



RIVERWAY
PROPERTIES

± 570 ACRES NEC WEST RD. & GRAND PARKWAY

CYPRESS, TEXAS | OFFERING MEMORANDUM

99
TOLL

Grand Parkway 99

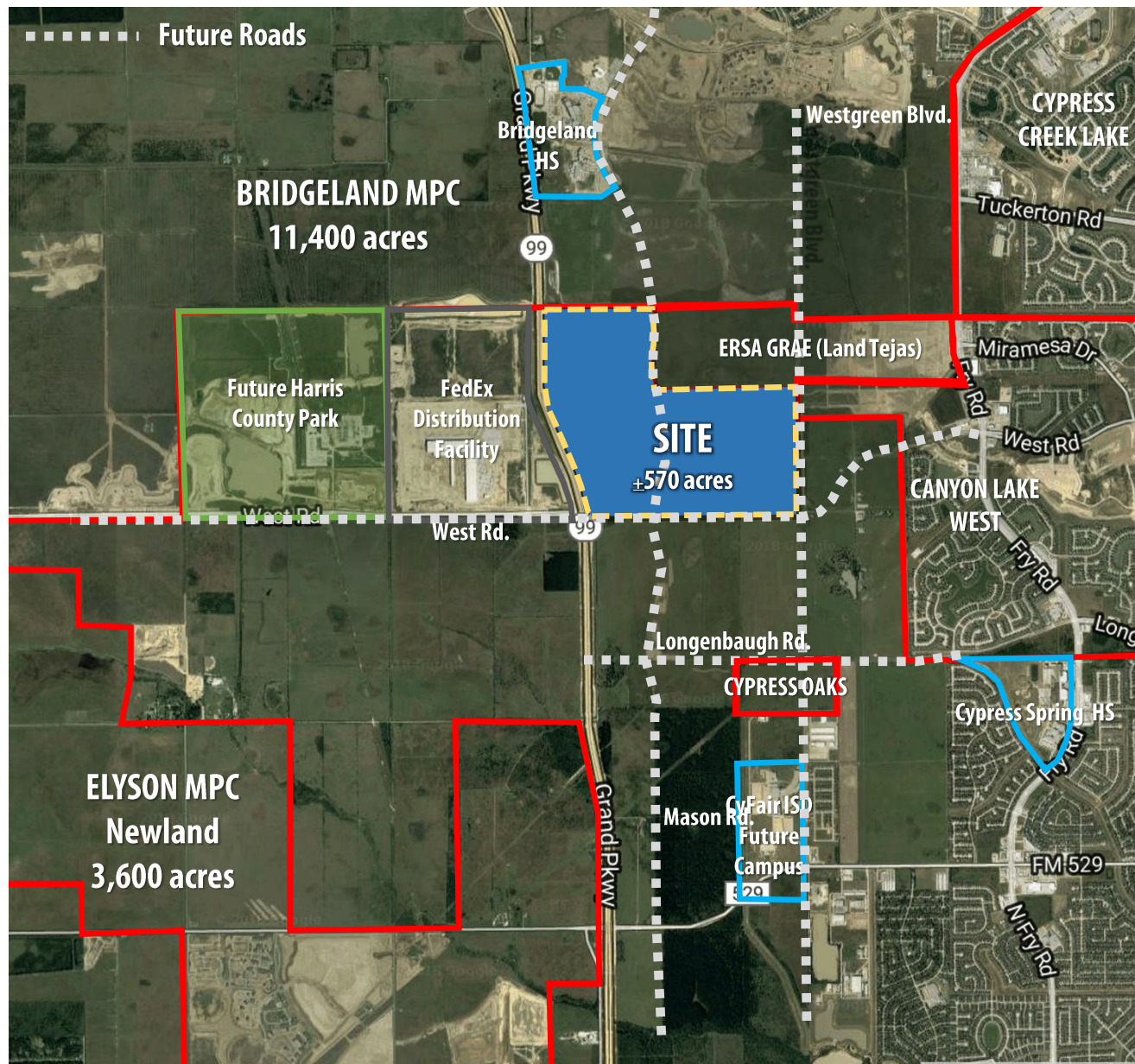
Bridgeland HS

± 570 ACRES FOR SALE.

