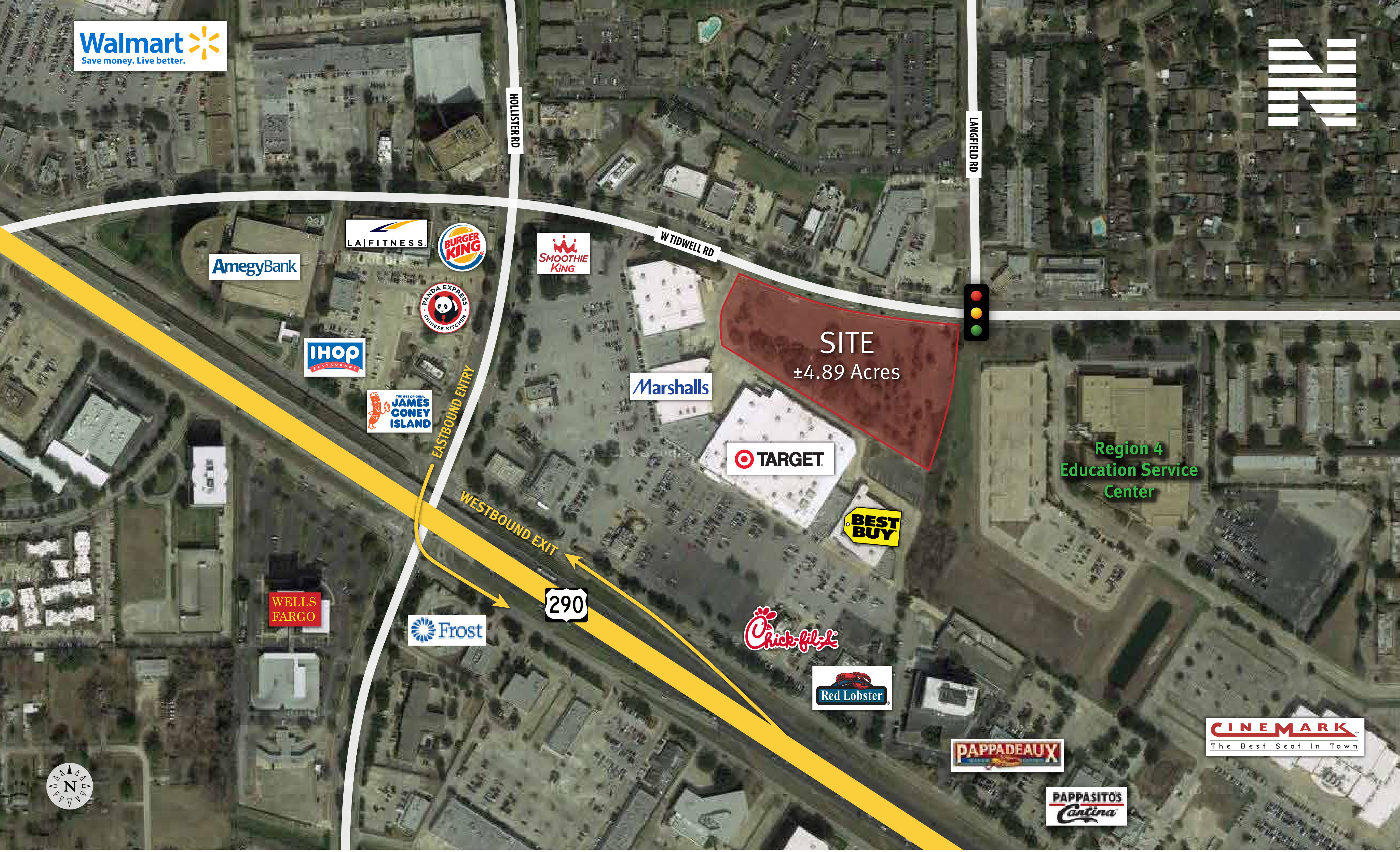

ARA A Newmark Company

±4.89 ACRES ON W TIDWELL ROAD

Houston, TX, 77040 | Price TBD by Market

±4.89 Acres on W. Tidwell Rd

ARA A Newmark Company

EXCLUSIVE REPRESENTATION

ARA Newmark has been exclusively retained to represent the Seller in the disposition of ±4.89 acres on W. Tidwell Road, Houston, Texas (Property). All inquiries about the Property should be directed to ARA Newmark.

