



±1.50 Acres at Beall Street & W. 23rd Street in the Heights

2315 Beall St, Houston, Texas 77008



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www.dmreland.com

Exclusive Representation

Dosch Marshall Real Estate (DMRE) has been exclusively retained to represent the Seller in the disposition of ±1.50 acres at Beall Street and W. 23rd Street in The Heights, Houston, Texas 77008 (Property). All inquiries about the Property should be directed to DMRE.

Due Diligence Information

To access the due diligence information please visit the Property website at www.dmreland.com

Offer Requirements

Offers should be presented in the form of a non-binding Letter of Intent, and should include:

- Pricing
- Due Diligence and Closing Timeframe
- Earnest Money Deposit
- Description of Debt/Equity Structure
- Qualifications to Close
- Development Plans

Purchase terms shall require cash to be paid at closing. Offers should be delivered to the attention of Tim Dosch, David Marshall, Tom Dosch, or Becky Hand via fax or email.

Property Highlights

www.dmreland.com

Prime Heights Development Opportunity

Superb access and visibility

- Frontage on 3 streets: Beall Street, W. 23rd Street, and W. 24th Street
- Ramp access to I-610 is just 0.7 mile from the Property

Affluent neighborhood

- Located in the affluent Shady Acres neighborhood where home values reach \$700,000
- Homes currently on the market, adjacent or across the street from the Property, are priced from \$375,000 to \$599,000

Desirable Heights location

- Easy walking distance from popular Heights dining and nightlife such as Crisp, Cedar Creek Cafe, The Boot, and Hubcap Grill
- Less than one mile from the W. 19th Street Shopping Center, the downtown of The Heights
- Half a mile from the White Oak Bayou Hike & Bike Trail and Greenway

Additional land available

- Adjacent 0.21-acre lot also available (not marketed by DMRE)

Distance to Major Employment Centers

- Houston Central Business District: 4.5 miles
- Galleria/Uptown District: 4.0 miles
- Greenway Plaza/Upper Kirby: 5.0 miles
- Texas Medical Center: 6.5 miles

Distance to Major Retail & Entertainment Highlights

- W. 19th Street Shopping District (Downtown Heights): Less than 1 mile
- Memorial Park: 2.5 miles
- Washington Corridor: 2.5 miles
- Galleria Mall: 5.5 miles



Property Details

LOCATION	2315 BEALL ST HOUSTON, TX 77008 1125 W 23RD ST HOUSTON, TX 77008 1129 W 23RD ST HOUSTON, TX 77008
LAT., LONG.	29.807075, -95.418611
TOTAL SIZE	1.50 Acres
PARCEL ID	0561630000057 0561630000278 0561630000276
FLOODPLAIN	Not in the floodplain
SCHOOL DISTRICT	Houston ISD

