

Out Parcel For Lease

NW Corner of Bissonnet & S. Gessner

GROUND LEASE



PAD SITE A – BUILD TO SUIT

RENT / YR: \$60,000.00
RENT / SF / YR: \$2.72
PAD 1 SIZE: 22,000 SF
BUILD TO SUIT: CALL FOR TERMS

PAD SITE B – BUILD TO SUIT

RENT / YR: \$85,254.20
RENT / SF / YR: \$2.72
PAD 2 SIZE: 31,263 SF
BUILD TO SUIT: CALL FOR TERMS

DEMOGRAPHICS

Population:	Avg. HH
Income	
1 mi. – 22,012	1 mi. - \$43,372
3 mi. – 232,935	3 mi. - \$49,992
5 mi. – 525,435	5 mi. - \$61,484

* See attached Demographics for more in-depth analytics

CONTACT:

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This property is subject to prior sale or lease, change in price, or removal from the market without prior notice. All information contained herein was supplied from sources deemed reliable, but is not in anyway warranted by the Seller / Owner or Terramont Realty Partners, LLC.



18512 Carrot Street
Suite 407
Spring, TX 77379
T: 281.858.3482
F: 281.257.2233

Out Parcel For Lease

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Pad Site A



Pad Site B



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Pop-Facts: Demographic Quick Facts 2015 Report

Ground Lease - Bissonnet @ S. Gessner

Radius 1: 8440 BISSONNET ST, HOUSTON, TX 77074-3908, aggregate

Radius 2: 8440 BISSONNET ST, HOUSTON, TX 77074-3908, aggregate

Radius 3: 8440 BISSONNET ST, HOUSTON, TX 77074-3908, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2020 Projection	22,987		243,941		553,427	
2015 Estimate	22,012		232,935		525,435	
2010 Census	21,138		222,988		499,173	
2000 Census	22,476		229,510		479,669	
Growth 2000 - 2010	-5.95%		-2.84%		4.07%	
Growth 2010 - 2015	4.13%		4.46%		5.26%	
Growth 2015 - 2020	4.43%		4.73%		5.33%	

Households						
2020 Projection	8,351		86,356		204,709	
2015 Estimate	8,018		82,350		193,978	
2010 Census	7,761		78,744		183,930	
2000 Census	8,777		84,350		183,070	
Growth 2000 - 2010	-11.57%		-6.65%		0.47%	
Growth 2010 - 2015	3.31%		4.58%		5.46%	
Growth 2015 - 2020	4.15%		4.86%		5.53%	

2015 Est. Population by Single-Classification Race	22,012		232,935		525,435	
White Alone	9,281	42.16	94,202	40.44	229,484	43.68
Black or African American Alone	5,374	24.41	55,929	24.01	116,839	22.24
American Indian and Alaska Native Alone	177	0.80	2,059	0.88	5,255	1.00
Asian Alone	628	2.85	21,682	9.31	54,702	10.41
Native Hawaiian and Other Pacific Islander Alone	4	0.02	220	0.09	387	0.07
Some Other Race Alone	5,640	25.62	48,395	20.78	95,592	18.19
Two or More Races	906	4.12	10,448	4.49	23,176	4.41

2015 Est. Population by Ethnicity (Hispanic or Latino)		22,012		232,935		525,435	
Hispanic or Latino		13,421	60.97	119,844	51.45	250,956	47.76
Not Hispanic or Latino		8,591	39.03	113,091	48.55	274,479	52.24

2015 Occupied Housing Units by Tenure		8,018		82,350		193,978	
Owner-Occupied	2,219	27.68	27,603	33.52	70,405	36.30	
Renter-Occupied	5,799	72.32	54,747	66.48	123,573	63.70	

2015 Average Household Size		2.74		2.80		2.69	
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Radius 3: 8440 BISSONNET ST, HOUSTON, TX 77074-3908, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%

2015 Est. Households by Household Income	8,018		82,350		193,978	
Income < \$15,000	1,760	21.95	16,285	19.78	32,202	16.60
Income \$15,000 - \$24,999	1,536	19.16	14,249	17.30	29,139	15.02
Income \$25,000 - \$34,999	1,236	15.42	12,754	15.49	27,187	14.02
Income \$35,000 - \$49,999	1,394	17.39	12,939	15.71	29,937	15.43
Income \$50,000 - \$74,999	989	12.33	11,232	13.64	30,014	15.47
Income \$75,000 - \$99,999	396	4.94	5,576	6.77	15,879	8.19
Income \$100,000 - \$124,999	332	4.14	3,467	4.21	9,903	5.11
Income \$125,000 - \$149,999	159	1.98	1,985	2.41	5,762	2.97
Income \$150,000 - \$199,999	122	1.52	1,976	2.40	5,649	2.91
Income \$200,000 - \$249,999	40	0.50	783	0.95	2,412	1.24
Income \$250,000 - \$499,999	39	0.49	847	1.03	3,797	1.96
Income \$500,000+	14	0.17	256	0.31	2,096	1.08

2015 Est. Average Household Income	\$43,372		\$49,992		\$61,484	
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2015 Est. Median Household Income	\$30,768		\$33,343		\$39,239	
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2015 Median HH Inc. by Single-Classification Race						
White Alone	35,602		39,758		46,754	
Black or African American Alone	26,492		30,043		32,970	
American Indian and Alaska Native Alone	31,370		38,757		38,909	
Asian Alone	64,240		35,950		45,297	
Native Hawaiian and Other Pacific Islander Alone	49,853		37,024		35,885	
Some Other Race Alone	24,819		26,040		29,315	
Two or More Races	48,496		39,840		41,769	
Hispanic or Latino	26,091		27,720		31,405	
Not Hispanic or Latino	36,747		40,463		46,502	