DUE DILIGENCE INFORMATION

To access the due diligence information please visit the Property website at:
arausa.listinglab.com/**489AcresonWTidwellRd**

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ARA, A Newmark Company
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Houston, TX 77056

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CONTENTS

Property Details

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TRACT DETAIL	
LOCATION	South side of W Tidwell Road just east of Hollister Road
LAT., LONG.	29.850157, -95.501103
TOTAL ACRES	4.89
PARCEL NUMBER	1076470000002
LEGAL	RES D1 BLK 4 NORTHWEST CROSSING SEC 1
FRONTAGE (APPROX.)	692 ft on W Tidwell Rd
ACCESS	W Tidwell Rd
UTILITIES	Available
SCHOOL DISTRICT	Cypress-Fairbanks Independent School District

2015 TAX RATES

	2015 Rate
Cypress-Fairbanks ISD	1.440000
Harris County	0.419230
Harris Co Flood Cntrl	0.027330
Port Of Houston Authy	0.013420
Harris Co Hosp Dist	0.170000
Harris Co Educ Dept	0.005422
Lone Star College Sys	0.107900
City Of Houston	0.601120
Nw Mgmt Dist Comm	0.132000
Total	**2.916422**

2016 DEMOGRAPHICS

	0-1 mi	0-3 mi	0-5 mi
Est. Population	12,232	126,271	321,675
2016-2021 Est. Population Growth	12.35%	7.77%	8.23%
Est. Average Household Income	$50,004	$54,855	$67,628
Est. Median All Owner-Occupied Housing Values	$127,657	$126,878	$143,839

4.89 ACRES ON W. TIDWELL ROAD

- Development opportunity at the northeast quadrant of Hollister Rd and W. Tidwell Rd in northwest Houston
- Located just off of a major US-290 exit - Highway 290 is currently undergoing a major expansion, adding new lanes, a tollway, and frontage lanes throughout a 38-mile stretch
- Situated behind a busy shopping center anchored by Target, Shoe Carnival, and Best Buy
- Estimated 12.35% population growth by 2021 within 1 mile
- Major industrial employment base along the 290 Corridor and the Sam Houston Tollway offering over 53 million square feet of industrial space and an availability rate of 4.5%
- Major employers in the immediate area include Enterprise Products, Halliburton, Aker Kvaerner Business Partners, Exxon, Toyota, Siemens, FedEx, Randall's Distribution Center, National Oilwell Varco, Baker Hughes, Cameron, Weatherford, and Oceaneering