Building Information

TYPE	INDUSTRIAL - WAREHOUSE/STORAGE
YEAR BUILT	1974
TOTAL SIZE	20,000 SF

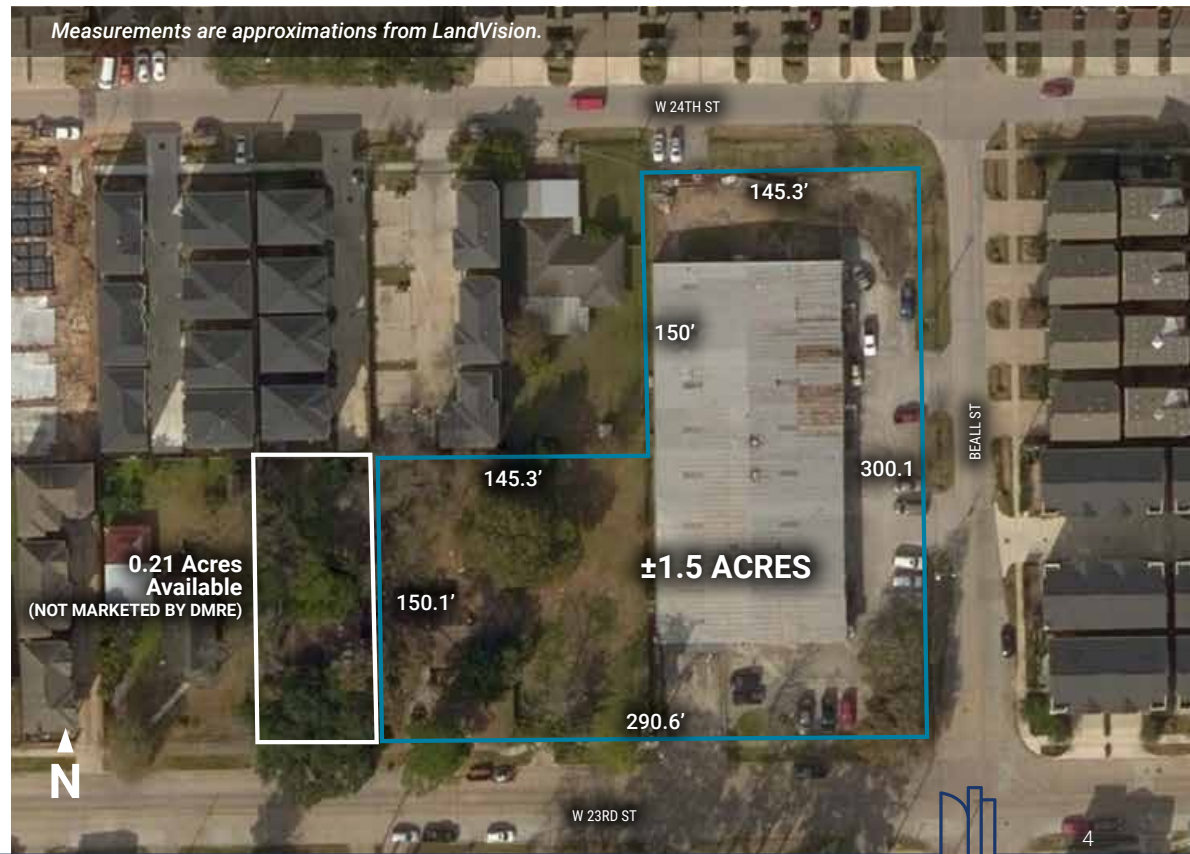
2017 Tax Rates

1	HOUSTON ISD	1.206700
40	HARRIS COUNTY	0.416560
41	HARRIS CO FLOOD CNTRL	0.028290
42	PORT OF HOUSTON AUTHY	0.013340
43	HARRIS CO HOSP DIST	0.171790
44	HARRIS CO EDUC DEPT	0.005200
48	HOU COMMUNITY COLLEGE	0.100263
61	CITY OF HOUSTON	0.586420
Total		2.528563

2017 Demographics

	0-1 mi	0-3 mile	0-5 miles
EST. POPULATION	18,313	141,704	422,513
5-YR EST. POPULATION GROWTH	15.4%	11.0%	9.1%
HOUSEHOLDS WITH INCOME EXCEEDING \$74,999	54.5%	45.9%	40.5%
EST. MEDIAN HOME VALUE	\$312,584	\$297,070	\$270,041

±1.50 ACRES AT BEALL STREET AND W. 23RD IN THE HEIGHTS



The Houston Heights

One of the fastest growing infill submarkets in Houston: tremendous growth in residential and retail development in the past few years

- A center of interest for young professionals in Houston
- Residents of the Heights are offered the unique opportunity to live, work and play in a walkable environment
- Described by EATER Houston as the city's hottest dining neighborhood in 2017
- According to a study cited by the Houston Chronicle, the Heights was the most popular neighborhood in Houston to look for a home in 2013
- CNN Money ranked the Houston Heights No.4 of the Top 10 Big-City Neighborhoods in the United States in 2013

W 19th Street Shopping Center (1 mile)