- Northeast Corner of future West Rd. and Grand Parkway (Hwy 99)
West between I-10 and US-290
- +/- 5,340 feet Frontage on West Road
- +/- 5,532 feet Frontage on Grand Parkway (Hwy 99) Feeder Road
- Cypress-Fairbanks ISD
- Located in Harris County MUD #437
- Pricing: Total \$50,000,000.00

Future West Rd.

99
TOLL



ACREAGE: ±570 acres (± 24,829,200 square feet)

LOCATION:

- Conveniently located on the recently completed Grand Parkway West between Interstate 10 & Highway 290; and West Rd existing exit.
- Adjacent and contiguous to The Bridglands, an 11,400 acre Master Planned Community owned by the Howard Hughes Corporation.
- Across the street from FEDEX's new 500+ acre corporate distribution facility.
- Surrounded by new developments: The Bridgeland, Elyson, Cypress Lake, Ersa Grae, Canyon Lake West, future Katy ISD & CyFair ISD sites.
- ±5,340 feet Fron Frontage on West Road
- ±5,532 feet Frontage on Grand Parkway (Hwy 99) Feeder Road

PRICE: \$50,000,000.00

HIGHLIGHTS:

- Located in the heart of the fast-growing area in Houston MSA West
- The current approved general land plan contains 1,148 lots, 31 acres of commercial, and 16 acres for a school site.
- FEDEX is improving West Road approximately one mile to the future Peek Road. Harris County has plans to complete West Road to Katy Hockley Cutoff Road (approximately two miles).
- Suitable for master-planned: Industrial park, Single-family residential, Multi-family, retails and mixed-uses

UTILITIES:

- Harris County MUD District #437 was created for this property.
- MUD Engineer: Kevin J. Gilligan, P.E. 713-488-8192
- MUD Attorney: Susan M. Edwards. 713-860-6410