Property Survey

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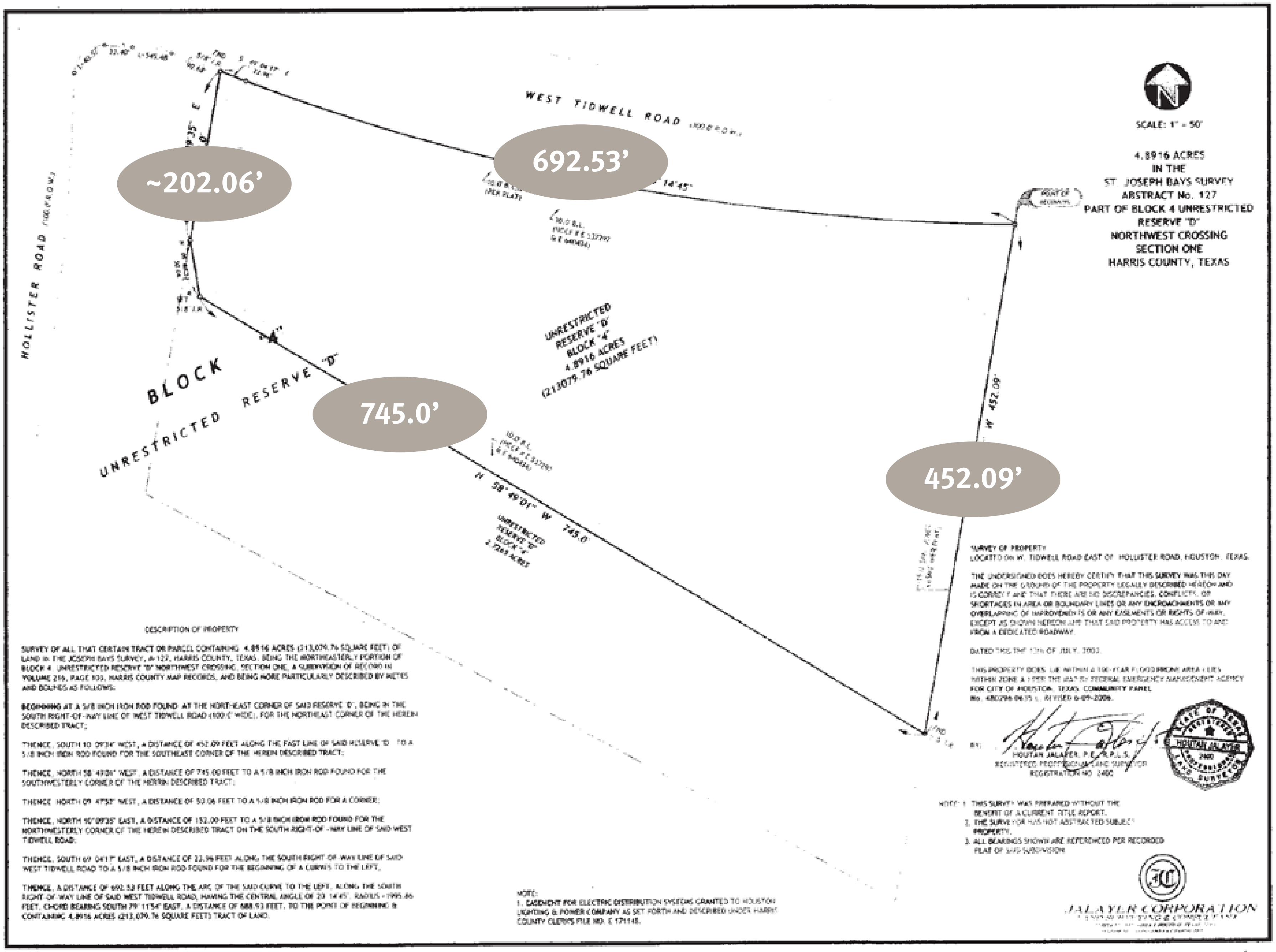

Area Map

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EMPLOYMENT

1 290 Industrial Corridor
2 Memorial City Plaza
3 Energy Corridor
4 Memorial Hermann Northwest Hospital
5 Memorial Hermann Memorial City

NEIGHBORHOODS

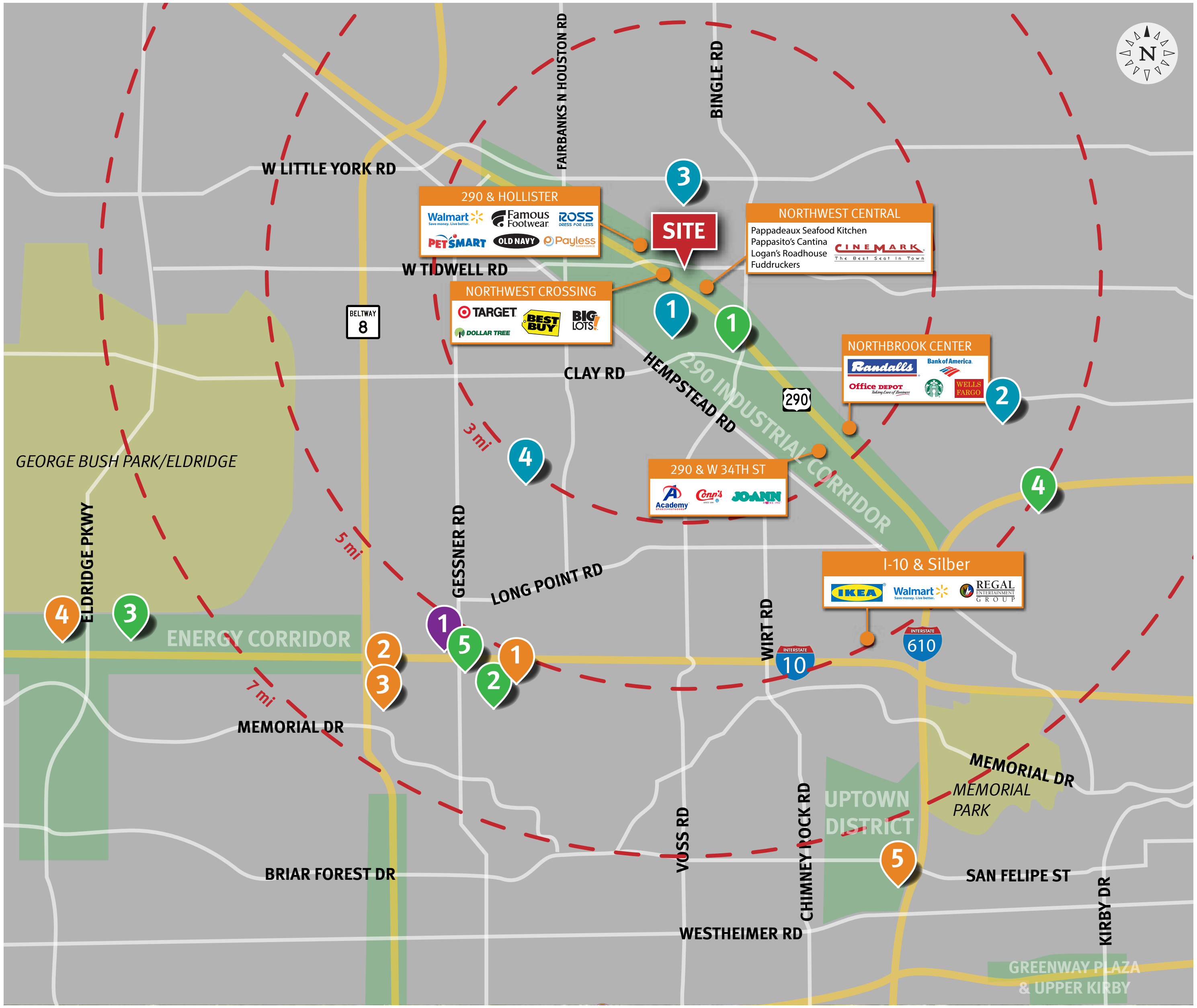
1 Fairbanks/NW Crossing - home values up to $700K
2 Garden Oaks - home values up to $1M
3 Inwood - home values up to $375K
4 Spring Shadows - home values up to $650K