Center for shopping and dining in The Heights



- **Retail:** Fly High Little Bunny, Almogabar's, New Living, Thread, Vinal Edge Records, Manready Mercantile, Eclectic Home, J Harding & Co., Natural Pawz, Penzeys Spices, Jubilee, Retropolis, Venus Hair, Dramatika
- **Dining:** Boomtown Coffee, Shade, Torchy's Tacos, Maryam's Cafe, Down House, Juice Girl, Becks Prime, Harold's Restaurant & Tap Room, Fat Cat Creamery, Carter & Cooley Co, The Vietnam Restaurant, Zoës Kitchen, Hunky Dory
- **Fitness:** YogaOne Studios, Studio Fitness
- **Theater:** HITS Theatre, InterActive Theater, UpStage Theatre

White Oak Drive (2.5 miles)

Popular strip of restaurants and nightlife venues

- Fitzgerald's, Obsidian Theater, Little Woodrow's, BB's Cafe, Barnaby's Cafe, Pho Binh, Onion Creek, Christian's Tailgate, Jimmy's Ice House, Happy Fatz, Coltivare, Gelazzi



Washington Corridor

2.5 miles from the Property

Trendy eateries and nightlife destinations include Benjy's, Darkhorse Tavern, Ei8ht, El Rey Taqueria, Max's Wine Dive, Nox, Kung Fu Saloon, Bubba's Sportsbar & Grill, Laurenzo's, Diem Lounge, Liberty Station, Sanctuary Lounge, The Counter, El Tiempo Cantina, Rebels Honky Tonk, Porch Swing Pub, Catalina Coffee, Luke's Ice House, Underdogs Pub, The Blue Fish, Coppa Ristorante Italiano, and Molina's Cantina

Sawyer Heights



Yale St & Koehler St



Memorial Park

2.5 miles from the Property

- One of the largest urban parks in the United States at 1,466 acres
- Includes Memorial Park Golf Course
- Includes facilities for tennis, softball, swimming, track, croquet, volleyball, skating, and cycling
- Features the popular Seymour Lieberman Exercise Trail, a 2.93 mile crushed granite pathway that sees almost 3 million visits annually
- Home to the Houston Arboretum & Nature Center, a 155-acre urban nature sanctuary with 5 miles of trails

Houston Central Business District

www.dmireland.com

Less than 4.5 miles from the Property

Employment

- Over 150,000 employees
- Over 3,000 businesses and 50.4 million SF office space
- Class A office occupancy is 85.6%
- 754,000 SF of office space is under construction
- Hosts 20 of Houston's 26 Fortune 500 companies; 9 have their headquarters in Downtown Houston

Top Employers

Employer	# Employees
 Chevron	8,600
 Shell	7,000
 Chase Bank	4,892
 CenterPoint Energy	3,826
 KBR	2,958
 Reliant Energy	2,300
 ExxonMobil	2,200
 Hess	2,000
 Kinder Morgan	1,860
 Deloitte	1,700
 Enterprise Products Partners L.P.	1,360
 Ernst & Young	1,300
 Waste Management, Inc.	1,270
 PwC	1,236
 LyondellBasell Industries	1,200

Entertainment & Attractions

- Over ten million people visit Downtown annually
- 22 hotels and 7,300 hotel rooms
- 9 major performing arts organizations
- 2 million SF retail space
- Over 300 restaurants, coffee shops, and bars, including the renowned Xochi, Potente and Local Foods

Toyota Center

- Home of the NBA's Houston Rockets
- The Toyota Center has a total of 750,000 square feet, with 18,300 seats available for basketball, 17,800 for hockey, and 19,000 for concerts, including 2,900 club seats and 103 luxury, courtside seats

Minute Maid Park

- Home of the Houston Astros and Houston Aeros professional sports teams
- Built in the year 2000, Minute Maid Park has a 242-foot high retractable roof
- Minute Maid Park has a gross square footage of 28.97 acres, a total square footage of 1,263,240, and a total of 40,963 seats

