

Whispering Lakes Commercial Reserves

SWC of Lawrence Road & State Highway 96 | League City, Texas
FM 646, East of South Shore Boulevard | League City, Texas

Heather Nguyen | 281.477.4300

3.24, 6.39 & 33.9 Acres Available – Can be subdivided



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PROPERTY DESCRIPTION

The developer of Whispering Lakes Ranch now offers a variety of opportunities in the rapidly growing League City trade area. This community is minutes away from the Kemah waterfront, South Shore Harbor Resort, Marina, and Conference Center, Beacon Lakes Golf Club, Baybrook Mall, Space Center Houston, Big League Dreams Sports Park, and Galveston Island. Access to I-45 makes it convenient to employees in Downtown, the Medical Center, UTMB, and Johnson Space Center. Additional residential development includes Tuscan Lakes, MarBella, and six new Class A multi-family communities.

- Tracts front or are in close proximity to Clear Creek ISD's Education Village. Covering over 150 acres, this center is the first of its kind in Texas.
- UTMB is under construction on a 35 acre campus at I-45 and FM 646. The first 100,000 SF is complete, and will eventually include over 2 million square feet at completion.
- Area retail includes an 82,000 SF Kroger Signature store, one of the largest in Texas.
- Great access and visibility in the rapidly expanding 646 corridor in League City, linking I-45 to the coast.

Traffic Counts

- 22,000 cars per day on Highway 96
- 7,300 cars per day on FM 646

Available Tracts

Tracts are available for retail, restaurants, gas stations, medical, office, and multifamily.

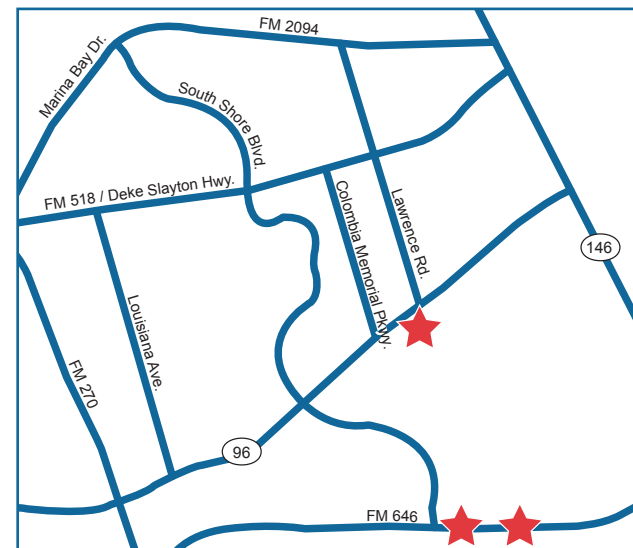
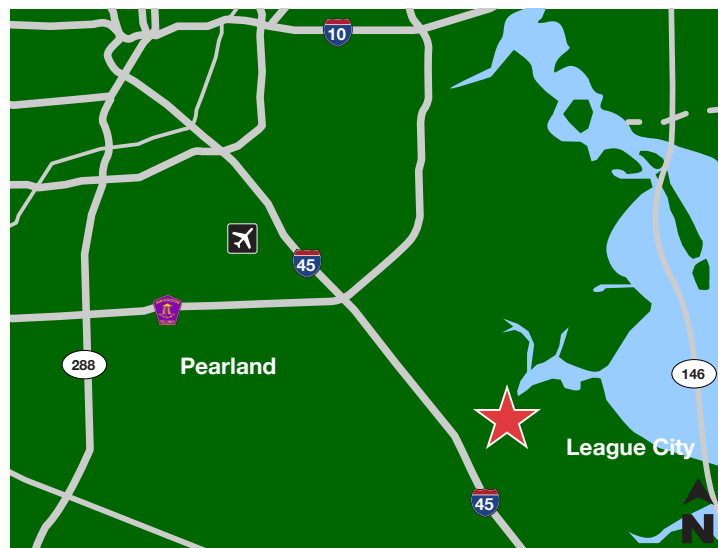
- Tract One: ± 3.24 acres (net) at the SWC of Lawrence Road and SH 96
- Tract Two: ± 6.39 acres at the SEC of Caroline Street / South Shore Blvd. and FM 646
- Tract Three: ± 33.9 acres on FM 646, just east of Shore Blvd