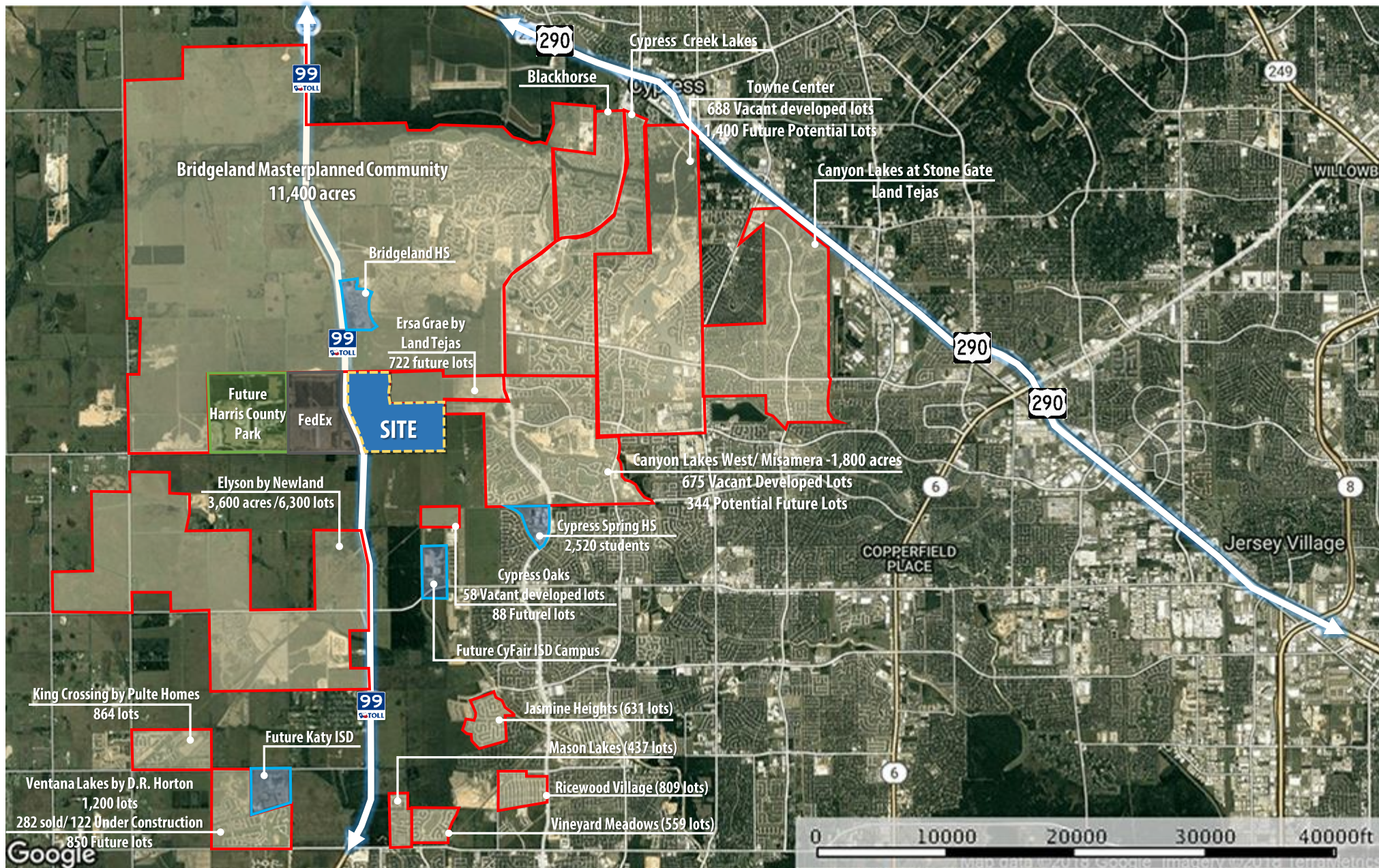
DRAINAGE: No detention required. Offsite and onsite drainage approved by County (see further on the next page)