GreenStreet

- Three-block, 570,000-square-foot mixed-use destination with shopping, entertainment and dining
- Ill Forks, McCormick & Schmick's, House of Blues, Lucky Strike
- Hosts NRG's regional headquarters, one of the nation's largest energy providers
- 90,000 square feet of collaborative office space with easy access to transit and parking
- Home of the Hotel Alessandra – a 223-room luxury hotel slated to open in Fall 2017

Discovery Green Park

- Two-acre picnic lawn with one-acre lake, jogging trail, performance stage, two dog parks, and multiple gardens
- Served as the planned entertainment zone, or "Super Bowl El Centro," for the 2017 Super Bowl

GEORGE R BROWN CONVENTION CENTER



MINUTE MAID PARK



TOYOTA CENTER



George R Brown Convention Center

- 1.9 million SF
- \$253 million economic impact
- Fronted by Avenida de las Americas, a boulevard running from Minute Maid Park to Hilton Americas-Houston, which features five restaurants and festival and event space

Houston Theater District

- The Houston Theater District, an impressive 17-block cultural and entertainment center, is the second largest performing arts district in the U.S. next to Broadway in New York City
- Nine performing arts organizations with more than 12,900 seats for live performances
- Includes 130,000 square foot Bayou Place entertainment complex offering popular restaurants, movies, and parks
- More than two million visitors annually
- Venues include Alley Theater, Wortham Theater Center, Hobby Center, Sundance Cinemas, Jones Hall & Jones Plaza, House of Blues, Houston Ballet, and the Bayou Music Center



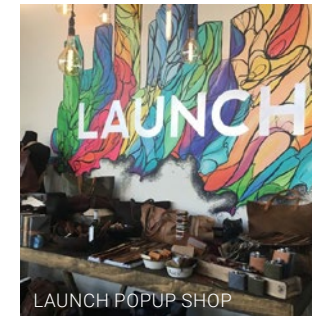
Houston Central Business District

www.dmreland.com

Less than 4.5 miles from the Property

Office developments

- **Skanska** resumed construction on **Capitol Tower**, its 35-story 754,000 SF office tower at 811 Rusk; the lead tenant, Bank of America, preleased 210,000 SF and has acquired the naming rights for the tower
- **Chevron's 1500 Louisiana** is undergoing a \$10 million renovation as part of the company's relocation of around 900 employees from its Bellaire campus
- Global co-working giant **WeWork** will open its first Houston location Downtown in December 2017 in The Jones at Main at 708 Main; WeWork will occupy 86,000 SF, housing over 1,400 of its members; the facility will accommodate a range of companies (individuals, startup firms and entrepreneurs) and provide private office space for 120+ employees of companies that require a regular presence in Houston
- **Hines** unveiled its twenty-first tower in the Houston skyline, **609 Main**, at a grand opening on May 17; Hines is the building's first tenant and moved into their new Southwest regional office on the 44th floor on April 22; the building is 60 percent leased



Other developments & updates

- The new 21-dock **BCycle station**, Downtown's fifteenth location, was installed at the Jury Assembly Building located at 1202 Franklin Street in June 2017
- **Uber Technologies Inc.** and Cameron Management have named the Esperson Building as a designated pickup and dropoff building
- Construction on the new Downtown campus of the **High School for the Performing and Visual Arts (HSPVA)** has topped out and the new HSPVA campus is on track for completion in the fourth quarter of 2018
- The **Lee and Joe Jamail Skatepark** at Buffalo Bayou Park has reopened after a \$2 million renovation

New retail & restaurant openings

- A new nanobrewery, **160ft Beerworks**
- **Bud's Pitmaster BBQ** opened at 1001 Avenida de Las Americas
- **Cake Life Co.**, a local bakery that specializes in custom cakes
- **The Conservatory Food Hall and Beer Garden** at 1010 Prairie added new food and beverage vendors this spring—Arte Pizzeria from pastry chef Kelsey Hawkins; Mars Bakery, a doughnut and pastry bar; and Noble Rot Wine Bar, a "boutique wine bar"
- **LAUNCH**, a collaborative pop-up shop returned Downtown on April 1, featuring new local designers and artisans
- **Stack Burger**, a casual restaurant and burger stand is open at 703 St. Joseph Pkwy
- **The Tipping Point**, Downtown's first and only creative lifestyle destination