AREA RETAILERS & EMPLOYERS



CONTACT

Heather Nguyen
 281.477.4358 | hnguyen@newquest.com

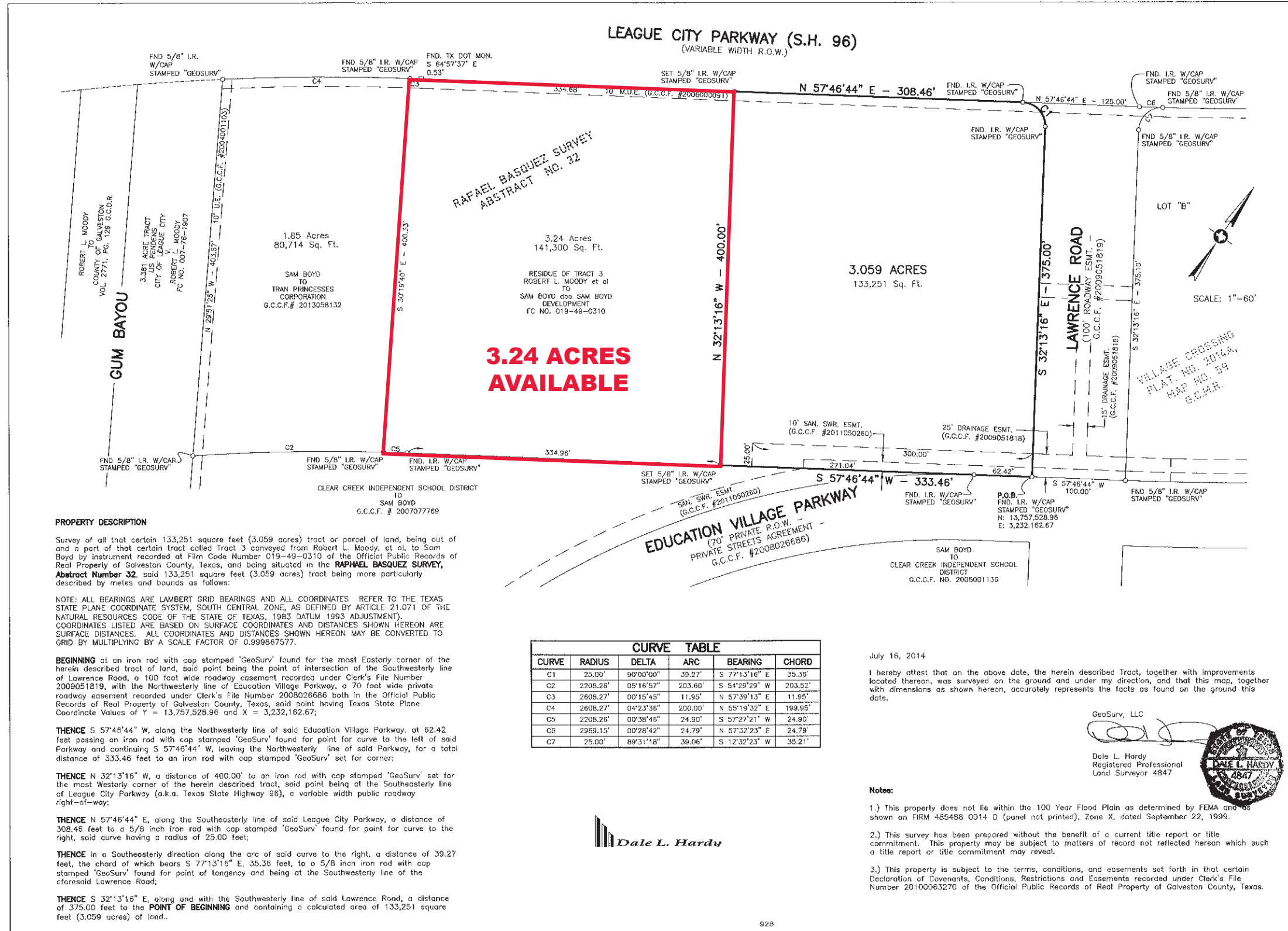


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 PROPERTIES

TRACT I SURVEY

