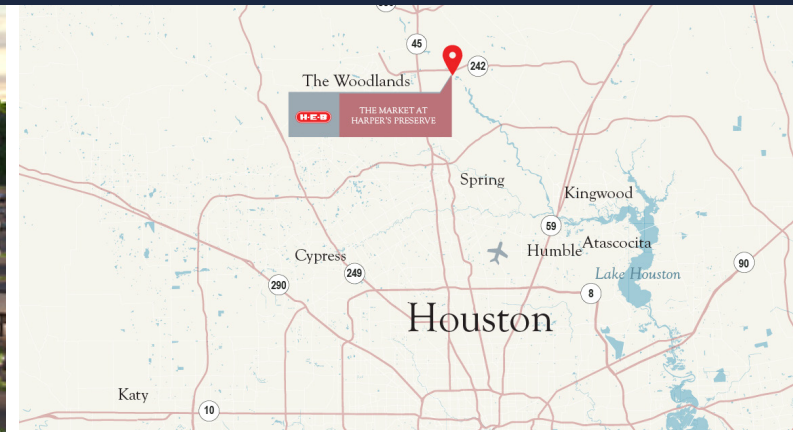




THE MARKET AT HARPER'S PRESERVE

HWY 242 & Harper's Trace | The Woodlands, Texas

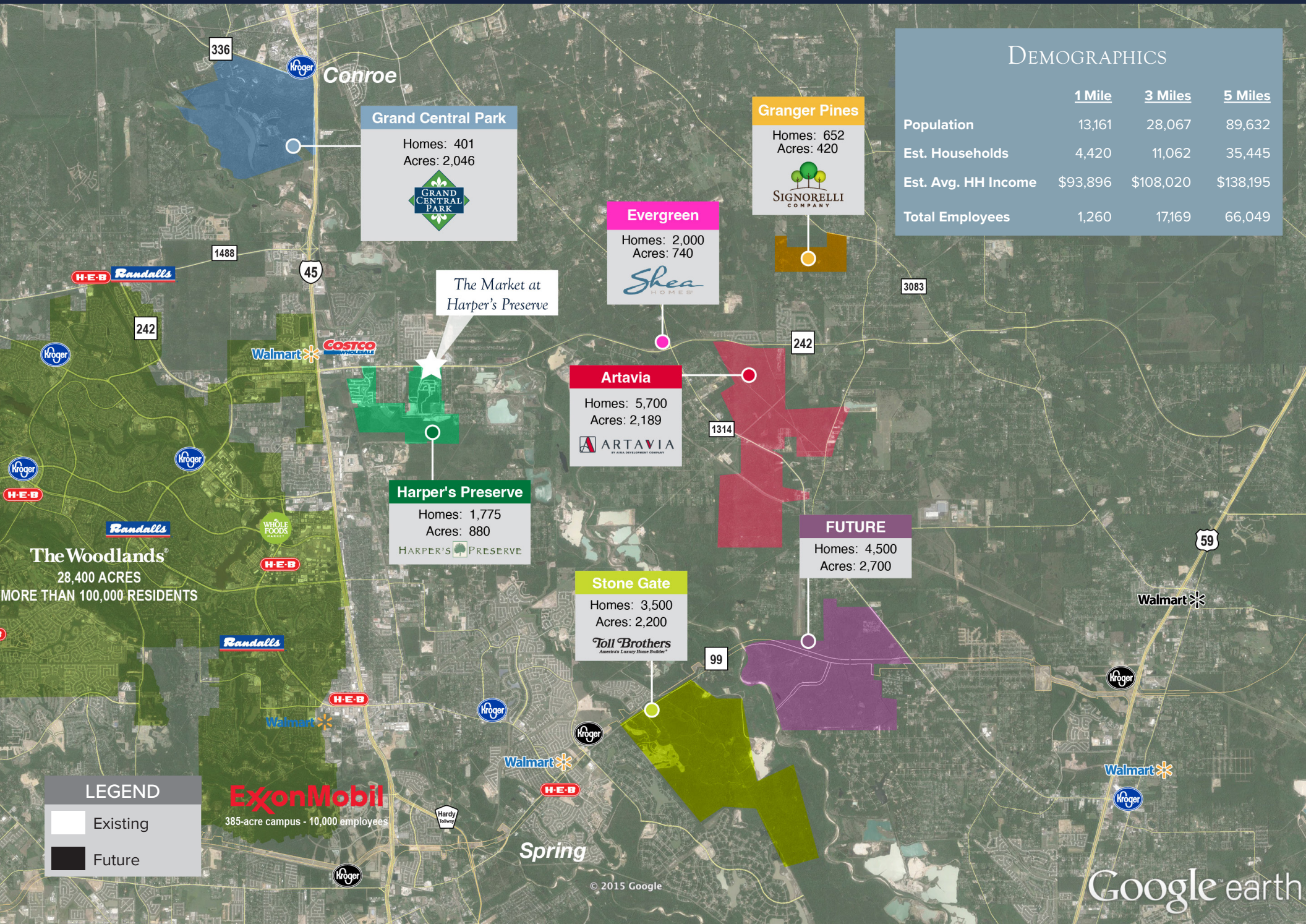


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MARKET OVERVIEW



Grand Central Park

Homes: 401
Acres: 2,046

Granger Pines

Homes: 652
Acres: 420

Evergreen

Homes: 2,000
Acres: 740

Artavia

Homes: 5,700
Acres: 2,189

Harper's Preserve

Homes: 1,775
Acres: 880

HARPER'S PRESERVE

FUTURE

Homes: 4,500
Acres: 2,700

Stone Gate

Homes: 3,500
Acres: 2,200

The Woodlands
28,400 ACRES
MORE THAN 100,000 RESIDENTS

ExxonMobil
385-acre campus - 10,000 employees

LEGEND

- Existing
- Future

| DEMOGRAPHICS | | | |
|---------------------|----------|-----------|-----------|
| | 1 Mile | 3 Miles | 5 Miles |
| Population | 13,161 | 28,067 | 89,632 |
| Est. Households | 4,420 | 11,062 | 35,445 |
| Est. Avg. HH Income | \$93,896 | \$108,020 | \$138,195 |
| Total Employees | 1,260 | 17,169 | 66,049 |

MARKET AERIAL



NEW DEVELOPMENT
Howard Hughes

KOHL'S
Expect great things

Surlington
Home Goods

at home
Home Goods

Lowe's

Walmart

45

190,601 CPD

COSTCO

HARPERS LANDING
1,355 HOMES

HALLIBURTON
NORTH BELT CAMPUS

Suchma Elementary School
OPENING FALL 2019

GLENEAGLES AND
MONTGOMERY CREEK RANCH
1,941 HOMES
312 FUTURE HOMES

Gerald D. Irons, Sr.
Junior High School
STUDENTS: 1,145

Wendy's
BlueWave

Starbucks

VALERO

RetoZone

CVS pharmacy

242

49,000 CPD

CHI St. Luke's Health

Methodist

ALLIED APTS.
216 Units
55,300 CPD

Jack in the Box

CVS pharmacy

HEIGTS
220 units

To The Woodlands

The Woodlands®

28,000-acre award-winning master
planned community located 27 miles
north of downtown Houston