Uptown District

4 miles from the Property

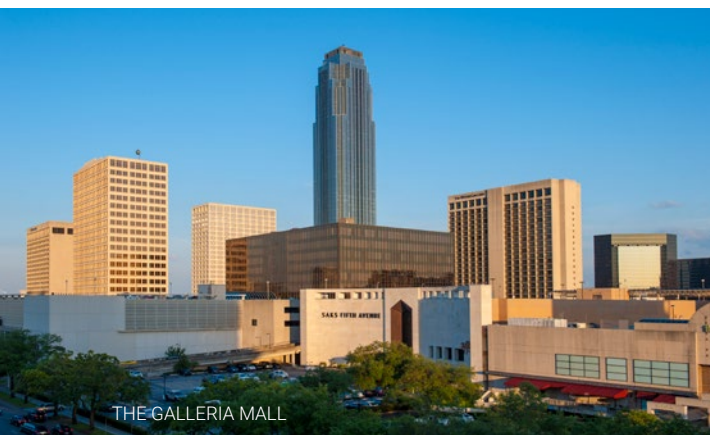
www.dmireland.com

Employment

- Occupies 500 acres and is the 15th largest business district in the U.S.
- 26 million total square feet of commercial office space
- Class A occupancy rate remains at a steady 90% throughout the year
- Over 16 million square feet of Class A office space
- 13% of Houston's total "Class A" office space, second only to Downtown Houston)
- Hosts over 82,000 employees and 2,000 companies, including Fortune 500 companies Apache, Spectra Energy, and Marathon Oil



FOUR OAKS PLACE - UPTOWN DISTRICT



THE GALLERIA MALL

±1.50 ACRES AT BEALL STREET AND W. 23RD IN THE HEIGHTS

Top Employers

	Apache Corporation
	BBVA Compass Bank
	Bechtel Corporation
	BHP Billiton
	Cambridge Energy Research Associates, Inc.
	Clear Channel Communications
	Datacenter, Inc.
	Goodman Global Group, Inc.
	Hines
	Landry's
	LiveNation
	Marathon Oil
	S&B Infrastructure, Ltd.
	Schlumberger Limited
	Spectra Energy
	Stewart Information Services Corporation
	Engie (prev. GDF SUEZ)
	TeleCheck International, Inc.
	Williams

Retail & Hospitality

- Home to the largest number of couture retailers in the city, including Versace, Yves Saint Laurent, Giorgio Armani and Bulgari
- 55% of residents within a three-mile radius earn over \$75,000 annually
- Six million square feet of retail space and more than 1,000 stores

The Galleria Mall

- Three million-square-foot, mixed-used site on 52 acres
- Fourth largest retail complex in the United States
- Hosts more than 30 million visitors annually, making it the number one shopping and tourist attraction in Houston
- Houston's most prestigious shopping including stores such as Neiman Marcus, Cartier, Hermes of Paris, Saks Fifth Avenue, Louis Vuitton, Ethan Allen, and Houston's only Nordstrom

Hospitality

- Over 30 million people visit the District every year
- 34 hotels with over 7,800 hotel rooms (more full service hotels than any other district in Houston)
- Highest hotel occupancy rate in Houston
- Nearly 10% of Houston's total hotel rooms

New Developments

- In 2016 the Galleria opened a new 198,000-square-foot Saks Fifth Avenue
- A high-rise 30-story residential tower is also planned, with 225 hotel rooms and 75 to 10 condominiums
- Recently added a 180-foot-long retail corridor for high-end boutiques called "Galleria IV"; most shops opened in the second quarter of 2017





Greenway Plaza (5.0 mi)

Uptown District/Galleria (4.0 mi)

Memorial Park (<2.5 mi)

I-10 & Silber Rd (3 mi)