RETAIL & ENTERTAINMENT

1 Memorial City Mall
2 City Centre Development
3 Town and Country Village
4 Energy Corridor
5 Galleria Mall

FUTURE DEVELOPMENT

1 MetroNational: 240,000-square-foot office



Employment Highlights

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MAJOR EMPLOYMENT CENTERS

290 Industrial Corridor

- US Highway 290 is currently undergoing a major expansion, adding new lanes, a tollway, and frontage lanes throughout a 38-mile stretch from Loop 610 to FM 2920
- Major industrial employment base along the 290 Corridor and the Sam Houston Tollway offering over 53 million square feet of industrial space and an availability rate of 4.5%
- Enterprise Products set to develop a 175,000-square-foot office building along Sam Houston Parkway and just north of West Road
- Major employers in the immediate area include Enterprise Products, Halliburton, Aker Kvaerner Business Partners, Exxon, Toyota, Siemens, FedEx, Randall's Distribution Center, National Oilwell Varco, Baker Hughes, Cameron, Weatherford, and Oceaneering

Memorial City Plaza (5.5 miles)

- Seven Class A office towers encompassing more than two million square feet
- Tenants include Waste Management, Paradigm, Cabot Oil & Gas, USI, and Group 1 Automotive
- MetroNational recently opened the second of two office towers in the 597,000-square-foot Air Liquide Center
- A six-story Class A office building with 226,000 square feet is scheduled to be completed Fall of 2016
- New construction in Memorial City is spreading accross I-10; MetroNational is constructing a 240,000 square foot office building on the northwest corner of Gessner and I-10 which will be anchored by Cemex

Energy Corridor (7 miles)

- Over 300 multinational, national, and local companies with over 91,000 employees
- Comprised of nearly 19 million square feet of Class A office space, 4 million square feet of retail, and 2.6 million square feet of industrial space
- Energy Corridor Management District is projecting an additional 9 million square feet of office development by 2025
- 3 million square feet of Class A office space is currently under construction and 3.5 million square feet of Class A office space is currently proposed
- Major employers (employees) include British Petroleum (9,537), ConocoPhillips (2,600), Sysco Corporation (1,800), Technip USA Corp. (1,800), Shell Oil Company (3,000), Mustang Engineering/Wood Group (8,500), Shaw Group (1,500), Dow Chemical (950), and ExxonMobil Chemical (750)

Greenspoint Business District (8.5 miles)