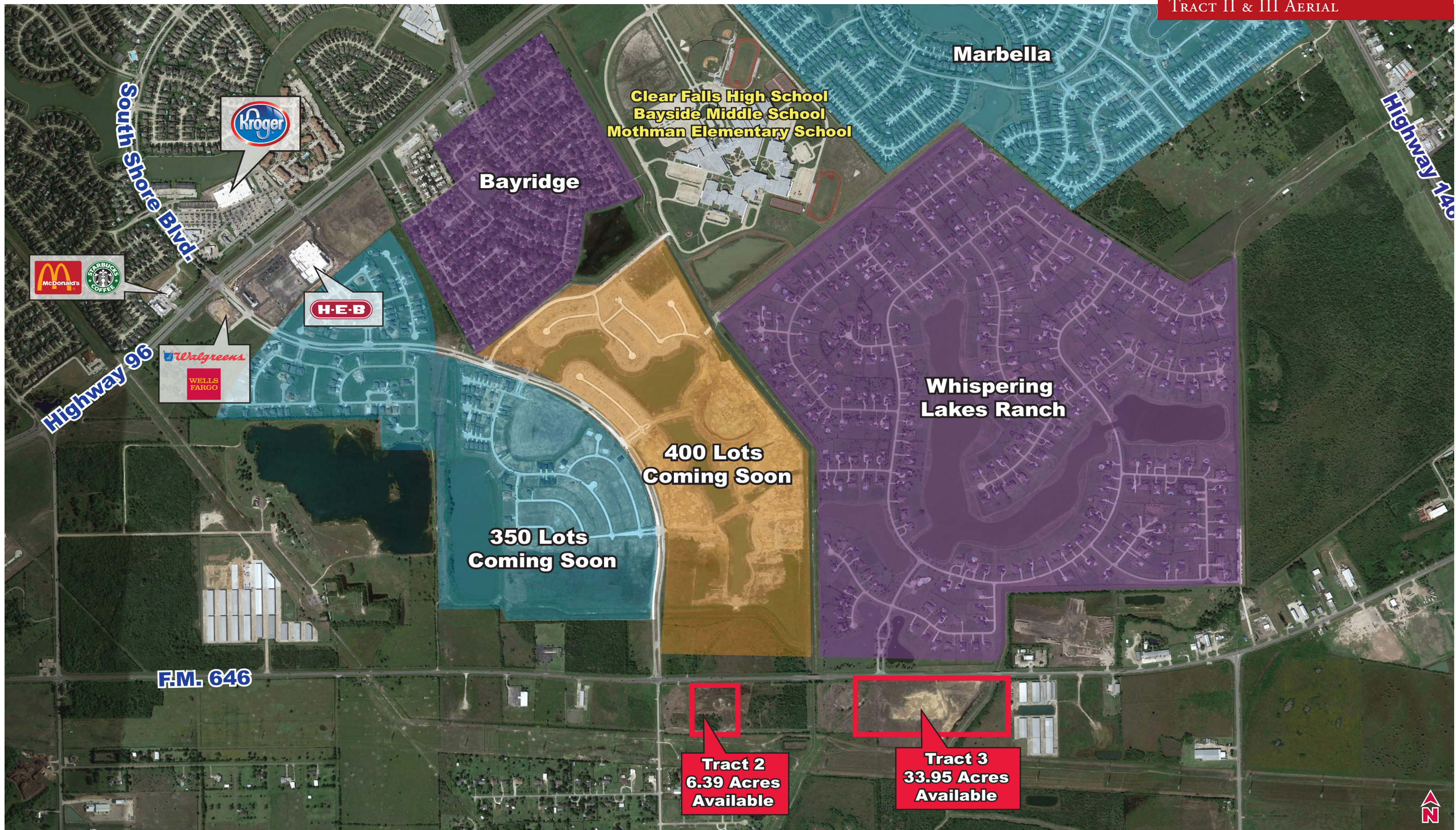


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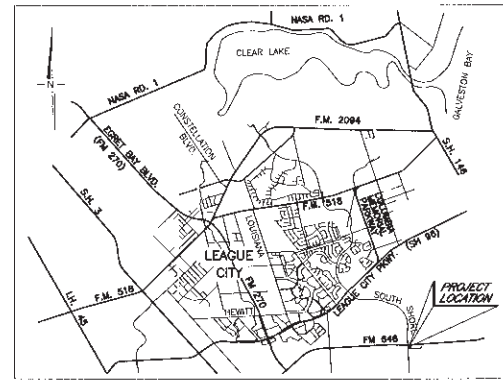
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TRACT II & III AERIAL