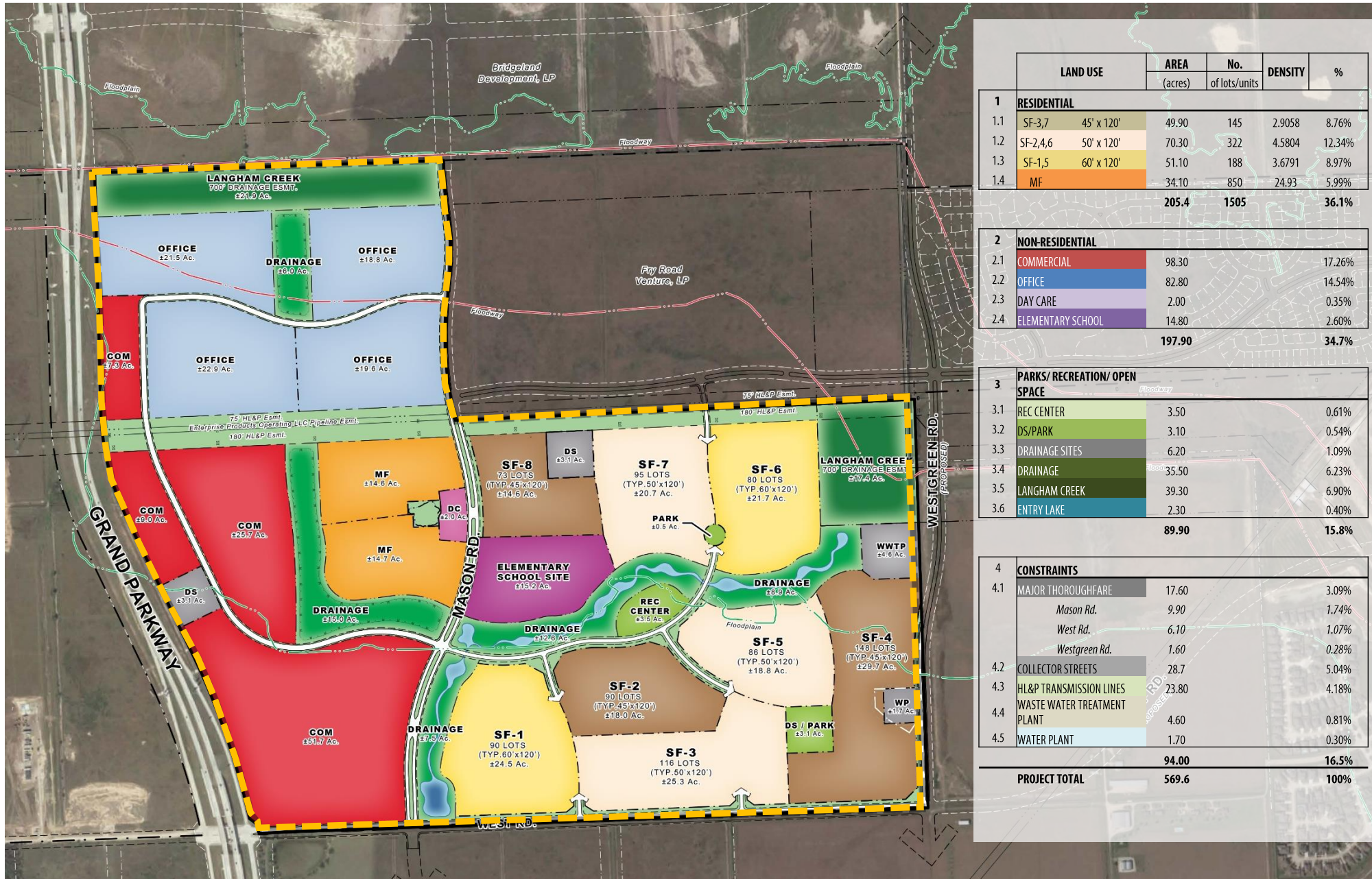
SCHOOL DISTRICT: Cypress-Fairbanks ISD

TAX RATE: Total 2.235685% (Harris County Appraisal District)

Michael D. Carroll II, J.D. | mcarroll@riverwayproperties.com
1027 Yale Street, Houston, TX 77008

