

FOR SALE > LAND

± 16.5 Acres, Multi-Tracts

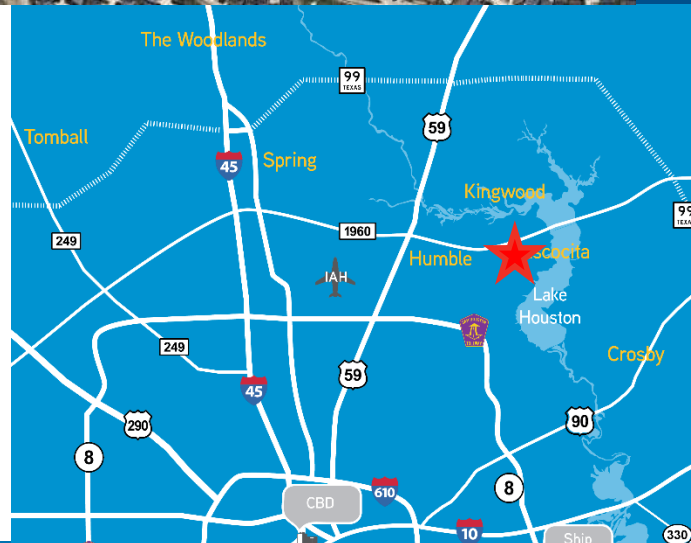
Colliers
INTERNATIONAL

NWQ Timber Forest Dr. & Will Clayton Parkway, Humble, TX 77346



Property Summary:

- > These Tracts are located east of Hwy 59, south of FM 1960 and north of Will Clayton Parkway. Key Map 377-A.
- > The Will Clayton Pkwy Tracts are priced at \$6.00 PSF and the Timber Forest Dr. Tracts are priced at \$5.00 PSF.
- > Utilities: All available from HCMUD #278.
- > Outside any Flood Hazard areas.
- > Combined Tax Rate (2016) - \$3.37298 per \$100 value.



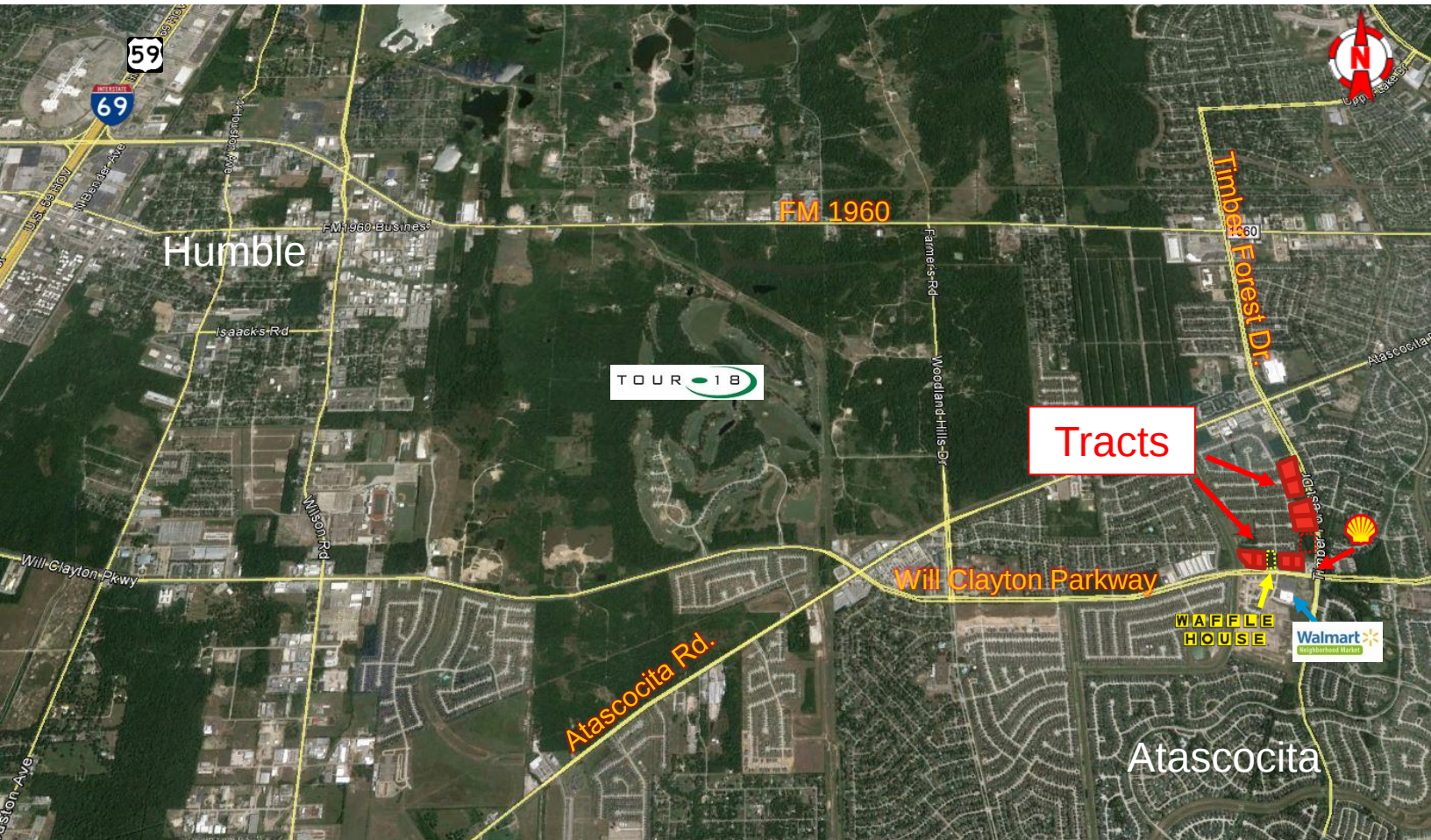
TOM CONDON JR.
713 830 4007
tom.condon.jr@colliers.com