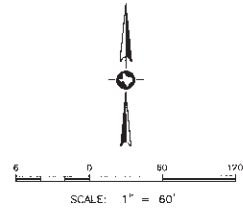


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VICINITY MAP
 SCALE: 1" = 80'



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	11519.18'	00°21'51"	73.24'	N 87°13'12" E - 73.24'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.48'	N 02°59'03" W
L2	126.76'	N 87°02'17" E

PROPERTY DESCRIPTION

All that certain 1.35 acres (58,613 square feet) tract of land out of and a part of Block Thirty (30) of LEAGUE CITY SEMI-TROPICAL GARDENS, a Subdivision in Galveston County, Texas, according to the map or plat recorded in Volume 738, Page 8, and being situated in the RODNEY ANTHONY SURVEY, Abstract 630, Galveston County, Texas, said 1.35 acres tract also being a portion of a called 801,500 acres tract, described as Tract I, in a deed recorded under Clerk's File Number 2002045006, said deed and plat recorded in the Office of the County Clerk of Galveston County, said 1.35 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DERIVED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT. COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCE. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.989867458.

COMMENCING at a found 1/2 inch square iron rod being the point of intersection of the South line of Block 30, LEAGUE CITY SEMI-TROPICAL GARDENS, with the East line of Caroline Avenue, a 60 foot public roadway right-of-way as described of record at Clerk's File Number 8322959 of the Official Public Records of Real Property of Galveston County, Texas;

THENCE N 02°59'03" W, along the East line of said Caroline Avenue, a distance of 40.48 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the POINT OF BEGINNING of the herein described tract;

THENCE N 02°59'03" W, continuing along the East line of said Caroline Avenue, a distance of 293.31 feet to an iron rod with cap stamped "GeoSurv" found for the Northwest corner of the herein described tract of land, said point also being at the point of intersection of the East line of said Caroline Avenue with the South line of said F.M. 646 and the beginning of a non-tangent curve to the left, said curve having a central angle of 00°21'51" and a radius of 11,519.18 feet;

THENCE Northwesterly, along the arc of said non-tangent curve to the left and the South line of said F.M. 646, a distance of 73.24 feet, the chord of which bears N 87°13'12" E, 73.24 feet, to a point of tangency, from which point a found concrete monument (disturbed) bears N 58°16' W, 0.61 feet;

THENCE N 87°02'17" E, along the South line of said F.M. 646, a distance of 126.76 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northeast corner of the herein described tract of land;

THENCE S 02°59'03" E, parallel with the East line of said Caroline Avenue, a distance of 293.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Southeast corner of the herein described tract;

THENCE S 87°00'57" W, a distance of 200.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 1.35 acres (58,613 square feet) of land.



6.39 ACRES AVAILABLE

LEAGUE CITY SEMI-TROPICAL GARDENS SUBDIVISION (VOL. 738, PG. 8, G.C.M.R.)

October 6, 2014

I hereby attest that on the above date, the herein described Lot was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

GeoSurv, LLC
 Dale L. Hardy
 Registered Professional
 Land Surveyor 1847

Survey Prepared for: Sam Boyd

Notes:

- This property does not lie within a Special Flood Hazard Area as determined by FEMA and as shown on FIRM 48548B 0013 D, 0014 D and 0033 J, Zone X, dated September 22, 1999.
- This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.
- G.C.M.R. indicates Galveston County Map Records.
- G.C.C.F. indicates Galveston County Clerk's File.
- F.C. indicates Fm Code.

