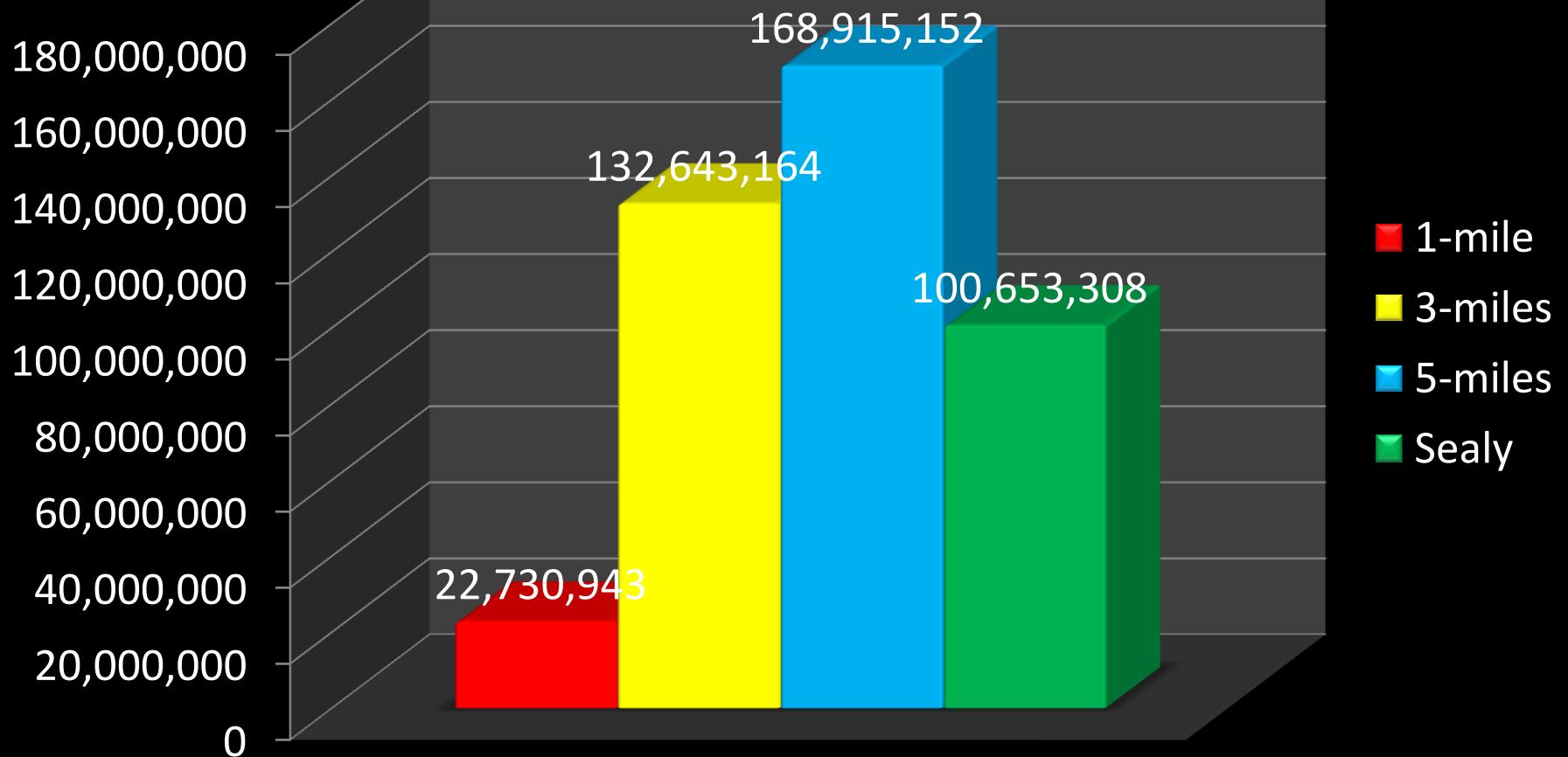
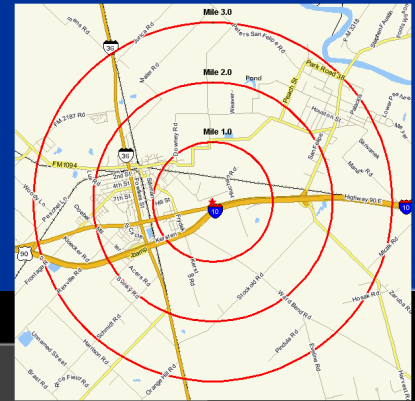
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Micro market 2008 & 2013 comparison of annual % economic growth



Micro market 2008 total consumer spending

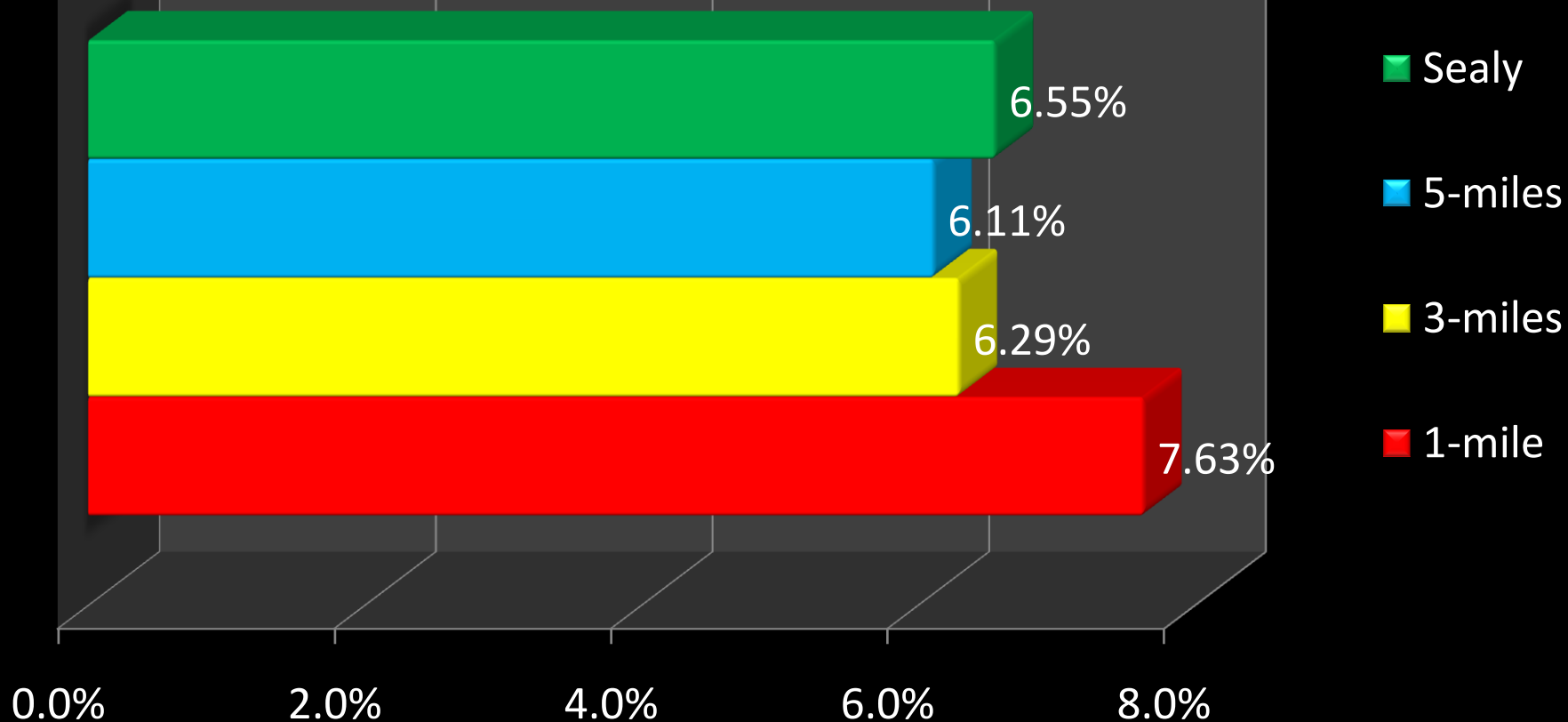
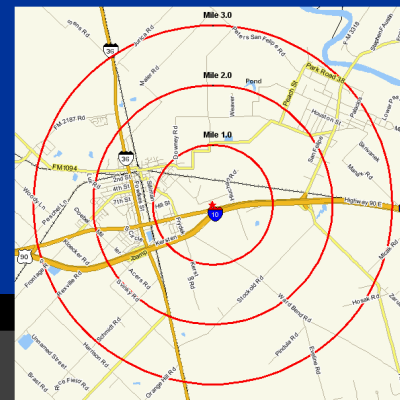




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Micro market 2008-2013 annual % growth in consumer spending

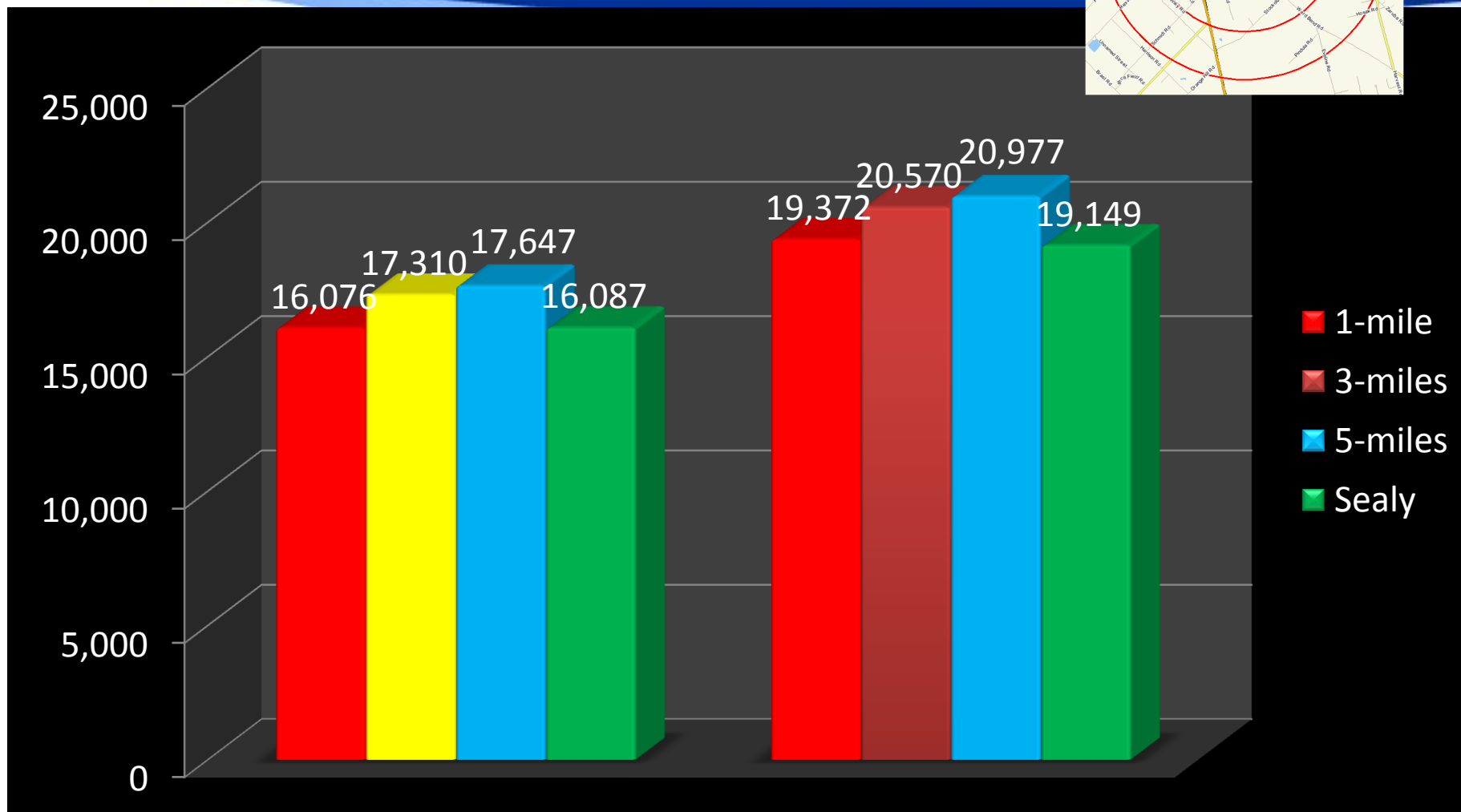
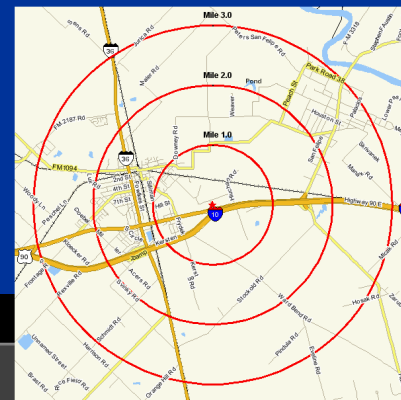




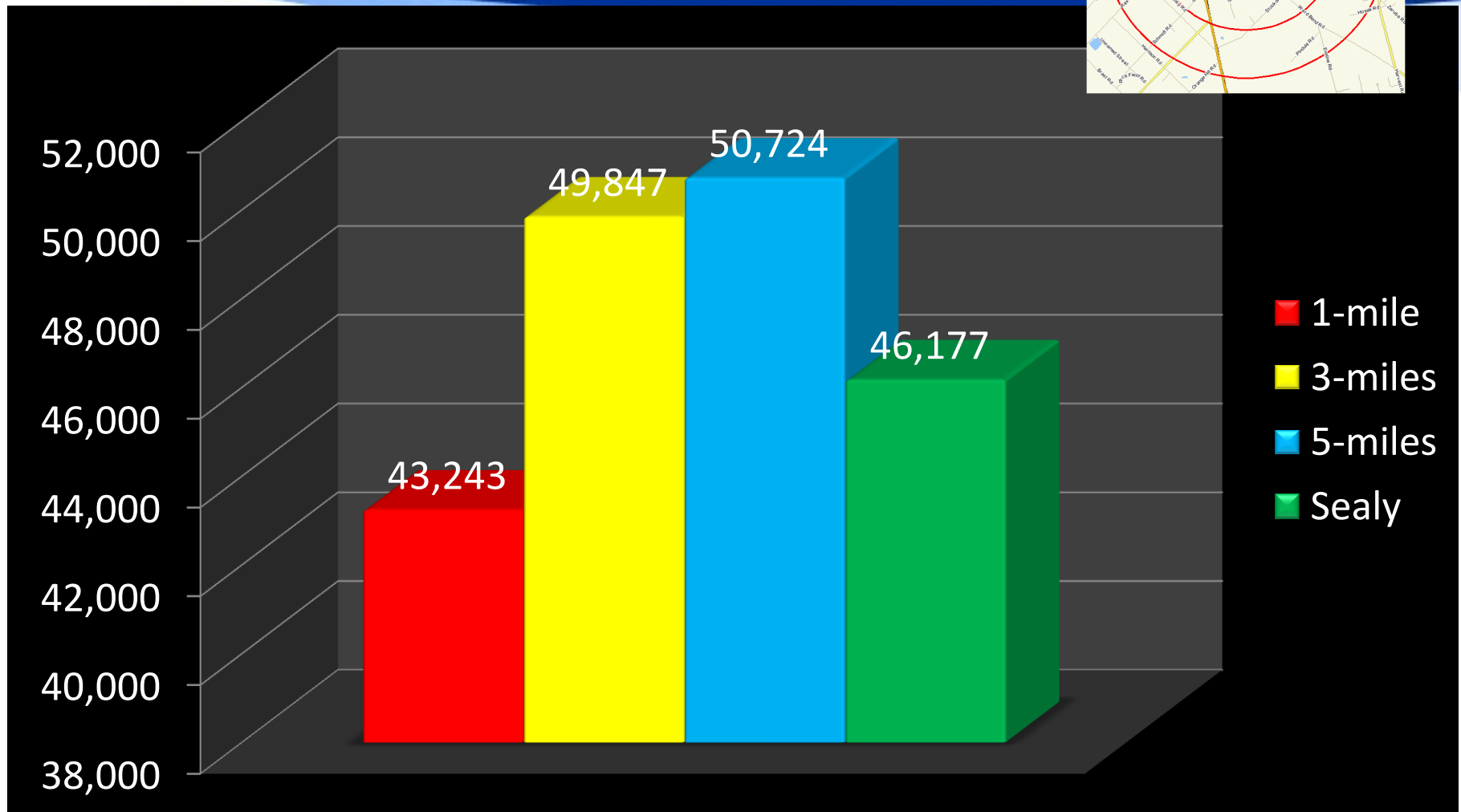
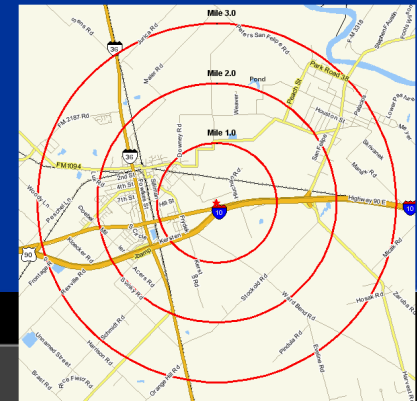
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

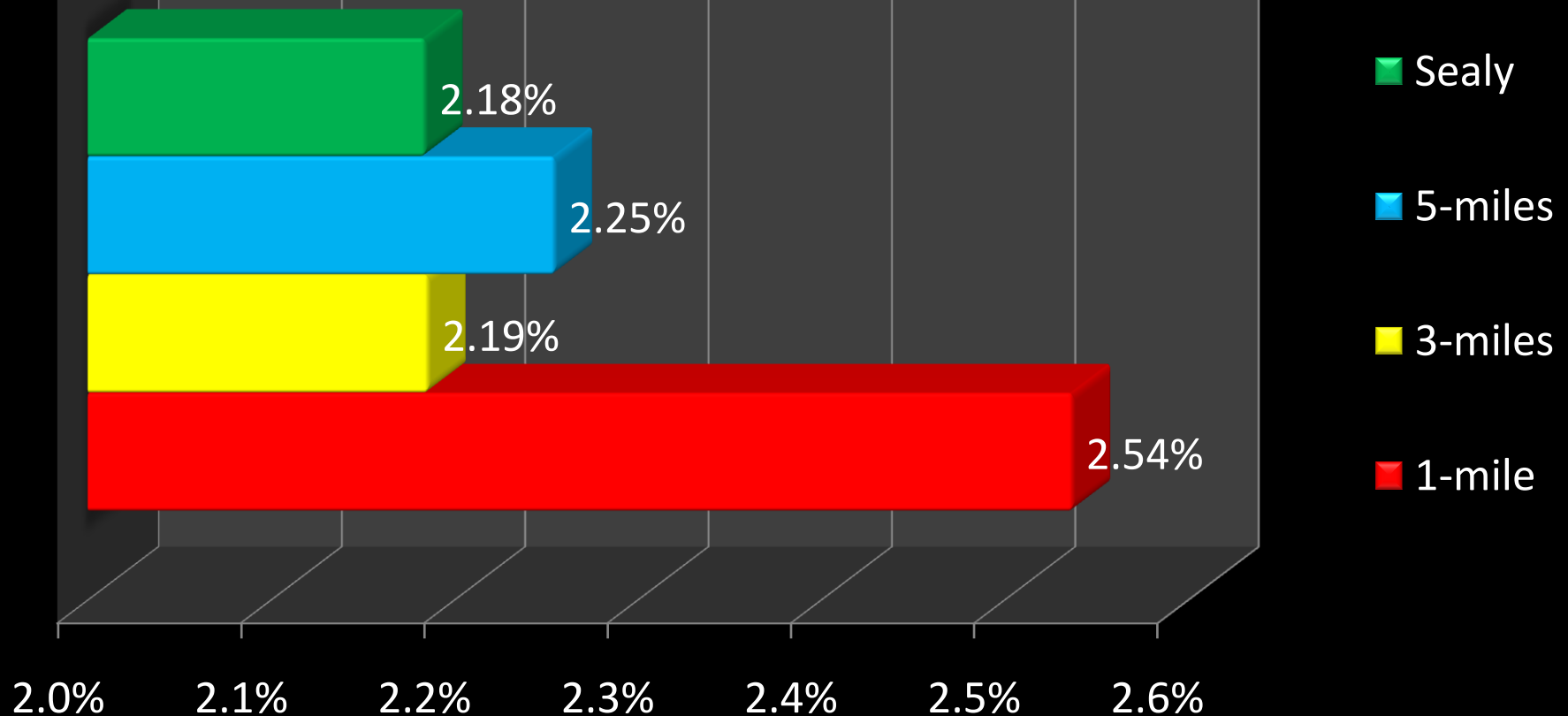
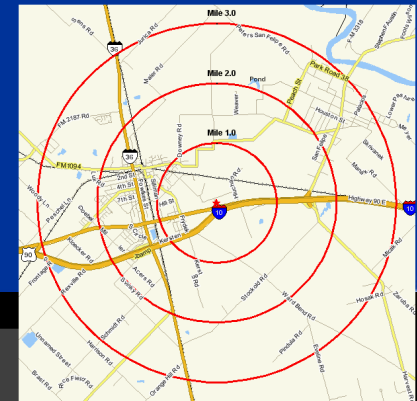
Micro market 2008 & 2013 estimated consumer spending per person



Micro market 2008 effective buying income



Micro market 2008-2013 annual % growth in effective buying income

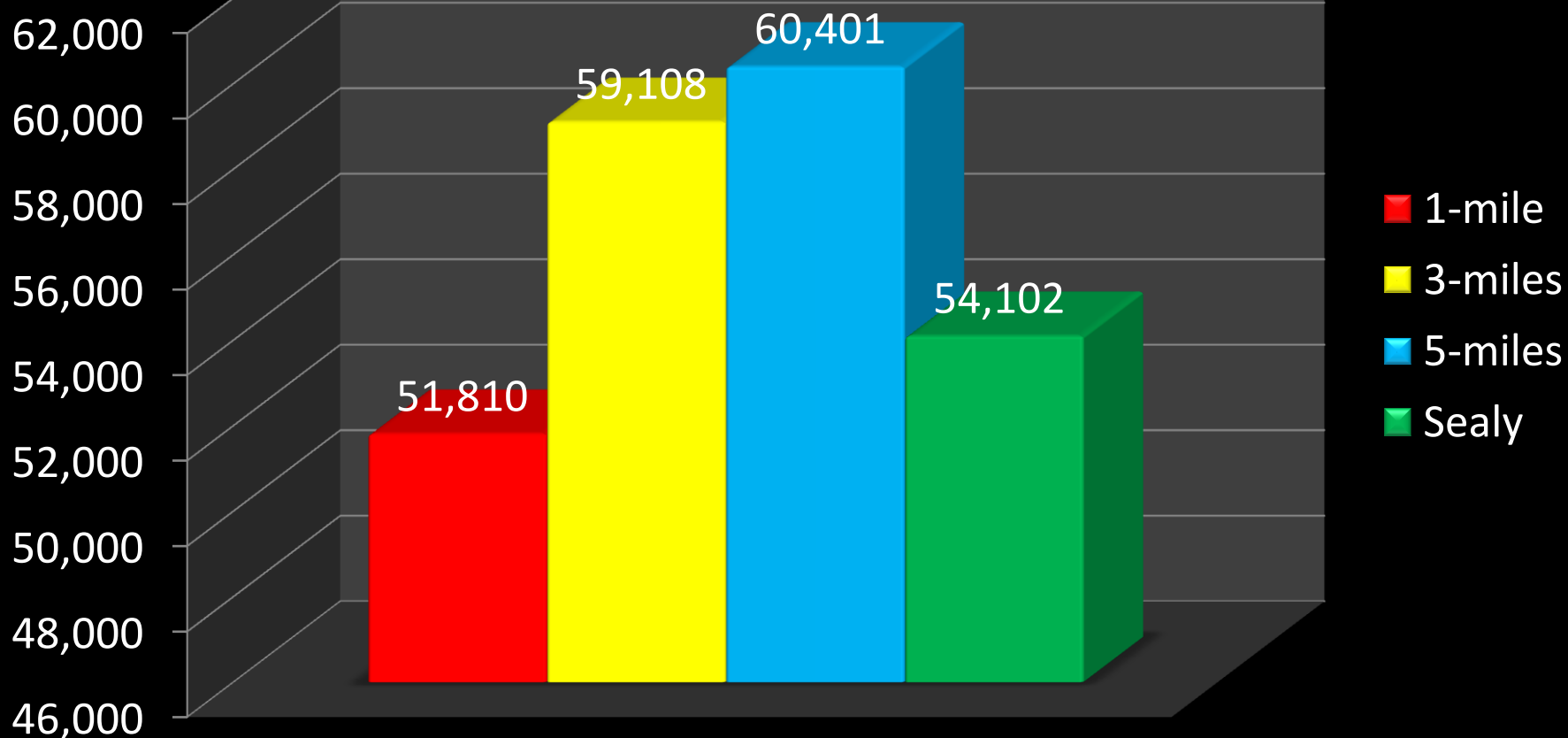
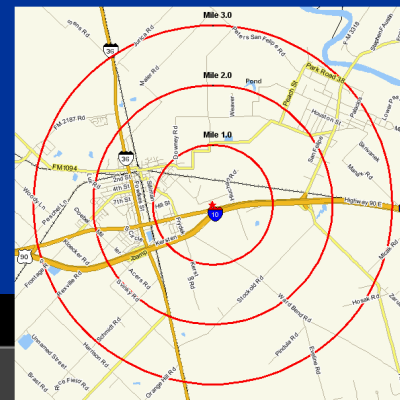




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Micro market 2008 estimated average household income

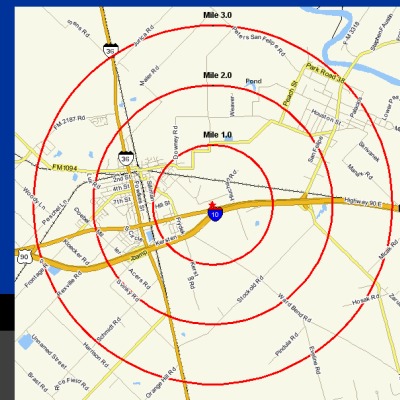




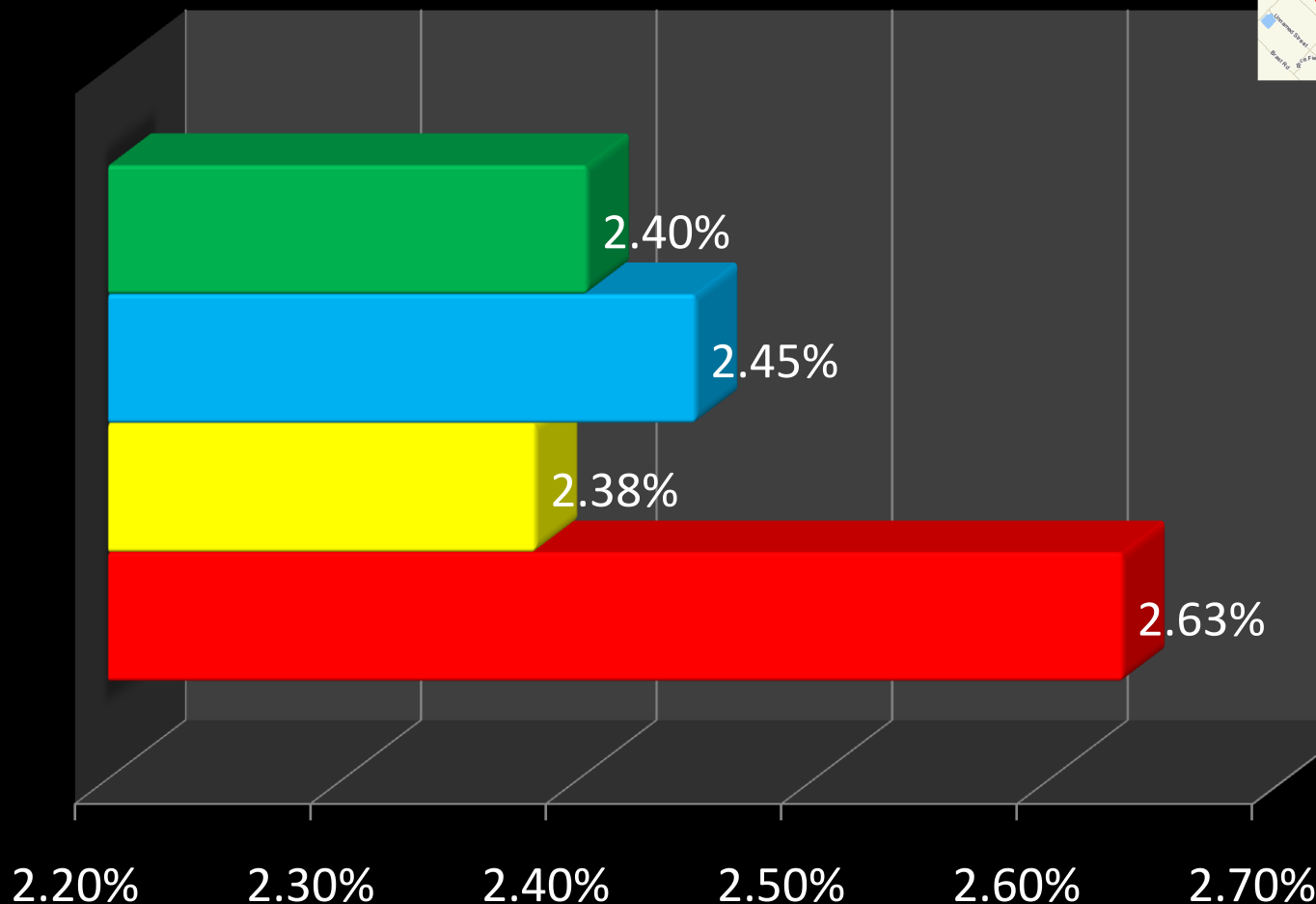
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Micro market 2008-2013 annual % growth in household income



- Sealy
- 5-miles
- 3-miles
- 1-mile

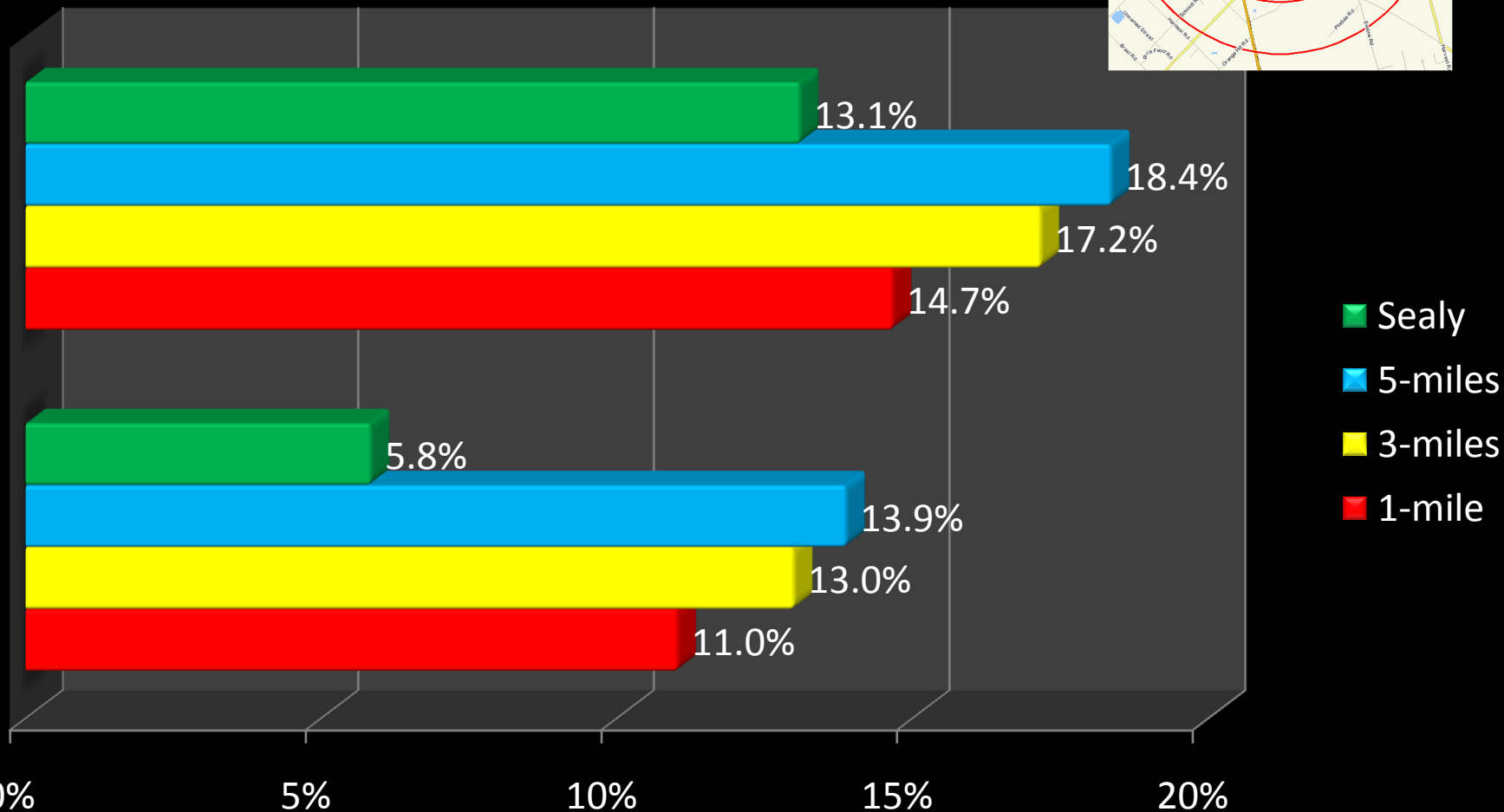
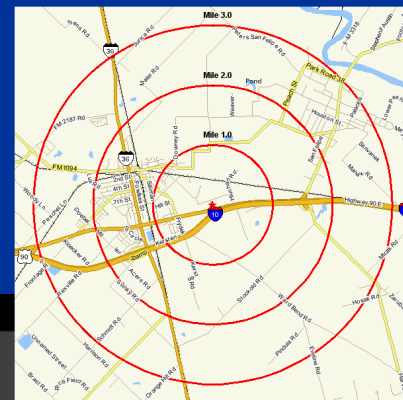