COLLIERS INTERNATIONAL
1790 Hughes Landing Blvd | Suite 250
The Woodlands, TX 77380
www.colliers.com

FOR SALE > LAND

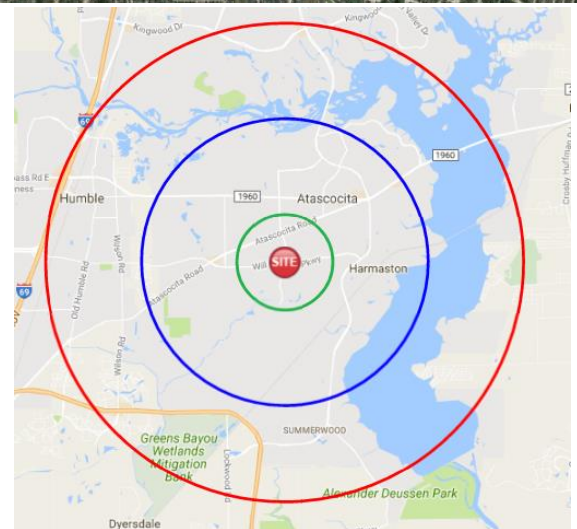
± 16.5 Acres, Multi-Tracts

NWQ Timber Forest Dr. & Will Clayton Parkway, Humble, TX 77346



DEMOGRAPHICS:

2016 Estimate	1 mile radius	3 mile radius	5 mile radius
Population	20,608	73,021	136,206
Average HH Income	\$119,428	\$112,683	\$109,650
Households	6,757	23,478	46,610



Colliers International is a worldwide affiliation of independently owned and operated companies. The information contained herein has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