NEW DEVELOPMENT

METROPARK SQUARE

AMC THEATRES

266,024 CPD

DANIEL MEMORIAL DR. EXTENSION

1,775 HOMES AT BUILDOUT
HARPER'S PRESERVE

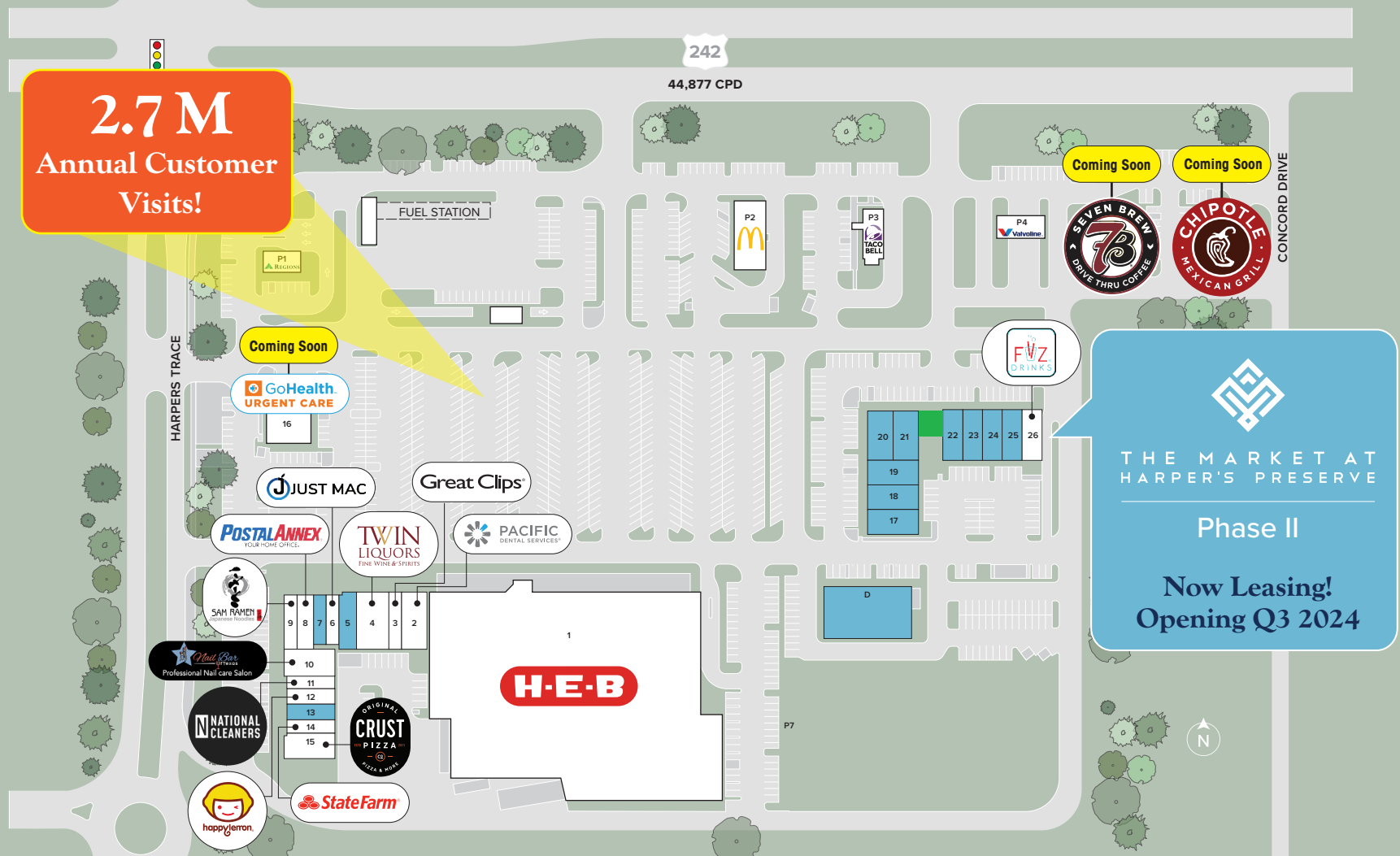
THE MARKET AT
HARPER'S PRESERVE

H-E-B

SITE PLAN

2.7 M
Annual Customer Visits!

242
44,877 CPD



THE MARKET AT HARPER'S PRESERVE
Phase II
Now Leasing!
Opening Q3 2024

| SUITE | TENANT | SIZE |
|-------|----------------|------------|
| 1 | H-E-B | 102,053 SF |
| 2 | Pacific Dental | 3,170 SF |
| 3 | Great Clips | 1,226 SF |
| 4 | Twin Liquors | 3,445 SF |
| 5 | Available | 1,900 SF |
| 6 | JustMac | 1,100 SF |
| 7 | Available | 1,072 SF |
| 8 | Postal Annex | 1,072 SF |

| | | |
|----|-----------------------|----------|
| 9 | Sam Ramen | 2,200 SF |
| 10 | Nail Bar of Texas | 2,997 SF |
| 11 | National Cleaners | 1,000 SF |
| 12 | Happy Lemon Tea House | 1,139 SF |
| 13 | Available | 1,501 SF |
| 14 | State Farm | 1,100 SF |
| 15 | Crust Pizza | 2,626 SF |
| 16 | GoHealth | 4,000 SF |
| 17 | Available | |

| | | |
|----|-------------|----------|
| 18 | Available | |
| 19 | Available | |
| 20 | Available | |
| 21 | Available | |
| 22 | Available | |
| 23 | Available | |
| 24 | Available | |
| 25 | Available | |
| 26 | Fiiz Drinks | 1,800 SF |

| | | |
|----|-------------------------|-----------|
| D | Available | |
| P1 | Regions Bank | 1.28 AC |
| P2 | McDonald's | 1.04 AC |
| P3 | Taco Bell | 1.08 AC |
| P4 | Valvoline | 0.98 AC |
| P5 | 7 Brew Coffee (Pending) | 2,354 SF |
| P6 | Chipotle | 2,354 SF |
| P7 | Available | 77,835 SF |

OBLIQUE AERIAL

THE WOODLANDS MALL

HARPER'S PRESERVE
1,775 Homes at Buildout

THE HEIGHTS
AT HARPER'S PRESERVE
328 Units





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.

| | | | |
|--|-------------|-------------------------|--------------|
| Read King Inc. | 504639 | | 713.782.9000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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