COLDWELL
BANKER
COMMERCIAL

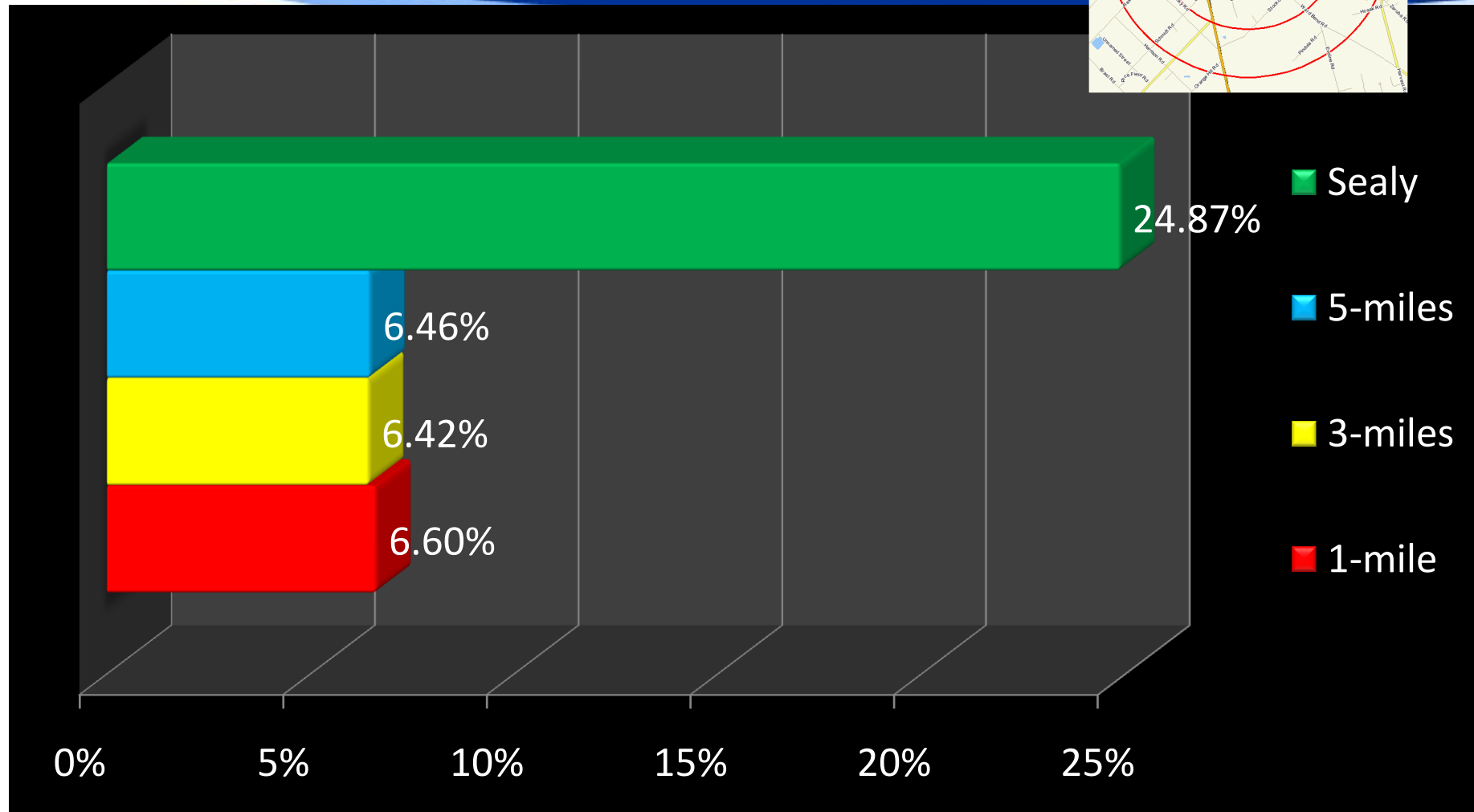
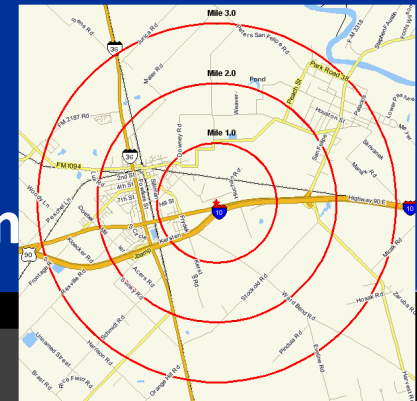
SOUTHWEST PARTNERS

Micro market 2008 & 2013 % of households with annual income of at least \$100K



- Sealy
- 5-miles
- 3-miles
- 1-mile

Micro market 2008-2013 annual % growth in households with at least \$100K annual income



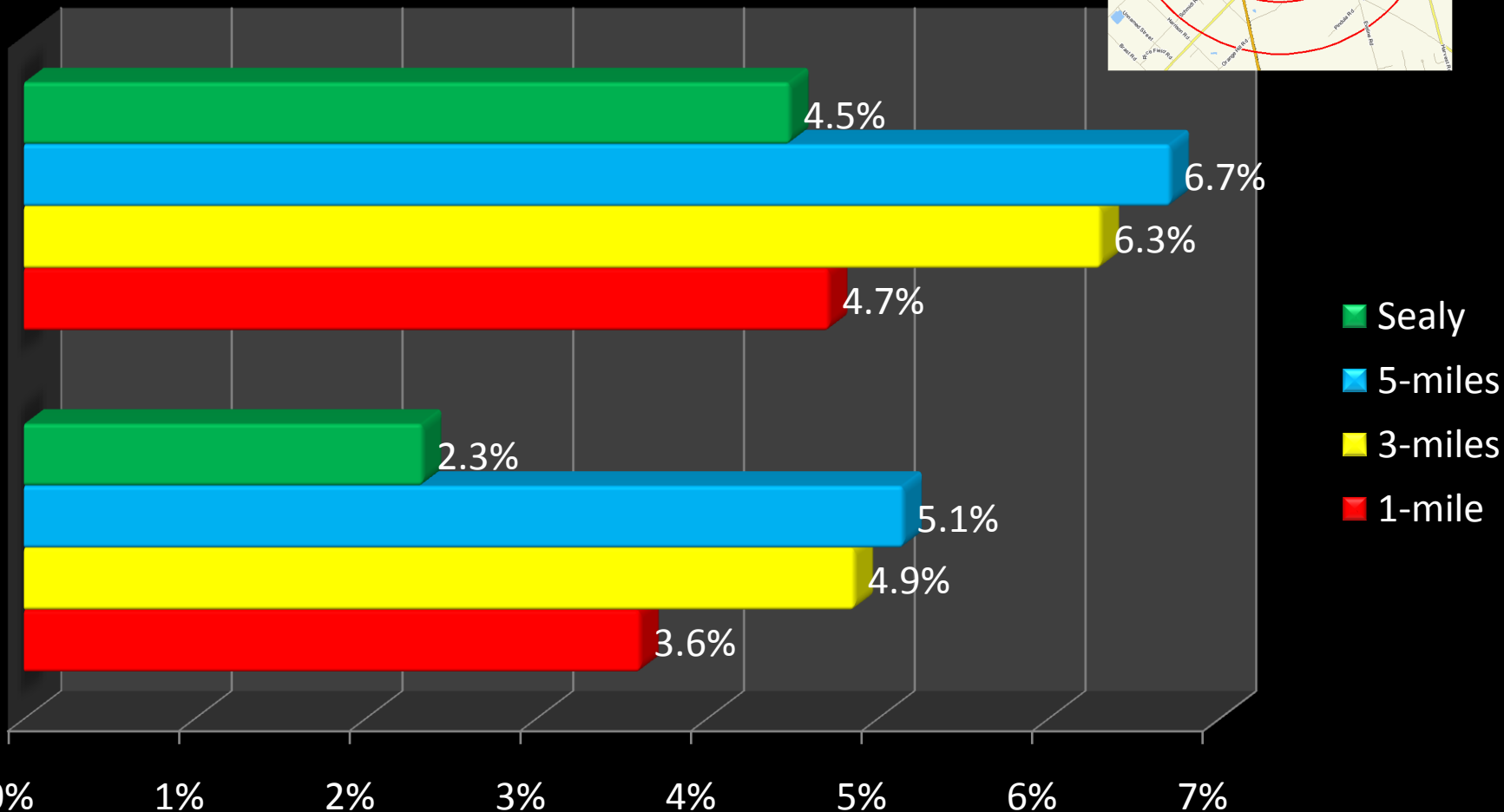
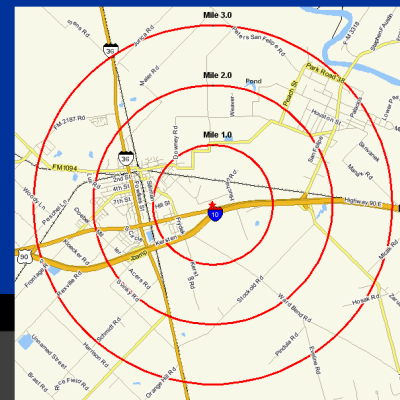


COLDWELL
BANKER
COMMERCIAL

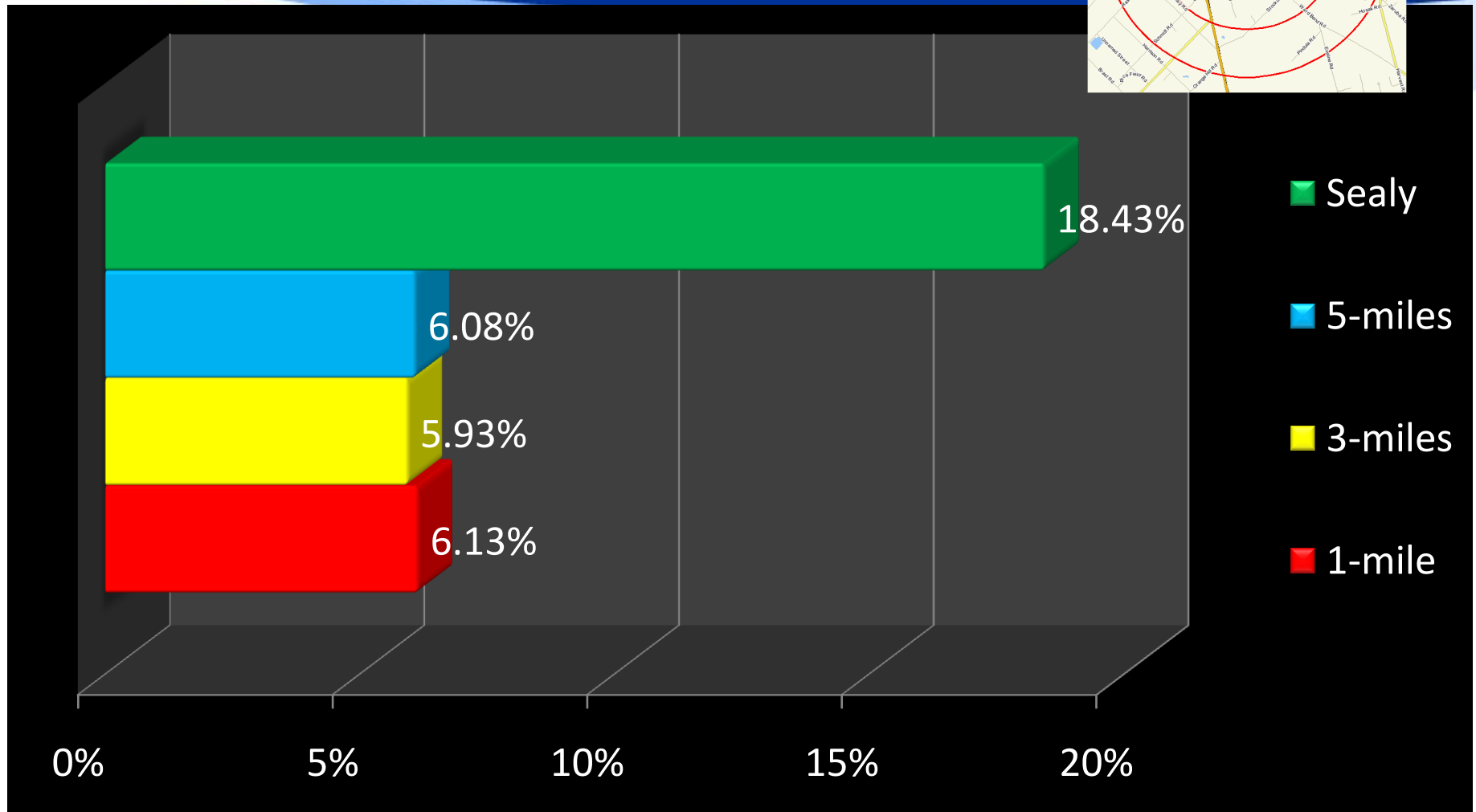
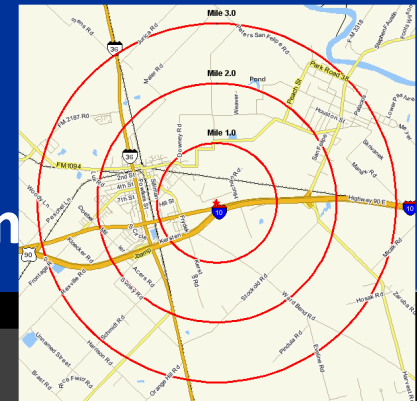
SOUTHWEST PARTNERS

Micro market 2008 & 2013

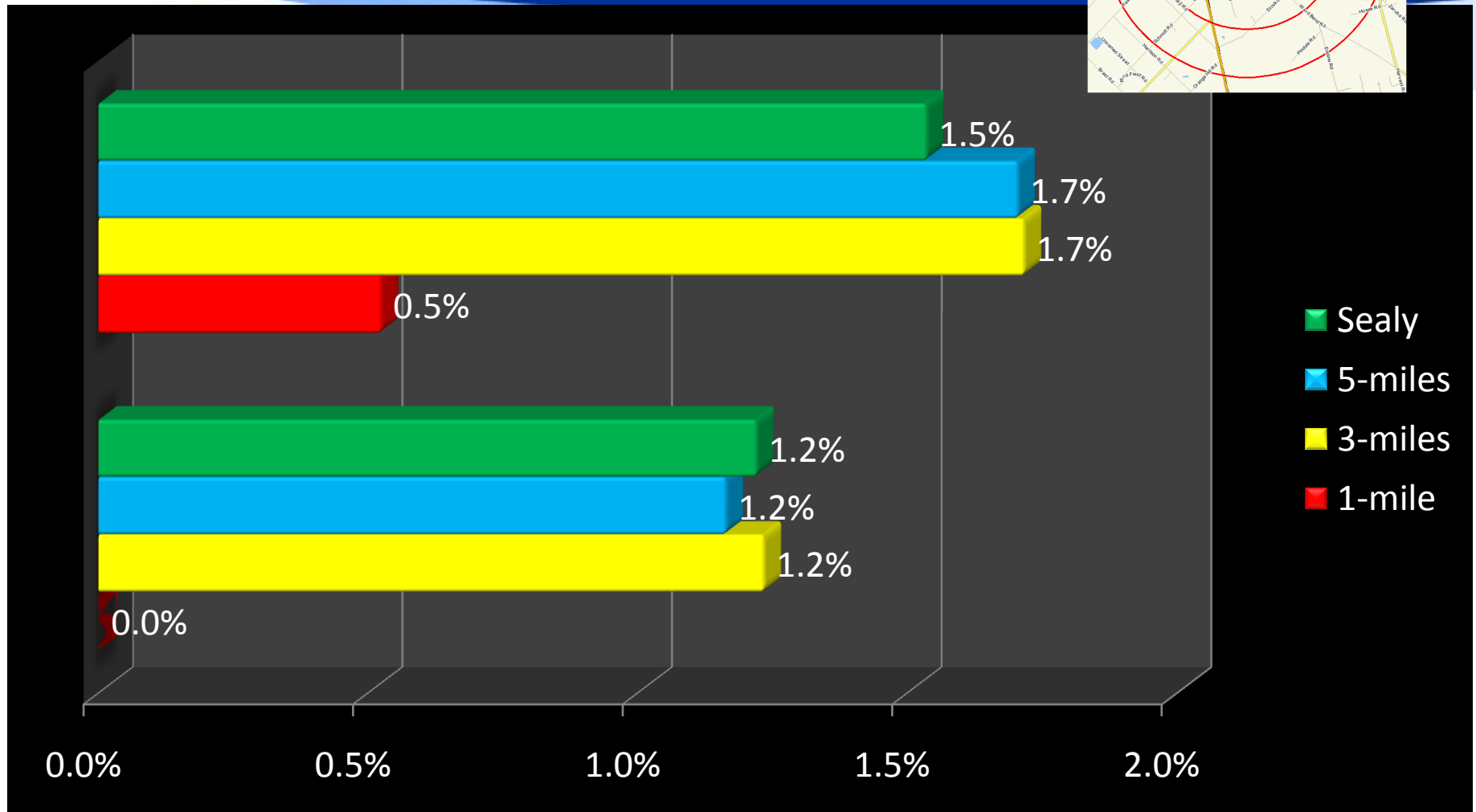
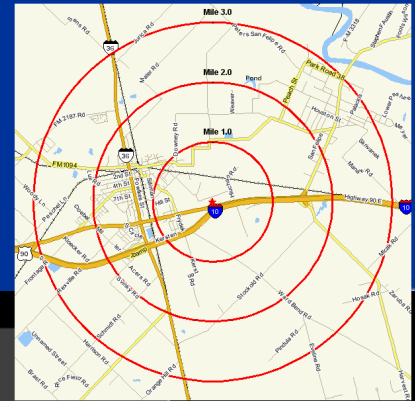
% of households with annual income of at least \$150K



Micro market 2008-2013 annual % growth in households with at least \$150K annual income



Micro market 2008 & 2013 % of households with annual income of at least \$250K



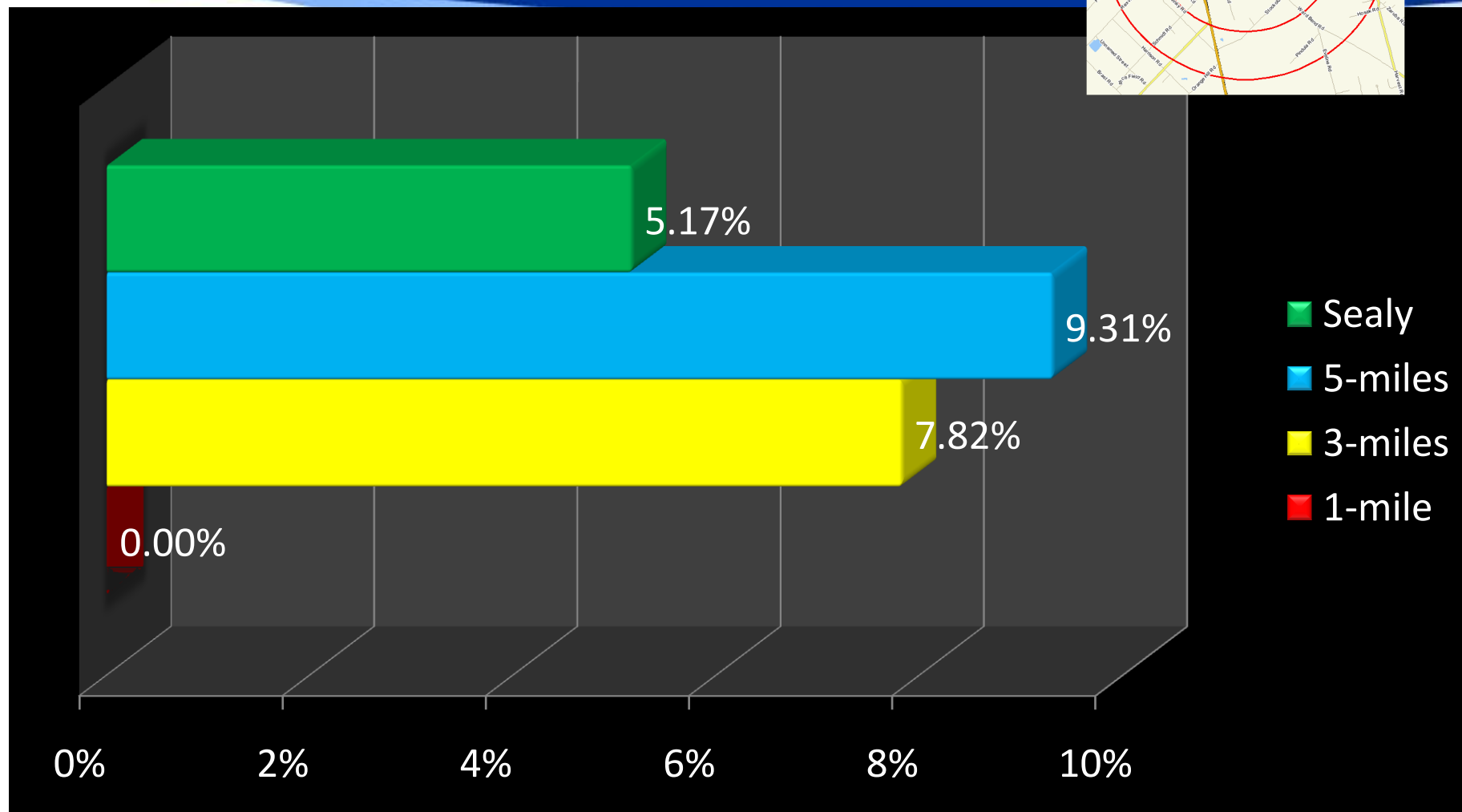
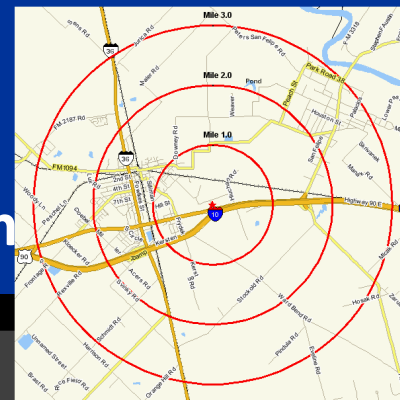
- Sealy
- 5-miles
- 3-miles
- 1-mile



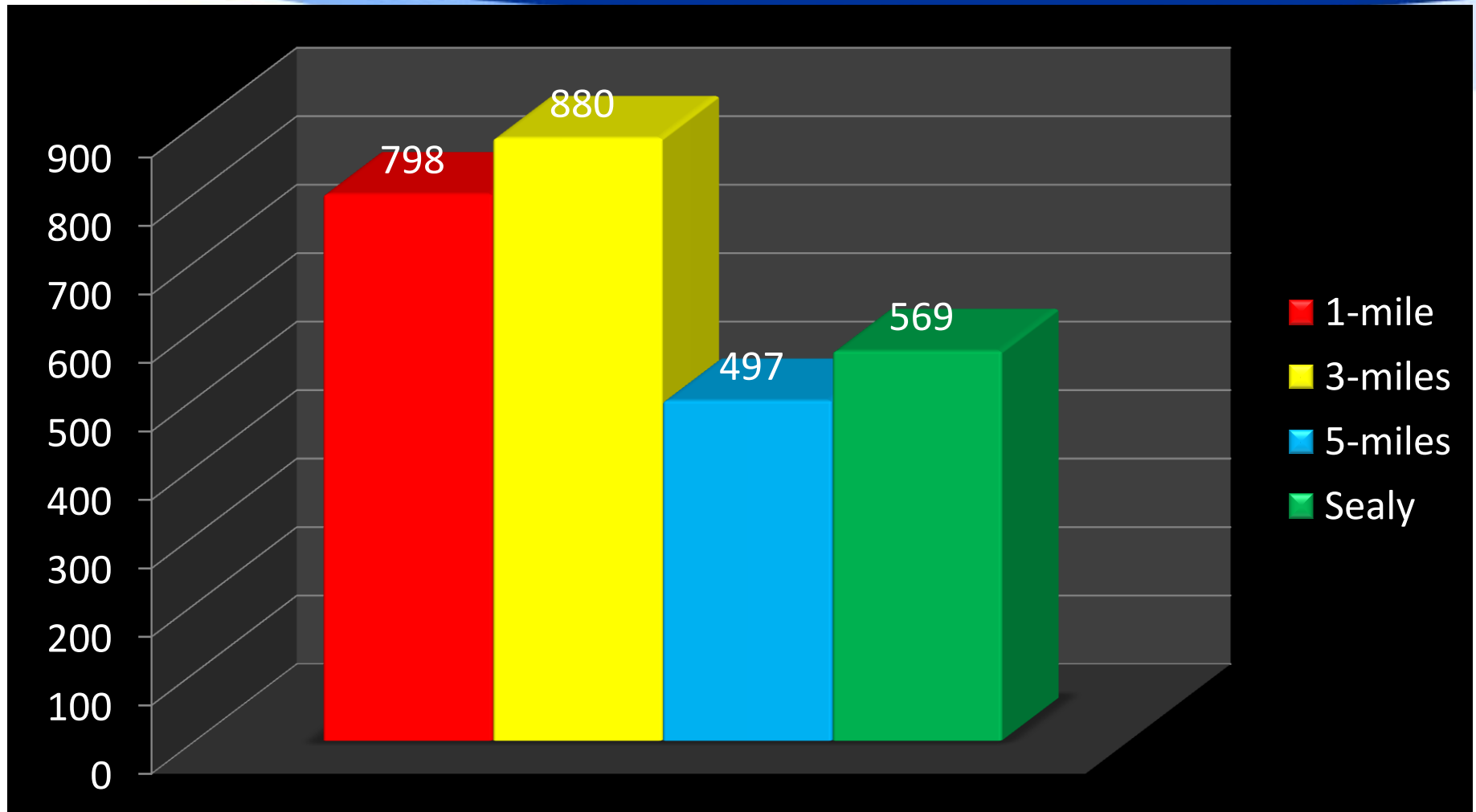
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Micro market 2008-2013 annual % growth in households with at least \$250K annual income



Per person GAFO (General merchandise, Apparel, Furniture & Other) unmet demand for merchandise normally sold in department stores

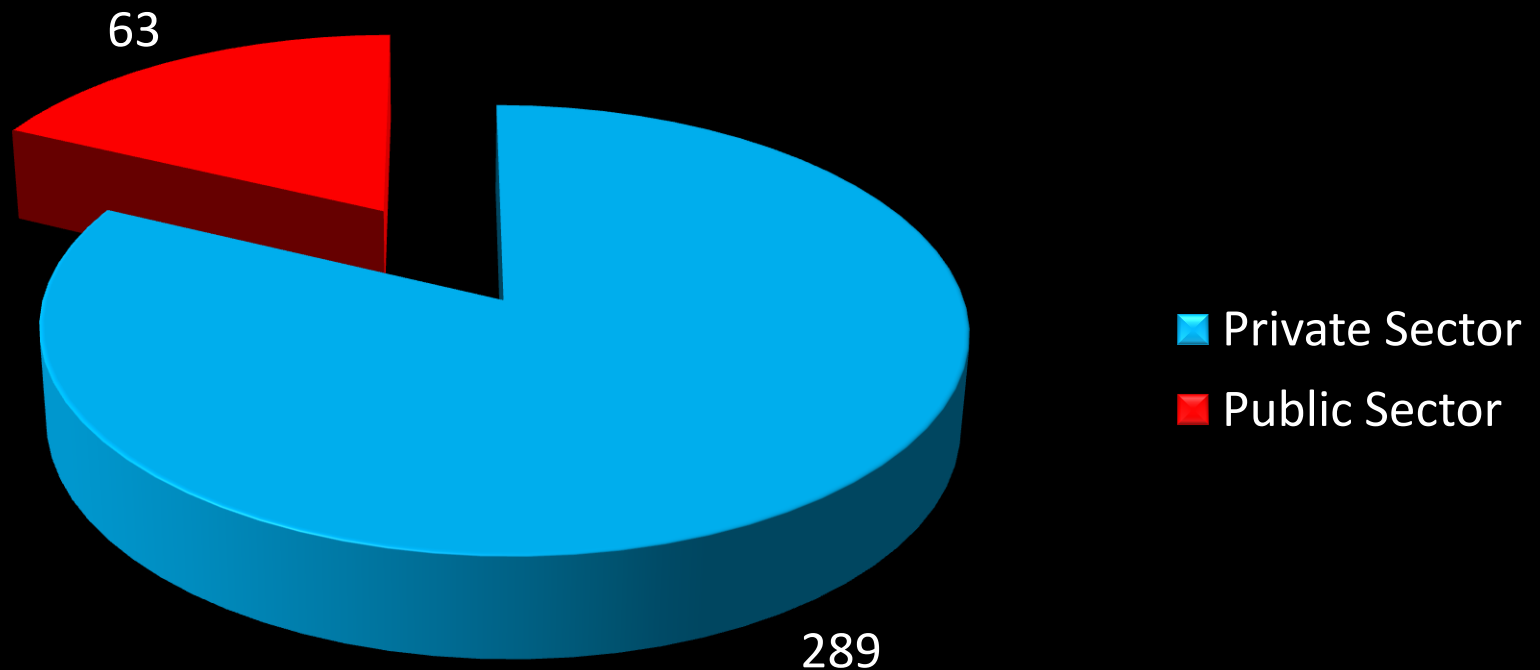


CITY EMPLOYMENT (WORKPLACE ANALYSIS)