**EDWARDS
THEATRES**



THE HEIGHTS

Home prices up to \$900K

W 20TH ST

White Oak Bayou

TC JESTER BLVD

ELLA BLVD

LAZYBROOK/TIMBERGROVE

Home prices up to \$514K

0.21 Acres Available
(NOT MARKETED BY DMRE)

±1.5 ACRES

SHADY ACRES
Home prices up to \$529K

BEALL ST

W 24TH ST

±1.50 ACRES AT BEALL STREET AND W 23RD IN THE HEIGHTS





OAK FOREST SHOPPING CENTER (1.6 mi)



Restaurants

Berryhill

Plunk! Beer & Wine Bistro

Baskin Robbins



Wellness

Ella Foot Spa

Massage Envy



OAK FOREST/GARDEN OAKS

Home prices up to \$1.99M



SHADY ACRES

Home prices up to \$529K

0.21 Acres Available
(NOT MARKED BY DMRE)

±1.5 ACRES

W 24TH ST

W 23RD ST

BEALL ST

±1.50 ACRES AT BEALL STREET AND W 23RD IN THE HEIGHTS





Downtown Houston (<4.5 mi)

Texas Medical Center (6.5 mi)

Montrose/Museum District (5.5 mi)

River Oaks (3.5 mi)

I-45: <3 mi
45

I-10: 2 mi
10

THE HEIGHTS
Home prices up to \$900K

Washington Corridor (2.5 mi)

SHADY ACRES
Home prices up to \$529K

±1.5 ACRES

0.21 Acres Available
(NOT MARKETING BY DMRE)



Houston's economic downturn is over

Houston's economic downturn is over and recovery has begun. Recovery signals include the West Texas Intermediate, the U.S. benchmark for light, sweet crude, now trading near \$50 per barrel; the strong increase in the number of drilling rigs working in the U.S.; the cresting of the Houston Purchasing Managers Index over 50 in October 2016; and strong job growth in the 12 months ending October '16. These signals are underscored by a growing consensus that the global oil market is moving back into equilibrium for supply and demand, and that the price can be soon restored to the \$65 per barrel range. Houston weathered the downturn better than many expected: the region never had a 12-month period in which employment growth dipped below zero and the unemployment rate never rose above 5.8 percent.

The Houston economy benefited from a strong U.S. economy and the strength of its petrochemical and refining industries (which in turn benefited from the low prices of oil and natural gas). According to Patrick Jankowski, senior Vice President of Research at the Greater Houston Partnership, Houston's role as an energy capital of the world hasn't changed: "If you're in the energy business, you either have to have a presence in Houston or you have to visit Houston on a regular basis."

Offsetting oil losses, and keeping Houston's job growth positive, has been strong growth in service sector jobs. Growth in food service, healthcare, retail trade, and public education have led the metropolitan area's job growth since late 2014.

The Houston area created 13,400 jobs in the 12 months ending October '16, and the Greater Houston Partnership is projecting Houston will add 29,700 net jobs across all sectors in 2017, demonstrating confidence from local experts.

Worldwide leader in healthcare

The healthcare industry makes up 13% of the Houston MSA's workforce and grew 2.9 percent between January '16 and January '17. Throughout the nation, hospitals, clinics and medical offices are expanding as they try to keep up with a population boom of nearly 10 percent since 2010. As a result, healthcare occupations and industries are expected to have the fastest employment growth and to add the most jobs between 2014 and 2024, the U.S. Bureau of Labor Statistics reports. In fact, between December '14 to October '16, a period when mining and logging lost nearly 25,000 jobs due to the energy downturn, health care created nearly 23,000 new jobs. The Greater Houston Partnership expects Houston to add 9,800 healthcare jobs in '17.

World's Largest Medical Complex

Houston's Texas Medical Center, dubbed a "Medical Mini-City" by Forbes, is the world's largest medical complex, the 8th largest business district in the US, employs over 106,000 people and has an estimated regional annual economic impact of \$20 billion. Much like the petrochemical boom occurring on Houston's east side, institutions within the TMC have \$3 billion in construction projects underway.

