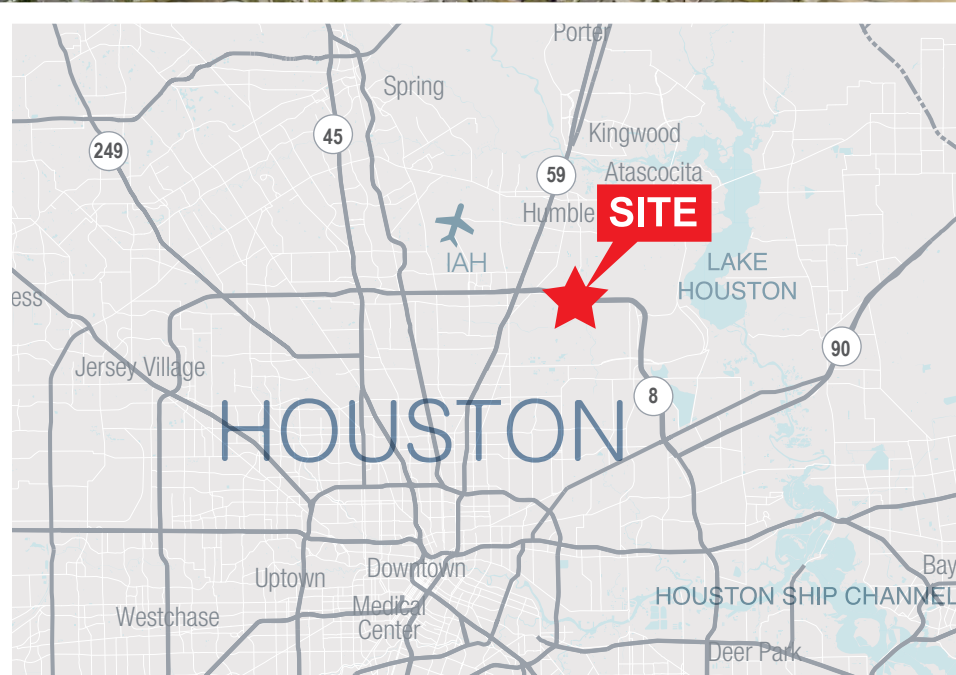


# FALL CREEK EAST

BELTWAY 8 + WILSON RD | HUMBLE, TX

RETAIL/OFFICE PAD SITES AVAILABLE



MATT MCKINNERNEY

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**Read King**  
Commercial Real Estate

www.read-king.com



Market Overview

 George Bush Intercontinental Airpor (IAH)

59

WILL CLAYTON PKWY

WILSON RD

ATASCOCITA RD

WOODLAND HILLS DR

EAGLE SPRINGS  
3,912 HOMES

WATERS EDGE  
594 HOMES

LAKE SHORE  
1,151 HOMES

  
**The Groves**  
CRESCENT COMMUNITIES  
2,259 HOMES

Woodland Hills Extension  
(Est. Completion: 4Q 2017)

**PARK LAKES**  
3,700 HOMES

**PARK LAKES EAST**  
460 HOMES UP TO 2,200 HOMES

SUNSET RIDGE WEST  
291 HOMES

LAKEWOOD PINE  
ESTATES  
1,365 HOMES

Lake  
Houston

SUMMER LAKE RANCH  
153 HOMES

STILLWATER ON  
LAKE HOUSTON  
197 HOMES

  
**BALMORAL**  
A Land Texas Community  
*home to Houston's 1st  
Crystal Lagoons*  
WORLD'S TOP AMENITY  
580 ACRES

**FALL CREEK**  
2,200 HOMES

PHASE II  
1,250 HOMES

AVAILABLE  
Pad Sites


  
**LONE STAR  
COLLEGE  
SYSTEM**  
PROCESS  
TECH CENTER  
40,200 SF  
±1,045  
FACULTY/STAFF/  
STUDENTS

**SUMMERWOOD**  
3,219 HOMES

  
**GENERATION PARK**  
  
Largest new commercial development in Houston designed to attract the world's most innovative corporations.  
  
4,000 Acre Master Planned Enterprise Park  
  
Located in 77044 - Houston's fastest growing zip code  

- 10 minutes to (IAH Airport)
- 15 minutes to the Port of Houston
- 20 minutes to downtown Houston

  
Includes Redemption Square, a 52-acre mixed-use lifestyle district comprised of class A offices, hotels, luxury apartments, restaurants, shops and daily services.

  
**SAN JACINTO  
COLLEGE**  
Your Goals. Your College.  
  
FUTURE  
3.8 ACRE CAMPUS  
±4,600  
PROJECTED STUDENTS

  
**FMC Technologies**  
±1,000  
EMPLOYEES

**MASTER-PLANNED  
COMMERCIAL DEVELOPMENT**

  
**GOLF CLUB OF  
HOUSTON**  
  
home of the  


Pad sites, fronting on Beltway 8, are available for sale at the entrance of the Fall Creek master planned community. These pads are located directly across Beltway 8 from Park Lakes Landing (50 acre Wal-Mart anchored retail).