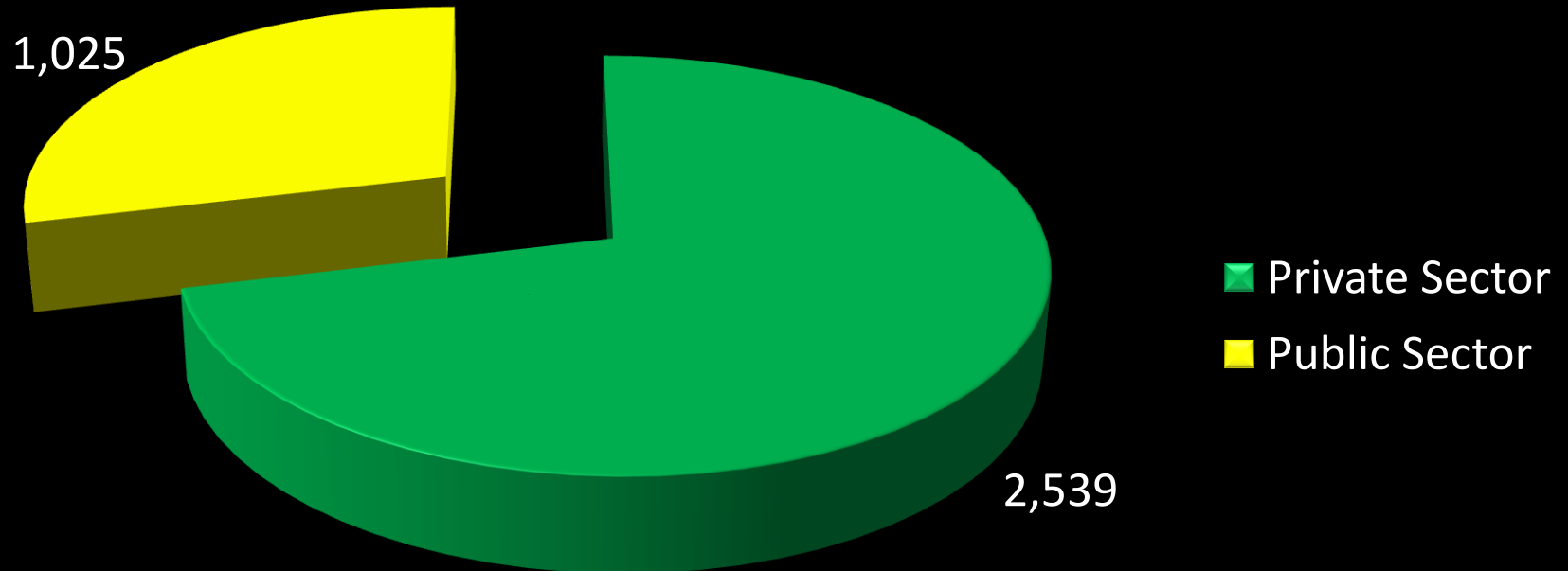


SOUTHWEST PARTNERS

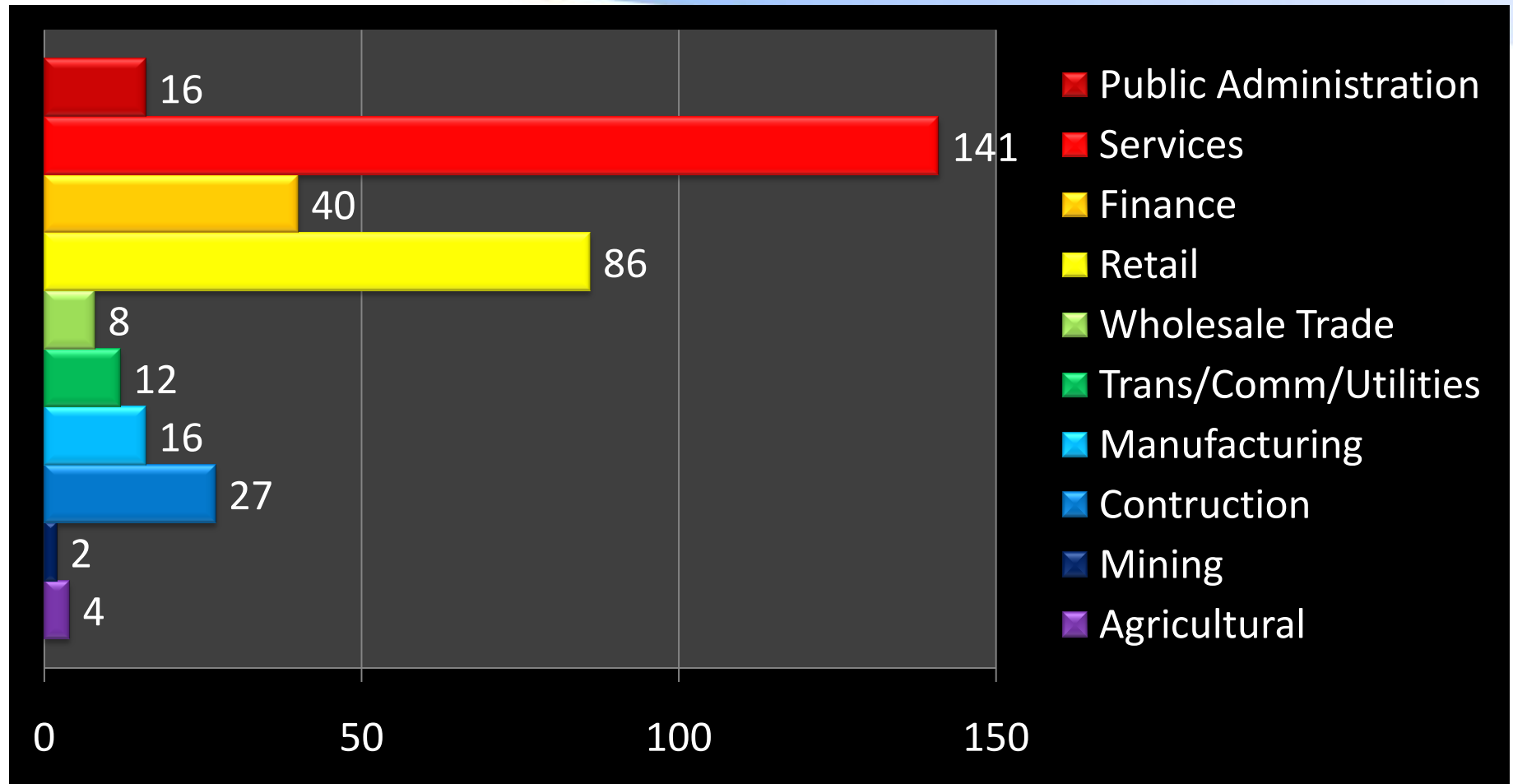
PUBLIC & PRIVATE EMPLOYERS in City 2008



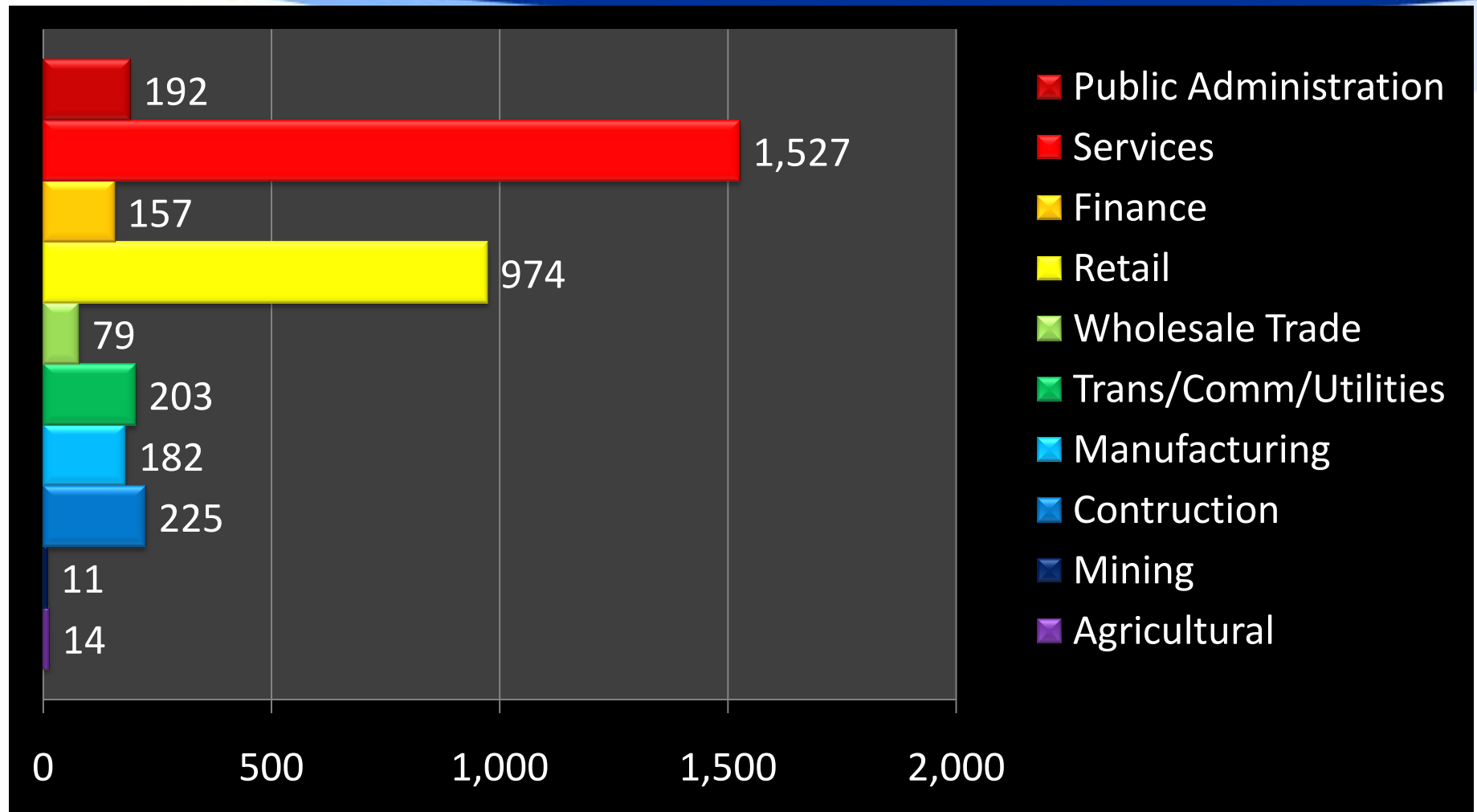
PUBLIC & PRIVATE EMPLOYEES in City 2008



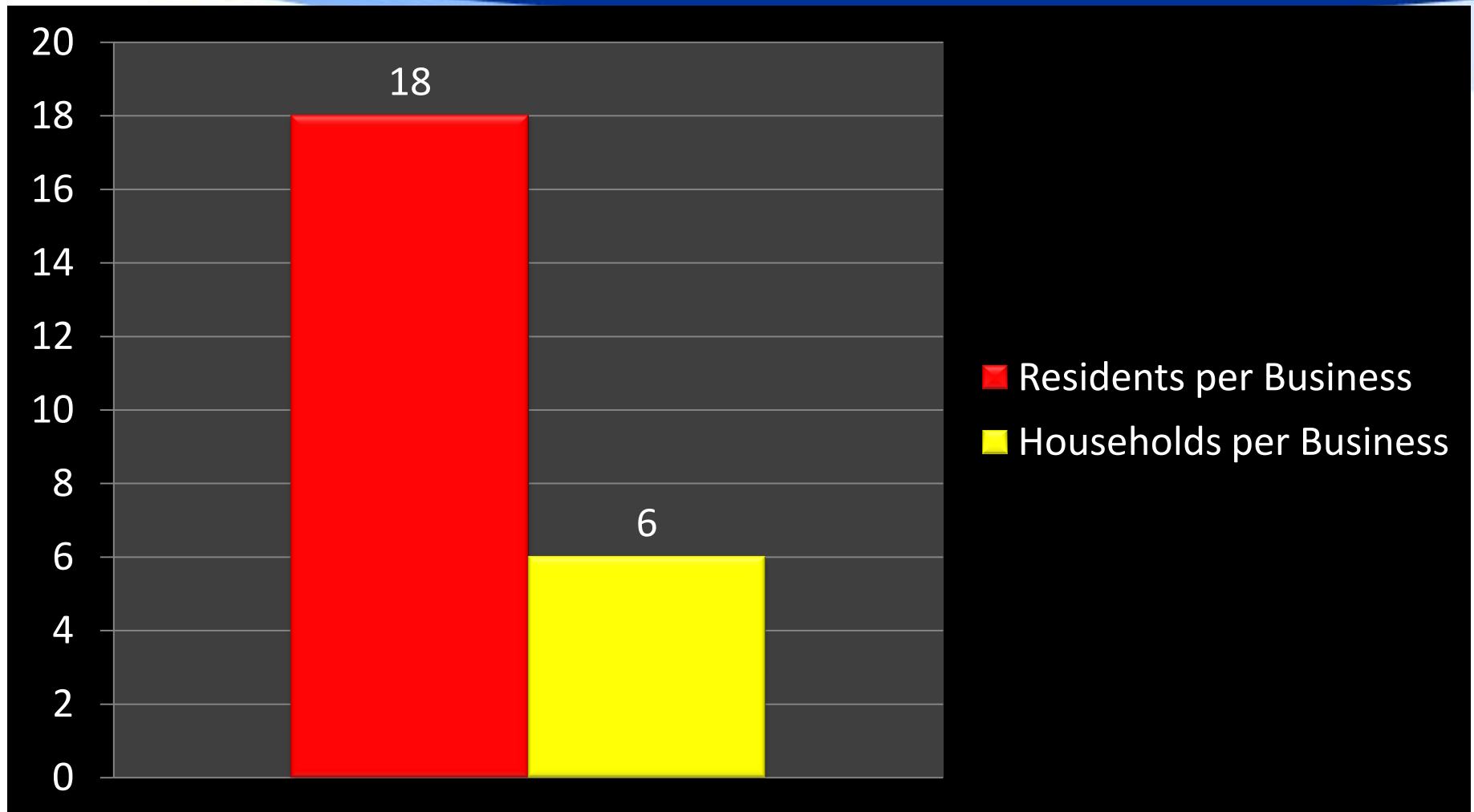
EMPLOYERS BY SEGMENT in City 2008



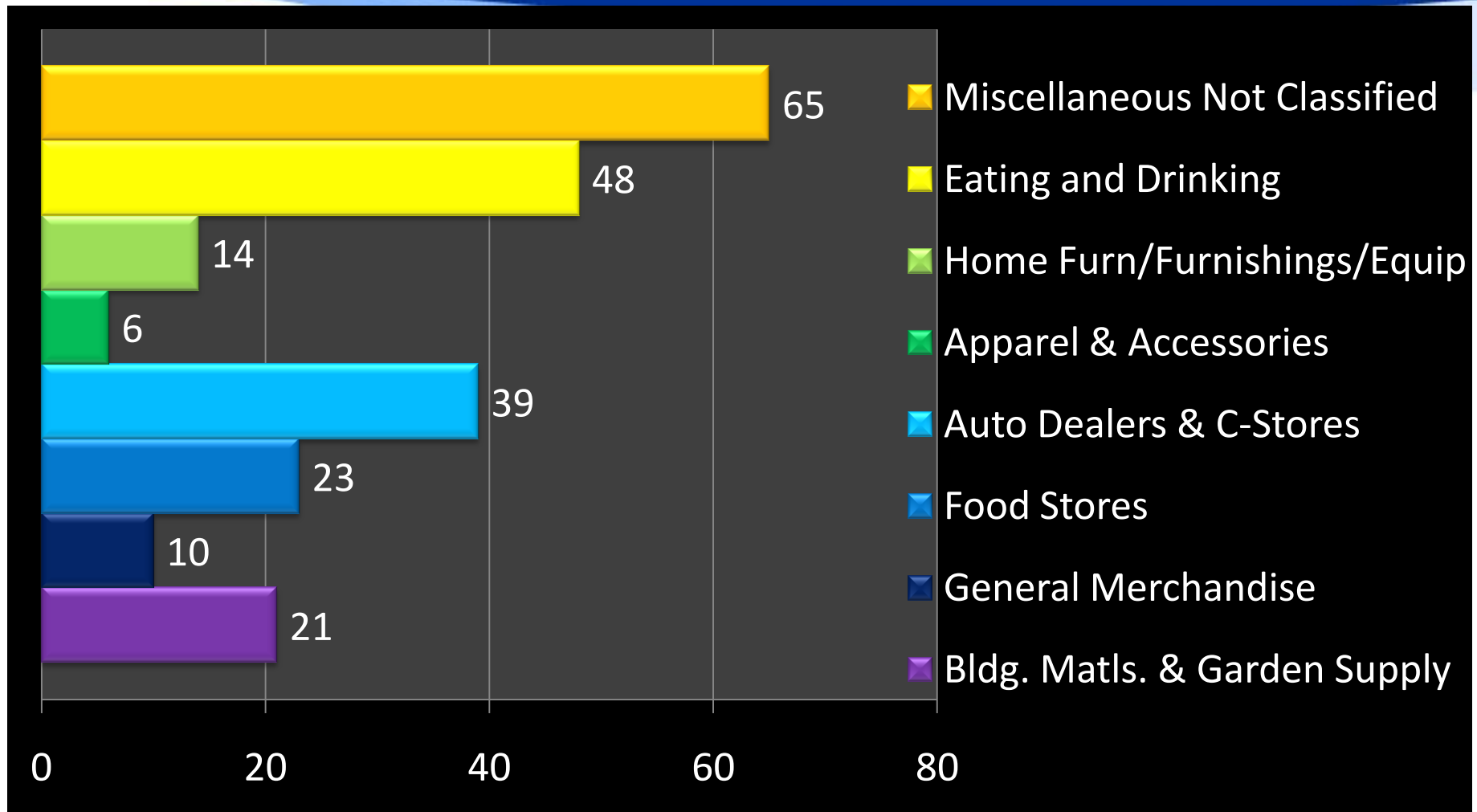
EMPLOYEES BY SEGMENT in City 2008



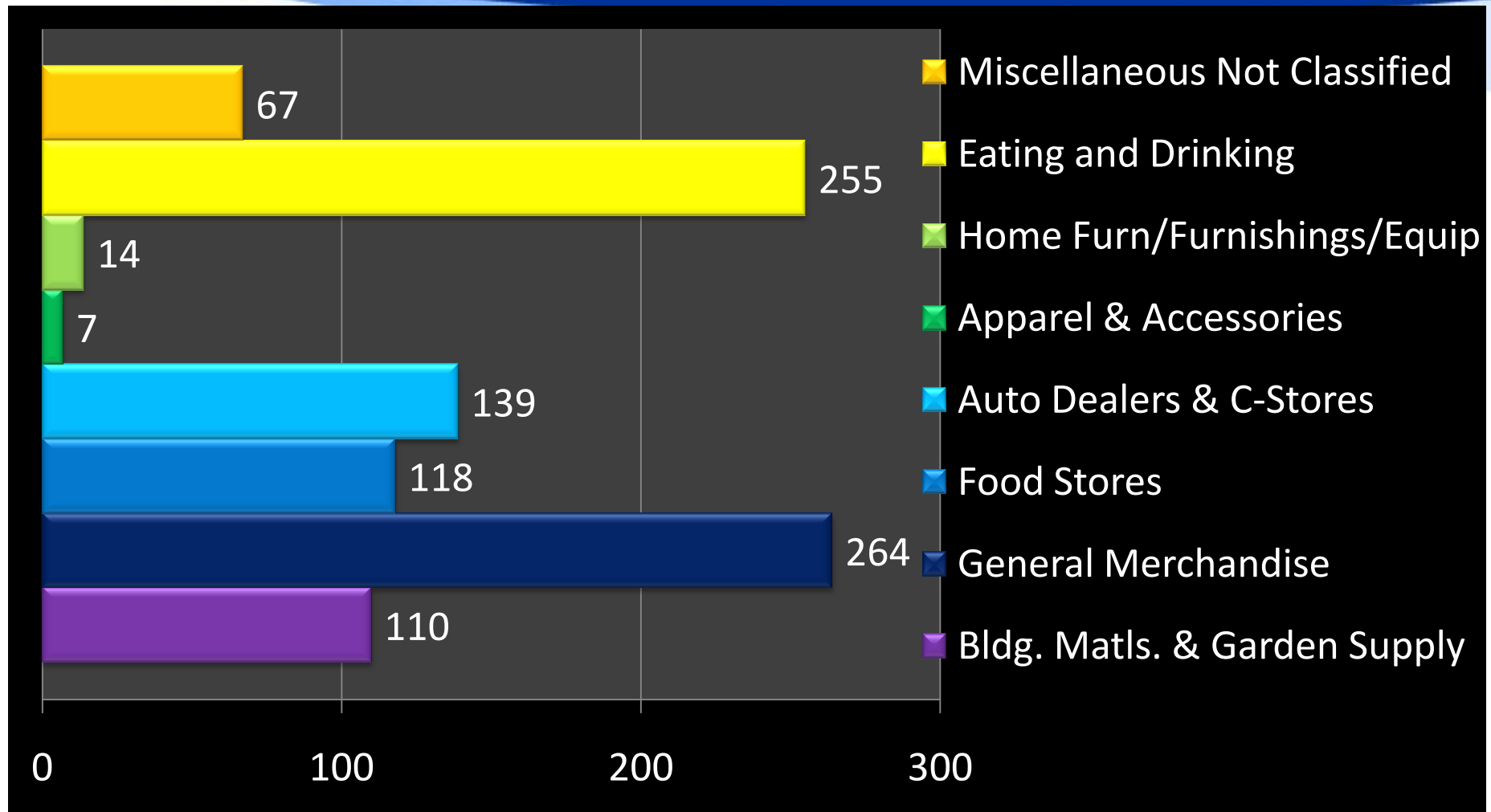
RESIDENTS & # HOUSEHOLDS PER BUSINESS in City 2008



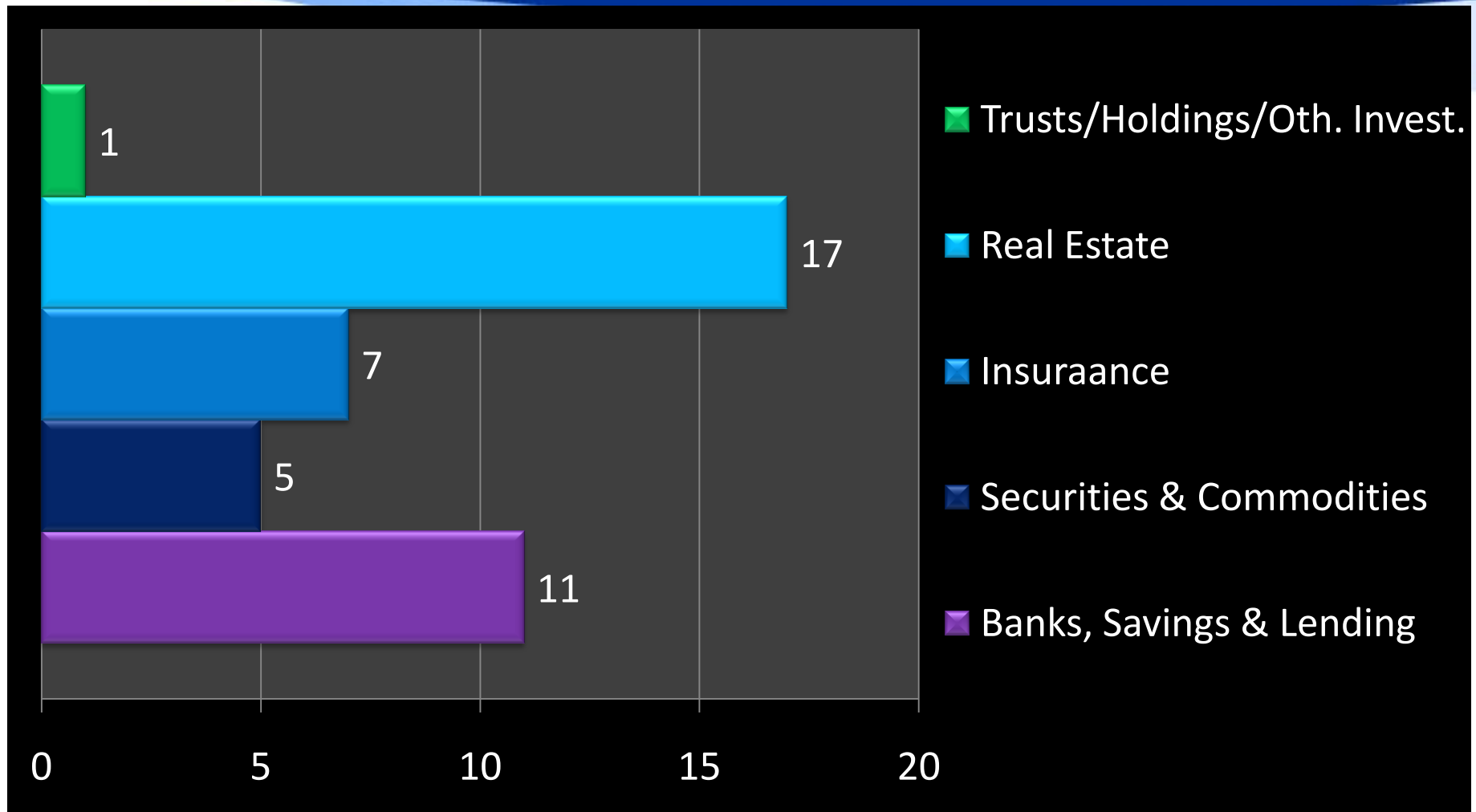
RETAIL EMPLOYERS by category in City 2008



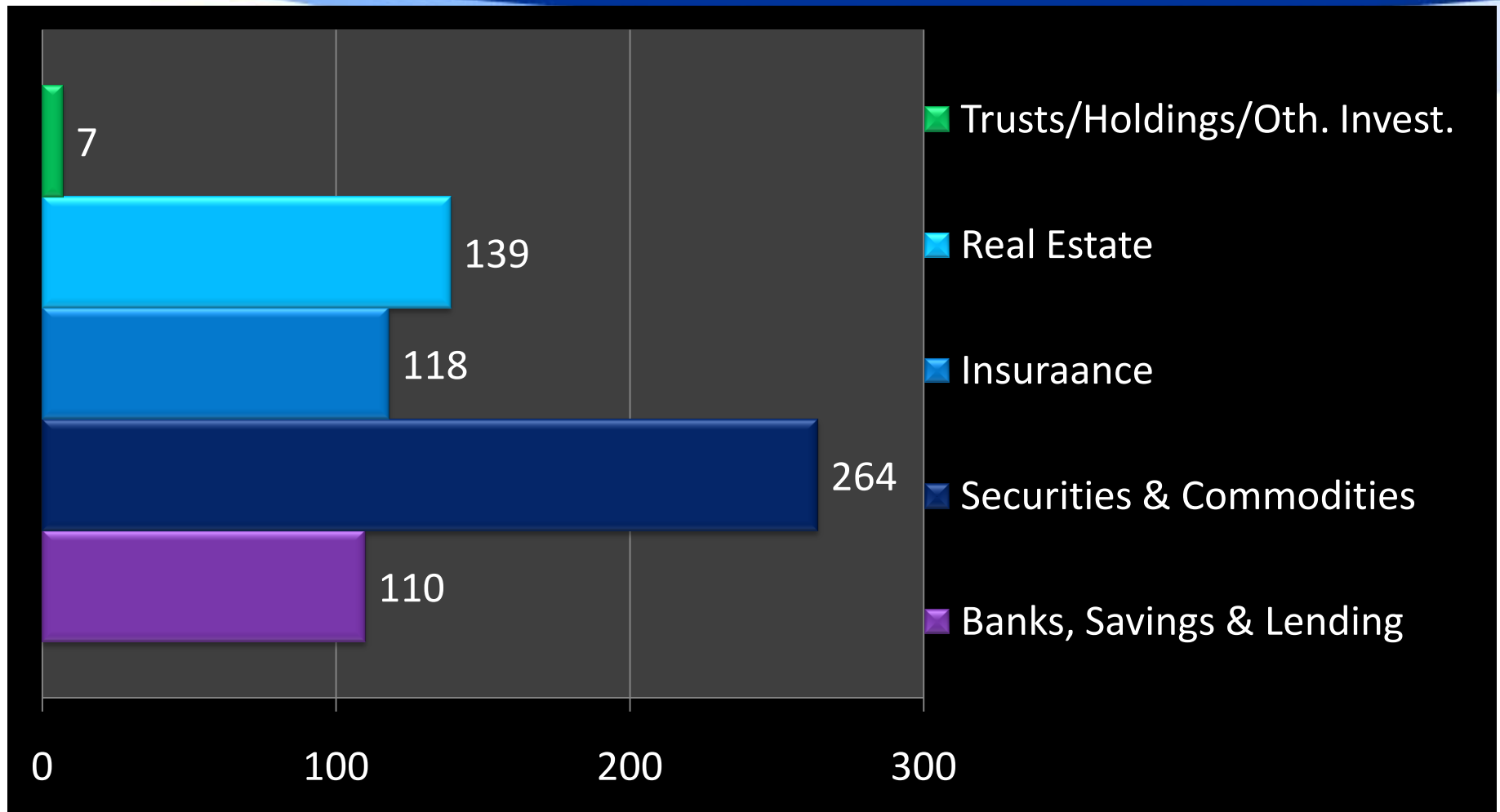
RETAIL EMPLOYEES by category in City 2008



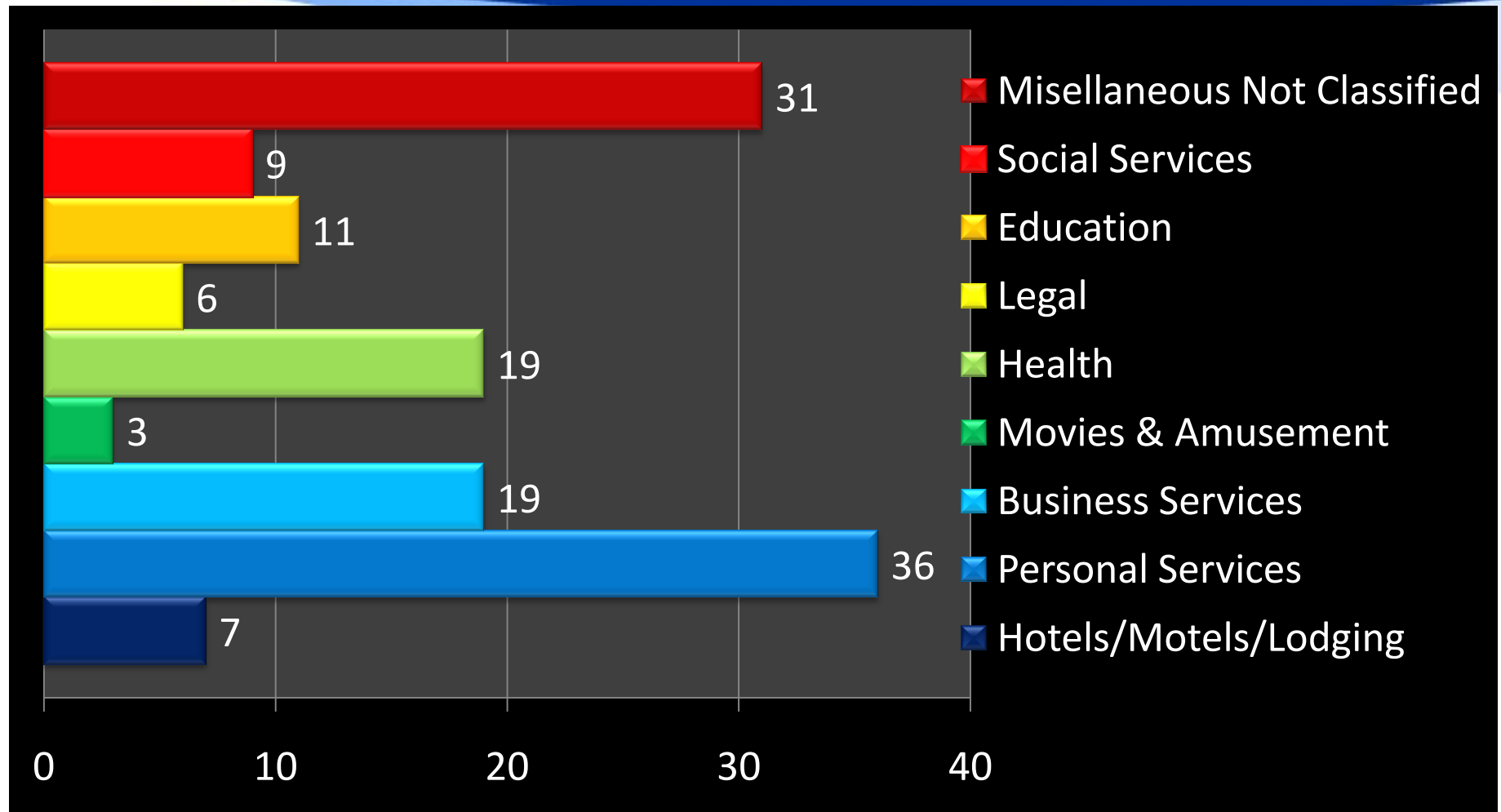
FINANCE EMPLOYERS by category in City 2008



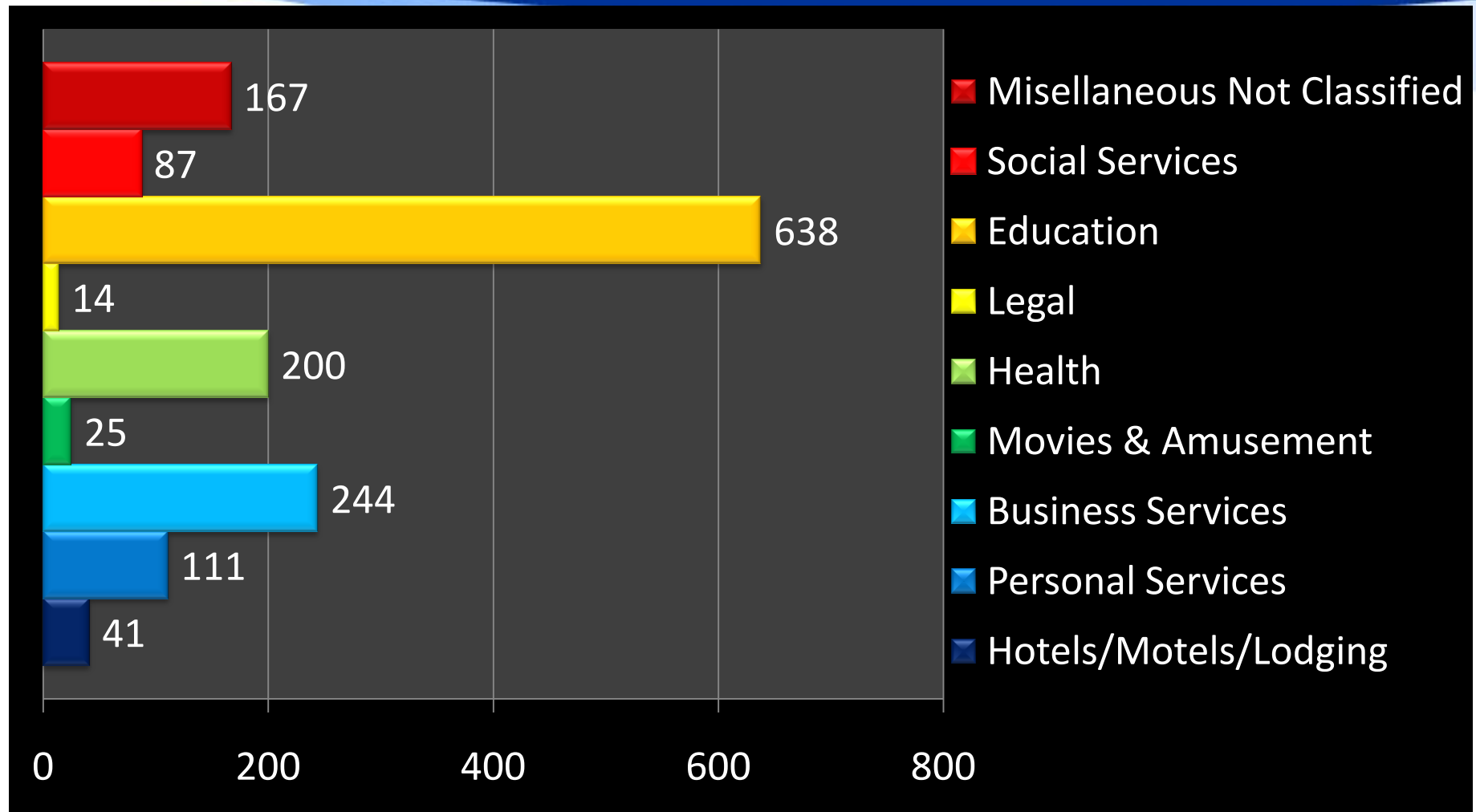
FINANCE EMPLOYEES by category in City 2008