Healthcare expands to the suburbs

World-class healthcare is no longer confined to the Texas Medical Center campus. As Houston's growing population expands to the suburbs, so does its healthcare. New health center openings and expansions totaling over 5 million square feet in the TMC and the Greater Houston area over the next four years include:

- Memorial Hermann will open or expand hospitals in the TMC, Katy, Sugar Land, Pearland, Cypress and northeast Houston
- Texas Children's will open or expand hospitals in the TMC, The Woodlands and West Houston
- Houston Methodist will open hospitals in West Houston, Sugar Land and The Woodlands
- The University of Texas Medical Branch will open a hospital in League City
- Baylor/CHI will open a hospital in the TMC

This unprecedented growth ensures that the medical sector will remain one of the major pillars of Houston's economy for the foreseeable future.

Over 160,000 teachers, assistants, and librarians

Ranked as the nation's seventh largest district, Houston Independent School District (HISD) covers 312 square miles with 288 schools, 13,000 teachers and more than 210,000 students. The US

Travel + Leisure ranked Houston No. 2 among "Friendliest Cities in America" and No. 10 of "America's Best Music Scenes".

U.S. News & World Report ranked Houston seventh "Best Foodie Destination in the USA."

National Geographic ranked Houston No. 8 "Top Nightlife Cities in the World"

Houston was the only U.S. destination on Boston Globe's six "Places to Visit in 2015,"

Bureau of Labor Statistics estimates there are 160,000 teachers, teaching assistants and librarians in the Houston MSA. Houston is also home to multiple higher education institutions which attract students from all over the world:

- The University of Houston, a Tier One Research University, was chosen as one of the nation's best colleges for undergraduate education by The Princeton Review in 2011.
- Rice University, a Tier One Research University, was ranked as a top institution in the country by The Princeton Review, Newsweek College Guide, Kiplinger's Personal Finance, Worth magazine, Financial Times, U.S. News and World Report and the Almanac of Architecture and Design. Rice University ranked first among "30 Best Values in Small Colleges" according to Kiplinger's Personal Finance Magazine (2014).
- The University of St. Thomas was recognized by U.S. News & World Report, The Cardinal Newman Society and The Princeton Review Guide.
- Baylor College of Medicine was ranked as one of the top 25 medical schools for research in 2011 by U.S. News & World Report.
- Lone Star College System is one of the fastest-growing community colleges in the nation.
- Texas A&M University Health Science Center (TAMHSC) is the most comprehensive health science center in Texas. The TAMHSC School of Public Health is ranked in the Top 25 "Best Grad Schools for Public Health" by U.S. News & World Report.

Strong retail growth

Retail accounts for 10.3 percent of all jobs in the Houston region – only healthcare and government employ larger shares of the workforce. Houston ranks fourth nationally in retail construction activity. As of Q4 2016, occupancy was at 94%. Additionally, two million square feet of retail space is under construction, much of it for delivery next year. Houston should see the addition of add 4,500 jobs in this sector by year's end.



One of the friendliest cities in America

Houston's performing arts, nightlife, culinary scene, and sports attractions drew 17.5 million visitors in '15, up from 14.5 million in '14. Houston First Corporation and the Greater Houston Convention & Visitors Bureau plan to increase annual visitors to 20 million in '18 through a combination of marketing, tourism summits, industry outreach and infrastructure improvements, including more than two dozen planned hotel openings in 2017.

While over 2.2 million annual visitors come for the Houston Livestock Show and Rodeo, the world's largest livestock show and rodeo, many others come for its arts and culture. Houston has more than 500 cultural, visual and performing arts organizations, 90 of which are devoted to multicultural and minority arts. These organizations are some of the best in the country: The Children's Museum of Houston is the highest attended youth museum in the country for its size and rated number one in the country by Parents magazine; the Houston Zoo welcomed over 2.55 million visitors in 2016, making it the number one most-visited zoo in the country; and Houston's Museum of Fine Arts is the largest art museum in the Southwest United States.