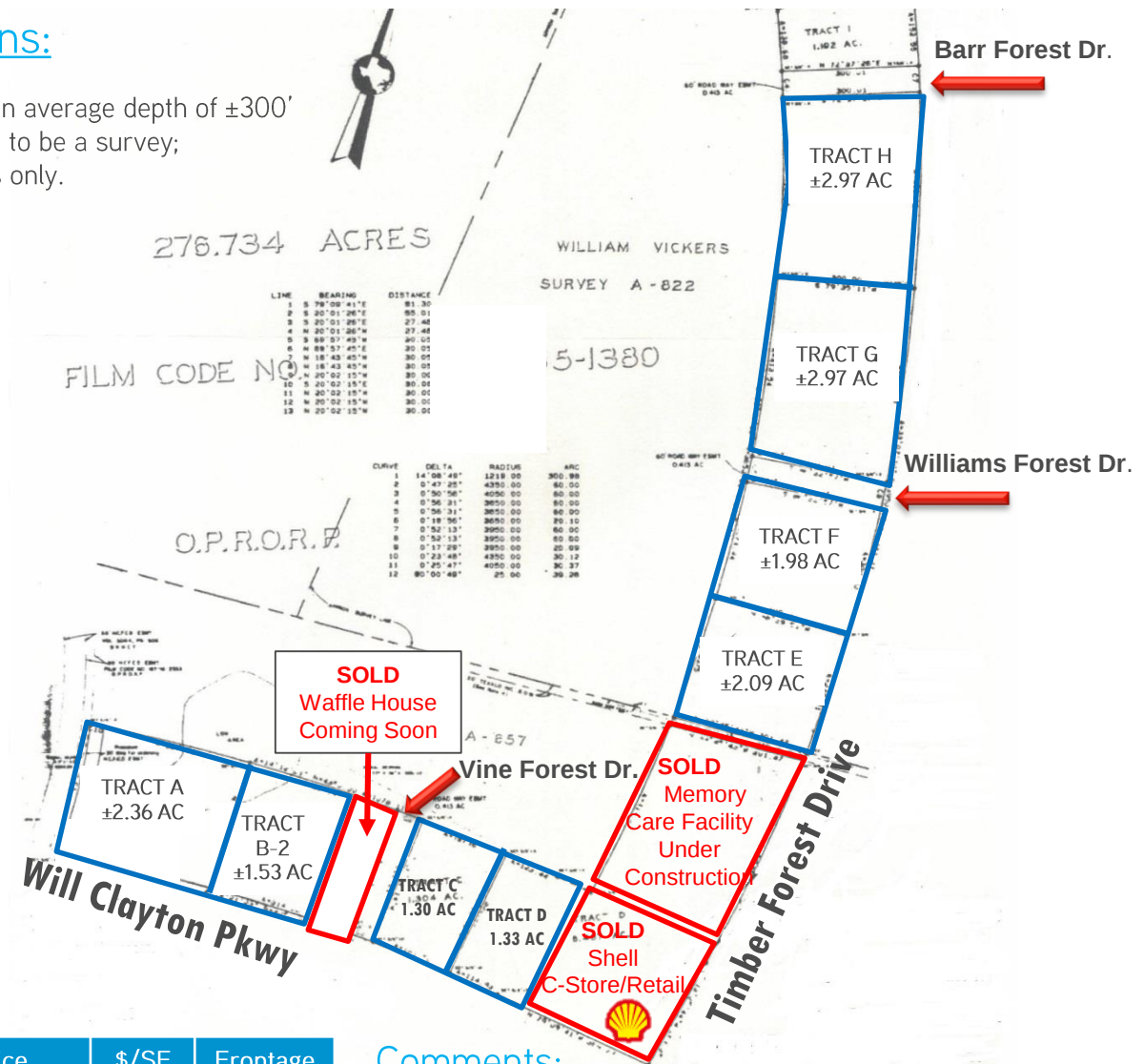


± 16.5 Acres, Multi-Tracts

NWQ Timber Forest Dr. & Will Clayton Parkway, Humble, TX 77346

Survey/Site Plans:

- > Depth: each Tract has an average depth of ±300'
- > Not to scale or intended to be a survey; for illustrative purposes only.



Tract	Size (Acres)	Price	\$/SF	Frontage
A	± 2.36	± \$616,810	\$6.00	± 343'
B-1	± 0.72	Waffle House Site	SOLD	± 105'
B-2	± 1.53	± \$399,829	\$6.00	± 222'
C	± 1.30	± \$339,768	\$6.00	± 189'
D	± 1.33	± \$347,609	\$6.00	± 193'
E	± 2.09	± \$455,202	\$5.00	± 303'
F	± 1.98	± \$431,244	\$5.00	± 287'
G	± 2.97	± \$646,866	\$5.00	± 431'
H	± 2.97	± \$646,866	\$5.00	± 431'

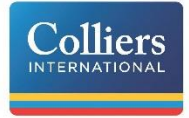
Comments:

- Seller will consider combining Tracts.
- Waffle House expected to be under construction in 2017.
- Memory Care Facility proposed on the 3 acres on Timber Forest (adjacent to corner c-store) which sold June 2014 and is currently under construction.
- Strong area demographics; drawing from communities of Humble, Kingwood & Atascocita
- Remaining Tracts are restricted from certain uses: fuel station, pharmacy, fast food/liquor/tobacco for off premise consumption, dry cleaning or laundry business; ask for the Recorded Restrictions for more details.



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.

Colliers International
Houston, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

patrick.duffy@colliers.com

Email

(713) 222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713) 830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713) 830-2112

Phone

Tom Condon, Jr.

Sales Agent/Associate's Name

419324

License No.

tom.condon.jr@colliers.com

Email

(713) 830-4007

Phone

Buyer/Tenant/Seller/Landlord Initials

Date