SERVICE EMPLOYERS by category in City 2008



SERVICE EMPLOYEES by category in City 2008

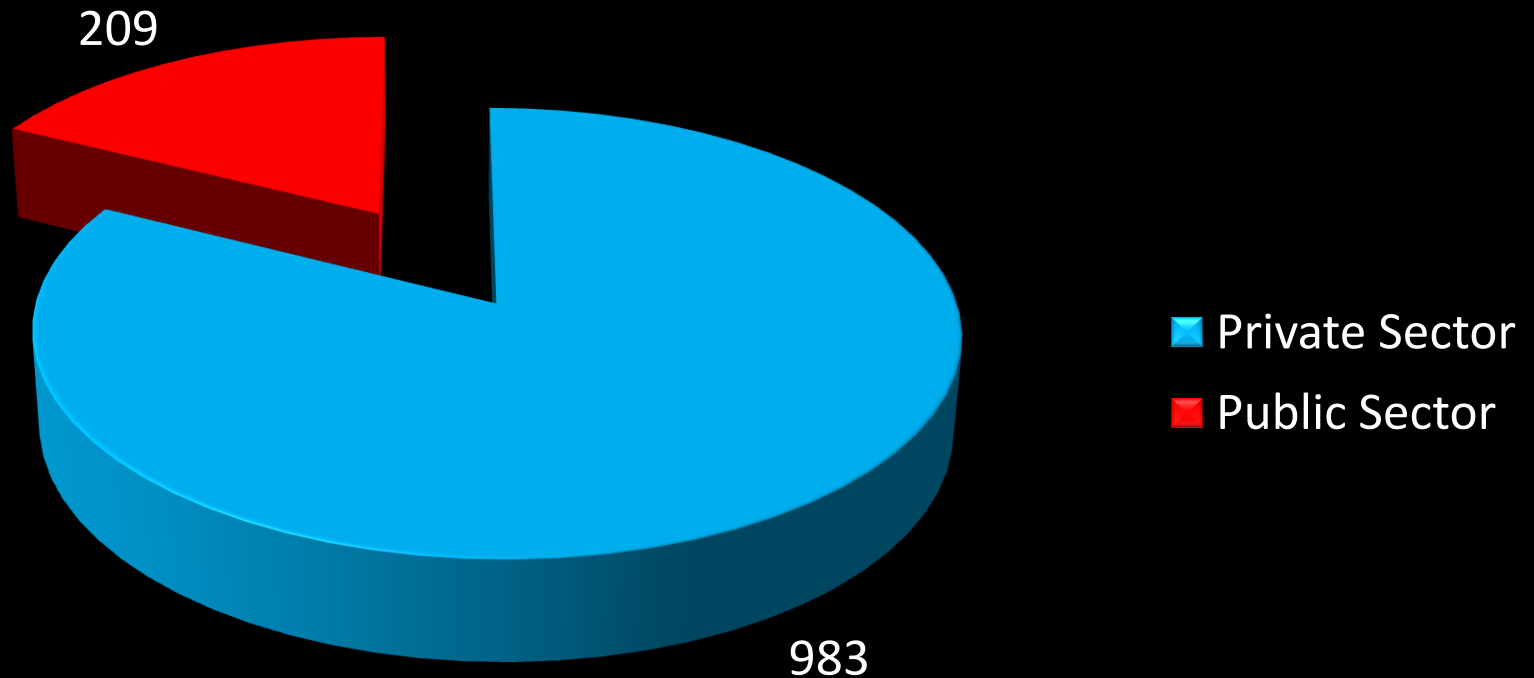


COUNTY EMPLOYMENT (WORKPLACE ANALYSIS)

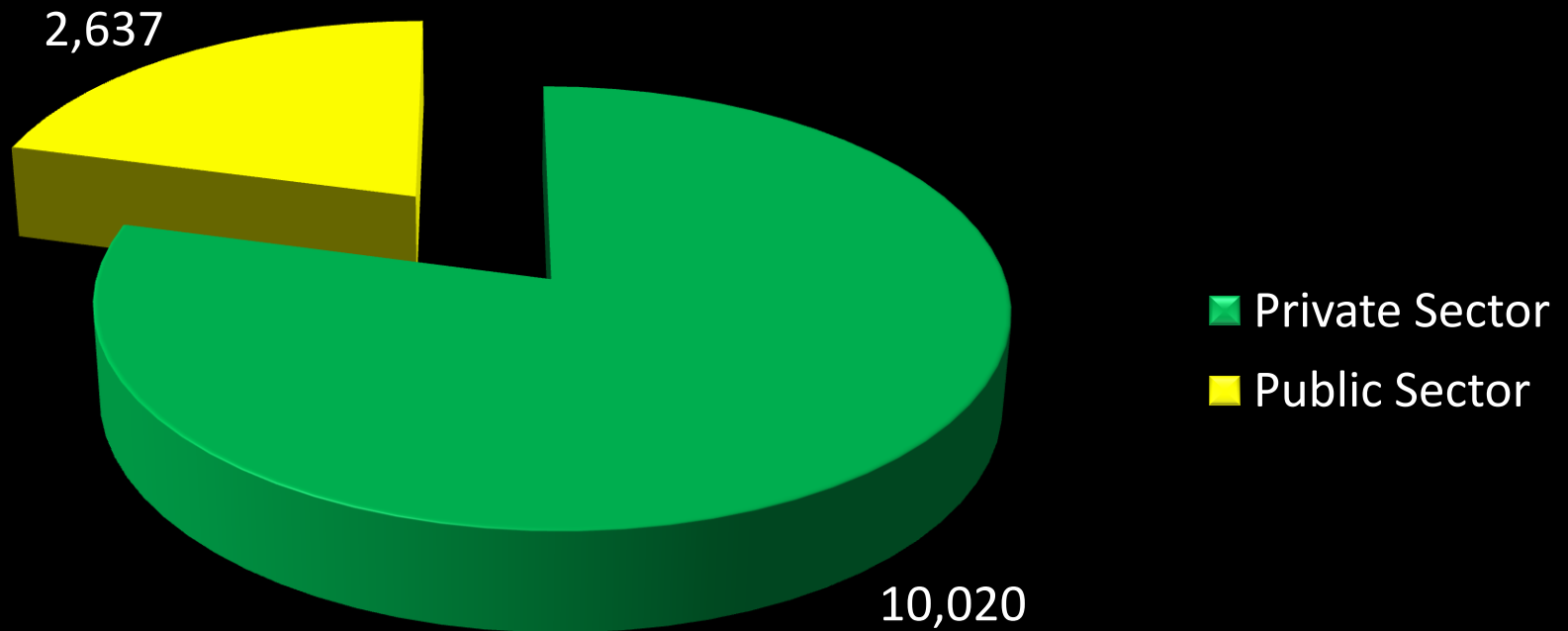


SOUTHWEST PARTNERS

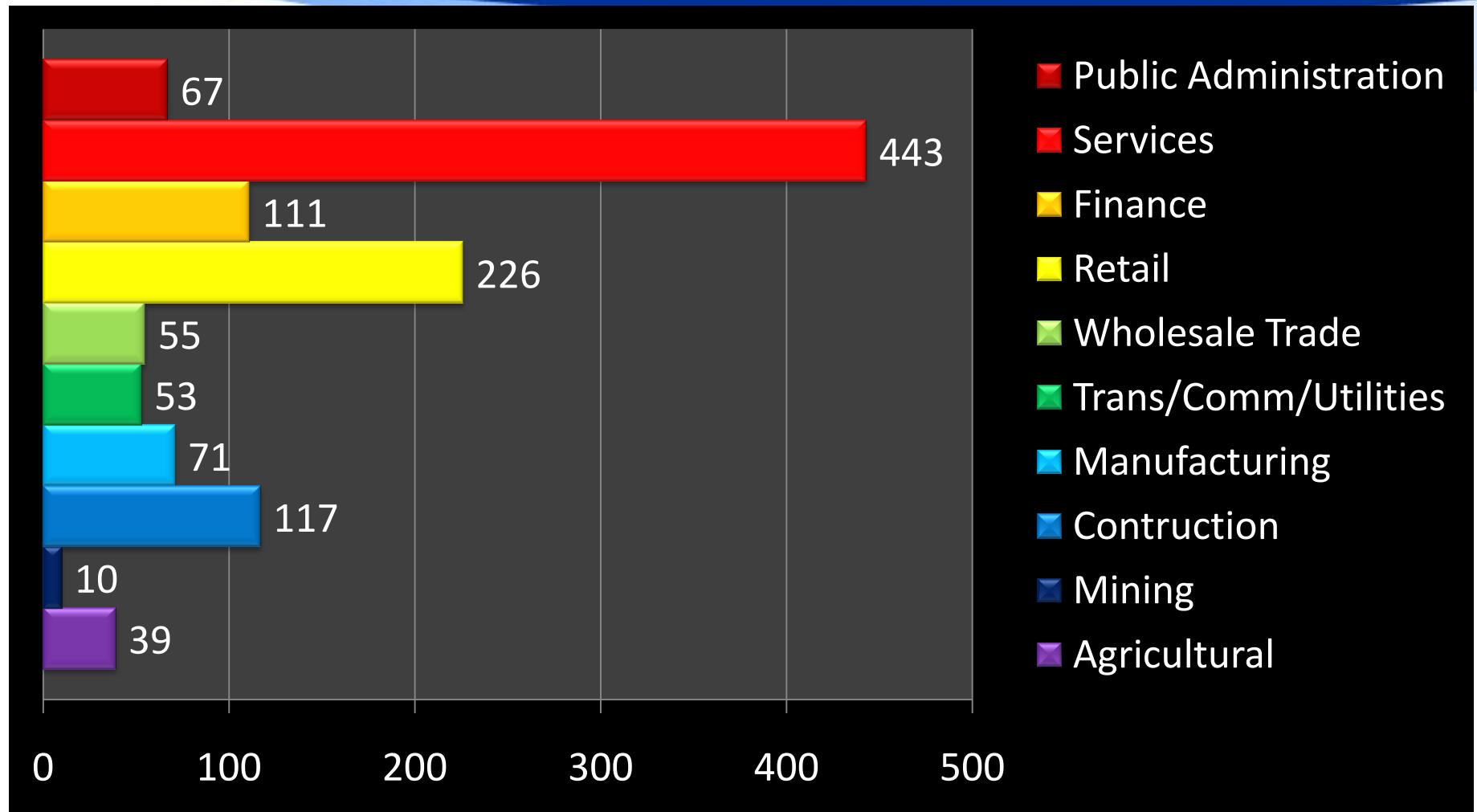
PUBLIC & PRIVATE EMPLOYERS in County 2008



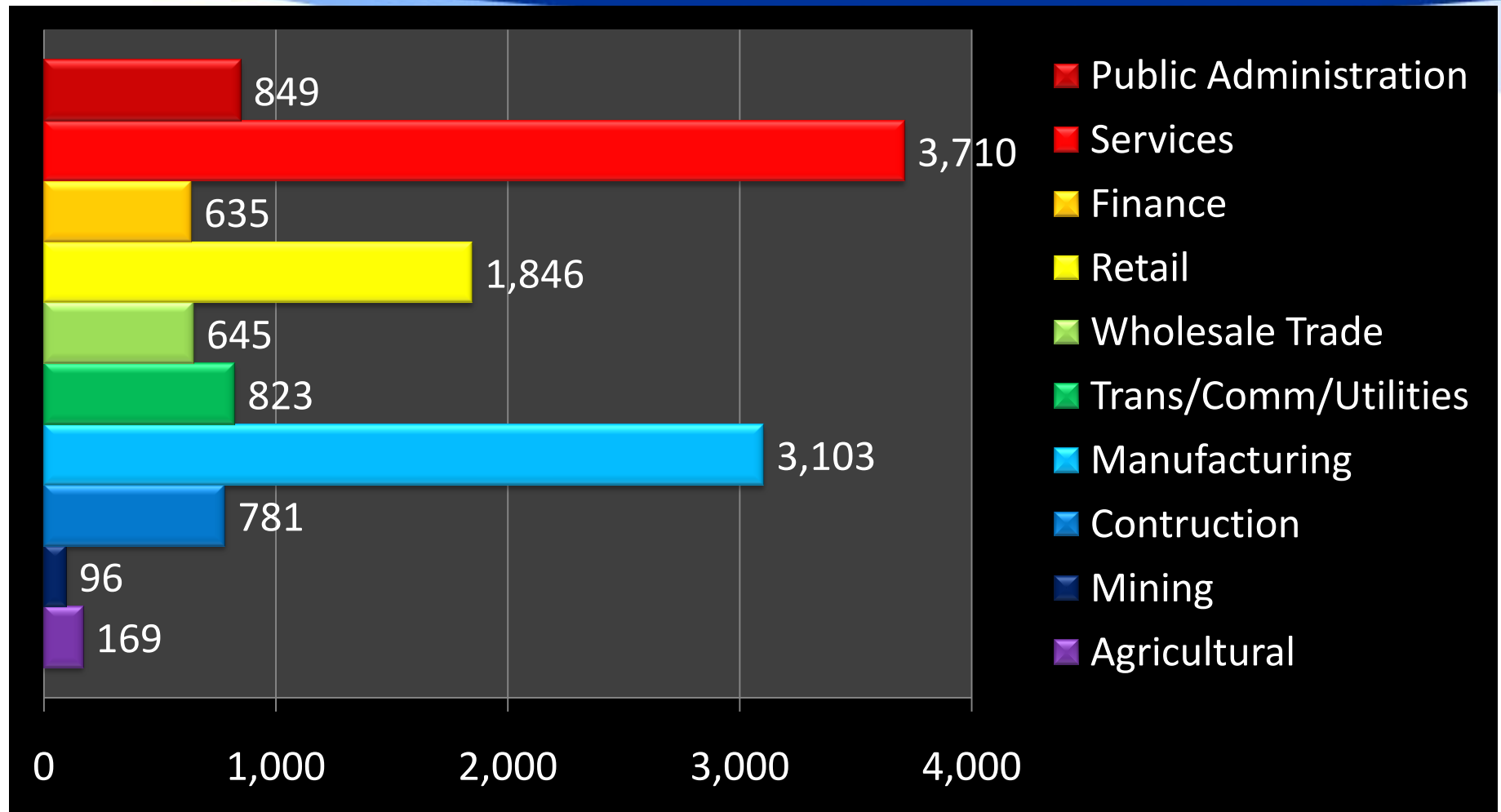
PUBLIC & PRIVATE EMPLOYEES in County 2008



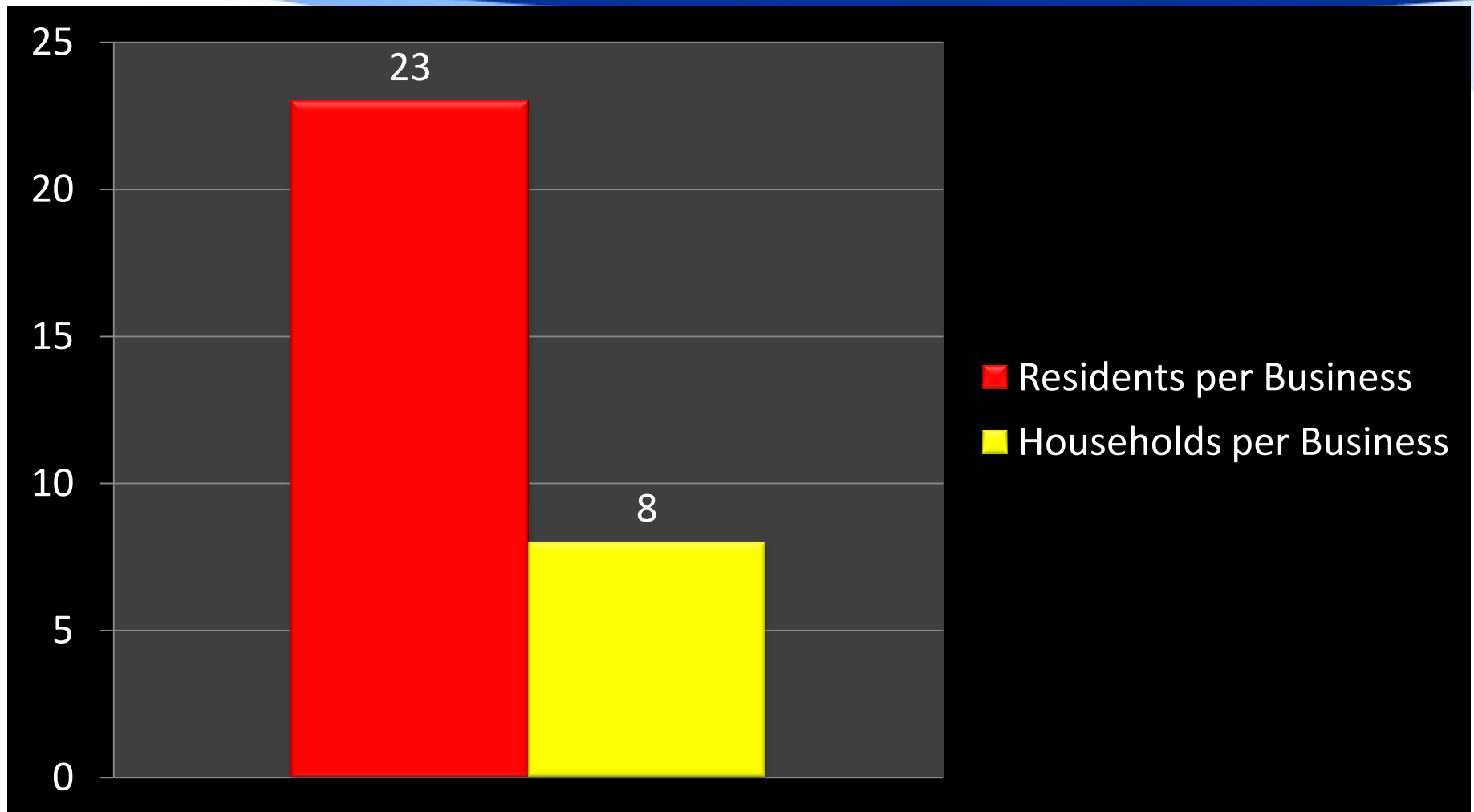
EMPLOYERS BY SEGMENT in County 2008



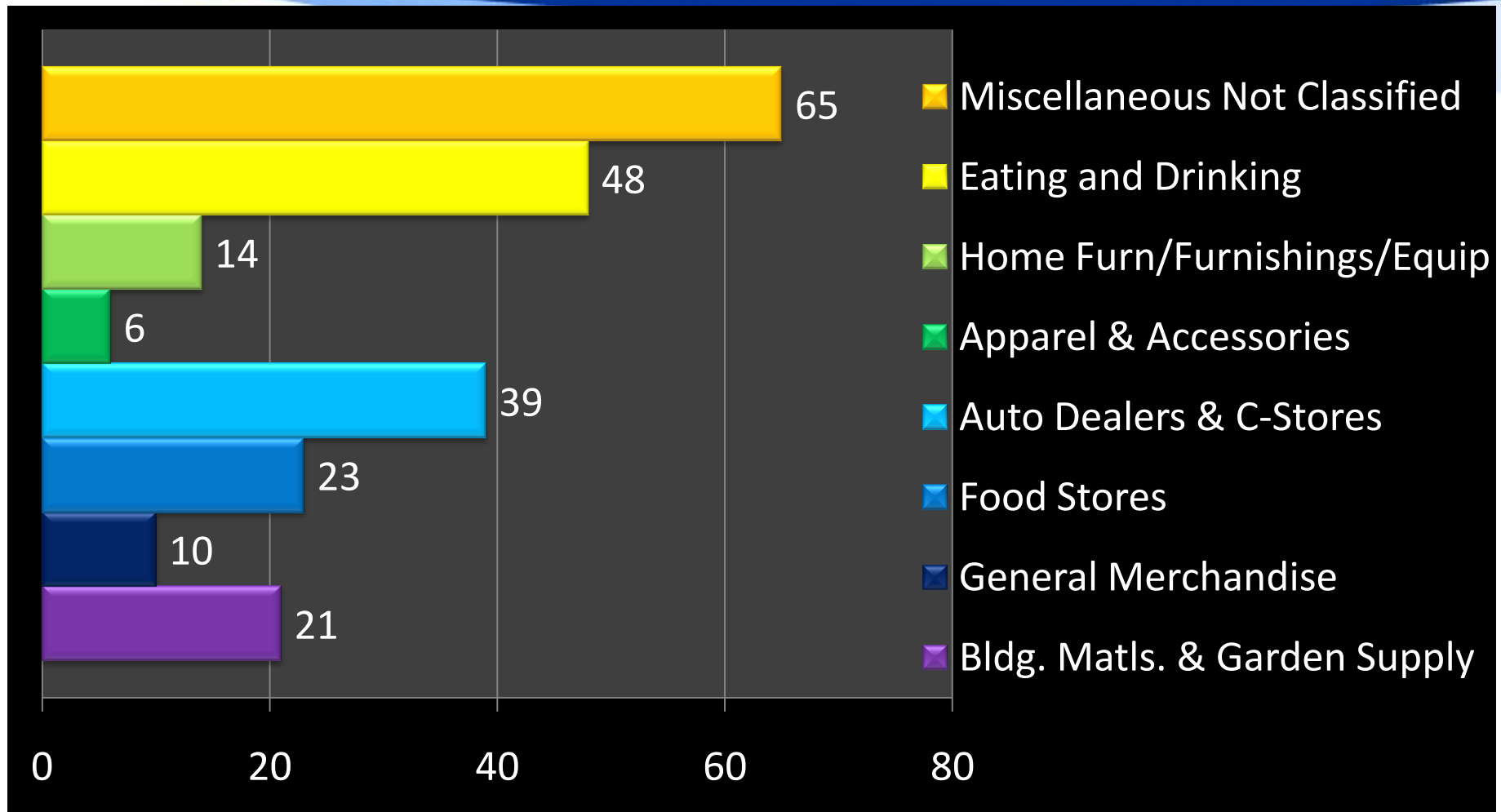
EMPLOYEES BY SEGMENT in County 2008



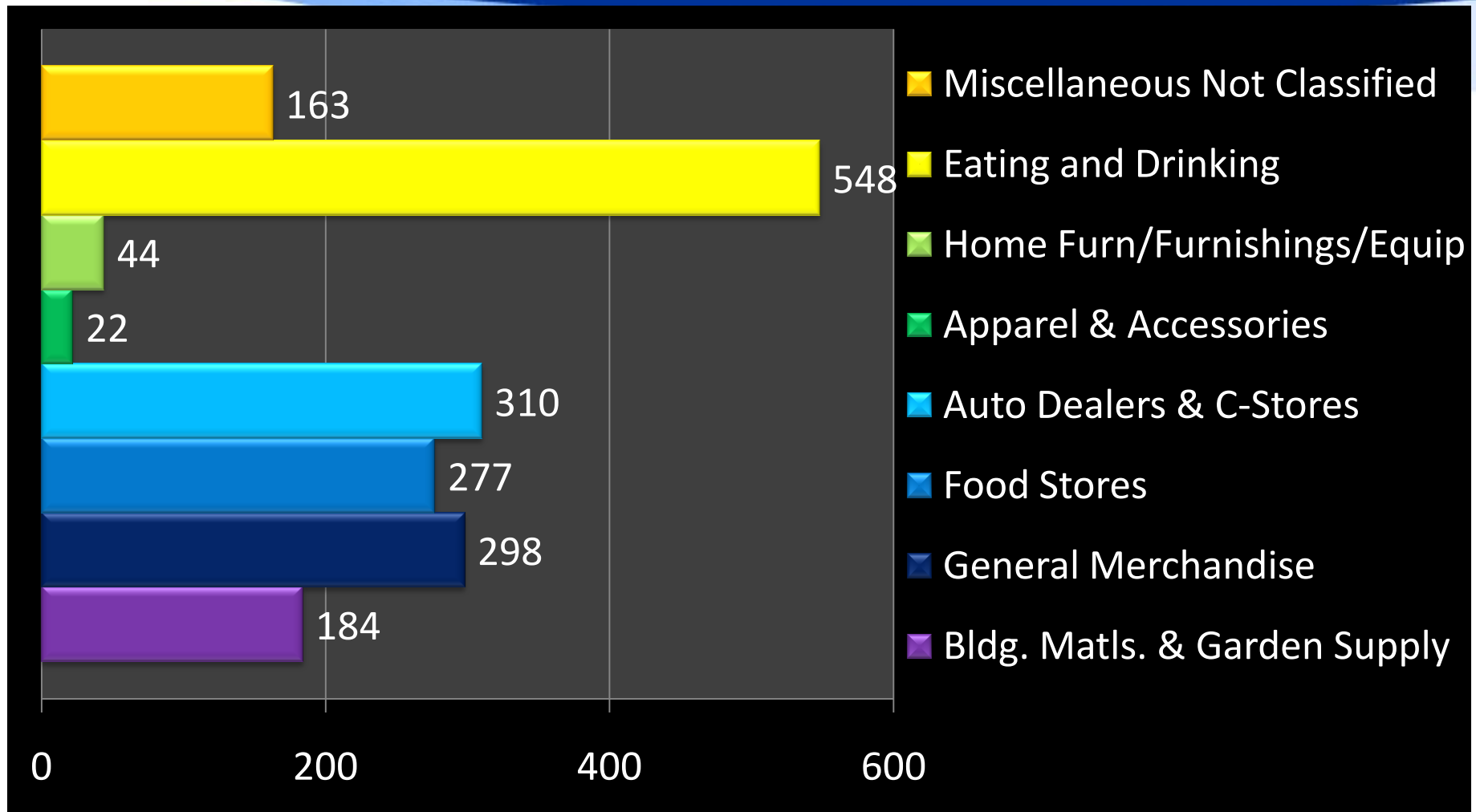
RESIDENTS & # HOUSEHOLDS PER BUSINESS in County 2008



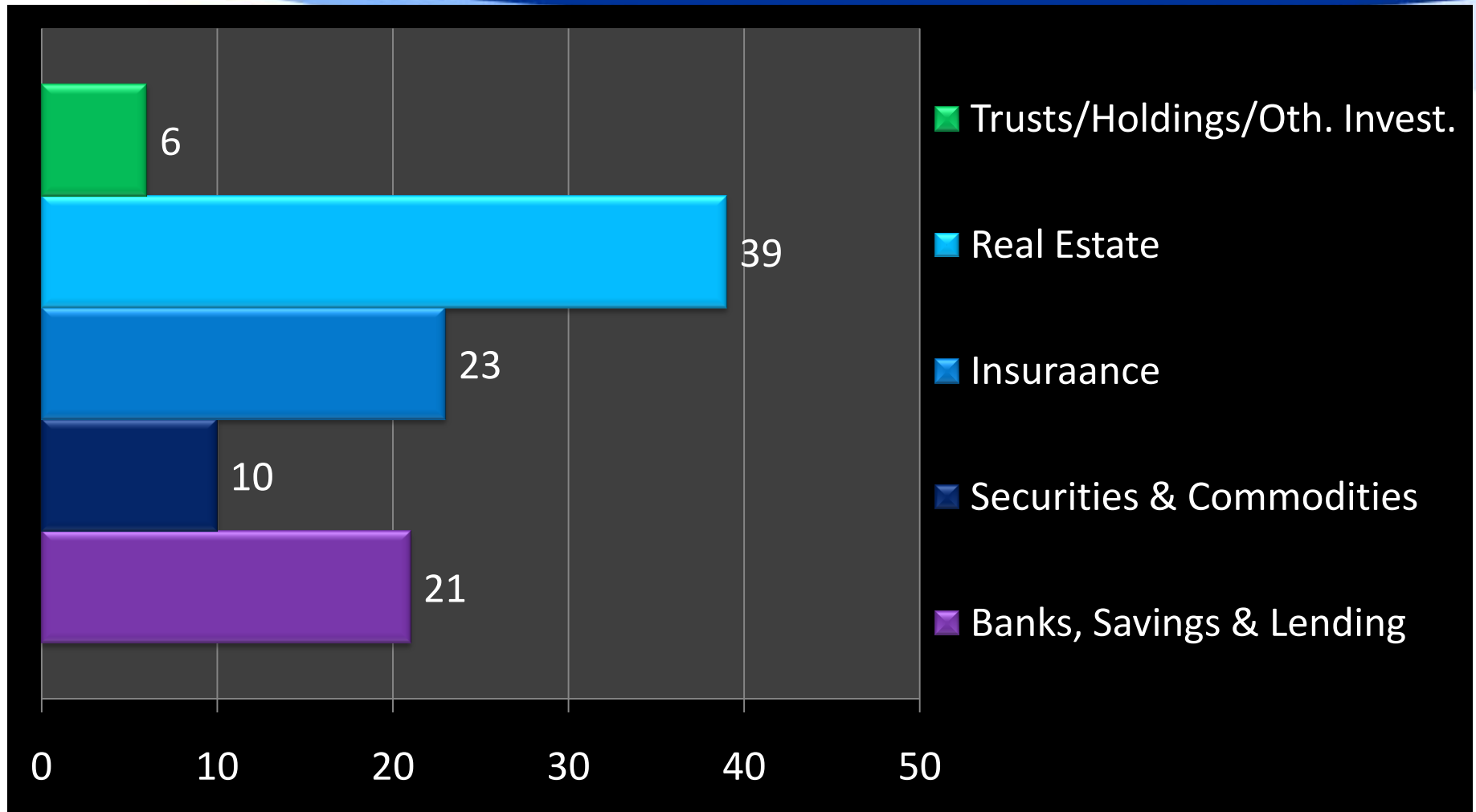
RETAIL EMPLOYERS by category in County 2008



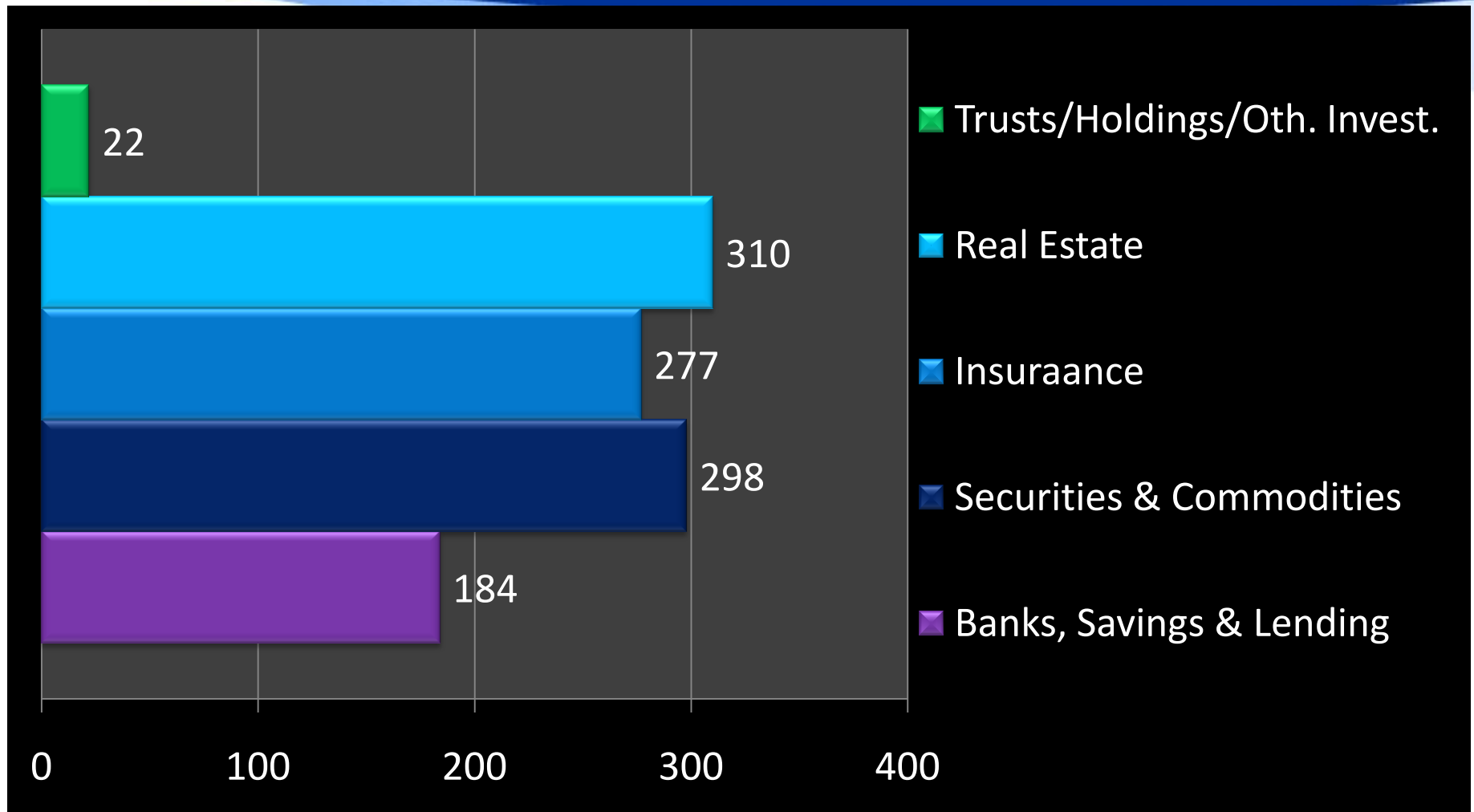
RETAIL EMPLOYEES by category in County 2008