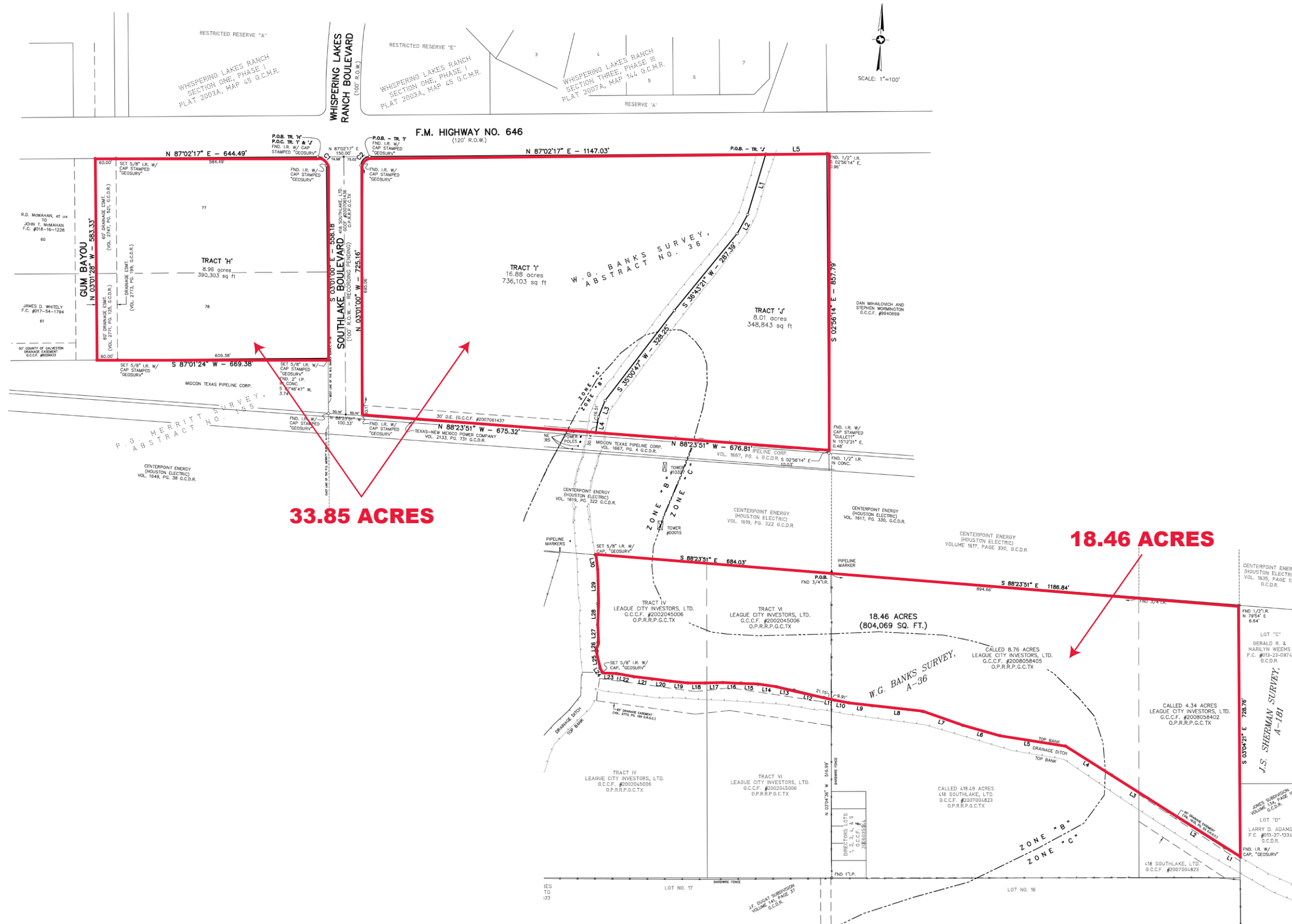
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PROPERTIES

TRACT III SURVEY



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Demographics

United States Census Information

2000-2010 Census, 2015 Estimates with 2020 Projections.
 Calculated using Proportional Block Groups