Greens  
Bayou Park

Sheldon Lake  
State Park



Area Retail & Site Summary



3,700 HOMES  
**PARK LAKES**  
A CANYON GATE COMMUNITY

Denny's  
HealthOne  
Chick-fil-A  
Walmart  
Dollar Tree  
petco

109,900 CPD

2,200 HOMES  
**FALL CREEK**

10,800 CPD

**GOLF CLUB OF HOUSTON**  
home of the  
**Shell Houston Open**

ALEXAN  
EAGLE CREEK  
412 UNITS

**AVAILABLE  
Pad Sites**

1,250 HOMES  
**FALL CREEK  
PHASE II**

8

**NORTH SAM HOUSTON PKWY E**

**SUNSET RIDGE WEST**  
291 HOMES

**TIMBER HILLS**  
480 HOMES

520 UNITS  
**SIERRA  
at FALL CREEK**

**SUNSET RIDGE**  
423 HOMES

EZ TAG Store  
Popeyes

Chevron

**Woodland Hills  
Shopping Center**  
FUTURE

**BALMORAL**  
A Land Texas Community  
home to Houston's 1st  
**Crystal Lagoons**  
WORLD'S TOP AMENITY  
580 ACRES

**Woodcreek  
Middle School**  
1,313 Students

Burlington  
Kroger  
ROSS  
DRESS FOR LESS  
Marshalls  
ULTA  
BEAUTY  
OLD NAVY  
Michaels  
proposed  
DICK'S  
SPORTING GOODS

**Summer Creek  
High School**  
2,427 Students

**H-E-B**

**THE HOME  
DEPOT**

**GENERATION PARK**

Largest new commercial development in Houston designed to attract the world's most innovative corporations.  
4,000 Acre Master Planned Enterprise Park  
Located in 77044 - Houston's fastest growing zip code  
• 10 minutes to (IAH Airport)  
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Includes Redemption Square, a 52-acre mixed-use lifestyle district comprised of class A offices, hotels, luxury apartments, restaurants, shops and daily services.

**LONE STAR  
COLLEGE  
SYSTEM**  
**PROCESS  
TECH CENTER**  
40,200 SF  
**±1,045  
FACULTY/STAFF/  
STUDENTS**

**SAN JACINTO  
COLLEGE**  
Your Goals. Your College.  
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3.8 ACRE CAMPUS  
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PROJECTED STUDENTS**

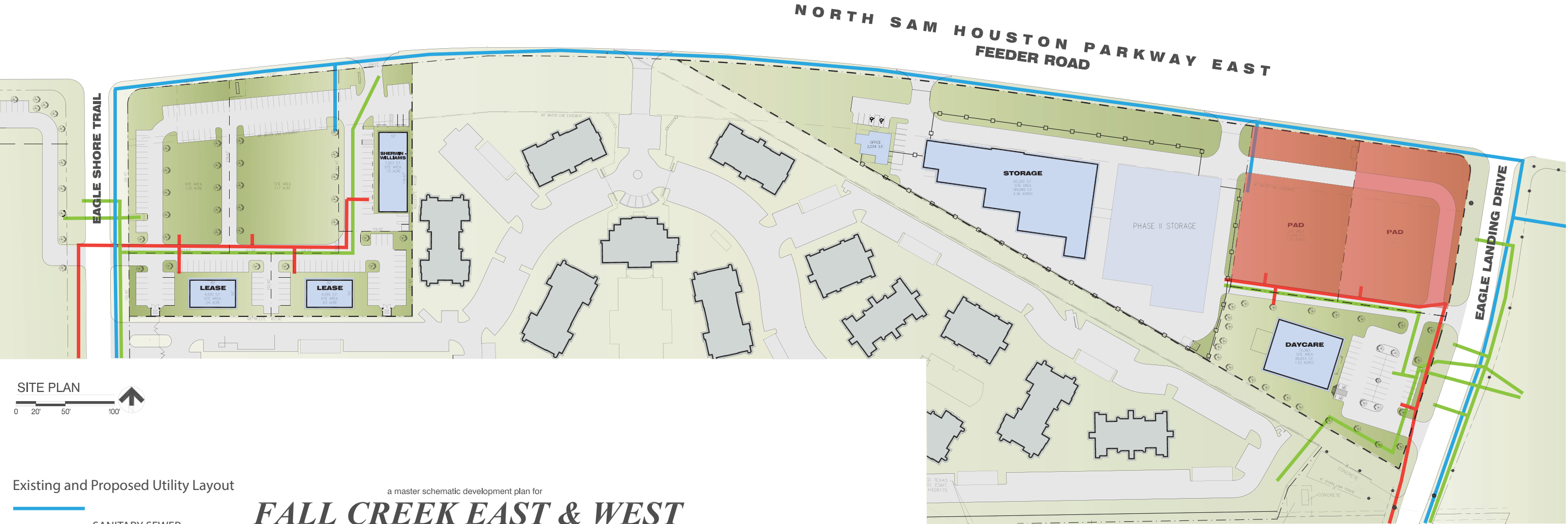
**FMC Technologies**  
**±1,000  
EMPLOYEES**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Active Population (06/2017)	10,546	53,151	140,644
Estimated Households	3,366	14,846	42,546
Estimated Avg. Household Income	\$100,282	\$90,096	\$81,153
Daytime: Total Employees	1,157	9,771	64,594



Site Plan



Existing and Proposed Utility Layout

- SANITARY SEWER
- STORM WATER

a master schematic development plan for  
**FALL CREEK EAST & WEST**  
SAM HOUSTON PARKWAY EAST OF WILSON ROAD  
HARRIS COUNTY, TEXAS.





# 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.*

11-2-2015



## 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date