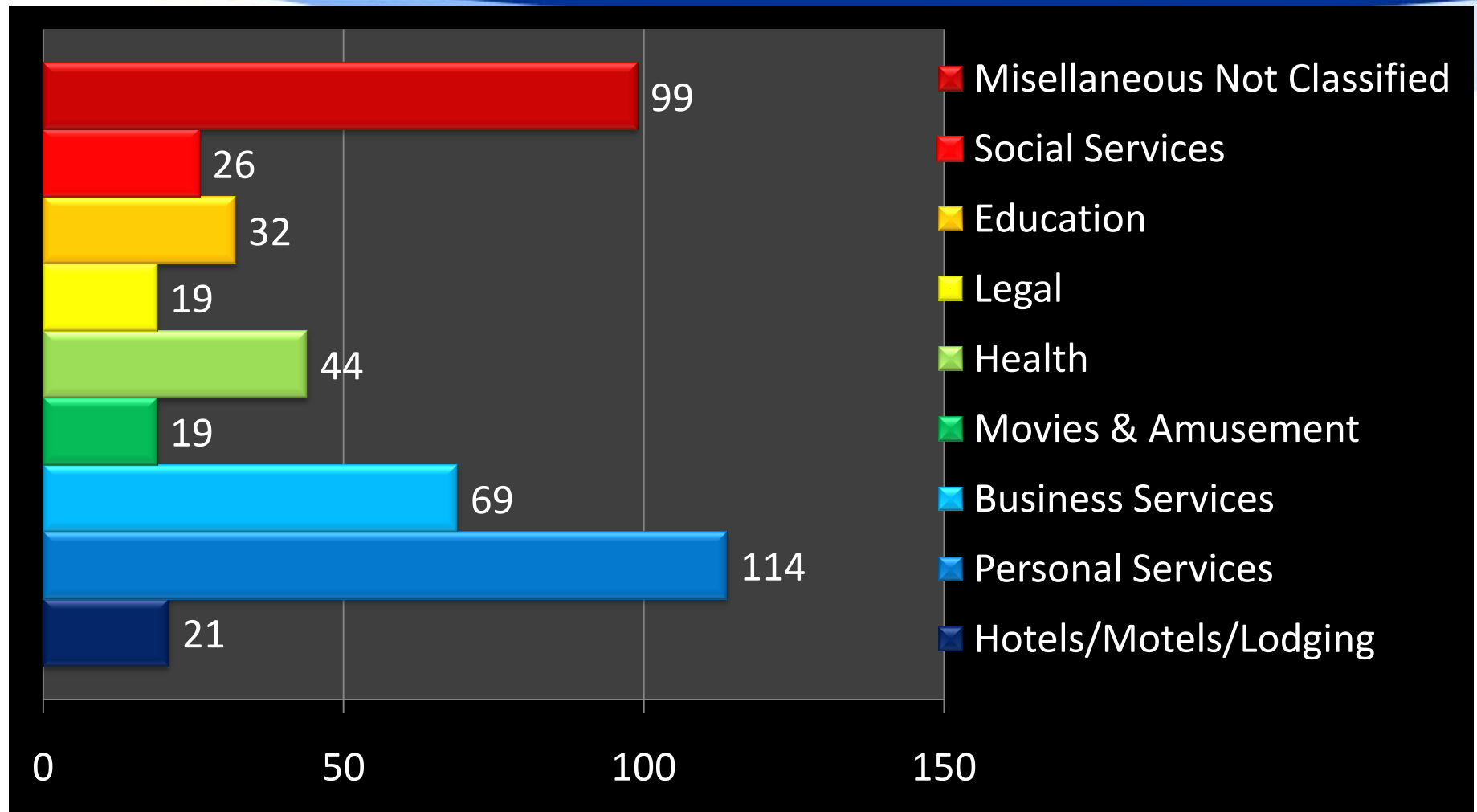
FINANCE EMPLOYERS by category in County 2008



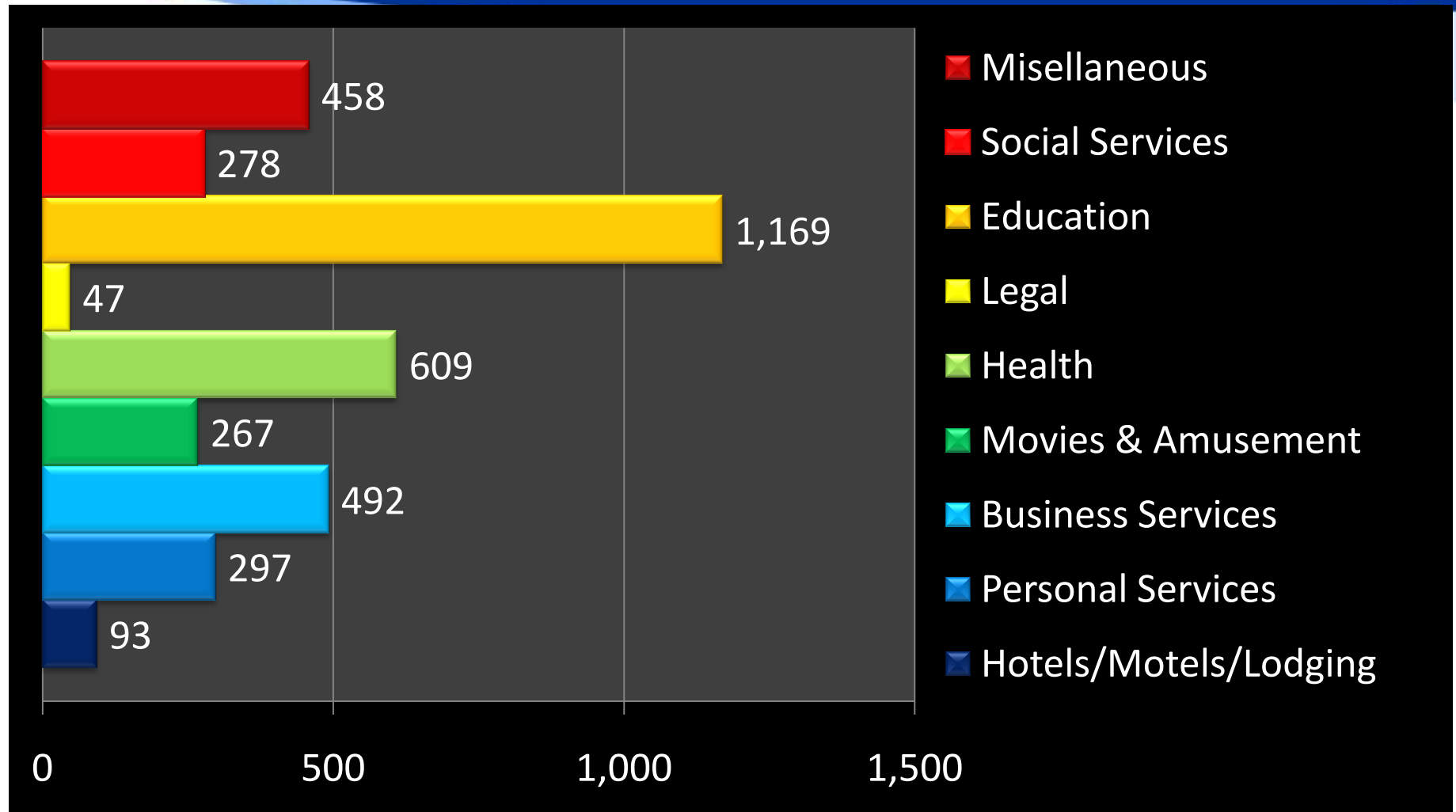
FINANCE EMPLOYEES by category in County 2008



SERVICE EMPLOYERS by category in County 2008



SERVICE EMPLOYEES by category in County 2008



COMPARATIVE ANALYSIS (CONTIGUOUS COUNTY COMPARISONS)



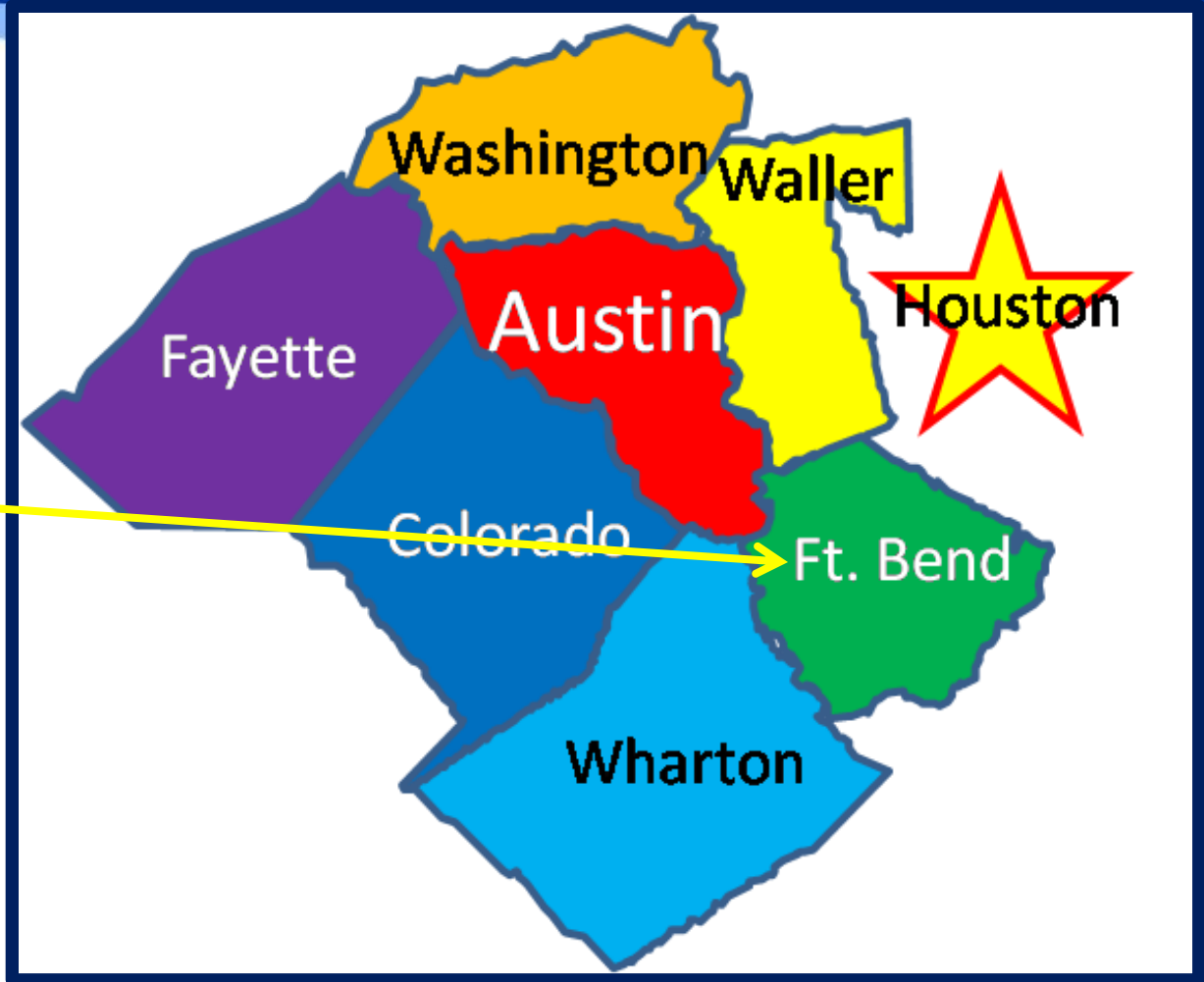
SOUTHWEST PARTNERS

Overview of contiguous Counties and proximity to Houston

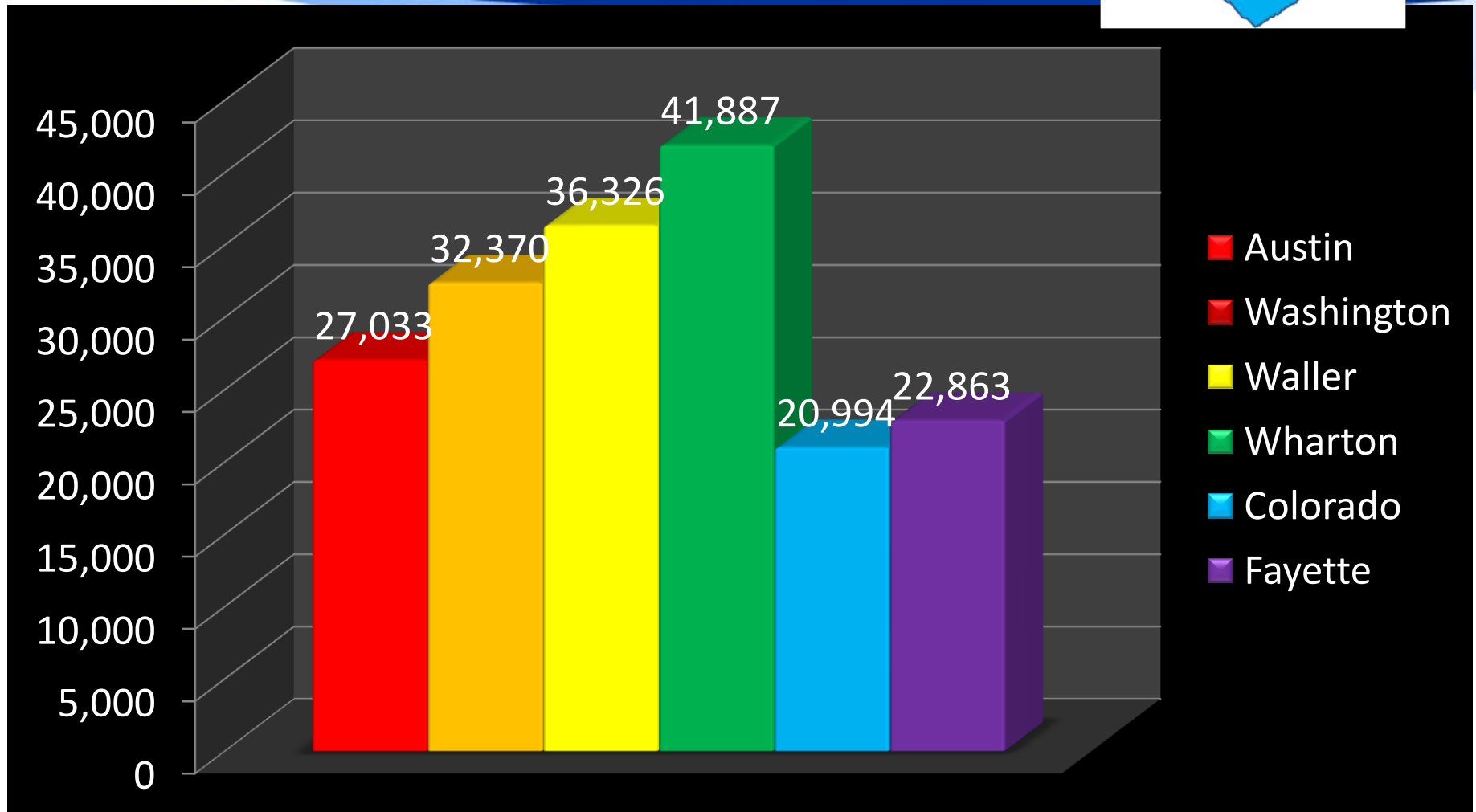
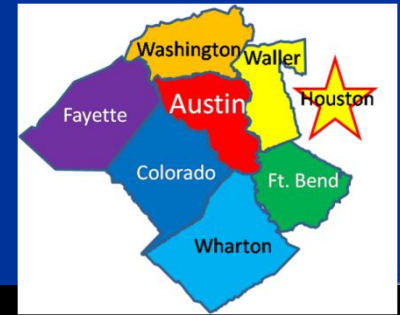
The Ft. Bend County
Population exceeds all
other contiguous
Counties combined.

As a result, Ft. Bend is
excluded from the
following graphic
analysis.

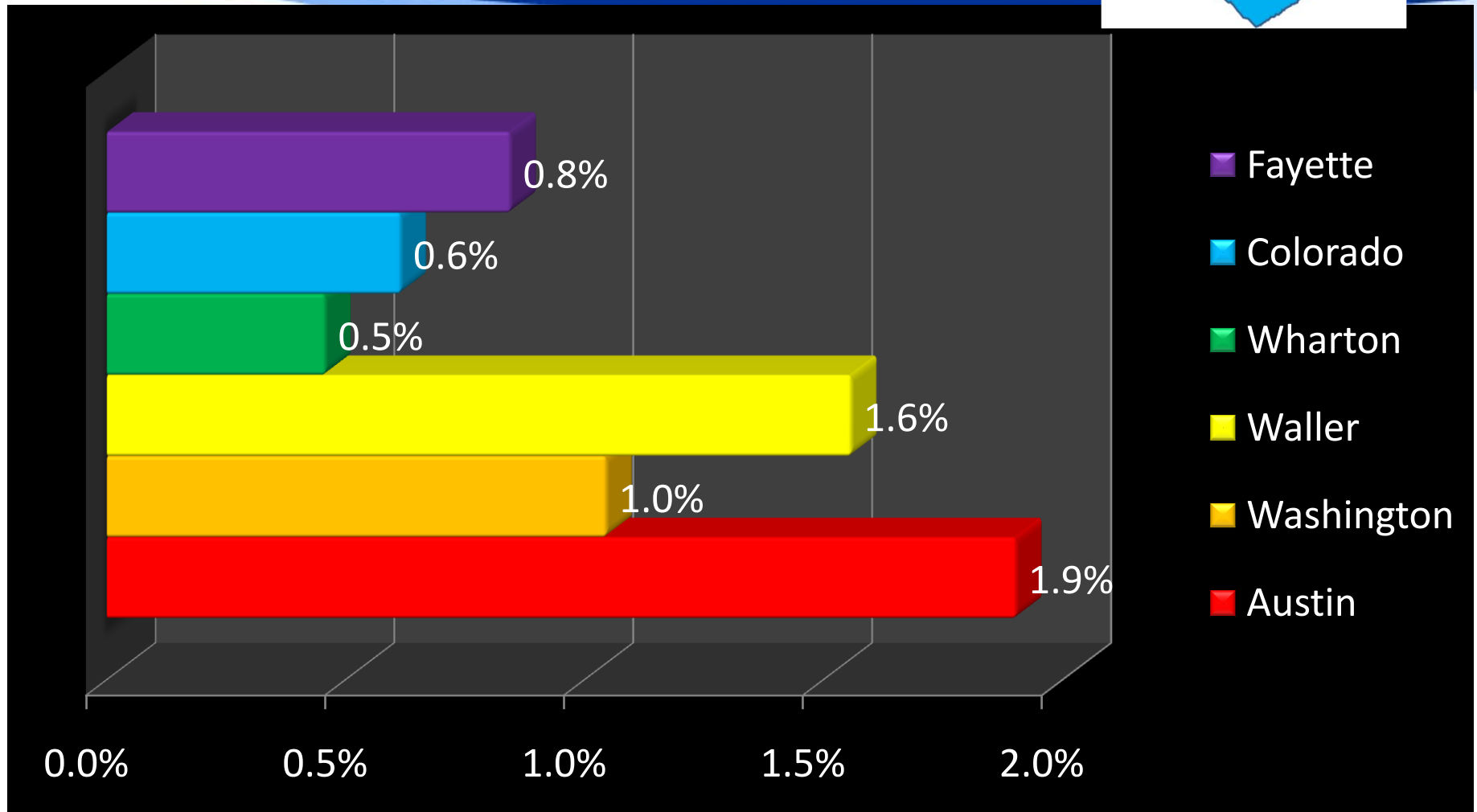
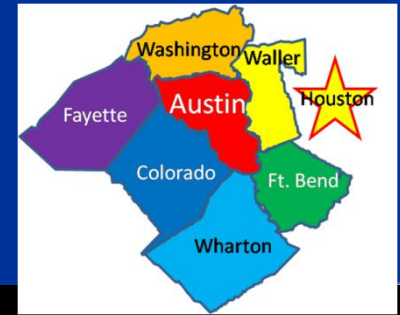
Austin , Waller and Ft.
Bend Counties are in
the Houston CBSA .



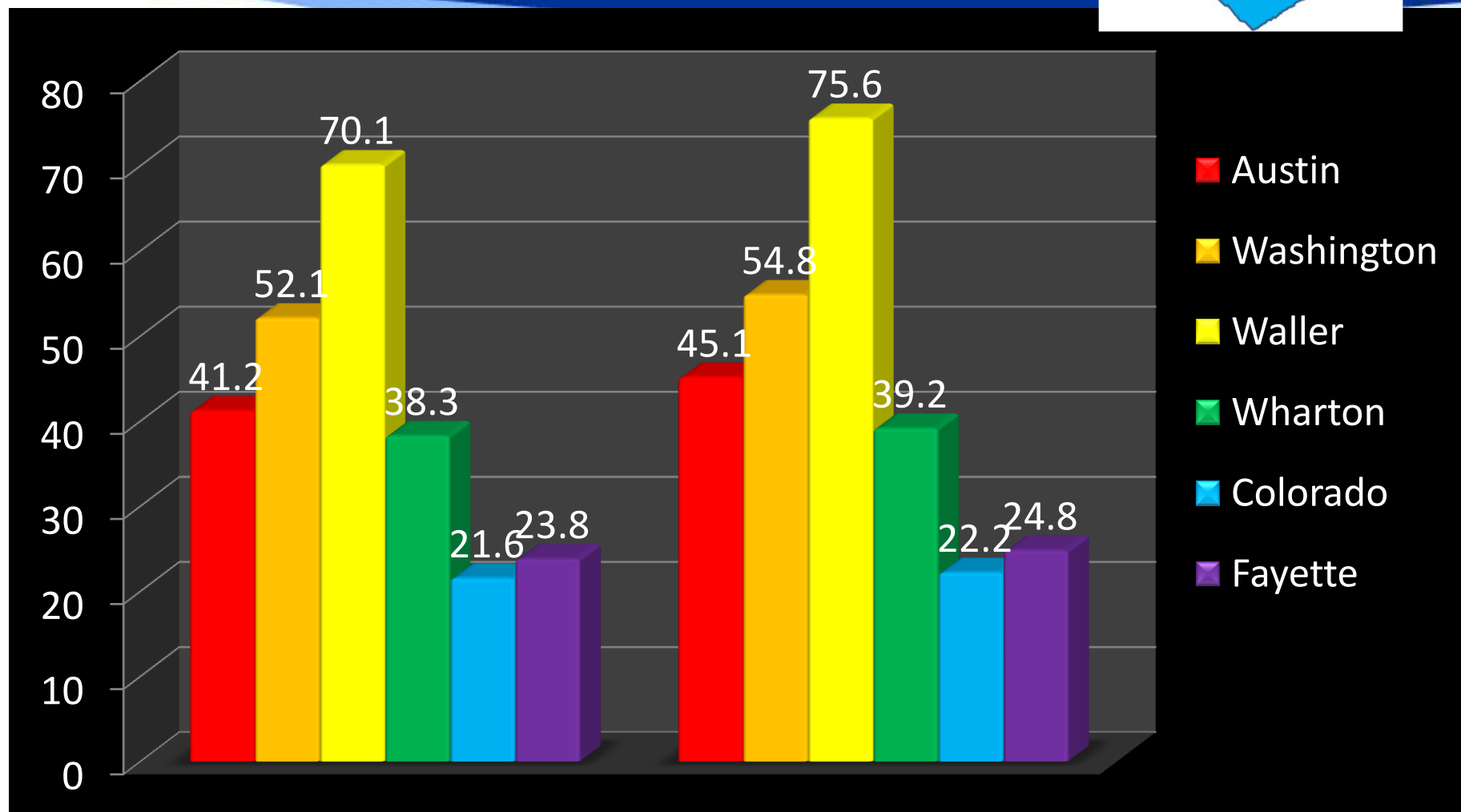
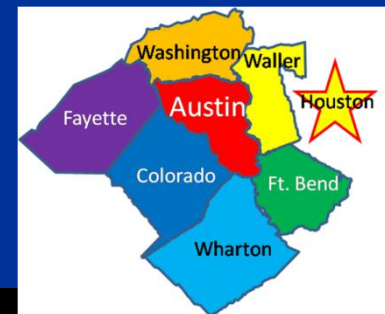
Comparative market 2008 estimated population



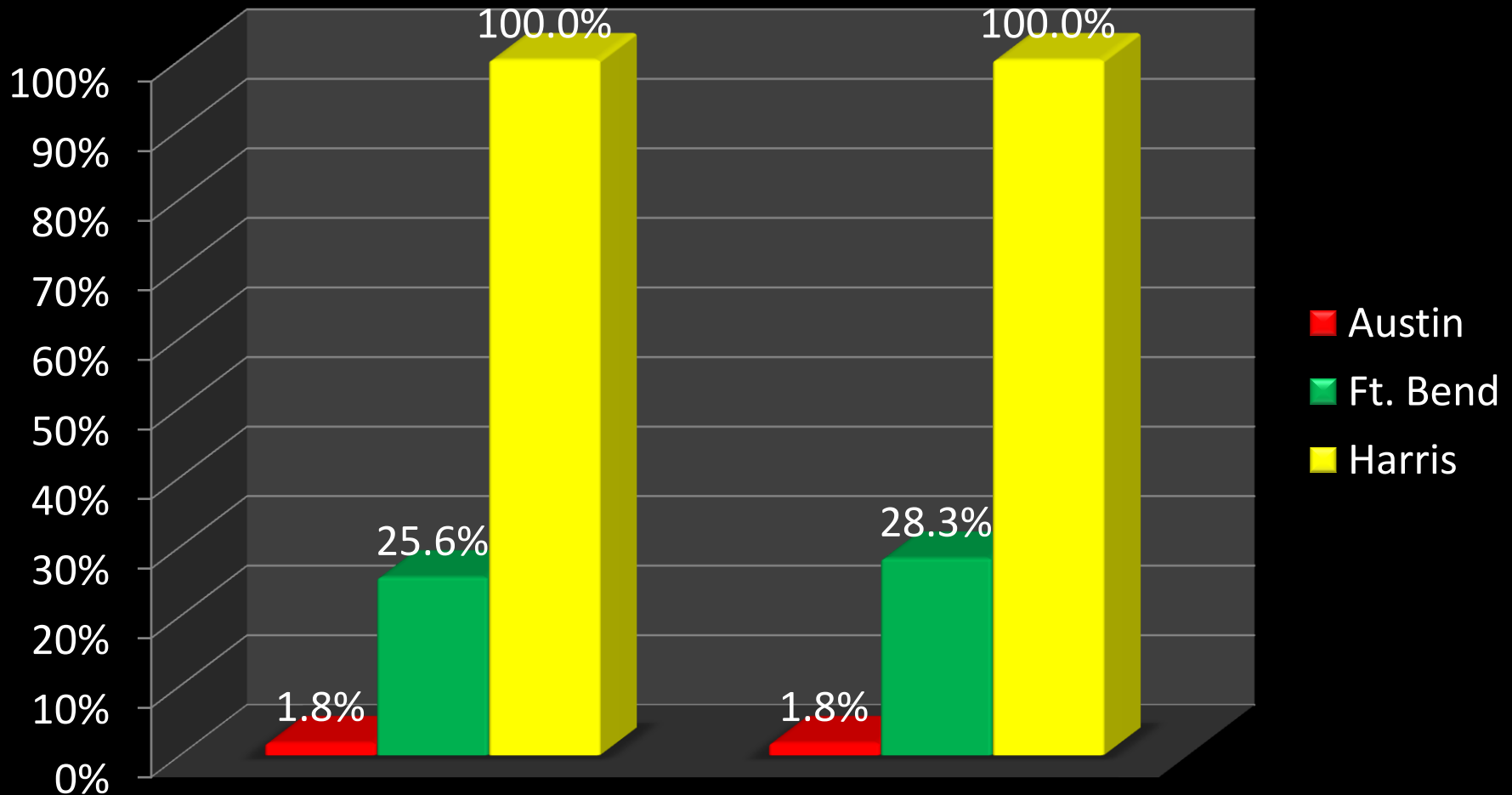
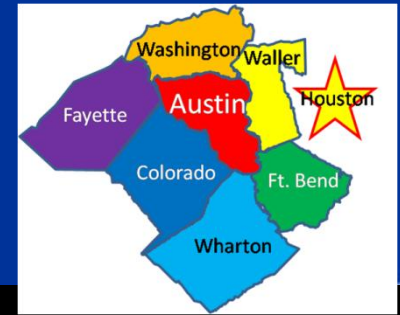
Comparative market 2008-2013 annual % population growth



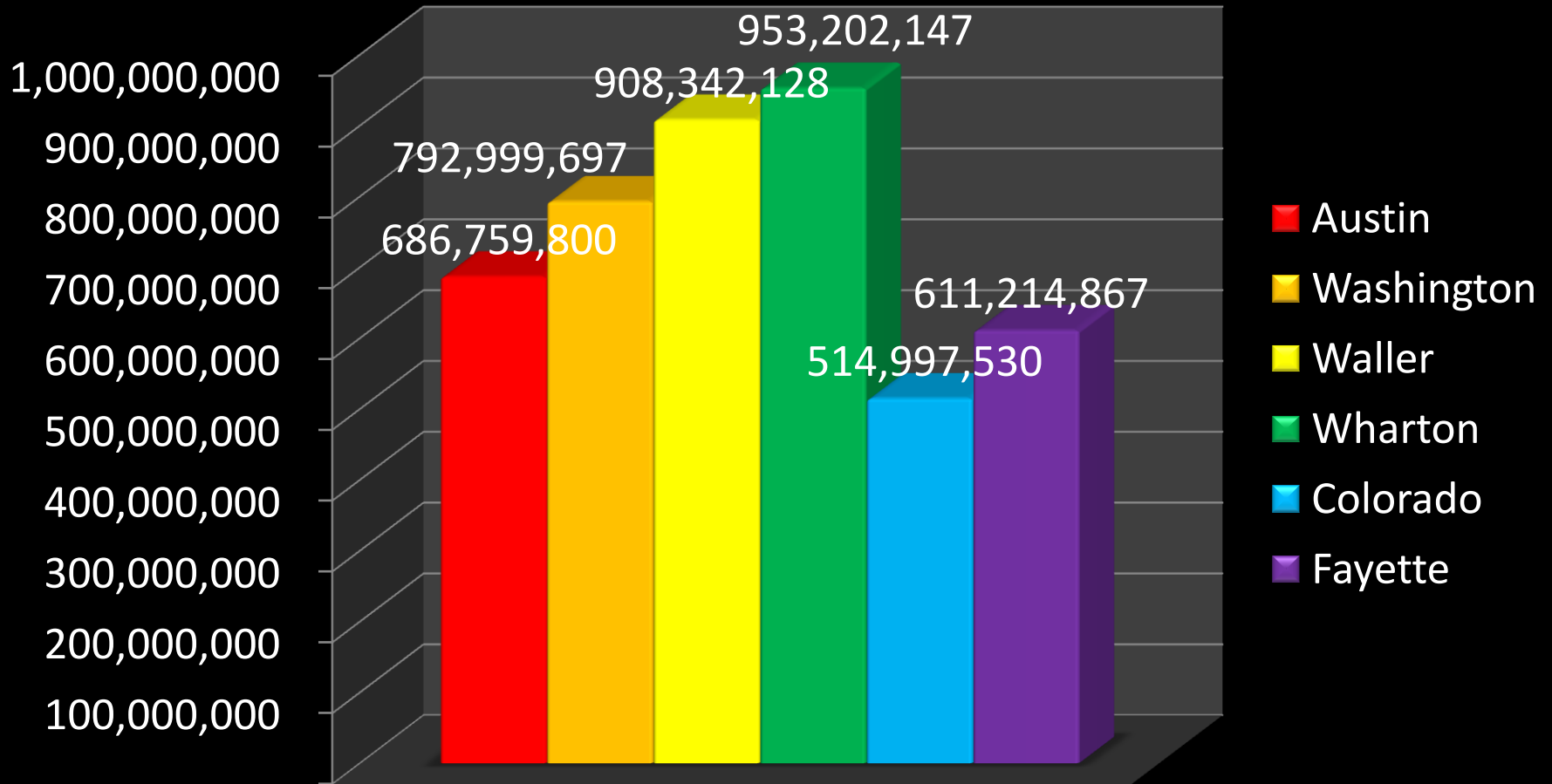
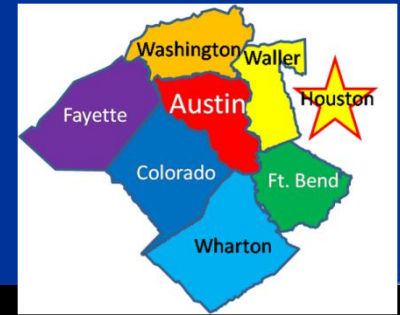
2008 & 2013 population per square mile ("Density") contiguous County comparison