Pop-Facts: Demographic Quick Facts 2015 Report

Ground Lease - Bissonnet @ S. Gessner

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

8440 BISSONNET ST	Latitude/Longitude	29.677888	-95.526805
HOUSTON, TX 77074-3908	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

8440 BISSONNET ST	Latitude/Longitude	29.677888	-95.526805
HOUSTON, TX 77074-3908	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

8440 BISSONNET ST	Latitude/Longitude	29.677888	-95.526805
HOUSTON, TX 77074-3908	Radius	0.00	- 5.00

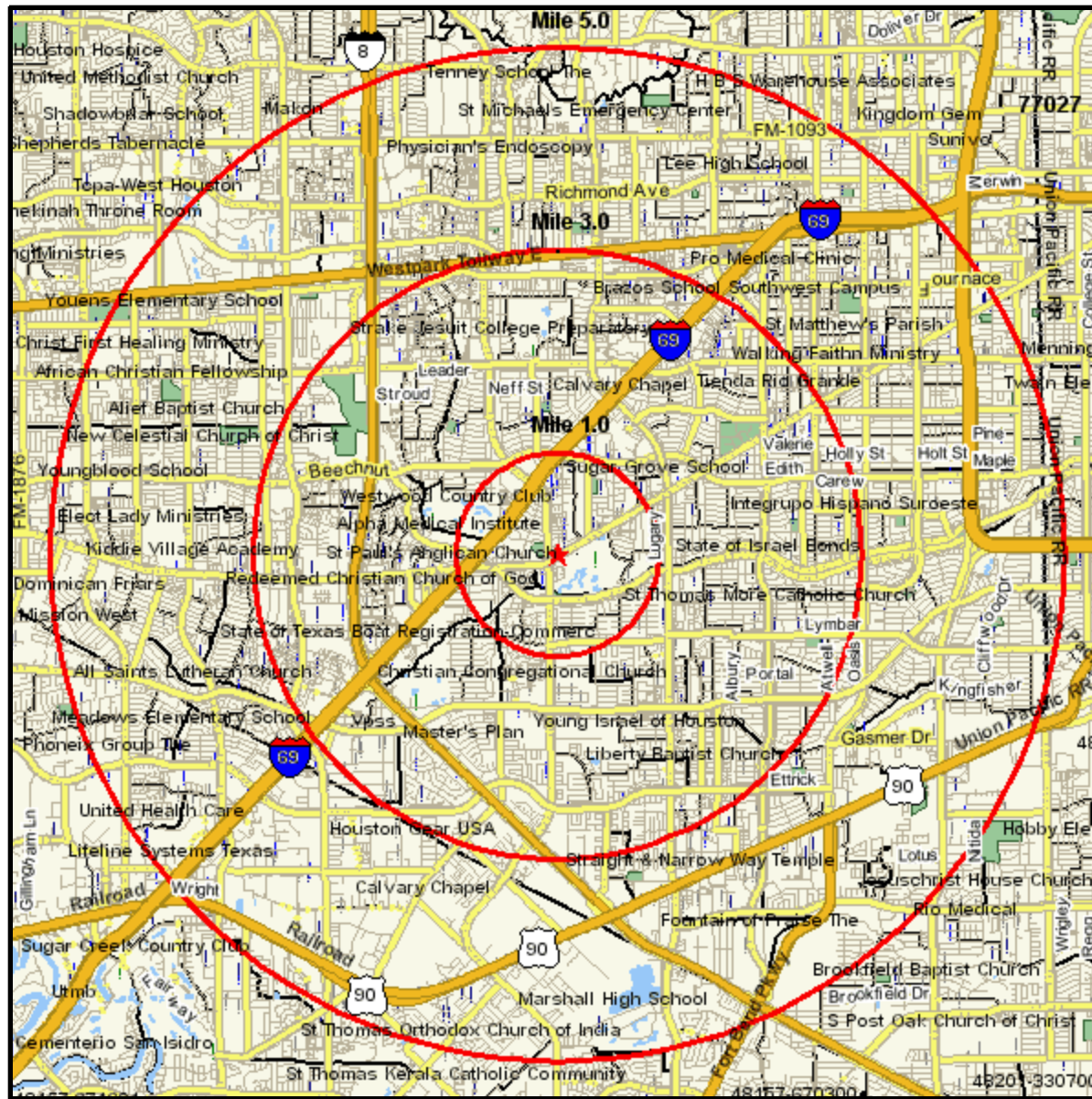
Project Information:

Site: 1

Order Number: 975262913

Area Map

Ground Lease - Bissonnet @ S. Gessner



8440 BISSONNET ST
HOUSTON, TX 77074-3908
Coord: 29.677888, -95.526805
Radius - See Appendix for Details



0 miles 1.08 2.16



Area Map

Ground Lease - Bissonnet @ S. Gessner

Appendix: Area Listing

Area Name:

Type: Radius 1

Radius Definition:

8440 BISSONNET ST	Center Point:	29.677888	-95.526805
HOUSTON, TX 77074-3908	Circle/Band:	0.00 -	1.00

Area Name:

Type: Radius 2

Radius Definition:

8440 BISSONNET ST	Center Point:	29.677888	-95.526805
HOUSTON, TX 77074-3908	Circle/Band:	0.00 -	3.00

Area Name:

Type: Radius 3

Radius Definition:

8440 BISSONNET ST	Center Point:	29.677888	-95.526805
HOUSTON, TX 77074-3908	Circle/Band:	0.00 -	5.00



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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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