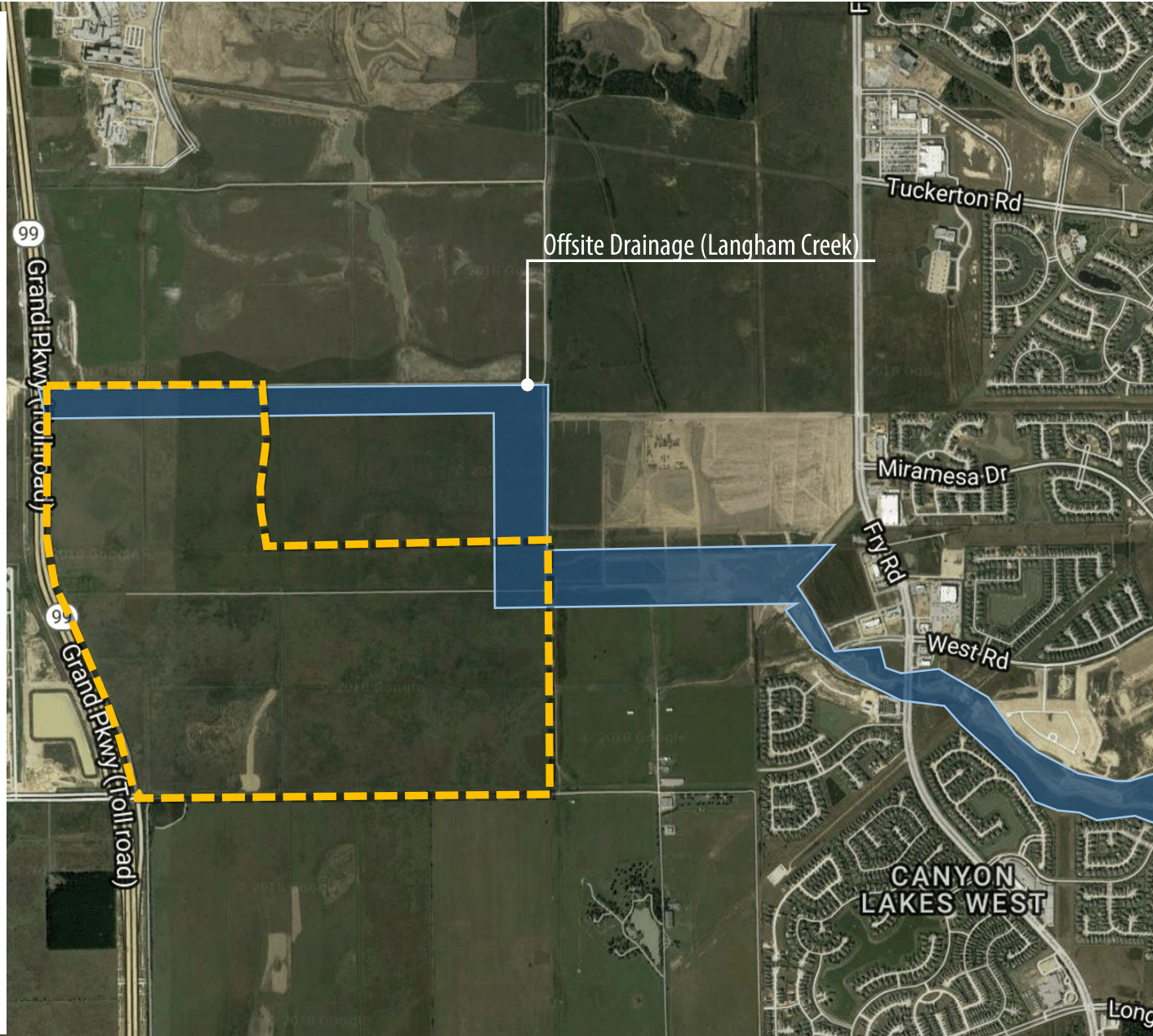
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OFFSITE & INTERNAL DRAINAGE APPROVED BY COUNTY