- Greenspoint Place: 36-acre campus featuring Class A office space and a 480-room Hilton
  - Includes six office buildings and two connecting retail centers totalling 2 million square feet
  - Major tenants include American Bureau of Shipping and Swift Energy
- Covers 12 square miles and hosts Bush Intercontinental Airport
- 4,400 business establishments, 20 major companies, 55,000 employees
- Major employers (employees) include UPS (4,300), Baker Hughes (1,600), Halliburton (1,300), and United Airlines (700)
- 18 million square feet of retail, office, and industrial space

HEALTHCARE

Memorial Hermann Northwest Hospital (5 miles)

- 260-bed facility with 500 affiliated doctors
- Includes the Family Birthing Center, Ambulatory Medicine Center, Outpatient Testing Center, an orthopedic/surgical unit, an intensive care unit, and a public medical research library

Memorial Hermann Memorial City (5.5 miles)

- Hosts Memorial Hermann Healthcare campus, totaling 2.5 million square feet of space
- Recently underwent $92 million expansion, adding 1.5 million square feet
- More than 1,600 employees, 1,000 medical staff and physicians, and 300 volunteers
- Four medical plazas including award winning heart and vascular institute and a newly constructed 33-story Class A medical office tower comprised of 915,034 square feet
- Offers local residents 434-bed facility with ER services, a Women's Center, and a Cancer Center
- Newly finished 22-story Westin hotel offering 267 guest rooms and upscale amenities

Retail & Entertainment Highlights

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LOCAL RETAIL & ENTERTAINMENT

Northwest Crossing Shopping Center (adjacent to Property)

- Target, Shoe Carnival, Best Buy, Northwest Vision, Dots Fashions, Styles for Less, Dollar Tree, Big Lots
- Chili's, Red Lobster, Chick-fil-A, Whataburger, James Coney Island, Freebirds World Burrito, Smoothie King

NW Central Drive & Northwest Drive (1500 feet)

- Cinemark
- Pappadeaux Seafood Kitchen, Pappasito's Cantina, Logan's Roadhouse, and Fuddruckers

Highway 290 & Hollister (2000 ft)

- Walmart, Old Navy, Ross Dress for Less, K&G Fashion Superstore, Petsmart, Verizon Wireless, Famous Footwear, Payless ShoeSource, Party City
- Kublai Khan, Panera Bread

Northbrook Center (less than 3 miles)

- Randalls, Wells Fargo, Office Depot, Bank of America
- Starbucks, Luby's

Highway 290 & W. 34th Street (3 miles)

- Academy Sports & Outdoors, Conn's, Jo-Ann Fabric & Craft Stores
- Black Eyed Pea, Cazadores Mexican, China Border, Denny's

Jersey Meadows Golf Course (5 miles)

- 18-hole course Municipally owned by the City of Jersey Village
- Features a clubhouse which seats up to 160 and a full service Pro Shop

MAJOR RETAIL & ENTERTAINMENT CENTERS

Memorial City Mall (5.5 miles)

- Receives an estimated 16 million visitors each year with approximately 53,964 cars traveling along Gessner per day
- 150+ stores and restaurants, 1.7 million square feet of retail space
- Anchored by Macy's, Target, Sears, Dillard's, JCPenney, and Cinemark Memorial City
- Apple, Coach, Pandora, Gap, Sephora, Abercrombie & Fitch, Cheesecake Factory, California Pizza Kitchen, Panera Bread, Cinemark
- Nearby is "Restaurant Row", which includes Ciro's Italian Grill, Denis' Seafood Houston, and Guadalajara Hacienda

City Centre Development (6 miles)

- 425,000 square feet of Class A office space
- 500,000 square feet of retail space that includes a Lifetime Fitness, 9-screen Studio Movie Grill, and many fashionable shops
- Anthropologie, Bistro Bar, Eddie V's, Houston Motor Club, J. Crew, Kendra Scott, Lululemon, Olive & Vine, RA Sushi, Ruggles Green, Sur La Table, The Capital Grille, The Tasting Room, Urban Outfitters, Yard House, and Z Gallerie
- 245-room Hotel Sorella, a 4-Star hotel

Town and Country Village (6.5 miles)

