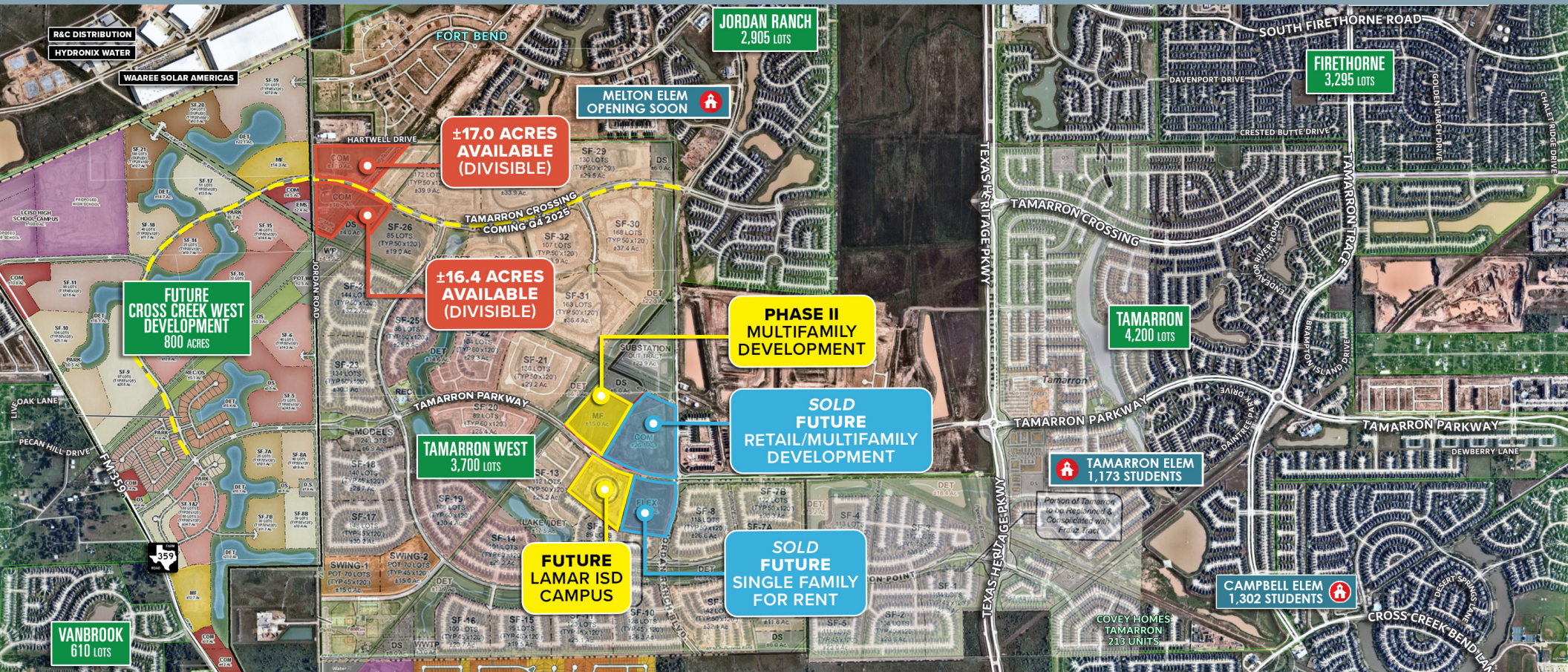


TAMARRON WEST COMMERCIAL RESERVES

Fulshear, TX

Prime Development Opportunity



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PROPERTY OVERVIEW

LOCATION	Tamarron Crossing and Woods Road Tamarron Parkway and Jordan Ranch Boulevard
LAND SIZE	±15.4 to ±17.0 Acres
DETENTION	Provided off site
FLOODPLAIN	None
UTILITIES	To be delivered
PRICE	Contact Broker
TAX RATE (2024)	2.83%
SCHOOL DISTRICT	Lamar ISD

2025 DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
 TOTAL POPULATION	59,659	125,679	204,787
 EST. HOUSEHOLDS	19,071	37,978	63,726
 EST. AVERAGE HOUSEHOLD INCOME	\$202,615	\$201,438	\$188,462
 TOTAL EMPLOYEES	7,694	25,966	55,236



TRADE AREA MAP

TRADE AREA MAP

Key Features and Developments:

- Residential Developments:** Twinwood (16,800 acres), Willow Creek Farms (1,040 lots), Jordan Ranch (2,905 lots), Firethorne (3,295 lots), Tamarron (4,200 lots), Cinco Ranch West (1,149 lots), Silver Ranch (1,338 lots), Pine Mill Ranch (1,778 lots), Cinco Ranch (13,125 lots), Westheimer Lakes (2,801 lots), Tavera (804 lots), Lakes of Bella Terra (2,224 lots), Seven Meadows (2,008 homes), Grand Lakes (2,735 homes), Grand Lake Marketplace, Meadows Marketplace, Cross Creek Ranch (6,290 lots), Cross Creek West (1,280 acres, 3,000 homes), Pecan Ridge (702 lots), Del Webb (725 lots), Polo Ranch (781 lots), Fullshear Junction (251 homes), Fullshear Run (242 lots), Fullbrook on Fullshear Creek (1,203 lots), Fullbrook (1,073 lots), Weston Lakes (1,800 acres), Fulshear Lakes (1,800 lots), Pecan Hill, Vanbrook (810 lots), and Tamarron West (3,700 lots).
- Commercial Centers:** Katy Mills Mall, The Shops at Bella Terra, Crossroads at Katy Fulshear, Southpark at Cinco Ranch, and La Centera.
- Future and Available Land:** ±17.0 acres available (divisible), ±16.4 acres available (divisible), Phase II Multifamily Development, Sold Future Retail/Multifamily Development, Sold Future Single Family for Rent, and Future Lamar ISD Campus.
- Major Highways:** Katy Freeway (I-10), Highway 99, and Westpark Tollway (W-1).
- Other Landmarks:** TWINWOOD, JORDAN RANCH, FIRETHORNE, TAMARRON, CINCO RANCH WEST, SILVER RANCH, PINE MILL RANCH, CINCO RANCH, WESTHEIMER LAKES, TAVERA, LAKES OF BELLA TERRA, SEVEN MEADOWS, GRAND LAKES, GRAND LAKE MARKETPLACE, MEADOWS MARKETPLACE, CROSS CREEK RANCH, CROSS CREEK WEST, PECAN RIDGE, DEL WEBB, POLO RANCH, FULLSHEAR JUNCTION, FULLSHEAR RUN, FULLBROOK ON FULLSHEAR CREEK, FULLBROOK, WESTON LAKES, FULSHEAR LAKES, PECAN HILL, VANBROOK, TAMARRON WEST, and JORDAN RANCH.



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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