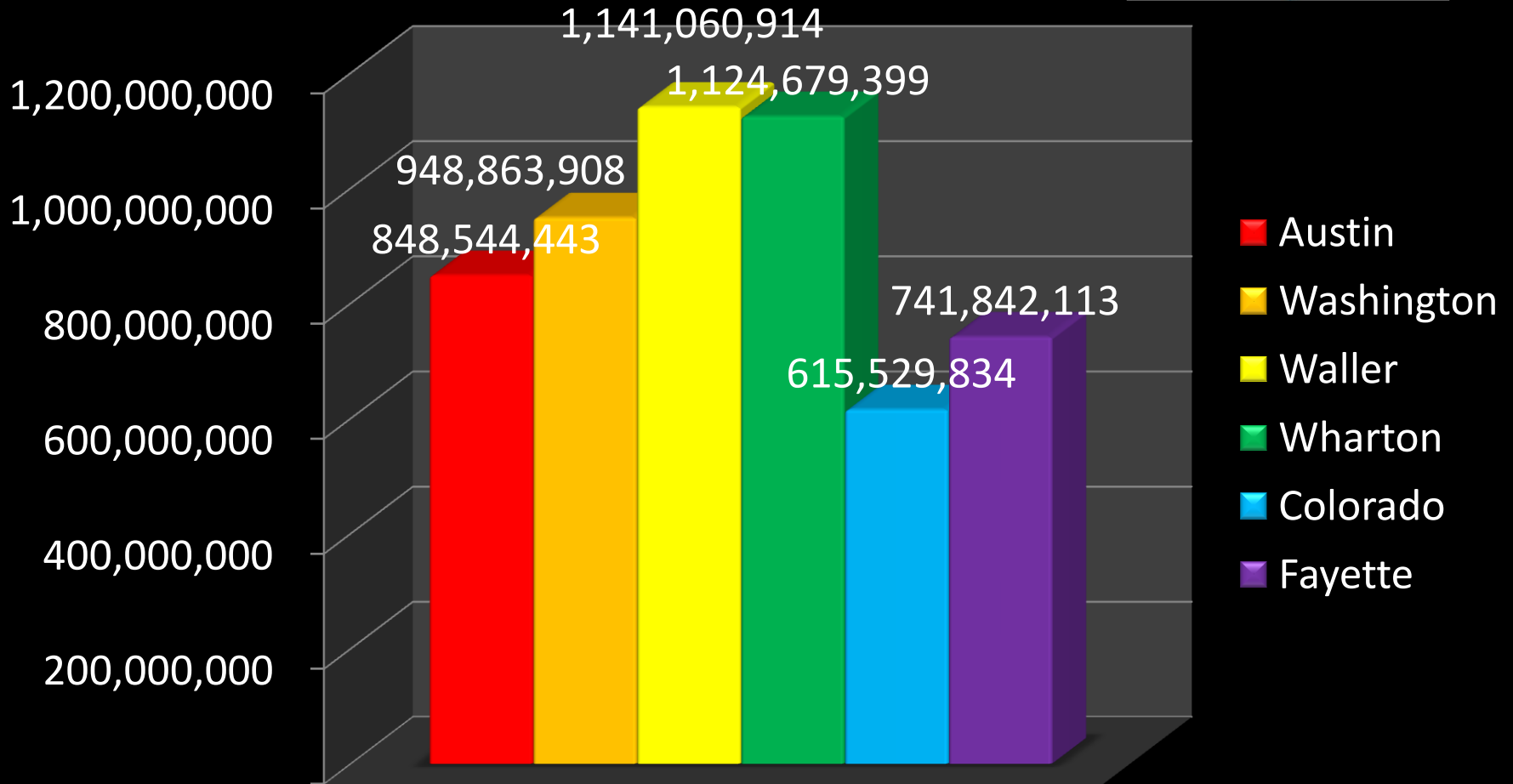
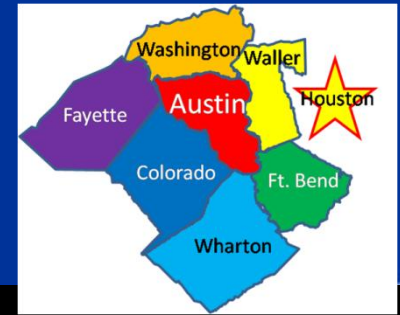
2008 & 2013 population per square mile (“Density”) comparisons to Ft. Bend & Harris



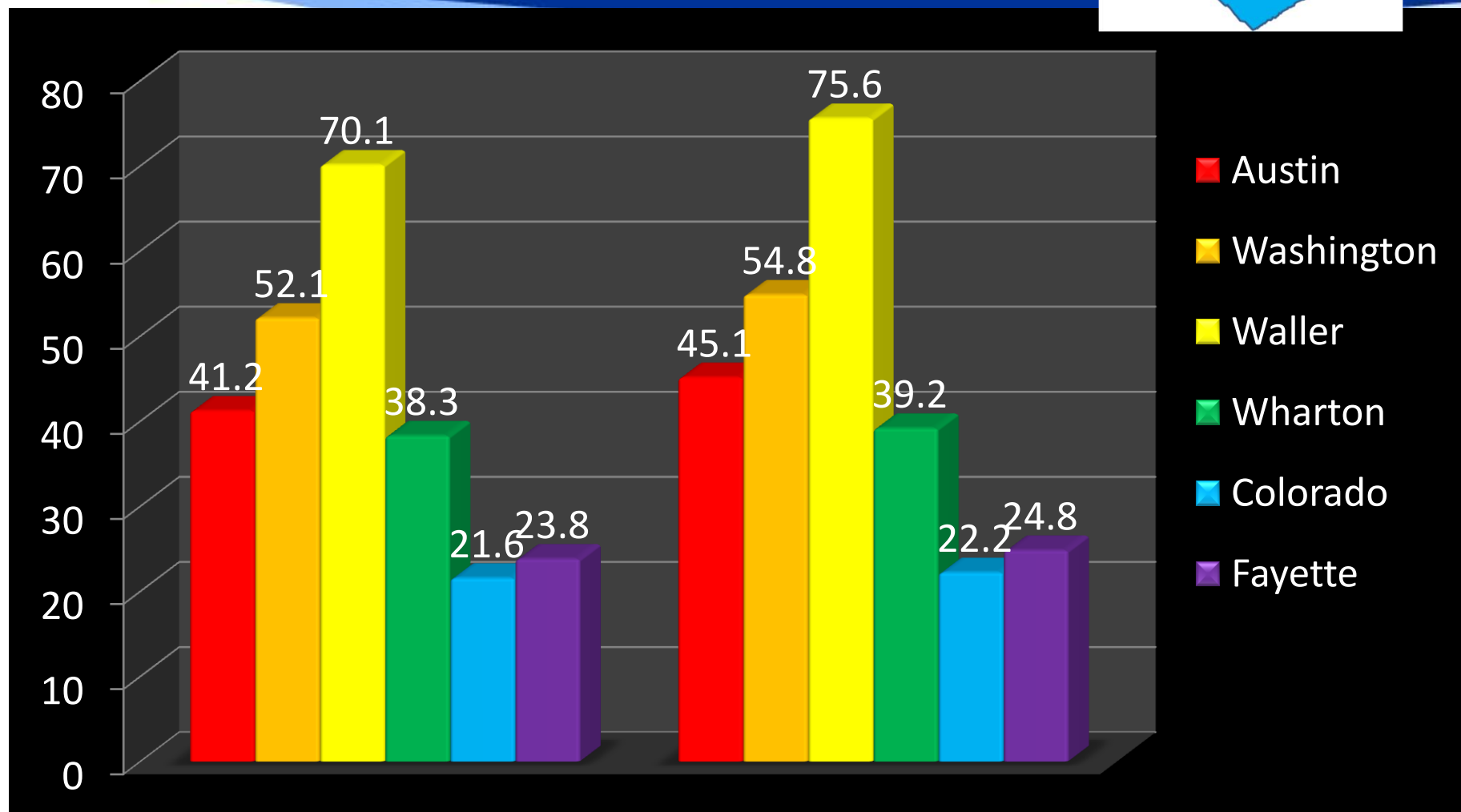
Comparative market 2008 total economy



Comparative market 2013 total economy



2008 & 2013 population per square mile ("Density") micro market comparisons

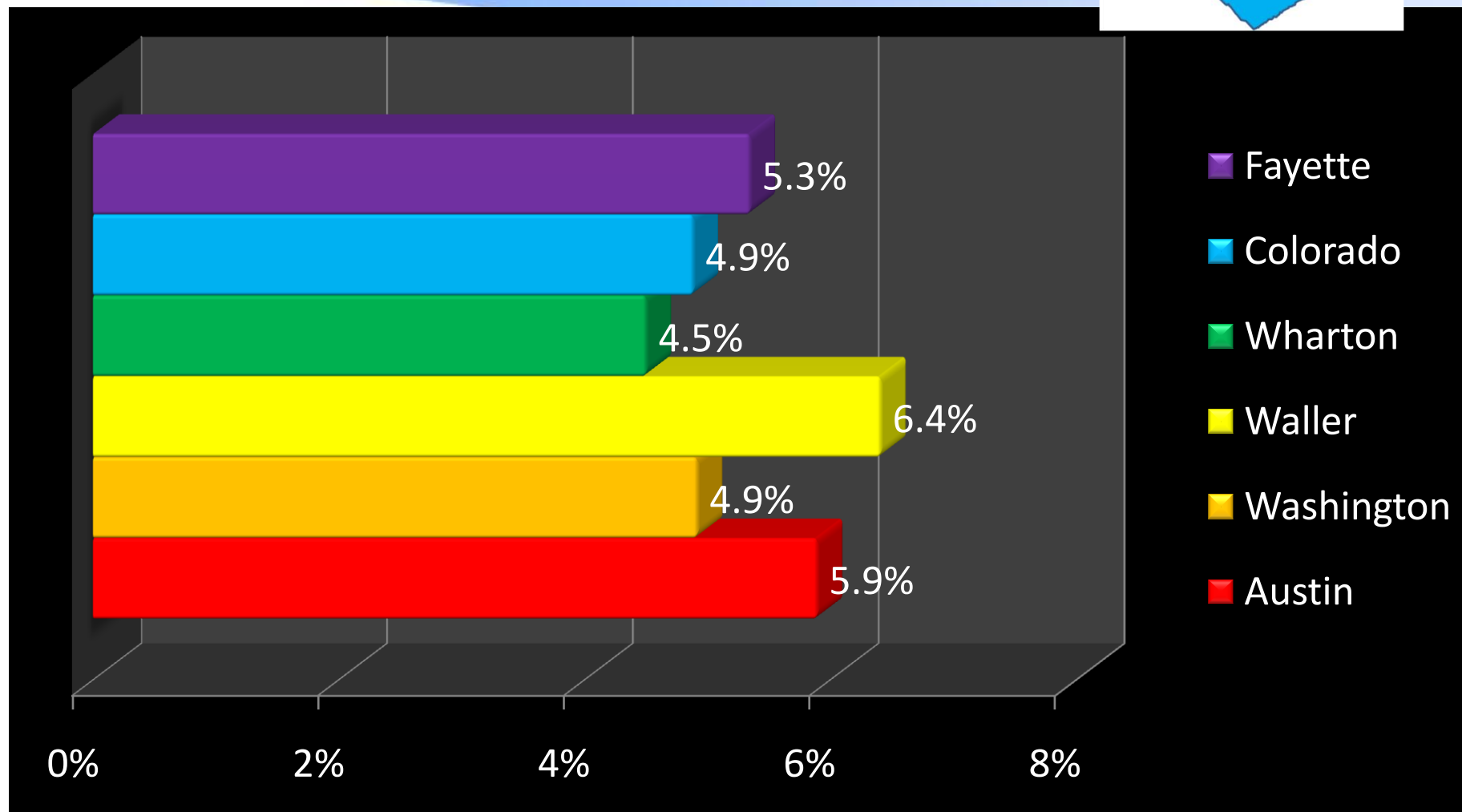
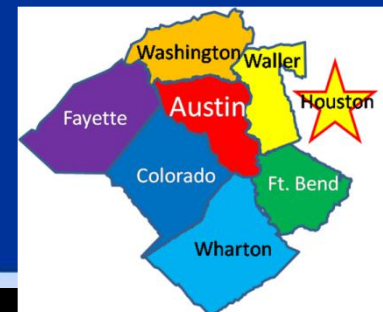




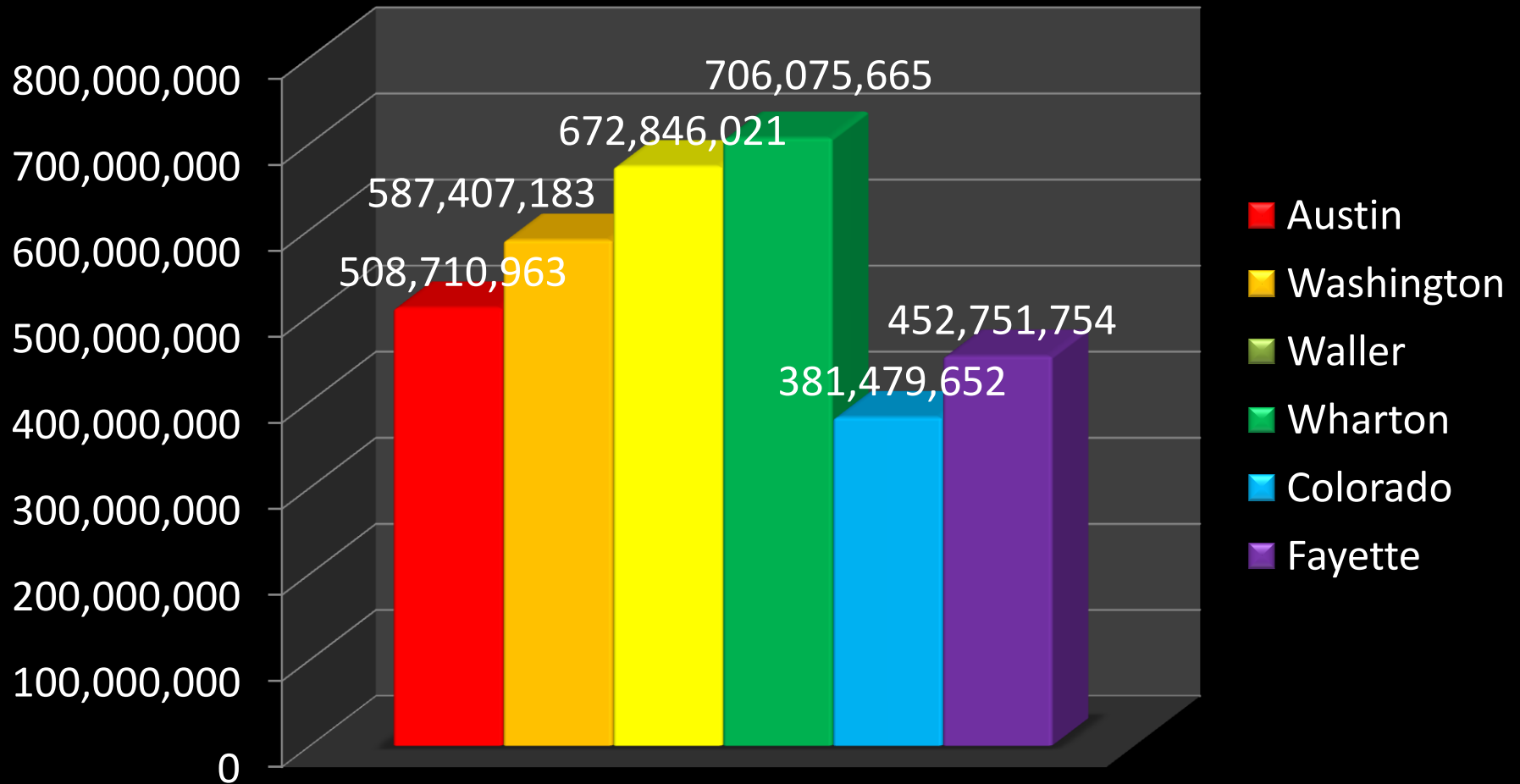
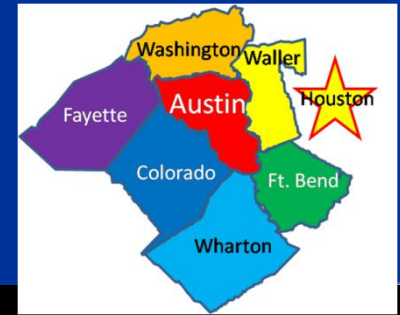
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Comparative market 2008-2013 comparison of annual % economic growth



Comparative market 2008 total consumer spending

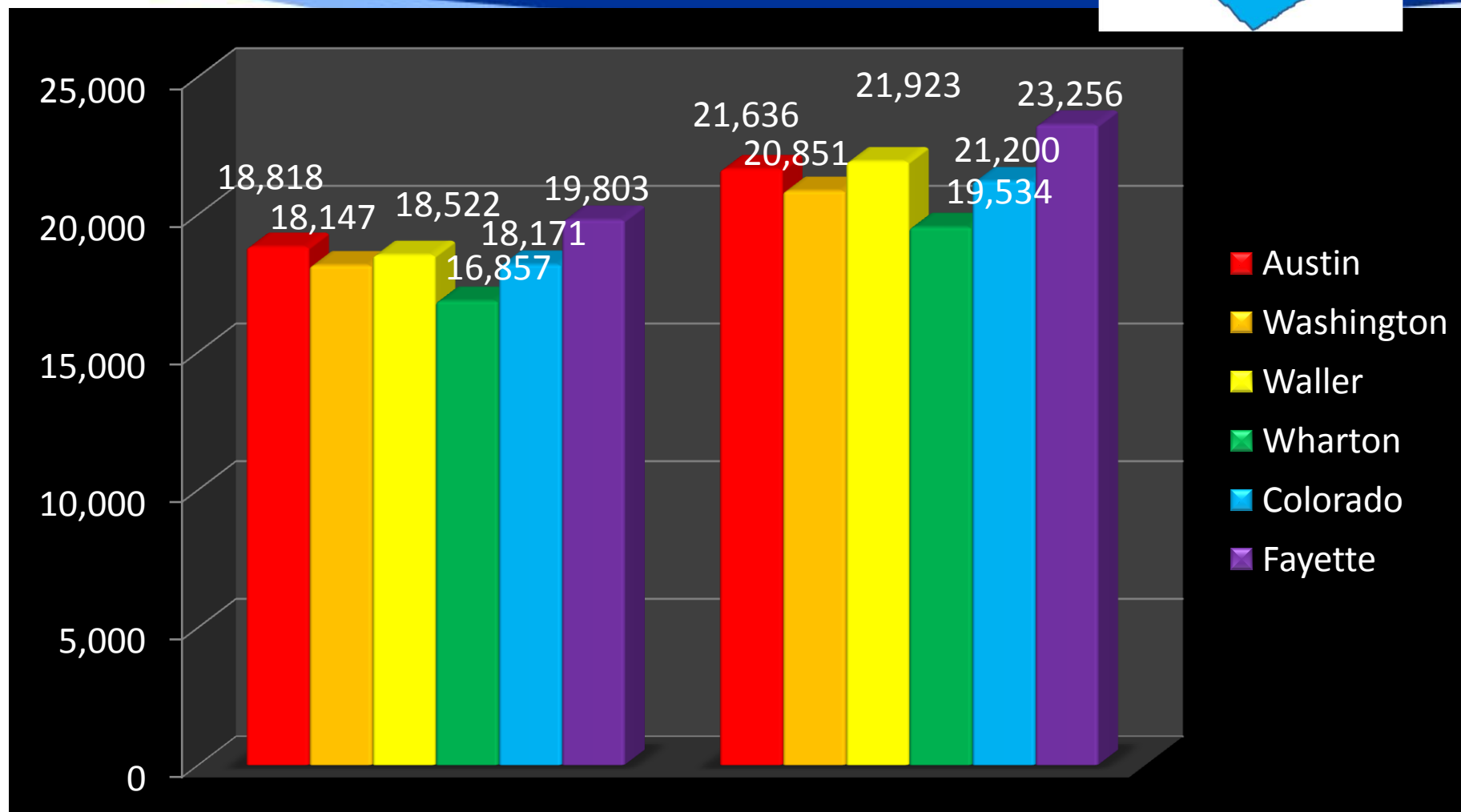




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Comparative market 2008 & 2013 estimated consumer spending per person

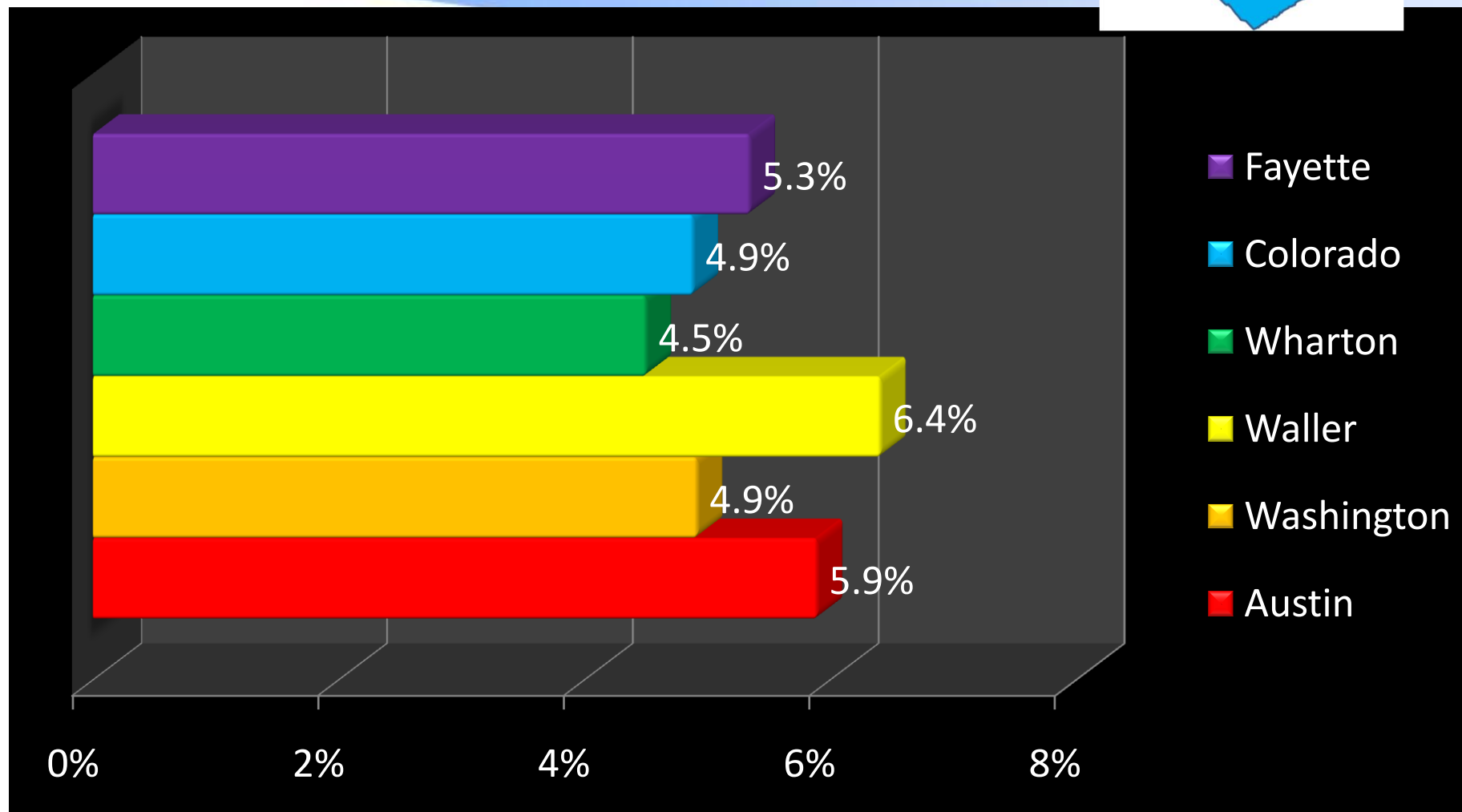
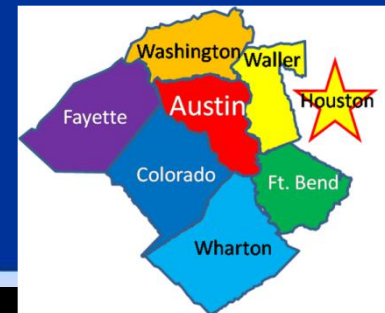




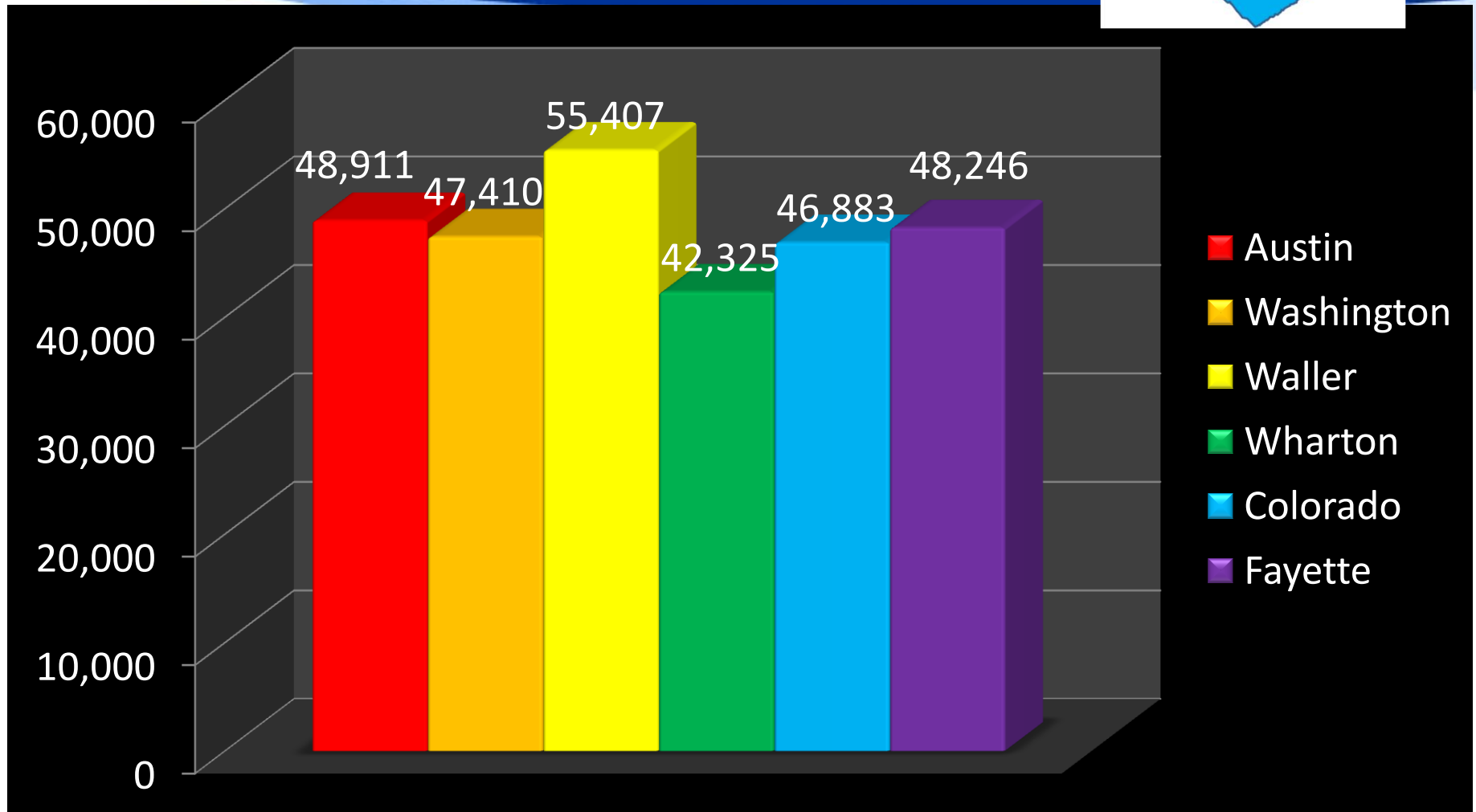
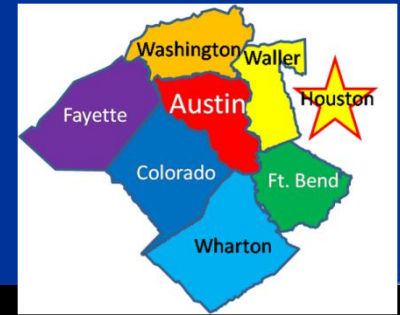
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Comparative market 2008-2013 comparison of annual % consumer spending growth