- 75 shops and services
- Just added over 100,000 square feet of retail and office space with Phase III
- Includes retailers such as Gap, Ann Taylor, Banana Republic, Coldwater Creek, Talbots, White House Black Market, Pottery Barn, Williams-Sonoma, Restoration Hardware, Barnes & Noble, Bath & Body Works, Fleming's Steakhouse, McCormick & Schmick's, Escalante's Mexican Grille, La Madeleine, Pronto Cucinino, Bank of America, and American Express Travel


MEMORIAL CITY MALL

- The Central Green Amphitheatre offers 800-1,100 seats for special events

Energy Corridor (7 miles)

- More than 1.3 million square feet of retail space; expected to increase to 2.9 million square feet by 2030
- Diverse dining: over 60 restaurants of all varieties
- Twenty-five qualified hotels provide almost 4,000 rooms
- Over 26,000 acres of natural space and 50 miles of bike trails and running trails offer opportunities for healthy living

Galleria Mall (7 miles)

- More than five million square feet of retail space
- Approximately 1,000 stores
- Boasts 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

Houston Market Overview

A Newmark Company

CONTINUED GROWTH

Houston saw continued growth in 2015 in spite of the negative perception driven by the decline in energy prices. This growth was largely attributed to strengths in other areas of Houston's diverse economy. Houston created 23,200 jobs in 2015. This employment increase distinctly separates 2015 in Houston from previous periods that saw energy downturns, namely the 1980s, early-1990s, early-2000s, and the Great Recession. In all of these periods Houston sustained substantial job losses. Not only did Houston gain jobs in 2015, but it is projected to continue to do so in 2016. The Greater Houston Partnership is projecting Houston to add 21,900 jobs this year, demonstrating confidence from local experts. REIS and Witten Advisors project even higher numbers at 38,280 and 30,700 jobs respectively.

To understand the growth in 2015, and the positive projections for 2016, all the drivers of Houston's economy must be considered. Energy is only one of several key drivers, and it is the only one currently contracting. Other key drivers include the U.S. economy, the petrochemical industry, and the medical industry, all of which are strong and growing.

INTERNATIONAL CITY

- Houston's business cost is **2.0% below** the U.S. average, drawing foreign trade, investment, and business to the region.
- Houston hosts:
  - More than **90 Foreign Consulates**
  - **31 active Foreign Chamber of Commerce and Foreign Trade Associations**
  - **21 foreign banks**, representing **9 nations**
  - More than **752 foreign-owned firms**
  - More than 437 companies with branches in **144 other nations**

MARKET DRIVERS

A key difference between 2015 and previous energy downturns is that the U.S. economy is still growing. In all four previously mentioned downturns the U.S. saw a decline in employment. However, in 2015 total nonfarm employment in the U.S. grew 1.9% year-over-year, translating to 2,650,000 jobs. Projections for U.S. job growth in 2016 range from 1.70% to 2.25%, which is good news for Houston. When the U.S. does well, Houston does well. In the last 25 years, only once (2003) has Houston lost jobs while the U.S. gained jobs. Dr. Bill Gilmer, Chief Economist at the University of Houston, estimates that every 1% of U.S. job growth creates 33,000 jobs in Houston. Another important factor to consider in regards to Houston's continued growth is the diverse local economy. For better or worse, Houston's perception is tied to energy. However, there has been significant diversification over the last 30 years.

HOUSTON'S WORKFORCE

- Over 6,000 manufacturers employ more than **250,000 skilled workers**
- More than **89,000 engineering and architecture professionals** in a variety of fields
- Over **165,000 high-tech (energy, medicine, and aerospace) professionals**

