

9627 EAGLE DRIVE

Mont Belvieu, TX 77523



BELVOIR

REAL ESTATE GROUP, LLC

EXECUTIVE SUMMARY

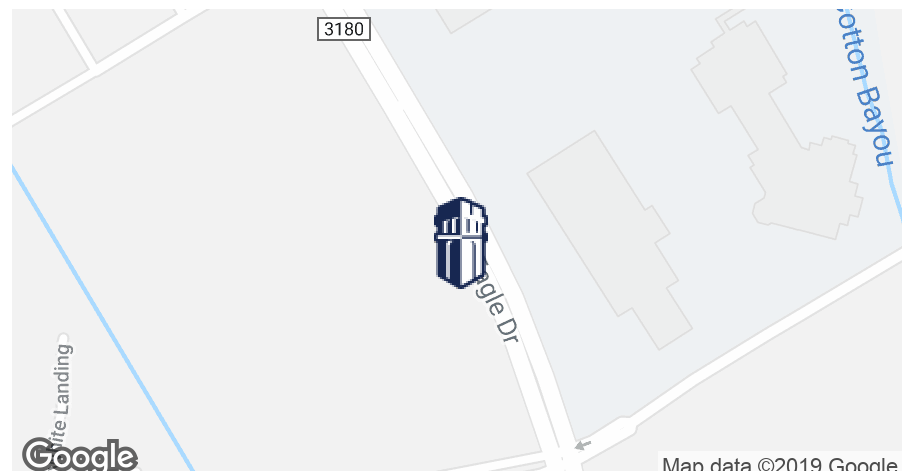


PROPERTY HIGHLIGHTS

- 1.84 AC Land
- 455 Feet Along Eagle Drive
- 175 Feet of Depth
- Asphalt Paved Lot
- Less than half a mile from I10
- Surrounded by Barbers Hill ISD
- Multipurpose Land

PROPERTY OVERVIEW

This subject land is in a growing area with two pad sites available. Adjacent to the new Taco Bell and McDonald's, with also being less than a mile from the new HEB grocery market, Popeyes and Burger King. This land is guaranteed as multipurpose. Some uses for this property could potentially be a bank, retail franchise, day care center, strip center, restaurant, neighborhood center and etc.



For More Information Please Contact:

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15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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RETAILER MAP



Google

Map data ©2019 Google

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MONT BELVIEU

BUSINESS PARK

TYPICAL LOCATIONS

◦Potential areas include undeveloped proper-ties on the northern edge of SH 146 and other areas on the “Hill,” including areas in close proximity to the Grand Parkway

DEVELOPMENT TYPES

- Primarily office, medical, and technology/research uses
- Possibly of light industrial uses (including warehousing/distribution), but well screened and in buildings with upgraded façade treatments (i.e., tilt wall construction, etc.)
- Commercial retail uses (secondary to primary office focus, to serve local workers and visitors)
- Public/institutional
- Common green spaces

CHARACTERISTICS

- Typically a minimum open space ratio of 20 to 30 percent, which allows for suitable sizing of building footprints
- Extensive landscaping of business park perimeter, and special streetscaping and design treatments at entries, key intersections, and internal focal points
- Development outcomes often controlled by private covenants and restrictions that exceed City ordinances and development standards
- Intended to create a highly attractive business investment environment
- Site operations are conducted indoors, with no (or very limited) outdoor storage or display



FUTURE LAND USE PLAN

Provided in the table below, captures and develops into the City’s policies and the community’s values regarding how, when, and where Mont Belvieu will grow over the course of the next two decades. This is significant since the recommendations and proposed future land use designations contained in this plan provide the basis for the City’s development regulations as the primary tools to implement the plan.

Transitioning to a character-based system will provide benefits not only in improving the quality and character of development, but also in increasing parks and open space, resource conservation and protection, stormwater management and drainage, and providing for the right housing types to meet the needs of the community – all of which are important in enhancing the quality of life to Mont Belvieu.