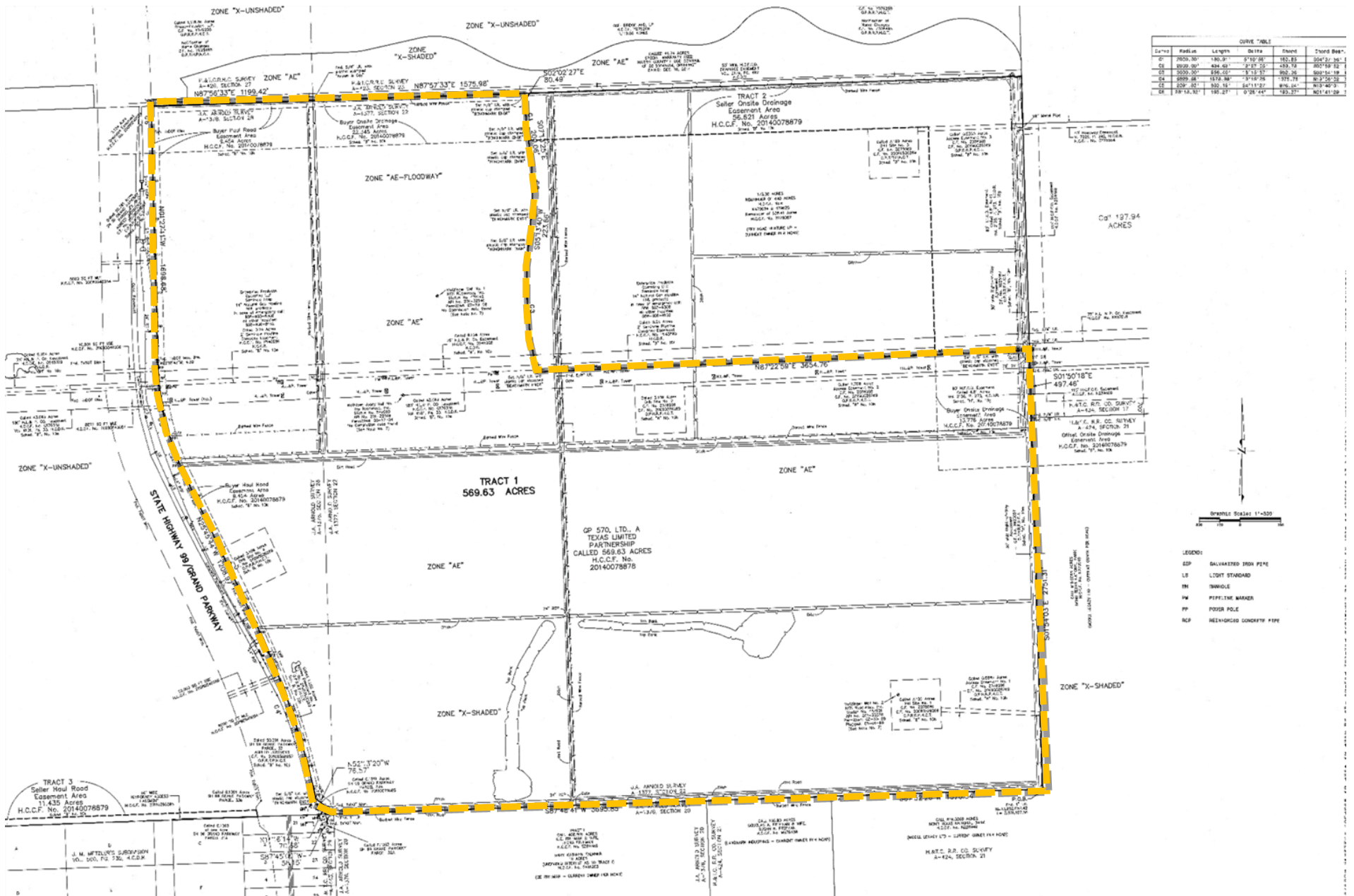
- This tract is located within the Langham Creek Frontier Plan. The owner of this tract is working with Fry Road Venture, L.P. and the Bridgeland developer on a joint drainage project to improve Langham Creek in accordance with the Upper Langham Creek Frontier Plan.
- There are two phases of improvements proposed for the proposed drainage project. The first phase includes widening and deepening the creek and filling the property south of the HL&P corridor.
- Phase I of drainage project will provide for detention and floodplain mitigation and remove it from the flood plain.
- Phase II of the proposed drainage project will include additional downstream channel improvements and excavation in the HCFCO Greenhouse regional detention basin. This phase will lower water surface elevations along Langham Creek and will remove the balance of the tract from the 100-year flood plain. Flood plain mitigation and detention storage for the balance of the project will also be provided with this phase of the drainage project.
- Regarding drainage improvements, please call for more details





RIVERWAY PROPERTIES

±570 ACRES IN CYPRESS, TX | PROPERTY SURVEY



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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 landlord (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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records



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