





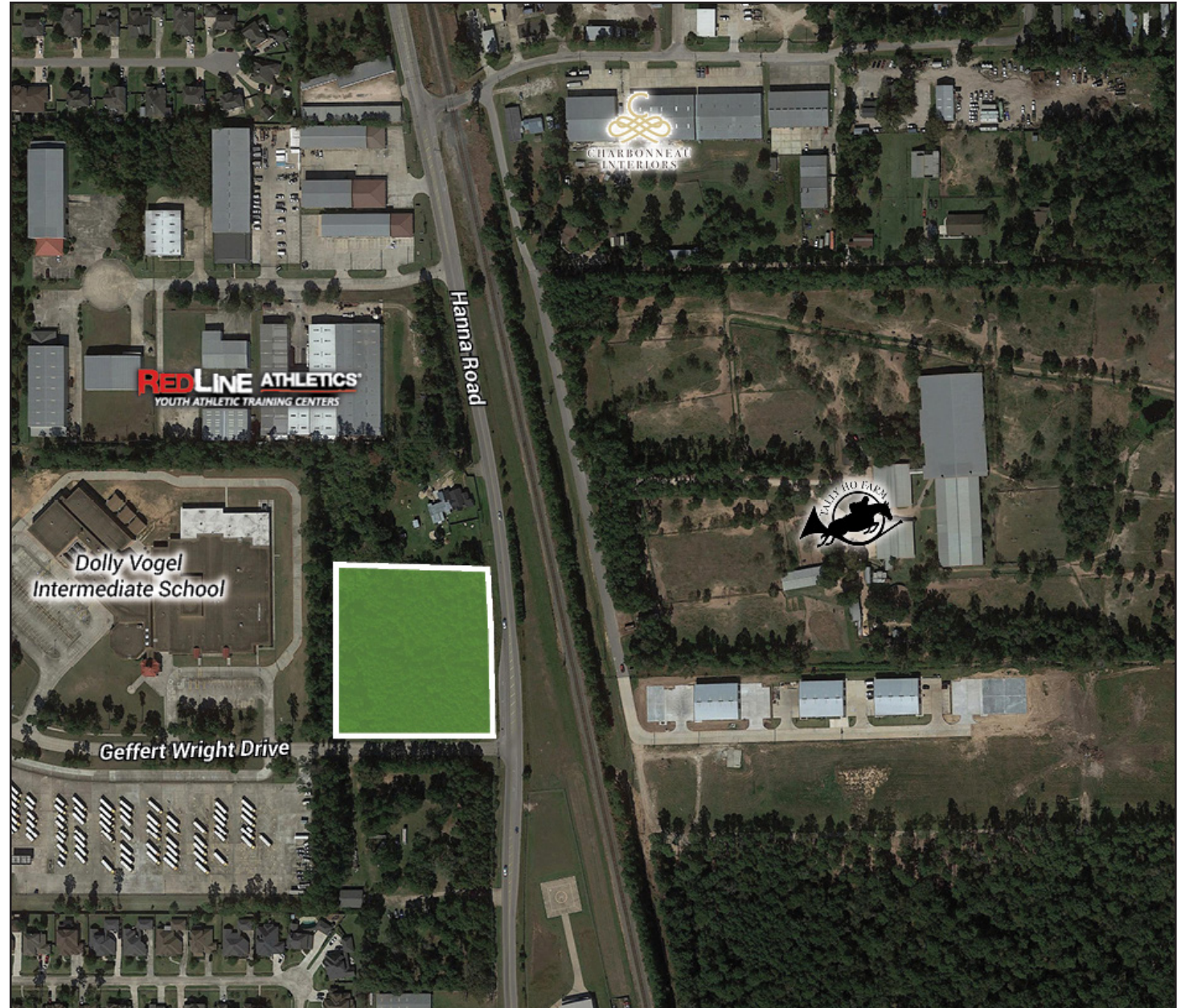
## OFFERING SUMMARY

**Sales Price** \$967,784.00

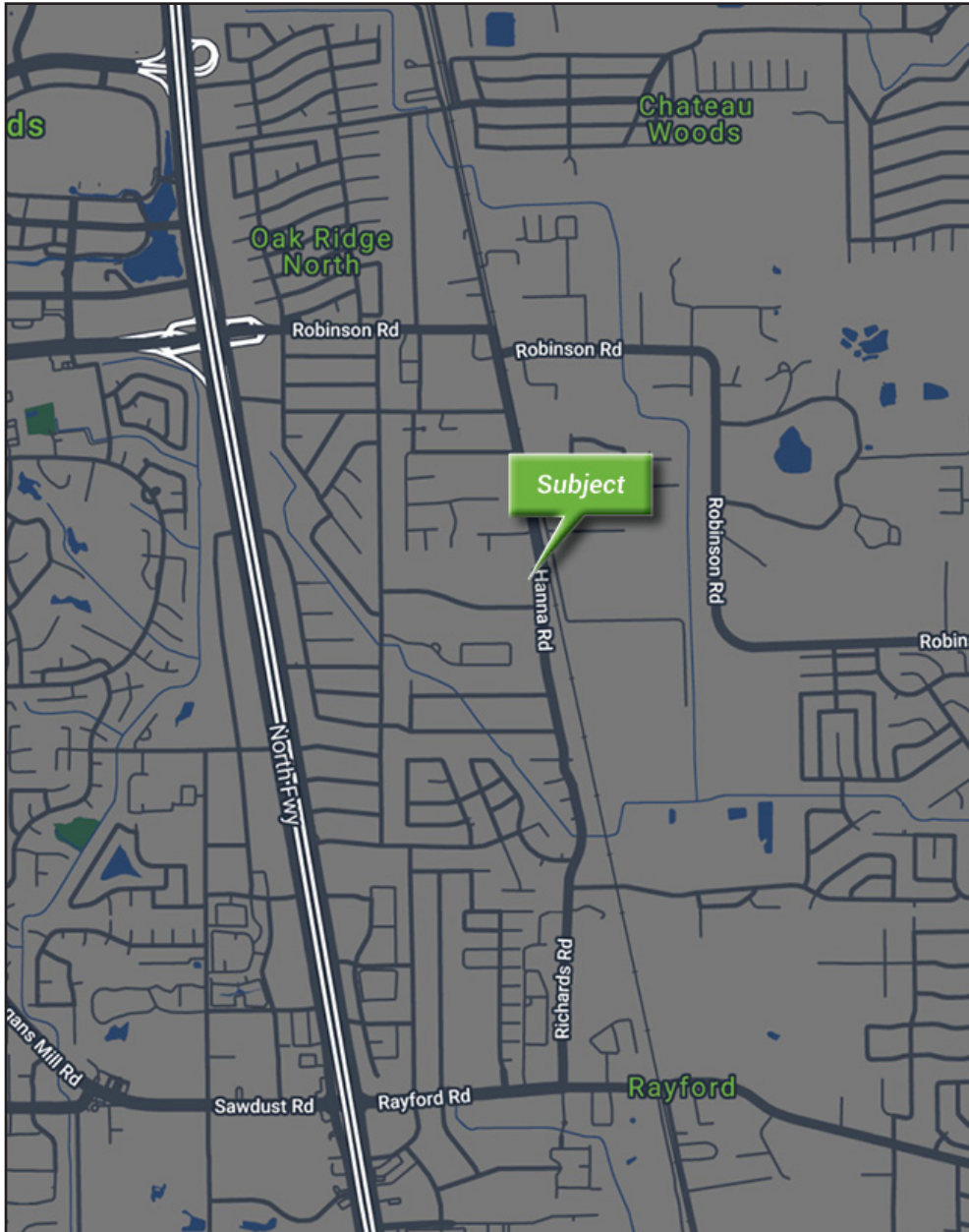
**Price/SF** \$6.98/SF

## Property Highlights

- Close to The Woodlands Mall
- Five minutes from Exxon campus
- Half mile from I-45 North
- Hard corner at Hanna Road & Geffert Wright Drive
- Within South Montgomery County Utility District
- 390' of frontage on heavily-trafficked Hanna Road
- 366' of frontage on Geffert Wright Drive







**PROPERTY INFORMATION**

**Size** 3.183 AC/138,651.48 SF

**Legal Description** A0350 - MONTG CO SCH LAND, TRACT 6E, 6F-1, (AKA First Dane Hanna Road, BLOCK 1, RES A #2017082839), ACRES 3.183