For those who prefer live action to museums, Houston has a Theater District second only to New York City in its concentration of seats in one geographic area. Located downtown, the 17-block Theater District is home to eight performing arts organizations with more than 12,000 seats. The Houston Ballet was lauded by The New York Times as "...one of the nation's best ballet companies" and the Houston Grand Opera is the only opera company in the world with Grammy, Tony and Emmy awards. With so much to offer visitors from all over the world, it's no surprise that the Greater Houston Partnership predicts the addition of 8,700 employees to this sector in 2017.

New developments in air travel

The Houston Airport System contributed more than \$27.5 billion to the local economy and is directly responsible for over 230,000 jobs in the Houston area. Air travel was not immune to the economic downturn, but the opening of an international concourse and return of international service to Latin American and the Caribbean in October 2015 at Houston Hobby helped offset a drop in domestic traffic system wide. Additionally, United Airlines is currently constructing a new Terminal C North facility slated to open in early '17. In fact, the Greater Houston Partnership predicts a continuing recovery in this sector with the addition of 2,100 jobs.

INTERNATIONAL CITY | Houston's business cost is 2.0% below the U.S. average, drawing foreign trade, investment, and business to the region. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area, and 5,000 companies in Houston are doing business overseas. Based on trade, foreign investment, global connections and domination in certain aspects of the global economy, Houston is in the same category as New York, Tokyo, or other cities. Additionally, Houston exports ~\$97B per year - for comparison, the State of Texas' annual budget is \$109B.

Ninety-two foreign governments have official representation in Houston, ranking the city's consular corps third in the nation. Houston hosts 21 foreign banks, representing 9 nations; more than 752 foreign-owned firms; and more than 437 companies with branches in 144 other nations. The TMC sees an annual average of 16,000 international patient visits.

POPULATION | Over the past 35 years, Houston has added 3.4 million residents, 1.5 million jobs and real personal income has grown at a 6.1 percent annual rate.

Greater Houston Area Population by County

County	2015 Pop.	2016 Pop.	Pop. % of Houston	Growth	Growth %
Austin	29,548	29,758	0.44%	210	0.7
Brazoria	345,661	354,195	5.23%	8,534	2.5
Chambers	38,768	39,899	0.59%	1,131	2.9
Fort Bend	713,849	741,237	10.94%	27,388	3.8
Galveston	321,538	329,431	4.86%	7,893	2.5
Harris	4,533,341	4,589,928	67.77%	56,587	1.2
Liberty	79,696	81,704	1.21%	2,008	2.5
Montgomery	536,434	556,203	8.21%	19,769	3.7
Waller	48,630	50,115	0.74%	1,485	3.1
Totals	6,647,465	6,772,470	-	125,005	1.90%

CONSTRUCTION | The Greater Houston Partnership predicts construction in the areas of industrial, single family housing, medical, institutional, and commercial. In the November '16 election, Houston area voters approved \$638 million in local construction bonds on top of the \$10.6 billion approved since May '14.

EAST HOUSTON | Some \$50 billion worth of refinery, petrochemical and LNG plants are underway, providing thousands of construction jobs, but that activity will peak over the next two years. In 2017, nearly \$23 billion in such projects are scheduled to be completed. Increased need for routine maintenance and turnaround projects on the operational plants will soften the employment decrease as construction winds down.

PORT OF HOUSTON | 1st ranked US port in foreign tonnage (2015); 2nd ranked US port in total foreign cargo value (2015); Largest Gulf Coast container port, handling 68% of US Gulf Coast container traffic (2015); The Port Commission approved \$88 million in capital expenditures tied to channel improvements and new terminals

SPACE CITY | Houston is home to Johnson Space Center, a \$1.5 billion complex housing one of NASA's largest R&D facilities, mission control, and the training base for US astronauts, as well as 150 companies involved in aircraft or space vehicle manufacturing, space research and technology.

HOUSING | Single family housing inventory remains tight with a 3.8-month supply, and 2016 saw a 3.0% increase in single-family homes sold from 2015. For the past two years, the 12-month total property sales tracked by the Houston Association of Realtors has remained steady between 89,000 and 91,500.



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K





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