	Lat/Lon: 29.5149/-95.0280	1.00 Mi	3.00 Mi	5.00 Mi
Population	2015 Estimated Population	23,518	49,762	111,547
	2020 Projected Population	25,889	54,765	123,067
	2010 Census Population	22,211	46,032	102,637
	2000 Census Population	15,097	32,340	79,708
	Projected Annual Growth 2015 to 2020	2.0%	2.0%	2.1%
	Historical Annual Growth 2000 to 2015	3.7%	3.6%	2.7%
	2015 Median Age	34.8	34.9	36
Households	2015 Estimated Households	8,559	18,814	43,776
	2020 Projected Households	9,162	20,146	47,045
	2010 Census Households	7,974	17,146	39,553
	2000 Census Households	5,206	11,700	31,019
	Projected Annual Growth 2015 to 2020	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2015	4.3%	4.1%	2.7%
Population By Race	2015 Estimated White	83.1%	80.4%	78.0%
	2015 Estimated Black or African American	5.2%	5.4%	6.7%
	2015 Estimated Asian or Pacific Islander	4.9%	3.9%	4.8%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2015 Estimated Other Races	6.3%	10.0%	10.0%
	2015 Estimated Hispanic	16.5%	22.7%	22.5%
Income	2015 Estimated Average Household Income	\$109,719	\$95,490	\$95,609
	2015 Estimated Median Household Income	\$97,970	\$79,525	\$78,096
	2015 Estimated Per Capita Income	\$39,932	\$36,113	\$37,568
Education (Age 25+)	2015 Estimated Elementary	3.4%	6.7%	7.0%
	2015 Estimated Some High School	4.1%	8.2%	8.6%
	2015 Estimated High School Graduate	17.0%	17.8%	16.6%
	2015 Estimated Some College	20.3%	19.3%	19.4%
	2015 Estimated Associates Degree Only	7.9%	8.0%	7.0%
	2015 Estimated Bachelors Degree Only	23.5%	19.9%	20.0%
	2015 Estimated Graduate Degree	23.8%	20.2%	21.3%
Business	2015 Estimated Total Businesses	715	1,498	4,393
	2015 Estimated Total Employees	7,856	13,920	42,117
	2015 Estimated Employee Population per Business	11.0	9.3	9.6
	2015 Estimated Residential Population per Business	32.9	33.2	25.4

Demographics

United States Postal Service Delivery Statistics

Delivery Statistics as of 03/2015

	Lat/Lon: 29.5149/-95.0280	1.00 Mi	3.00 Mi	5.00 Mi	
Demographic Adjustment	Summary Data				
	Census 2010 Households	7,699	16,826	40,020	
	Route Active Residential Count	10,564	22,253	51,518	
	Census 2010 Average Persons per Household	2.79	2.67	2.57	
	Census 2010 Population	21,480	45,080	103,584	
	Recalculated Route Lower range	29,473	59,511	132,431	
	Active Population Upper range	29,473	59,511	132,546	
	Census Households vs Route Residential Count	37.21%	32.25%	28.73%	
	Residential Demographics	Origination Data			
		Total Active Residential Count	10,564	22,253	51,518
Active Residential Count		10,563	22,251	51,513	
Active Residential Delivery		9,584	19,994	46,860	
Active Residential Box		978	2,257	4,653	
Additional Active General Delivery Count		1	2	5	
Total Possible Residential Count		10,833	22,946	54,371	
Additional Possible General Delivery Count		1	2	5	
Census 2010 Households		7,699	16,826	40,020	
Population in Households		21,480	44,999	102,874	
Population in Group Quarters	-	81	710		
Correctional Facilities - Adult	-	-	2.82%		
Correctional Facilities - Juvenile	-	-	34.43%		
Nursing Facilities	-	100.00%	50.20%		
College/University Student Housing	-	-	-		
Military Quarters	-	-	-		
Other Facilities	-	-	12.56%		
Business Demos	Total Housing Units	8,202	18,477	44,482	
	Occupied housing units	93.86%	91.07%	89.97%	
	Owner-Occupied Housing Units	78.58%	68.70%	64.98%	
	Renter-Occupied Housing Units	21.42%	31.30%	35.02%	
Business Demos	Drop Site Business or Family Served Count	93	401	1,216	
	Active Business Deliveries	603	1,298	4,426	
	Possible Business Deliveries	607	1,332	4,789	
	Active vs Possible Business Deliveries	0.66%	2.63%	8.19%	

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 land lord (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 or 512-465-3960.



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