Comparative market 2008 average effective buying income

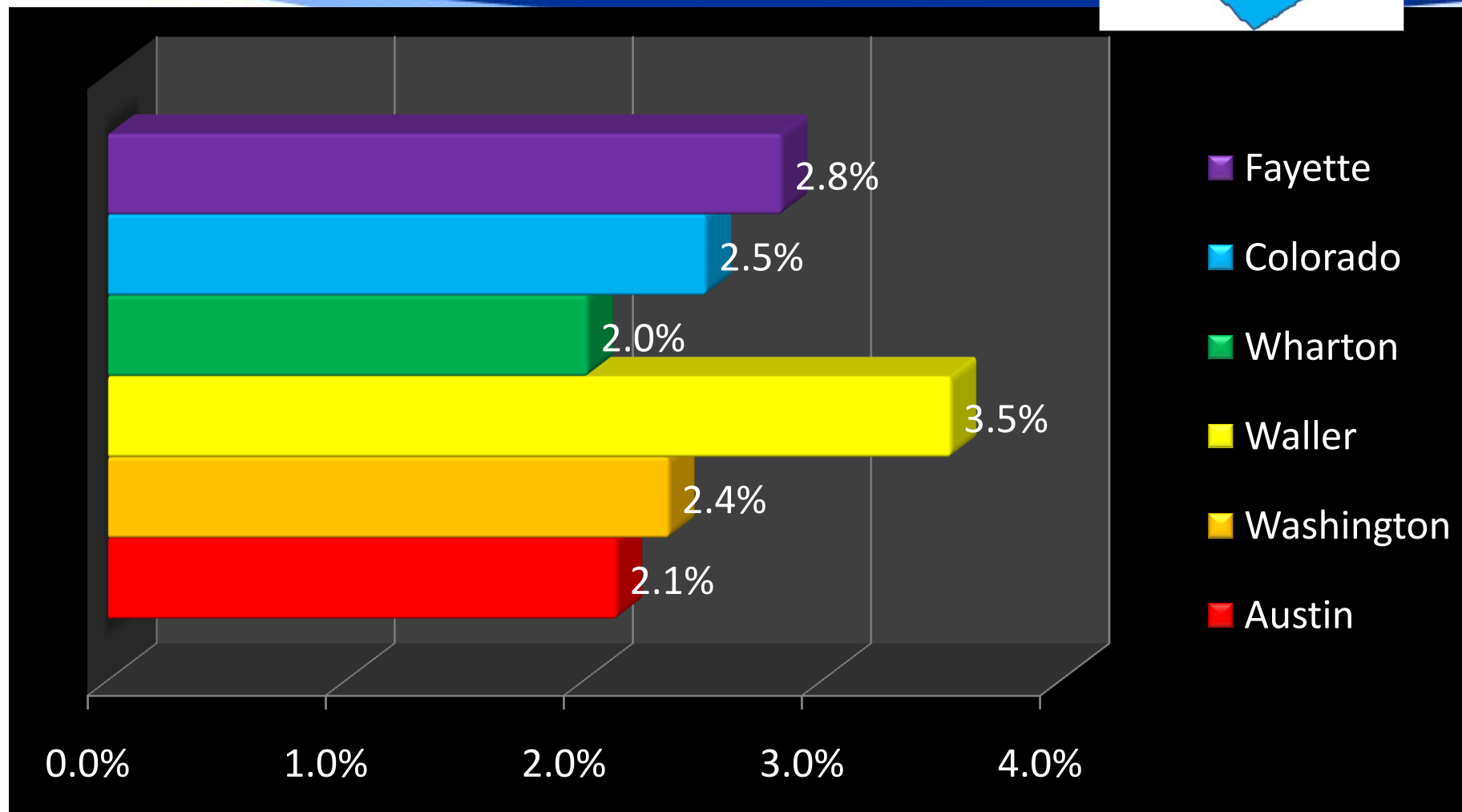




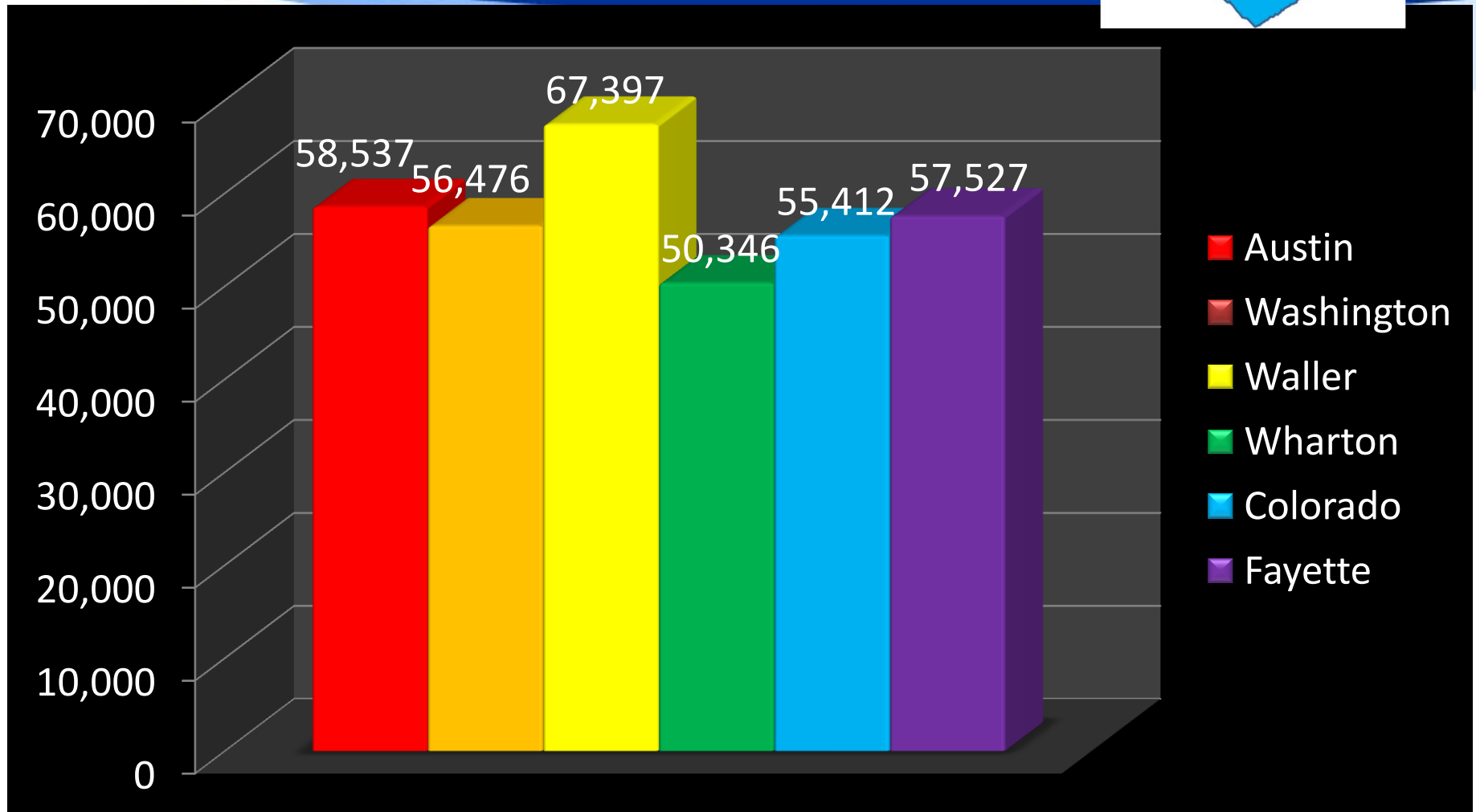
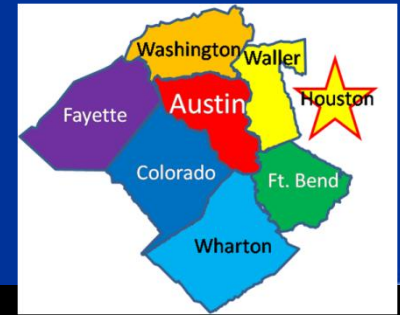
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

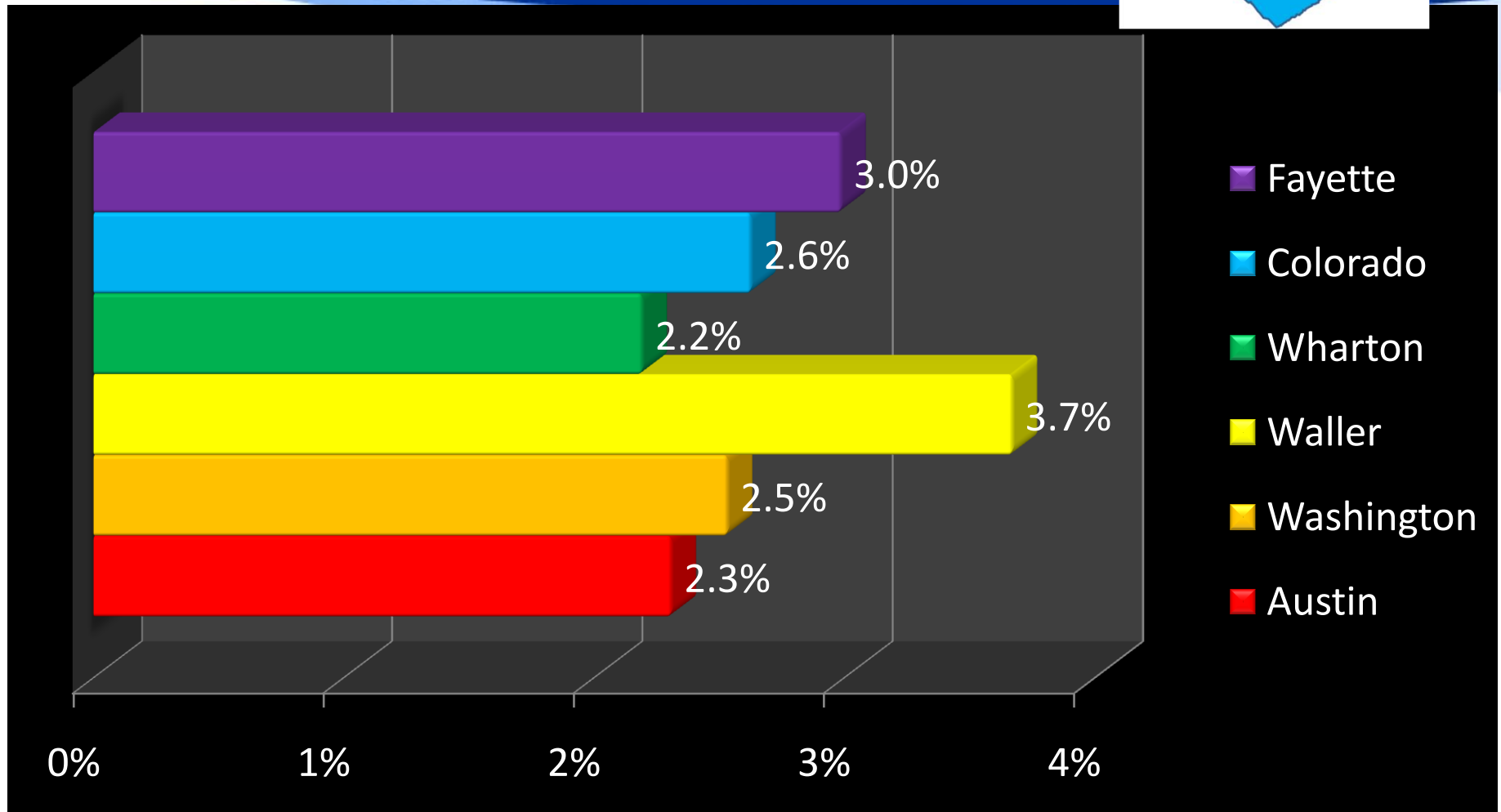
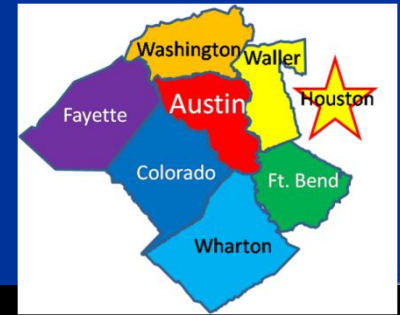
Comparative market 2008-2013 annual % growth in effective buying income



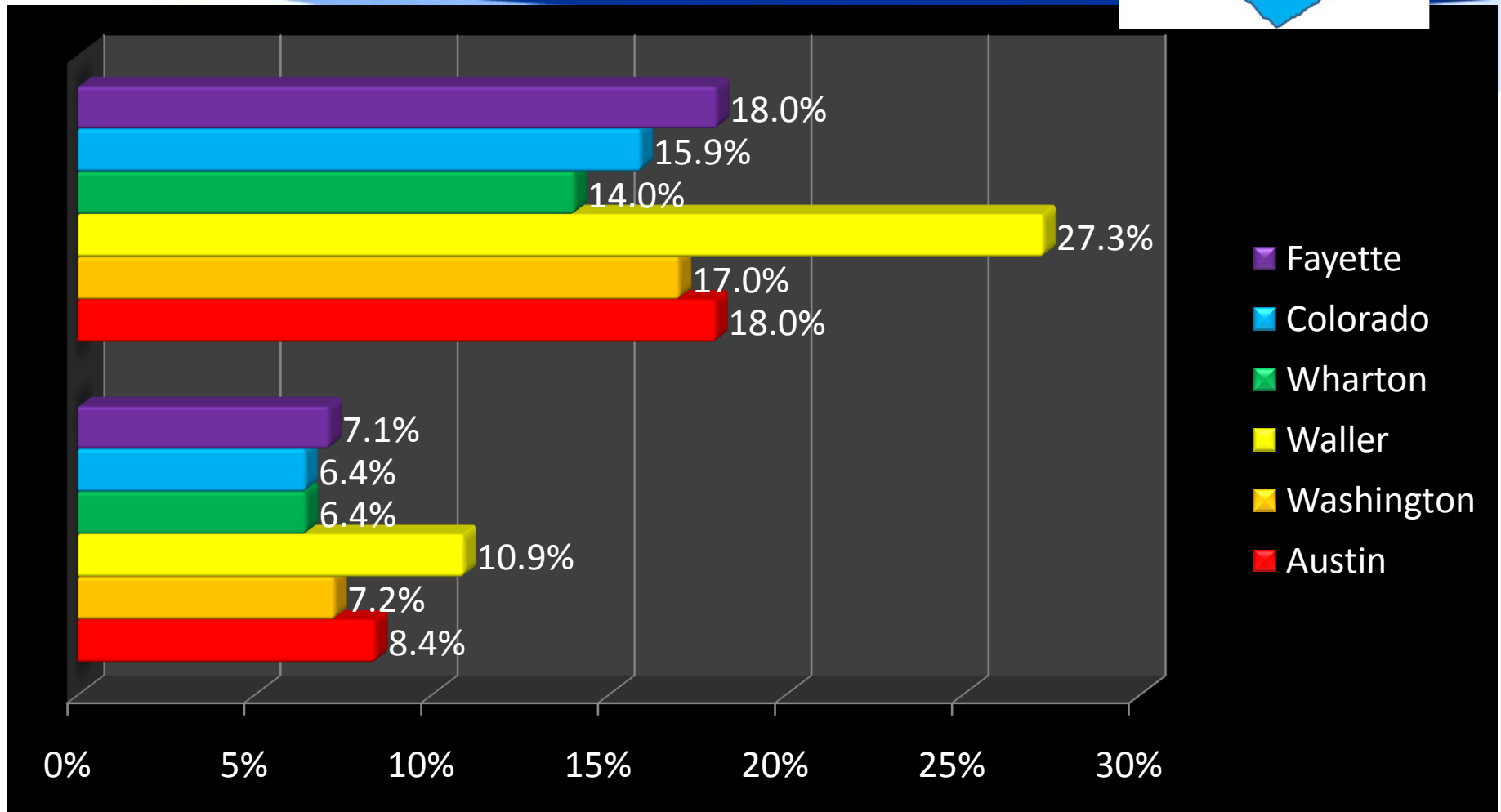
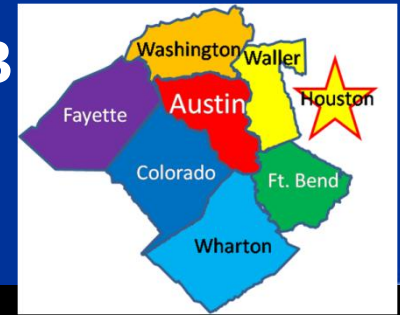
Comparative market 2008 estimated average household income



Comparative market 2008-2013 annual % growth in household income



Comparative market 2008 & 2013 % of households with annual income of at least \$100K

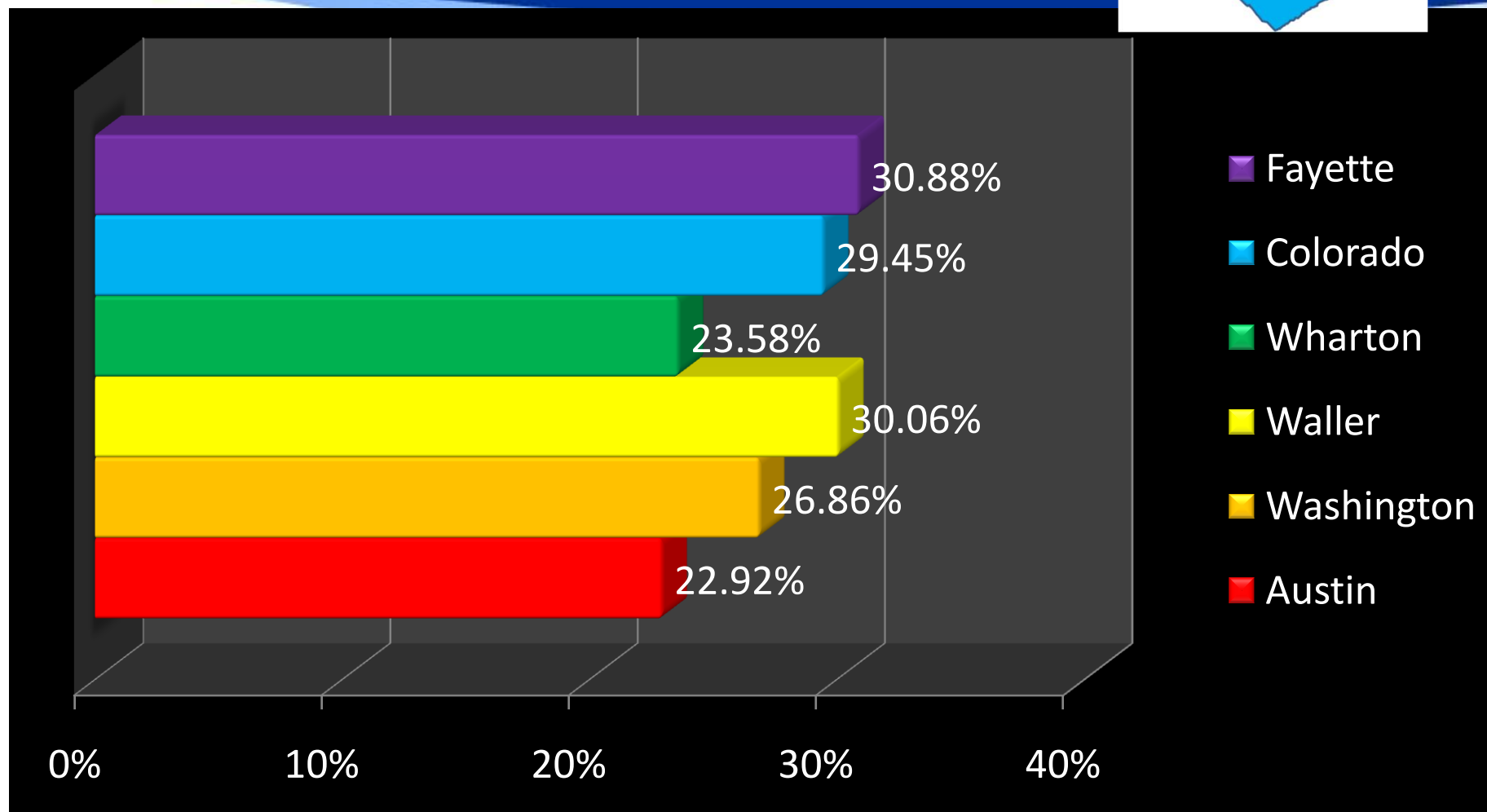




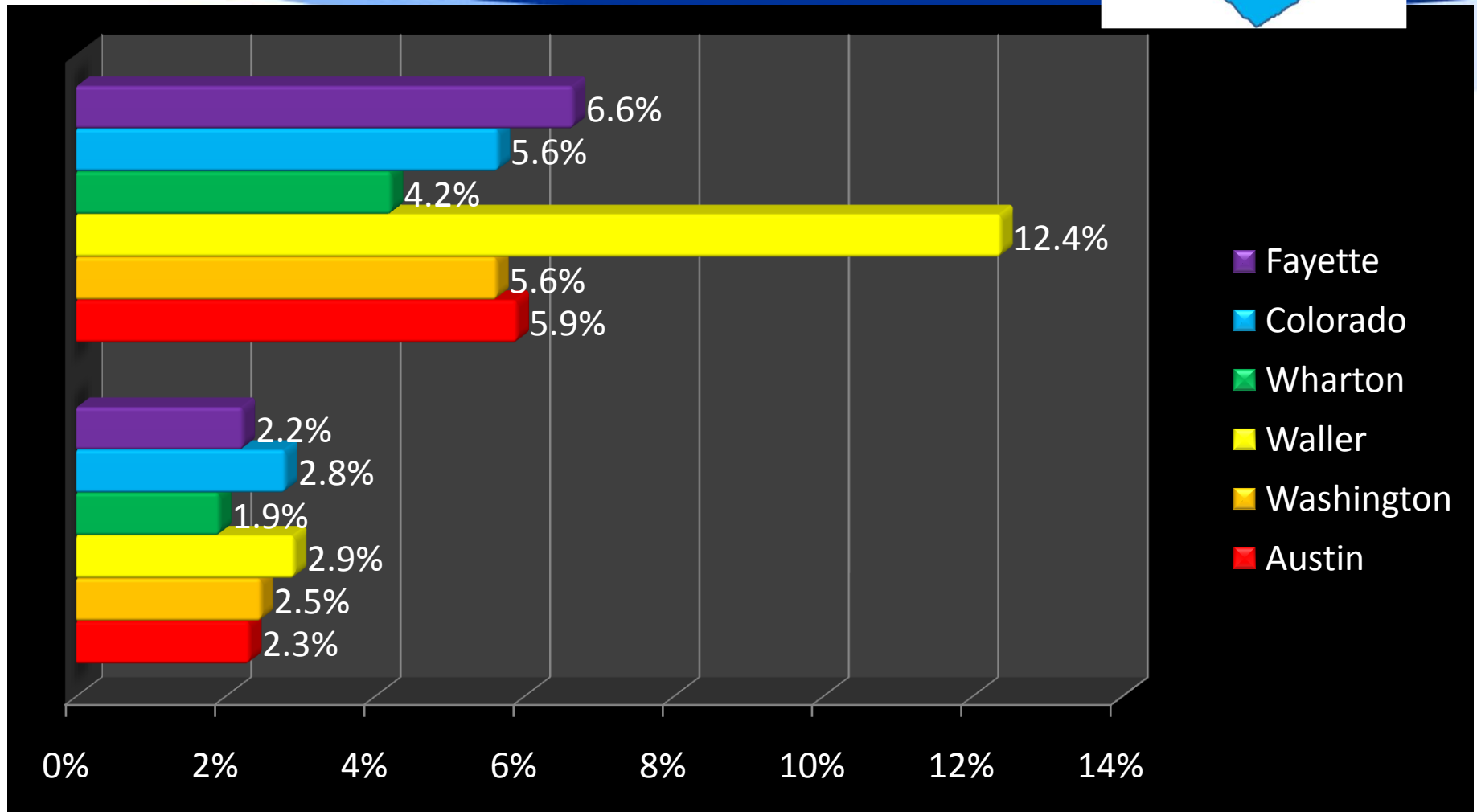
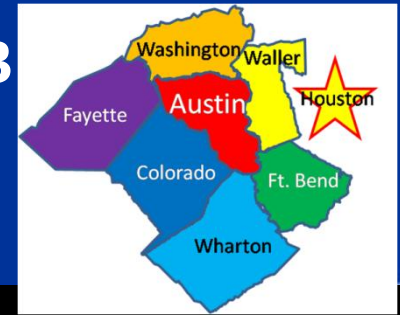
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Comparative market 2008-2013 annual % growth in households with at least \$100K annual income



Comparative market 2008 & 2013 % of households with annual income of at least \$150K

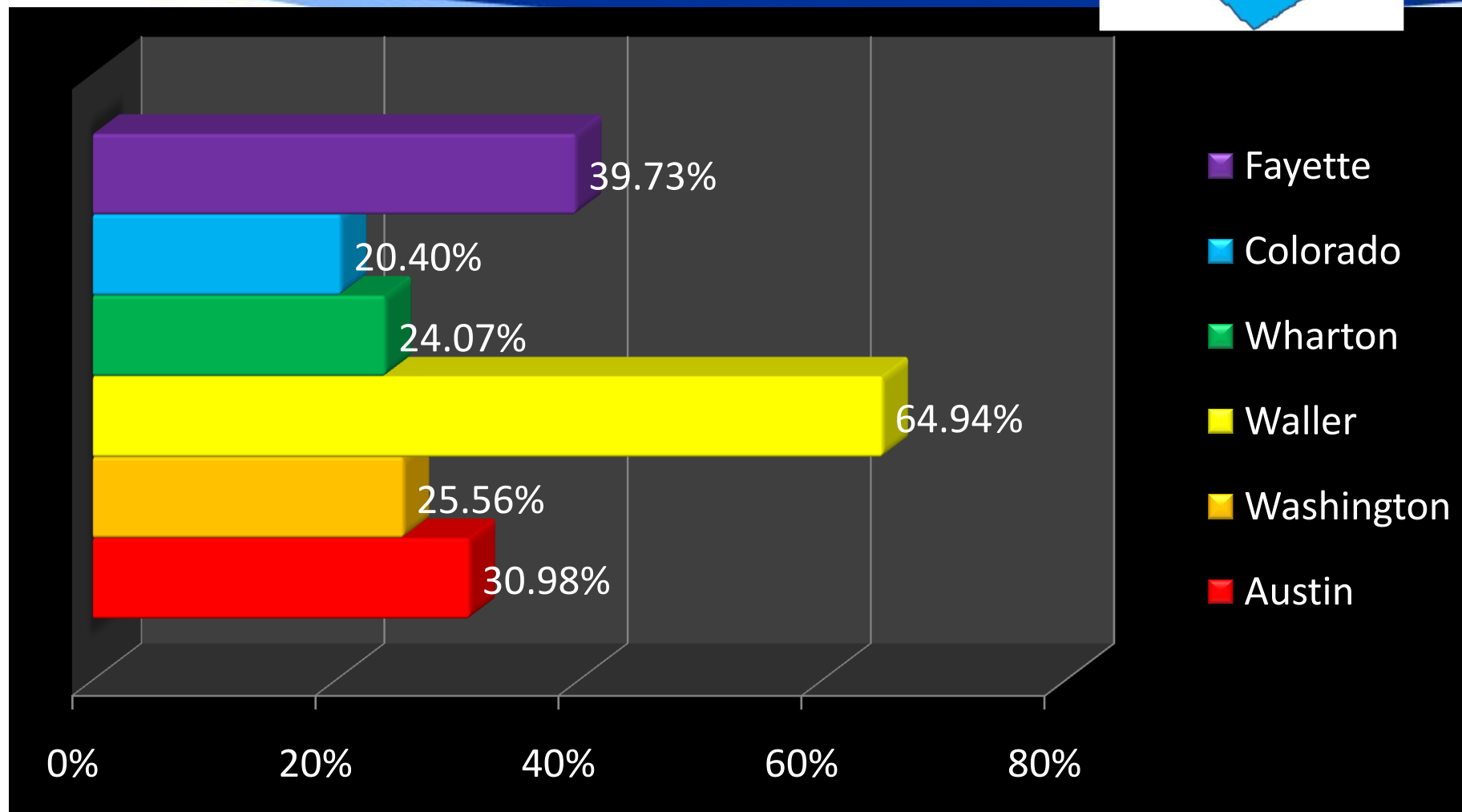




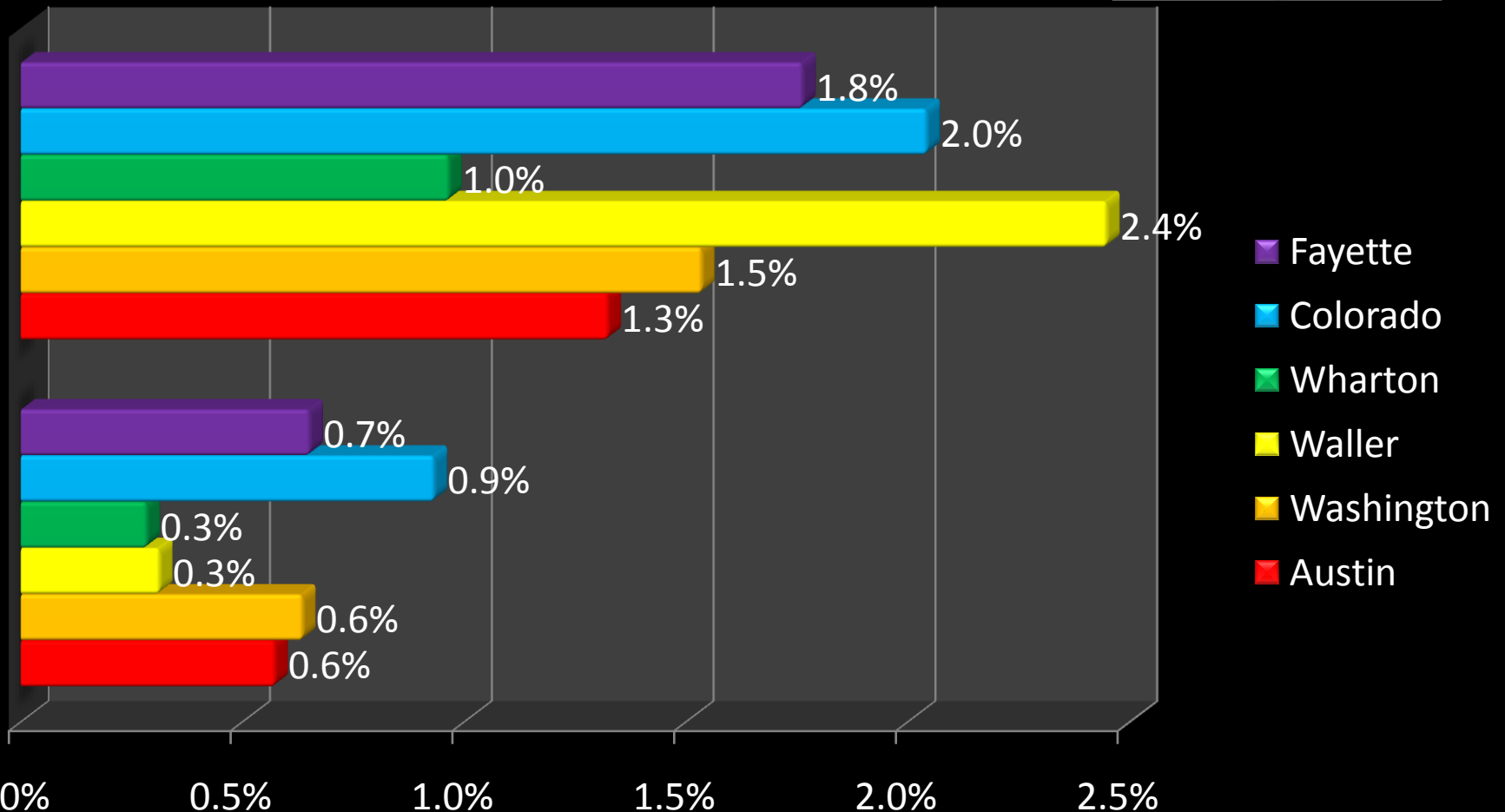
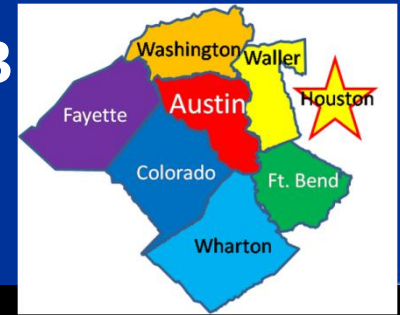
COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Comparative market 2008-2013 annual % growth in households with at least \$150K annual income



Comparative market 2008 & 2013 % of households with annual income of at least \$250K

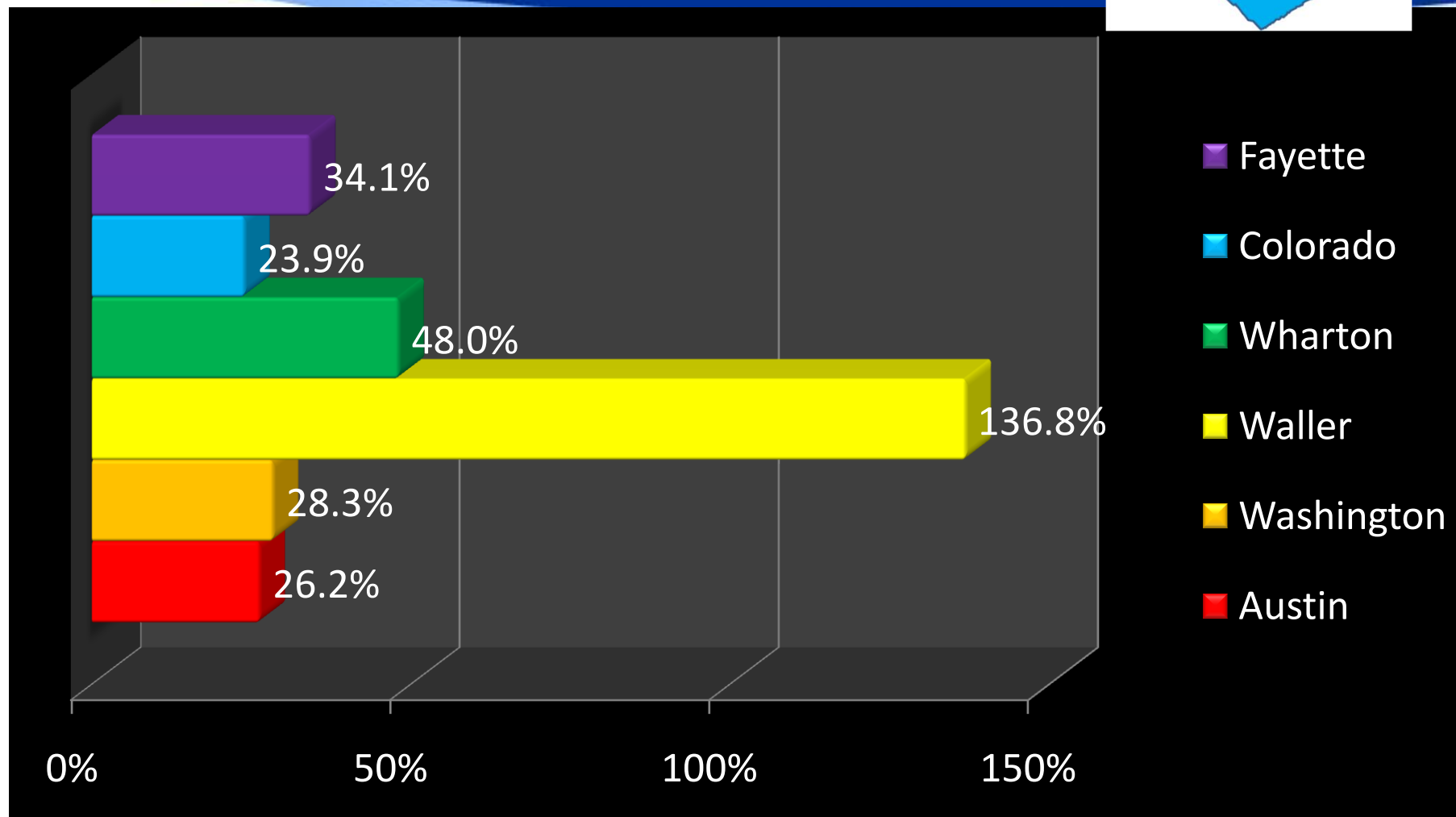




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

Comparative market 2008-2013 annual % growth in households with at least \$250K annual income