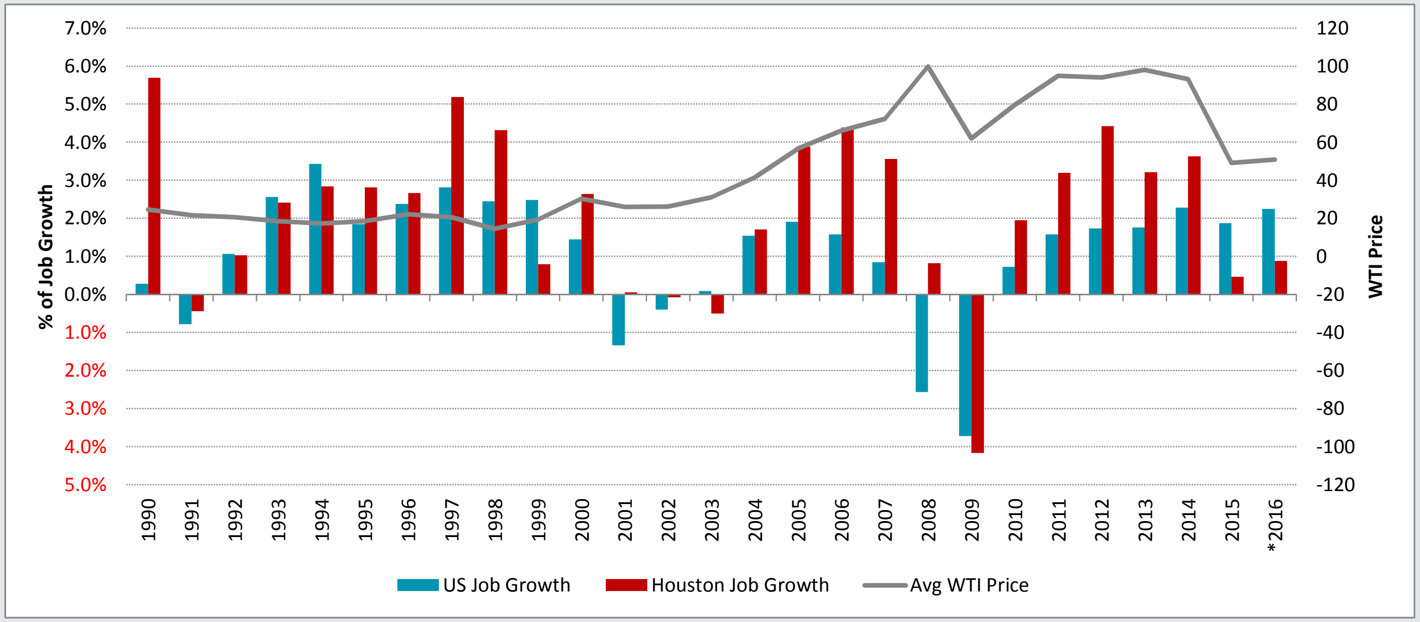
DIVERSE INDUSTRY

Losses in upstream energy have been more than offset by the rapid growth of Houston's other industries. Vehicle sales are at all-time highs – 376,481 sales in 2015. Airport traffic continues to grow, with an estimated 50 million passengers moving through Houston airports a year. The Port of Houston – which has a statewide economic impact of over $264.9 billion – led Texas to be the top exporting state for the 13th consecutive year. The two industries which have perhaps contributed the largest impact on Houston's growth are petrochemicals and medicine.

UNPRECEDENTED EXPANSION

The Houston area is currently experiencing an unprecedented expansion of its petrochemical industry, primarily on the east side of town. These expansions are by no means hurt by declining oil prices but are in fact thriving because of them. Some of the more noteworthy expansions include ExxonMobil's $6 billion expansion to their petrochemical complex, Chevron Phillips' $6 billion ethane cracker facility, Celanese's $800 million methanol production unit, and lyondellbasell's $500 million ethylene plant expansion. Combined, all of the petrochemical expansions are estimated to cost over $35 billion. A study by the Greater Houston Port Bureau estimates that these projects will create upwards of 265,000 jobs over their lifetime.

Many also overlook the fact that Houston is home to the Texas Medical Center (TMC), which is the world's largest medical complex and employs over 151,000 people. The healthcare industry makes up 10.1% of the Houston MSA's workforce and has grown 43% over the last 10 years; compare that to the energy industry which comprises 10.6% of the workforce and has grown 46% in the same period. Much like the petrochemical boom occurring on Houston's east side, institutions within the TMC are undergoing massive expansion projects totaling over $6 billion in capital investments. This unprecedented growth ensures that the medical hub will remain one of the major pillars of Houston's economy for the foreseeable future.