Learn more about the Mont Belvieu’s Plan at:

<https://www.montbelvieu.net/DocumentCenter/View/1117/Mont-Belvieu-TX-Comprehensive-Plan---Full-Combined?bidId>

Future Land Use and Character

| Types | City Limits | | ETJ | | Planning Area |
|---------------------------|-----------------|---------|----------------|---------|---------------|
| | Acres | Percent | Acres | Percent | Percent |
| Business Park | 147.6 | 0.7 | 2,370.5 | 11.8 | 12.5 |
| Residential | 1,652.58 | 8.2 | 4,469.64 | 22.2 | 30.4 |
| General Commercial | 373.83 | 1.9 | 335.28 | 1.7 | 3.5 |
| Industrial | 4,138.4 | 20.5 | 286.7 | 1.4 | 22.0 |
| Institutional | 419.2 | 2.1 | 8.9 | 0.0 | 2.1 |
| Neighborhood Commercial | 299.20 | 1.5 | 144.32 | 0.7 | 2.2 |
| Neighborhood Conservation | 1,388.32 | 6.9 | 651.76 | 3.2 | 10.1 |
| Parks and Open Space | 1,356.31 | 6.7 | 1,097.91 | 5.5 | 12.2 |
| Row | 578.40 | 2.9 | 220.50 | 1.1 | 4.0 |
| Town Center | 204.24 | 1.0 | 0.0 | 0.0 | 1.0 |
| 20,143.6 | 10,558.0 | | 9,585.6 | | 100.0 |

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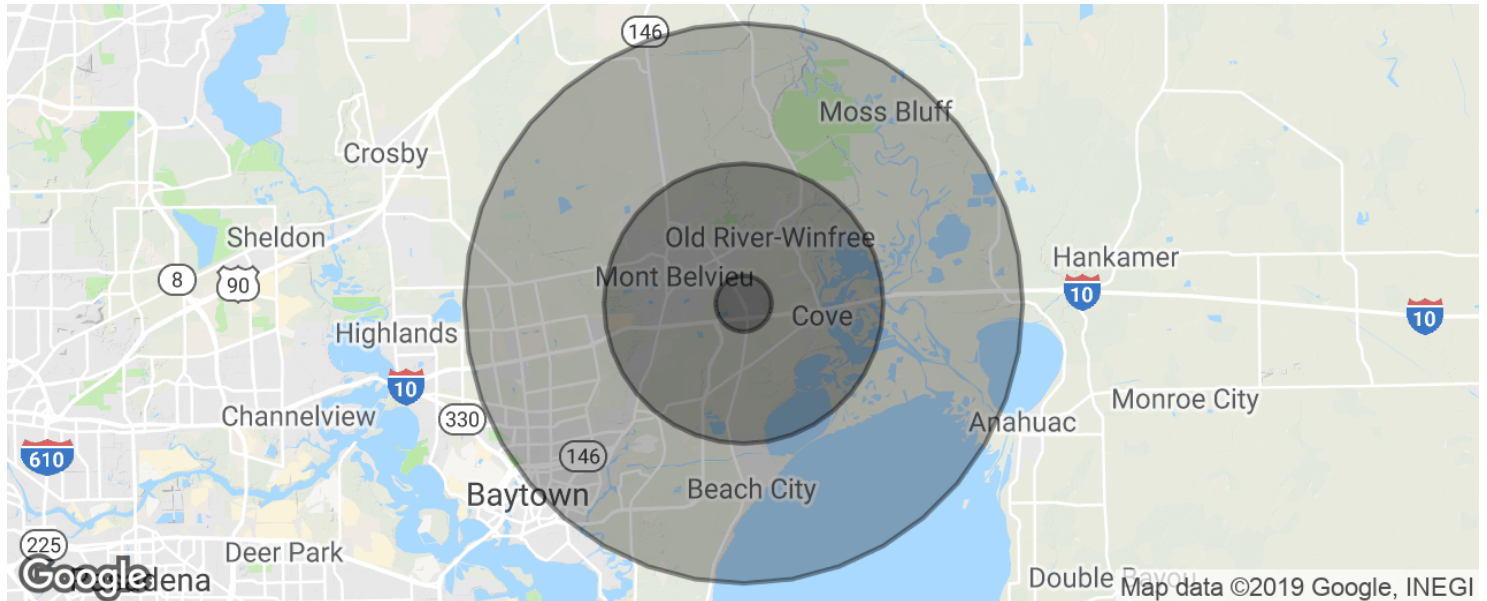
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total population | 565 | 13,081 | 86,551 |
| Median age | 32.9 | 32.9 | 32.0 |
| Median age (Male) | 32.8 | 32.8 | 31.9 |
| Median age (Female) | 33.0 | 33.0 | 32.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total households | 175 | 4,107 | 28,760 |
| # of persons per HH | 3.2 | 3.2 | 3.0 |
| Average HH income | \$95,113 | \$88,127 | \$67,421 |
| Average house value | \$170,776 | \$169,726 | \$147,652 |