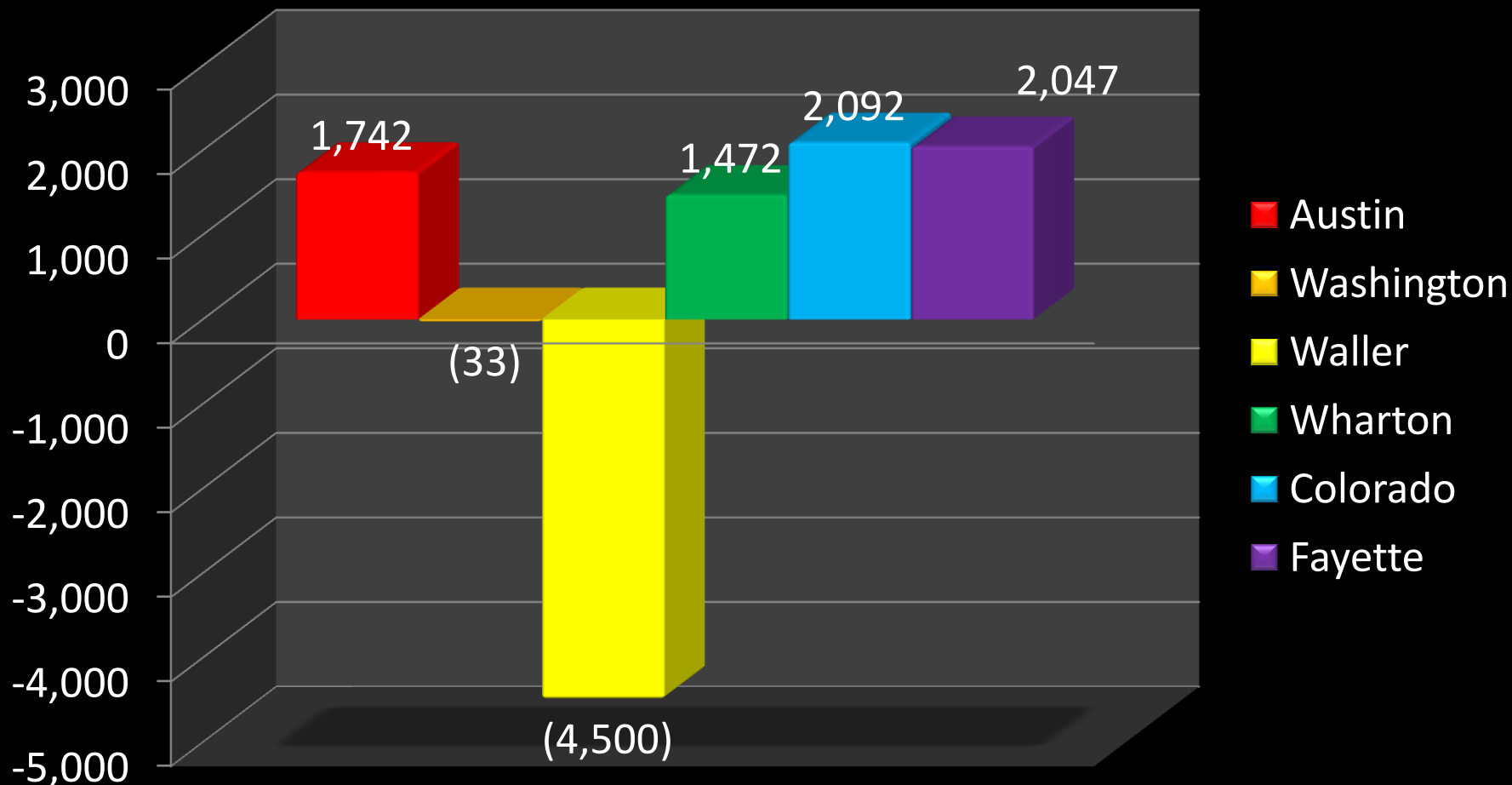




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

GAFO PER PERSON comparative market 2008

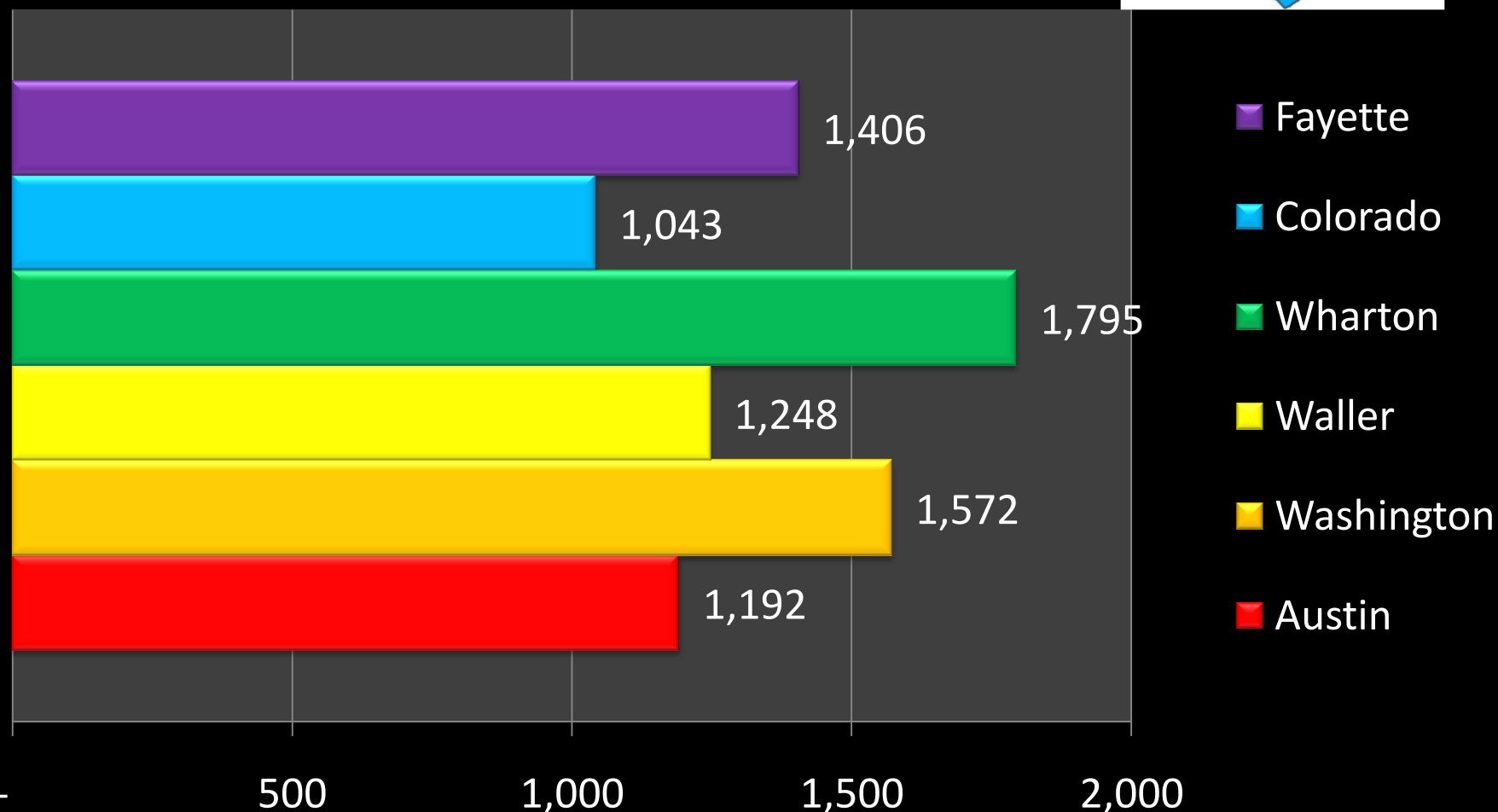




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

EMPLOYERS comparative market 2008

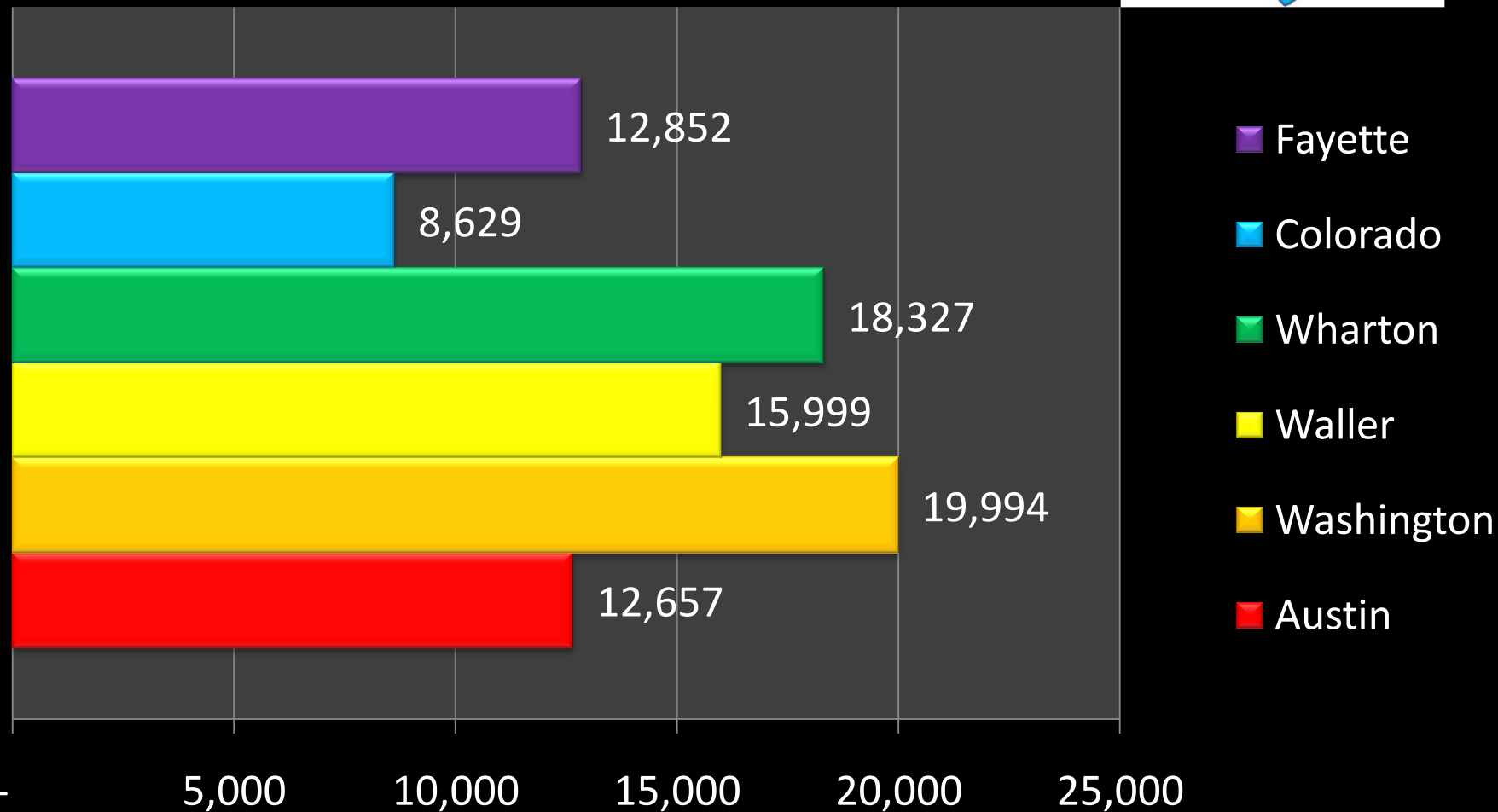




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

EMPLOYEES comparative market 2008

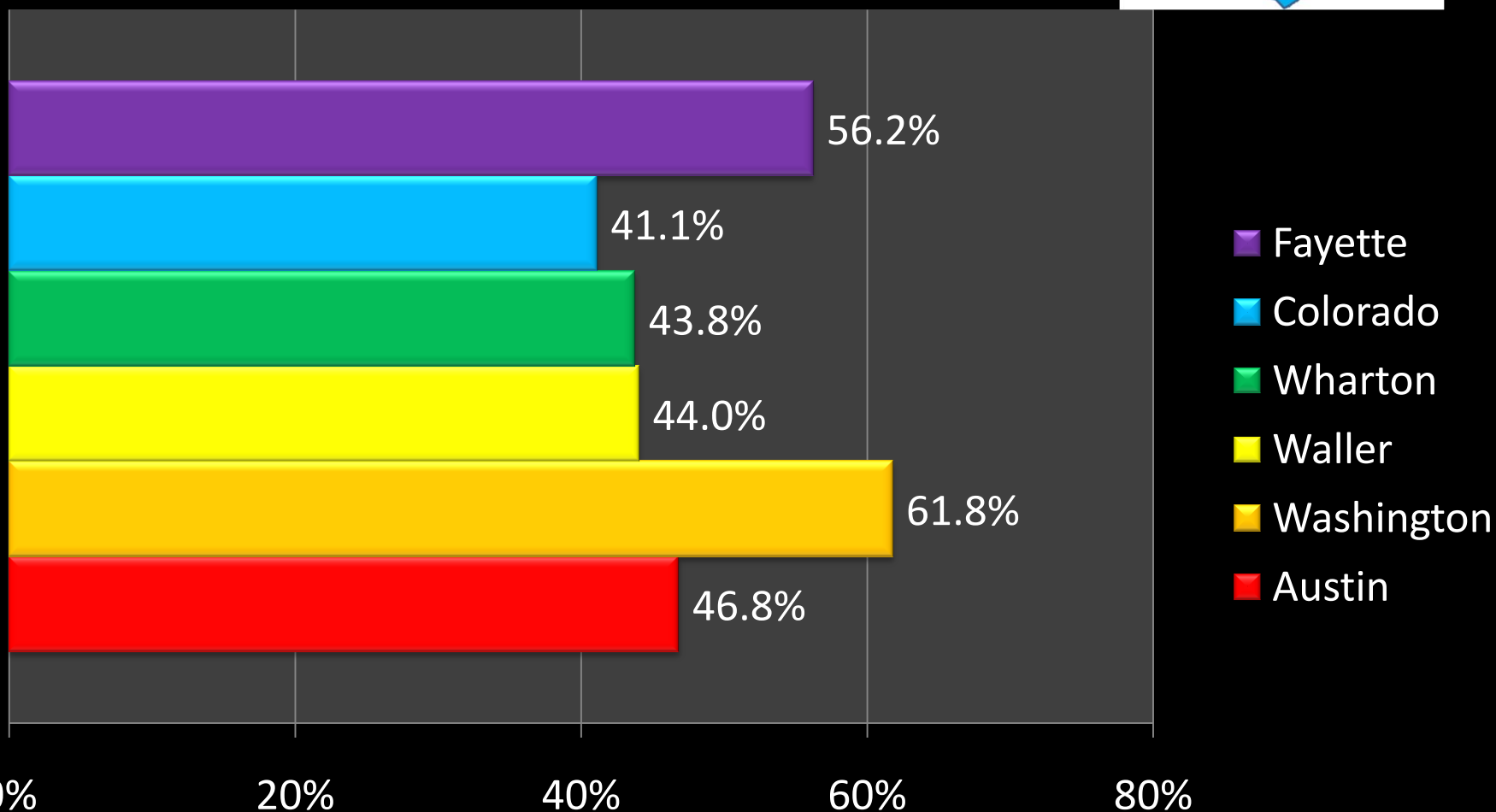




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

% RESIDENTS EMPLOYED comparative market 2008

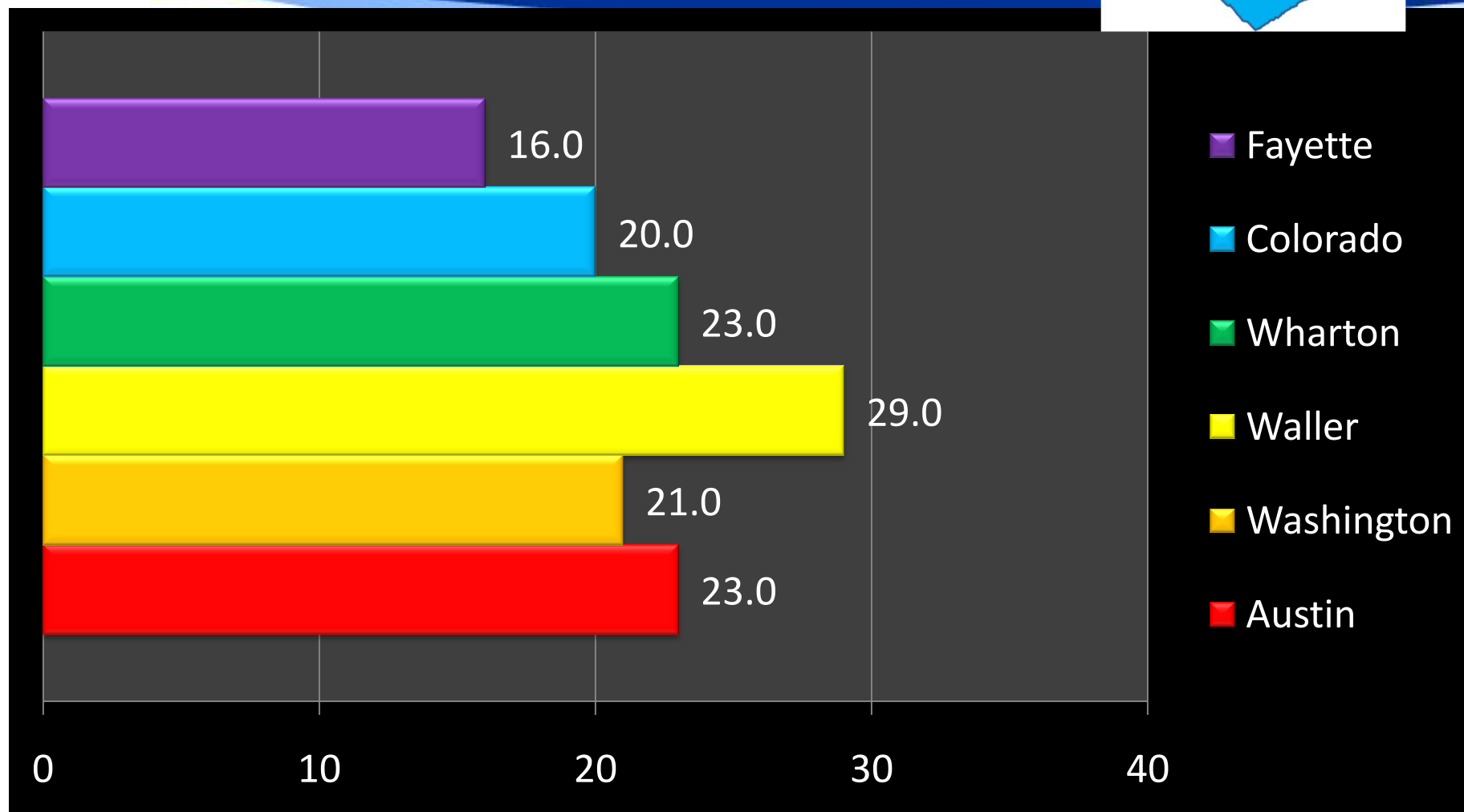
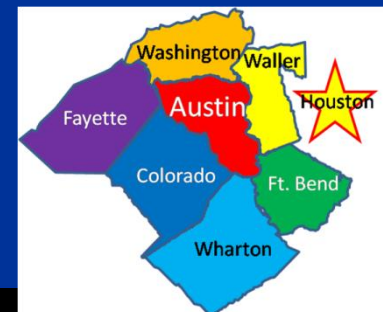




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

RESIDENTS PER BUSINESS comparative market 2008

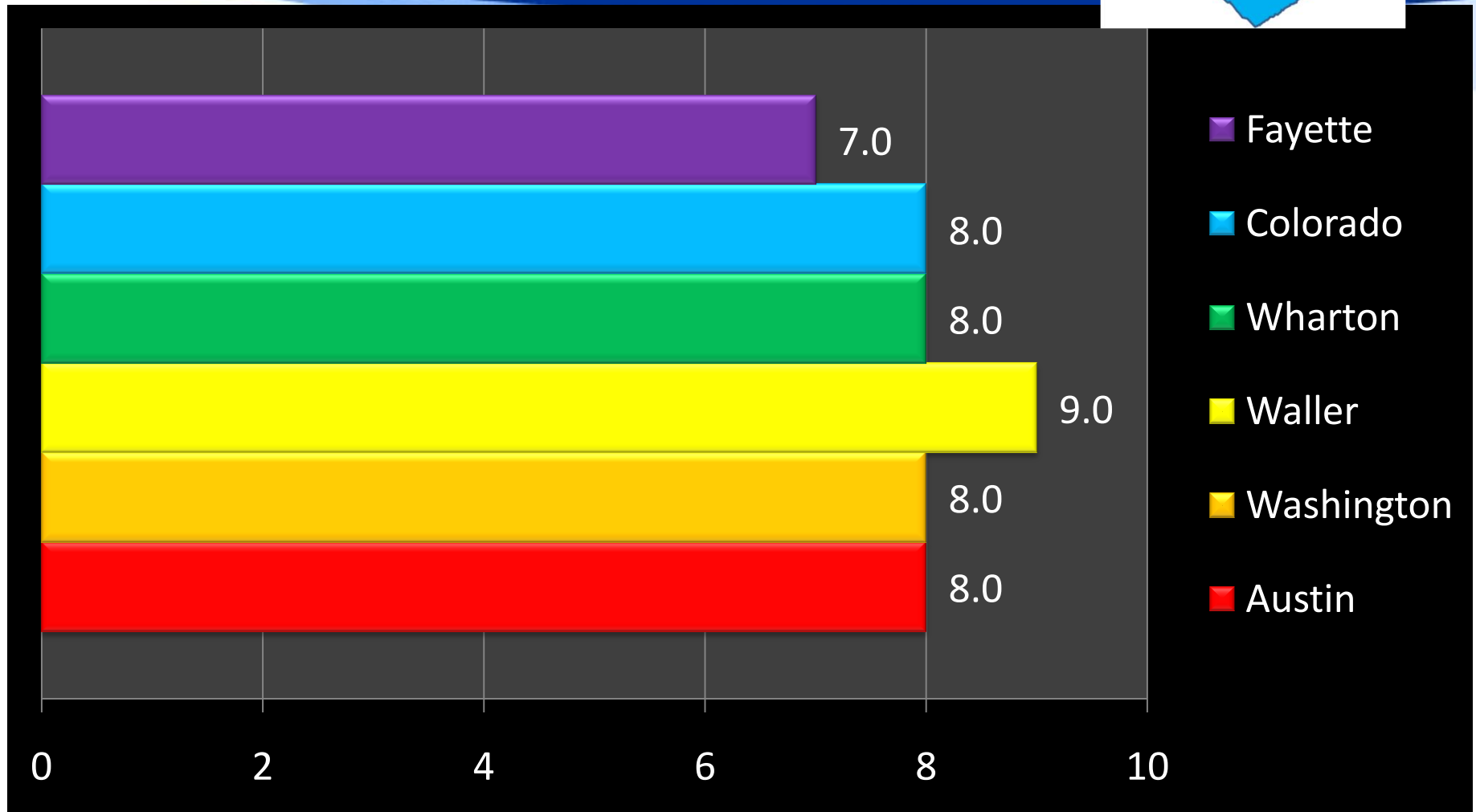
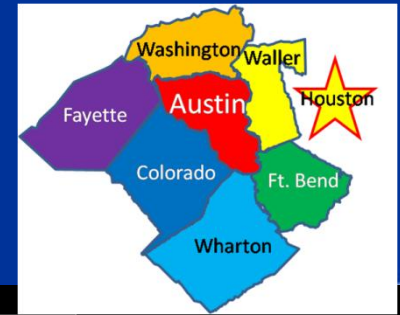




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

HOUSEHOLDS PER BUSINESS comparative market 2008

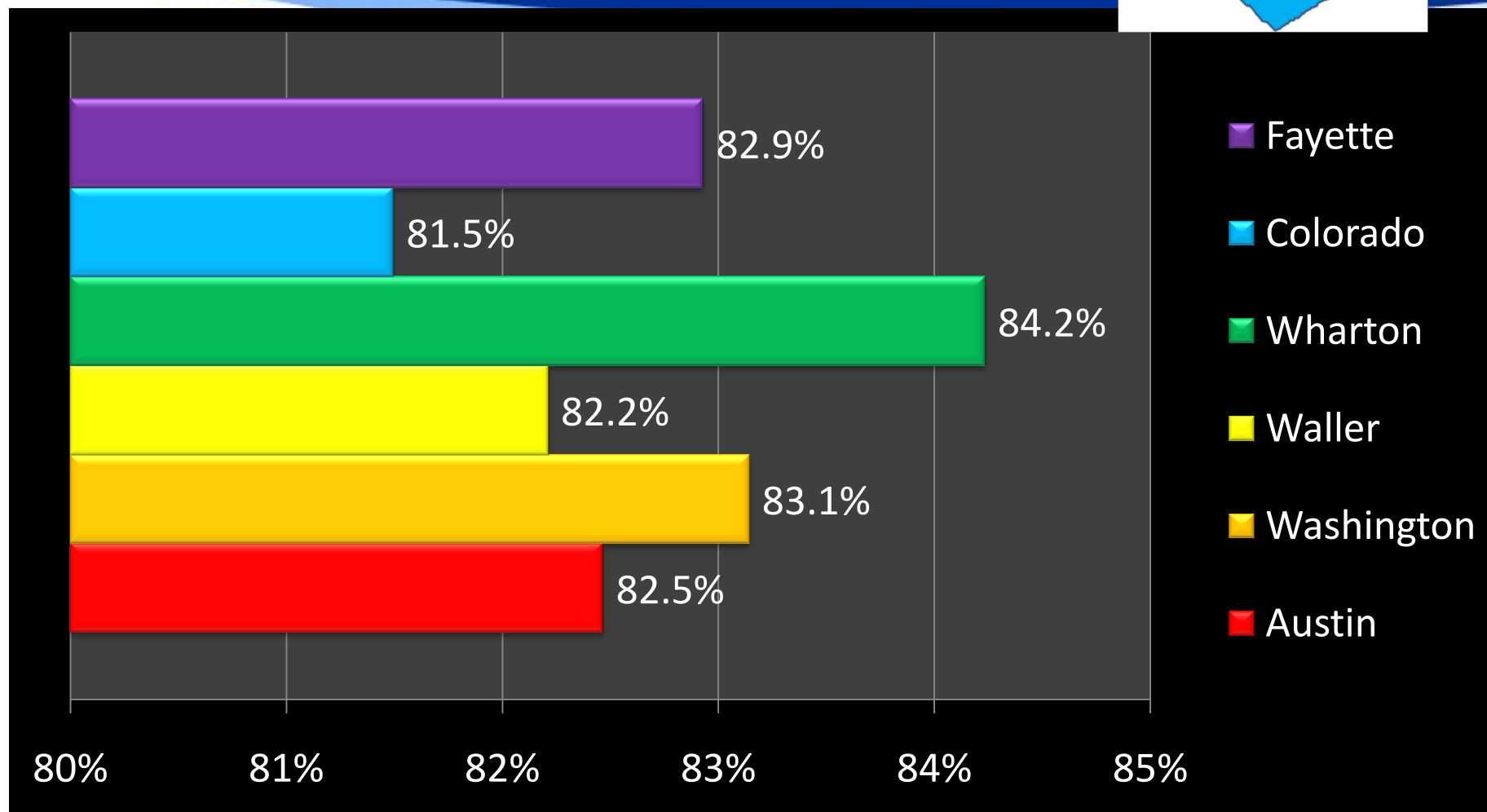




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

% PRIVATE EMPLOYERS comparative market 2008

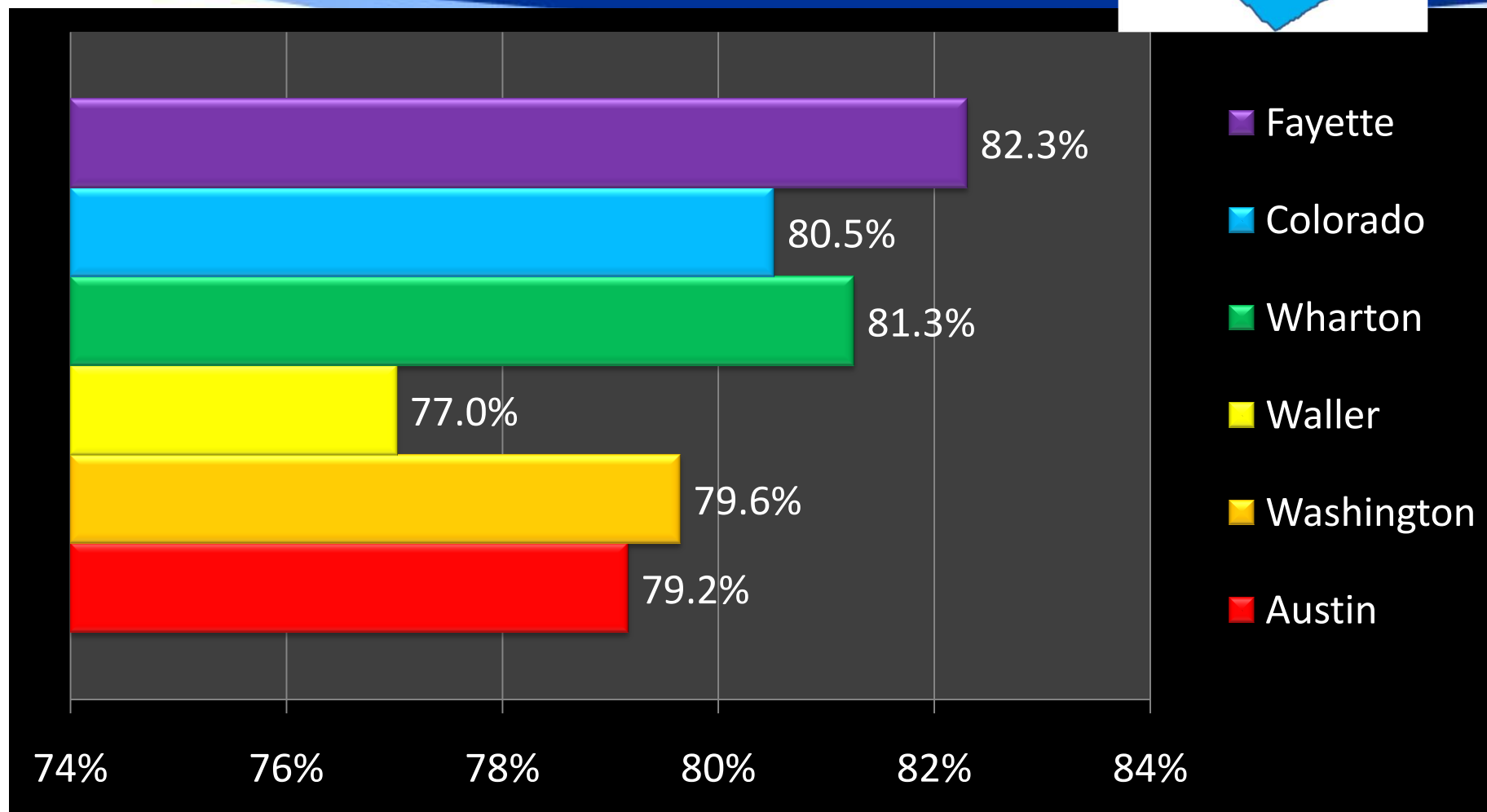
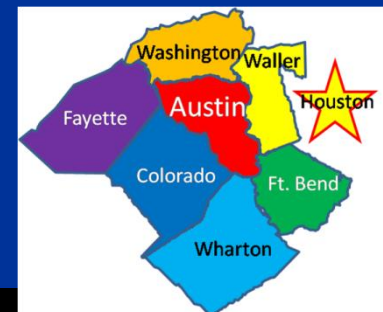




COLDWELL
BANKER
COMMERCIAL

SOUTHWEST PARTNERS

% PRIVATE EMPLOYEES comparative market 2008



AVAILABLE INFORMATION



SOUTHWEST PARTNERS



Key web links and listing team email contact

1. Dedicated website:
<http://www.loopnet.com/xNet/mainsite/Flash/Profile.aspx?LID=15813702>
2. Consumer listing link: <http://www.txls.com/detail.asp?PropID=48342>
3. Professional listing link:
https://www.landsofamerica.com/america/index.cfm?detail=&inv_id=170158
4. Link with all graphics in downloadable pdf and jpg formats:
<http://listing.loopnet.com/15813702>
5. Listing team email address:
SterlingMcCallPropertiesTeam@CBCWorldWideSouthwestPartners.com



264 reports utilized and available in PDF format on our website: Radius series; City of Sealy; Austin County and contiguous Counties

2 Digit SIC Summary 2008	Demographic Snapshot
HealthCare SIC Summary 2008	Demographic Trend
Retail SIC Summary 2008	Household Income by Age of Householder
Service SIC Summary 2008	Household Quick Facts
Work Place and Employment Summary	Population Quick Facts
Consumer Spending Patterns 2008	Population by Age and Race Trend
Effective Buying Income	Population by Age and Sex Trend
Executive Summary	Population by Age by Race by Sex
Household Trend	Race and Hispanic
Census Demographic Overview	RMP Opportunity Gap - Retail Stores 2008
Census Demographic Quick Facts	Shopping Center List With Map 2008
Demographic Quick Facts	Traffic Volumes 2007



PDF downloads available at our website or in the Lands of America listing

#	Title
1	Online data and reports
2	Property pictures
3	Maps, drive times and distances
4	Business opportunities
5	Micro market analysis
6	City workplace & employment
7	County workplace & employment
8	Contiguous County analysis
9	Demographic & econometric reports
10	Professional listing narrative