Four platted estate lots located in a park like setting known as Dolphins Cove in the heart of Spring Valley Village. Zoned to SBISD schools including Valley Oaks Elementary, Spring Branch Middle and Memorial High School patrolled by Spring Valley Village Police Departments and the Village Fire department located minutes from City Centre and Uptown Park and major employment centers such as the CBD, the Energy Corridor and Uptown District. Within walking distance to the Dads Club and new homes are selling in the $2,000,000-$2,500,000 on premier lots.

Property Highlights
- ±2.595 Acres
- 4 Platted Lots in Spring Valley Village
- Park Like Setting Minutes to Uptown, City Center, Energy Corridor, CBD
- No Previous Flooding
- Asking Price: Submit Offer

Traffic Counts
- Voss Road @ Katy Tollway: 23,000 cpd
- Katy Tollway @ Clifford Rd: 229,000 cpd

Demographics

<table>
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<tr>
<th>Distance</th>
<th>Population</th>
<th>HH Income</th>
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<tr>
<td>1 Mile</td>
<td>10,484</td>
<td>$249,531</td>
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<tr>
<td>3 Miles</td>
<td>139,425</td>
<td>$145,671</td>
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<td>5 Miles</td>
<td>421,974</td>
<td>$114,686</td>
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FOR SALE

Bingle Road | Houston, Texas

Desirable Place to Work And Live

Largest Employers
- AMEC Foster Wheeler
- Citgo Petroleum Corporation
- J.Ray McDermott
- Petroleum GEO Services
- Shell Oil Company
- BP America
- Conocophillips
- McDermott International
- SBM Offshore USA
- Worley Parsons

Other Nearby Amenities Include
- Marriott Residence Inn
- Omni Houston Hotel Westside
- Texas Land & Cattle
- Topgolf
- Rouge Wine Bar
- Houston Sports Rehabilitation & Nutrition Center
- The Westlake Club
FOR SALE

Bingle Road | Houston, Texas

Site

SECTION 2
SPRING FOREST SUBDIVISION
VOL. 78, PG. 71
W.I.H.C.

GREEN VALLEY DR.
(80 FEET WIDE)

JOSHUA LANE
50 FEET WIDE

DOLPHIN'S COVE

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

Legend

U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
= STREET NAME BREAK
= BOUNDARY CORNER
= EASEMENT CORNER
= BLOCK NUMBER
= EASEMENT CORNER
= EASEMENT CORNER
= CONTROL MONUMENT
D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
O.R.H.C. = OFFICIAL RECORDS HARRIS COUNTY, TEXAS
P.R.H.C. = PLAT RECORDS HARRIS COUNTY, TEXAS

VICINITY MAP
KEY MAP #827-M

FOR SALE

1.86 ACRES
GRADE CHAPEL, CHINESE-AMERICAN
NEW TESTAMENT MISSIONARY
FELLOWSHIP, INC., A TEXAS
NON-PROFIT ORGANIZATION
H.C.O.F. NO. 10808780
DECEMBER 16, 2000

Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

Bingle Road
(120 FEET WIDE)

Bingle Road
(40 FEET WIDE)

Voss Road
(60 FEET WIDE)

Toss Road
(60 FEET WIDE)

42' M.O.S.

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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:
  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.

<table>
<thead>
<tr>
<th>Avison Young-Texas, LLC</th>
<th>606048</th>
<th><a href="mailto:rand.stephens@avisonyoung.com">rand.stephens@avisonyoung.com</a></th>
<th>713-993-7700</th>
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<tr>
<td>Rand Stephens</td>
<td>396258</td>
<td><a href="mailto:rand.stephens@avisonyoung.com">rand.stephens@avisonyoung.com</a></td>
<td>713-993-7810</td>
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<tr>
<td>Rand Stephens</td>
<td>396258</td>
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<td>713-993-7810</td>
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<tr>
<td>Jeff Lindenberg</td>
<td>505030</td>
<td><a href="mailto:jeff.lindenberg@avisonyoung.com">jeff.lindenberg@avisonyoung.com</a></td>
<td>713-993-7176</td>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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