* Demographic data derived from 2010 US Census

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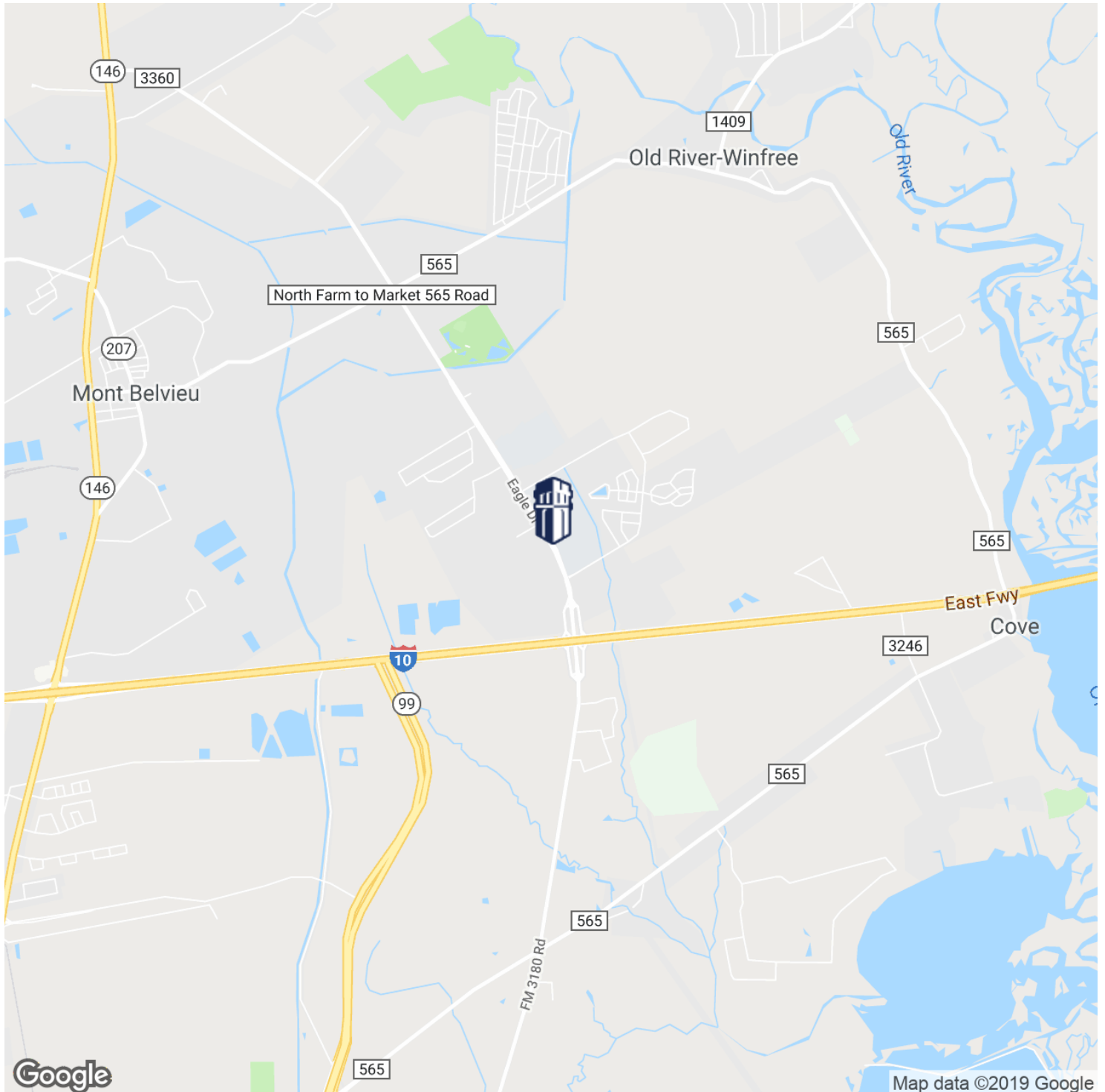
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LOCATION MAPS



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|---|----------------|-----------------------------|----------------------|
| Belvoir Real Estate Group LLC | 9001128 | | (713)332-8202 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Matthew Goldsby | 601116 | matthewg@Belvoir.net | (713)332-8220 |
| Designated Broker of Firm | License No. | Email | Phone |
| Matthew Goldsby | 601116 | matthewg@belvoir.net | (713)332-8220 |
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| Sean Harman | 703718 | seanh@belvoir.net | (713)332-8213 |
| 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 Date