**ID Number** 0350-00-00610

**Access** Hanna Road and Geffert Wright Drive

**Frontage** 390' of frontage on Hanna Road  
366' of frontage on Geffert Wright Drive

**Zoning** Unrestricted

**Utilities** Electric, Water, Sewer, and Telephone Available

**Flood Plain** Property is not in the flood plain

**Traffic Counts** Hanna Road: ~6,220 VPD  
Interstate 45: ~116,980 VPD







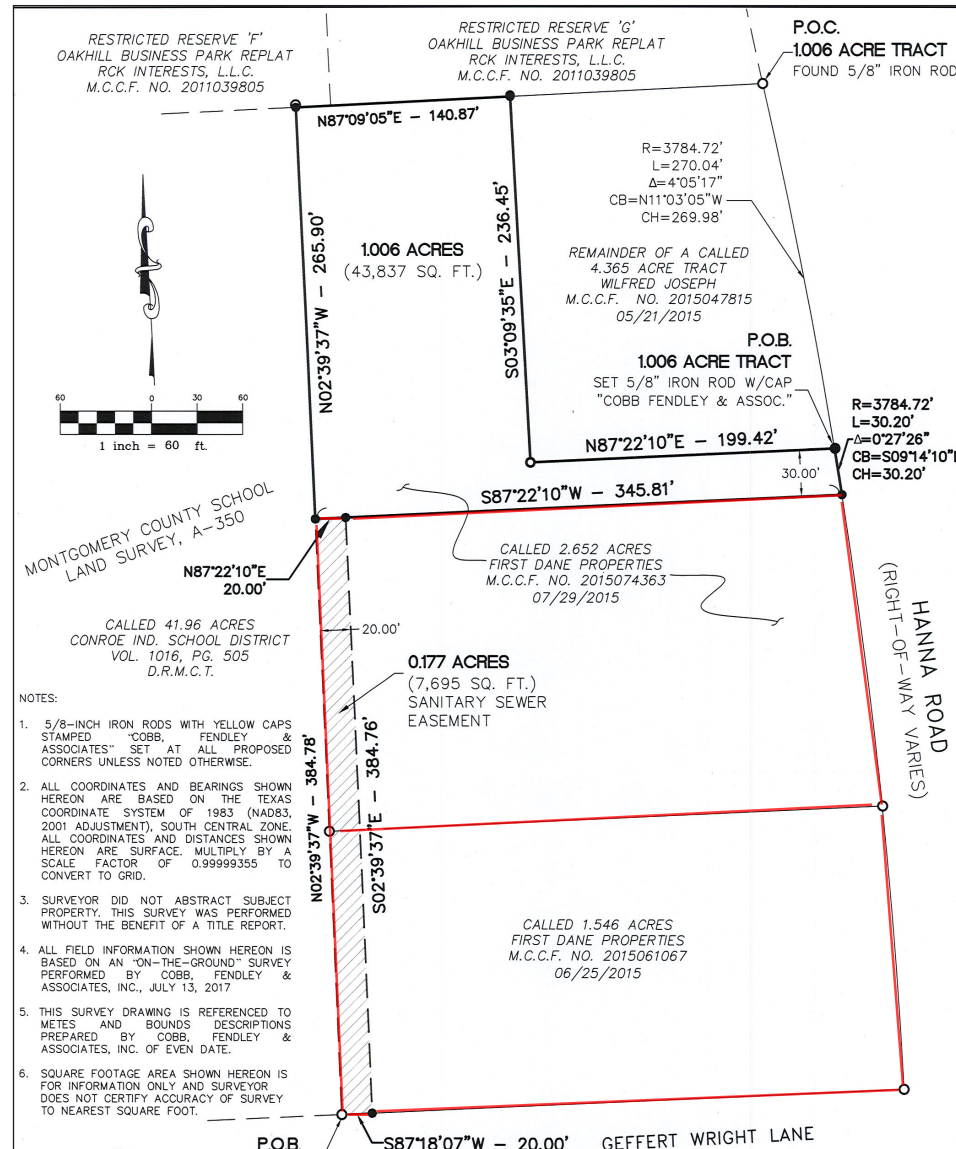
## Flood Plain Map



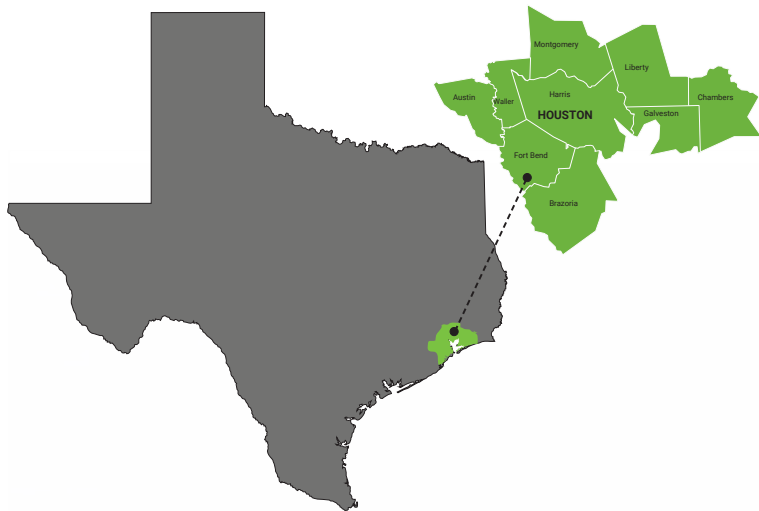


SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW • DISCLAIMER

*Property Survey*







Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands

- Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.8 million.

Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.

Sources: Greater Houston Partnership Report ([https://www.houston.org/sites/default/files/2018-12/Houston\\_Facts\\_2018.pdf](https://www.houston.org/sites/default/files/2018-12/Houston_Facts_2018.pdf))

## HOUSTON, TEXAS



**#1 METRO FOR ECONOMIC  
GROWTH POTENTIAL IN THE U.S.**

**TOP METRO FOR JOB  
GROWTH IN THE U.S.**



**2<sup>ND</sup> BEST LABOR  
MARKETS IN THE U.S.**

**MOST COMPETITIVE  
METRO IN THE U.S.**



**BEST PLACE TO RAISE A  
FAMILY - THE WOODLANDS**





The Woodlands is a 27,000 acre master planned community founded in 1974, located 28 miles north of downtown Houston. Currently, the population of The Woodlands is estimated to be over 90,000 residents.

Many large companies have chosen to make The Woodlands their corporate home including Chevron Phillips, Huntsman, Anadarko, Hewitt Associates, Lexicon Pharmaceuticals, Mersk Sealand, and Woodforest National Bank. Although many residents still commute into Houston, the number of local job opportunities grows every year.

The Woodlands also has a host of entertainment venues throughout town, most notably with The Cynthia Woods Mitchell Pavilion.

The environment and green space has always been a priority to The Woodlands. Residents put an emphasis on preserving the beauty of the natural environment and setting aside large amounts of land for parks that include hiking and biking trails.

**The Woodlands®**

**ExxonMobil**

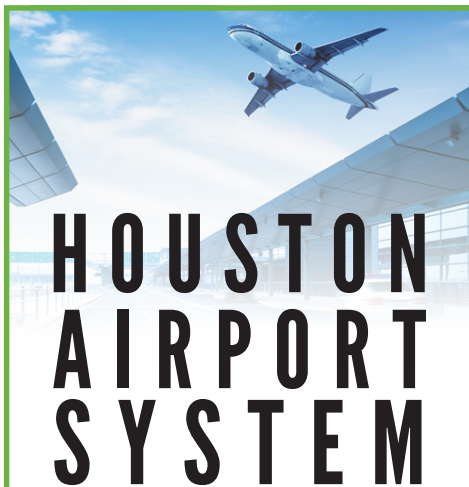
Energy lives here™

ExxonMobil has constructed a state-of-the-art campus in Houston that is home to its Upstream, Downstream and Chemicals companies and associated service groups.

The campus is located on 385 wooded acres directly North of Springwoods Village Parkway, a key thoroughfare in the Springwoods Village development. Immediately to the west of Interstate Highway 45 (I-45) at the intersection of I-45 and the Hardy Toll Road, the campus is approximately 25 miles from the cultural vibrancy of downtown Houston.

Already an integral part of the Houston community, ExxonMobil will continue to engage with business, community and charitable organizations across the greater Houston area. This project will provide significant economic benefits for Texas and the local economy. An independent economic impact study estimates the campus will create 36,000 person years of employment during construction and 44,000 permanent jobs during ongoing operations.





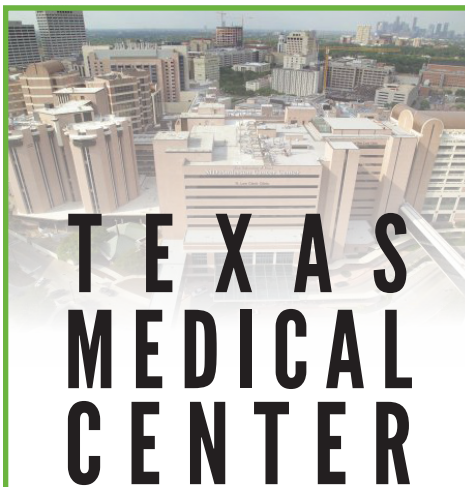
# HOUSTON AIRPORT SYSTEM

The Houston Airport System (HAS) served more than 54 million travelers in 2017 and form one of North America's largest public airport systems. Houston's three-airport system positions them as the international passenger and cargo gateway to the south central United States and a primary gateway to Latin America. The three airports that makeup The Houston Airport are: the George Bush Intercontinental Airport (IAH), the William P. Hobby Airport (HOU), and the Ellington Airport (EFD)/Houston Spaceport.