HEALTHCARE SERVICES
account for one in ten jobs in the Houston region and 9.5% of the local payroll

NATURAL GAS
is fueling a strong construction cycle along the U.S. Gulf Coast for chemi-cals, LNG and agriculture

INTERNATIONAL TRAVEL
will grow as Hobby Airport opens its International Terminal in 2015, generating 10,000 jobs

RETAIL SALES
in Houston grew by 30.3% from 2009-2013, fueled by population growth and rising incomes

HOUSING INVENTORY
remains tight at a reported 2.8 months according to the Houston Association of Realtors

AUTO SALES
experienced the best June on record in 2015, selling 34,424 vehicles (+8.7% from last year)

CONSTRUCTION
permits for the City of Houston totaled $8.3 billion in the 12 months ending June 2015

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 that 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)

DISCLAIMER

Prospective purchasers are hereby advised the Owners ("Owner") of the Property are soliciting offers through Apartment Realty Advisors ("ARA"), which may be accepted or rejected by the Owners at the Owners' sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Properties offered hereby. The information contained herein, or any other related information provided by the Owners, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owners.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

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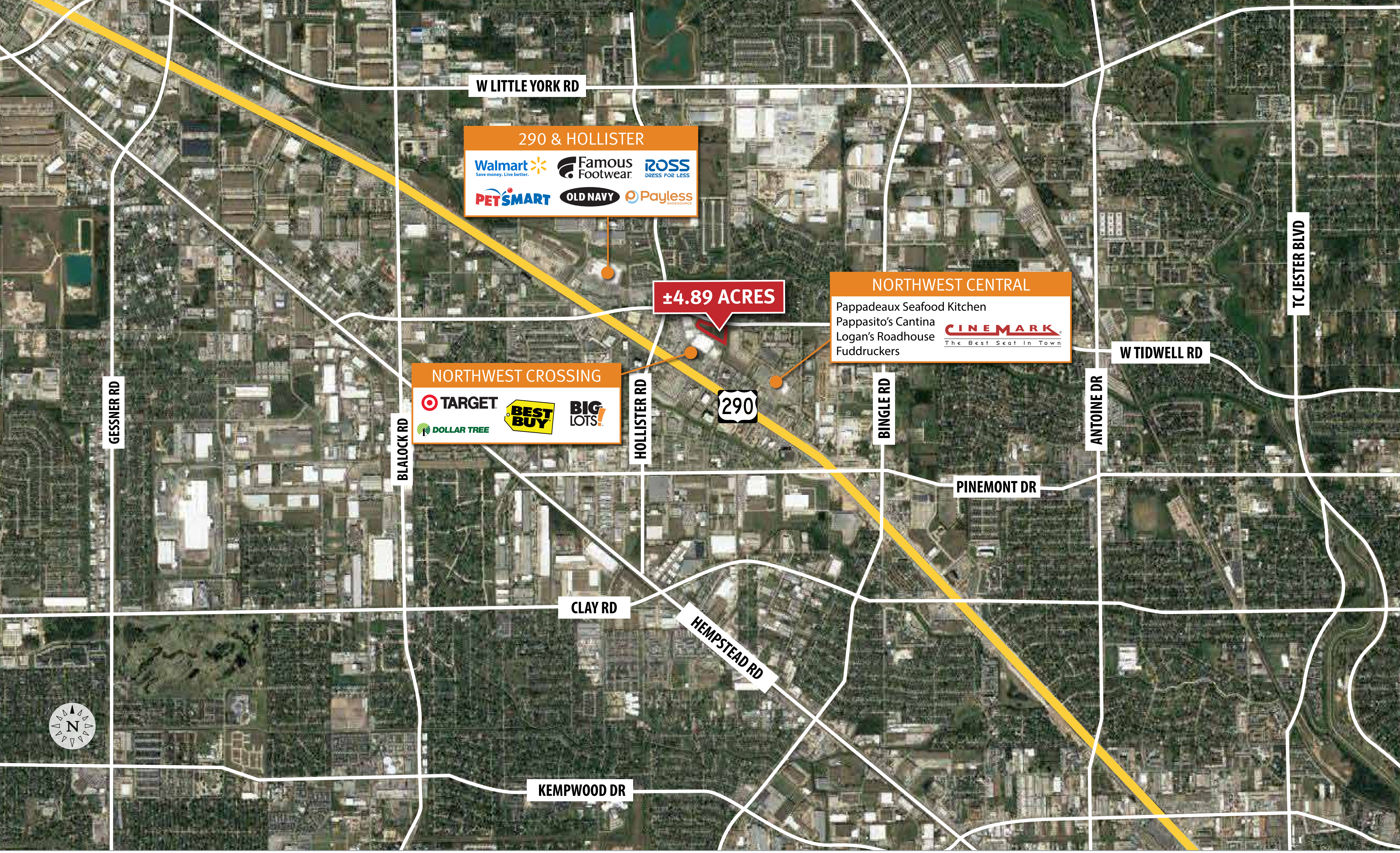
Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, ARA, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.



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