**30**  
PASSENGER  
AIRLINES

**245**  
NON-STOP  
DESTINATIONS

**HOUSTON SPACEPORT IS  
A FOCAL POINT FOR  
AEROSPACE INNOVATION**



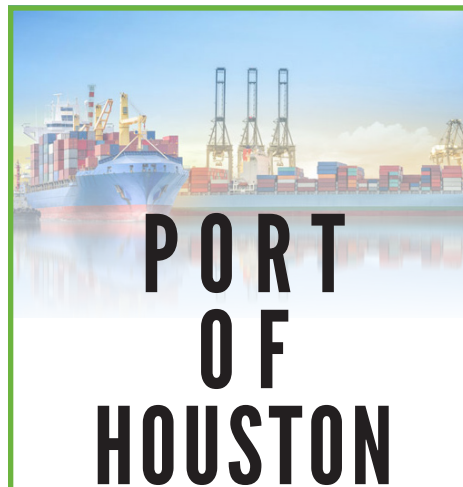
# TEXAS MEDICAL CENTER

The Texas Medical Center, the largest medical complex in the world, is at the forefront of advancing life sciences and is comprised of 59 member institutions. TMC is situated on more than 1,000 acres just outside downtown Houston and is comprised of 162 buildings, including 21 academic institutions and 14 hospitals, totaling 33.8 million gross square feet of patient care, education and research space. TMC has a regional annual economic impact of \$14 billion.

**1 IN 5**  
PEOPLE ARE  
HEALTH  
PROFESSIONALS

**18 MILES**  
OF PUBLIC  
& PRIVATE  
STREETS

**8<sup>TH</sup> LARGEST  
BUSINESS DISTRICT  
IN THE U.S.**



# PORT OF HOUSTON

The Port of Houston consists of four Houston region seaports: Houston, Texas City, Freeport and Galveston. The Port of Houston is ranked first in foreign tonnage, imports, export tonnage, and breakbulk among all U.S. ports. The Port of Houston is the largest container port in the Gulf Coast, handling 68 percent of Gulf coast container traffic and 96 percent of Texas traffic in 2018. The port is vital to the local, state and national economy and the maintenance and improvements of the public facilities ensures its continued economic impacts.

**247M+**  
TONS OF CARGO  
ANNUALLY

**1.2M**  
JOBS THROUGH  
OUT TEXAS

**\$265B**  
IN ECONOMIC  
IMPACT



# JOHNSON SPACE CENTER

The Johnson Space Center was established in 1961 as the Manned Spaceflight Center, the home and Mission Control Center for the U.S. human space flight program. In 1973, it was renamed in honor of the late President, and Texas native, Lyndon B. Johnson. For more than 50 years, NASA's Lyndon B. Johnson Space Center (JSC) in Houston has led our nation and the world on a continuing adventure of human exploration, discovery and achievement. The Johnson Center's \$1.5 billion complex occupies 1,620 acres southeast of downtown Houston, in the Clear Lake area. The greater Houston area has developed into an aerospace hub with an identity of amazing achievements, hard work, and innovation because of the to the Johnson Space Center.

**NASA'S LARGEST  
RESEARCH & DEVELOPMENT  
FACILITY**





INTERSTATE 45  
**OVER 116,000**  
VEHICLES PER DAY  
(TxDOT AADT 2017)



TOTAL POPULATION OF  
**OVER 154,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)



TOTAL HOUSEHOLDS  
**OVER 57,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)



AVERAGE HH INCOME  
**OVER \$117,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)



TOTAL EMPLOYEES  
**OVER 91,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)



AVERAGE HOME VALUE  
**OVER \$225,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2019)

	1 Mile	3 Mile	5 Mile
<b>2018 Total Population</b>	8,599	65,608	154,672
<b>2023 Total Population</b>	9,504	75,089	179,964
<b>2018-2023 Annual Growth Rate</b>	2.02%	2.74%	3.08%
<b>2018 Households</b>	3,062	25,714	57,023
<b>2023 Households</b>	3,381	29,429	65,994
<b>2018 Average Home Value</b>	\$203,876	\$221,699	\$225,435
<b>2023 Average Home Value</b>	\$221,027	\$253,778	\$264,994
<b>2018 Average HH Income</b>	\$94,443	\$116,375	\$117,187
<b>2023 Average HH Income</b>	\$107,016	\$131,171	\$131,536



# 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.

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Assumed Business Name

532457

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Phone

Licensed Supervisor of Sales Agent/Associate

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



**For More Information About This Property,  
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