FOR SALE  >  LAND

Commercial Development Tracts, Hwy 6 Frontage
State Highway 6, Missouri City, TX 77459

Brazos Lakes > 27 Acres

> 27 Acres of Prime Commercial Land Ready for Development
> Located Along the West side of Hwy. 6, Just South of S. University Blvd./FM 1092 in Fort Bend County, Missouri City
> Between Riverstone and Sienna Plantation, Ranked in the Nation’s Top 20 Best-Selling Master-Planned Communities in 2012
> +/- 1,640 LF of Frontage on Hwy. 6
> Ideal for Retail, Office, Assisted Living, Self-Storage, Grocer, Pad Site Uses
> Property Can Be Divided
> Utilities Brought to Property Line
> No Detention Required
> TXDOT Traffic Signalization in Front of Site Considered for Some Uses
> Price: $8 - $14/SF

CHARLES H. HERDER
713 222 2111 | EXT. 2100
HOUSTON, TX
charles.herder@colliers.com

KOLBE M. CURTICE
281 494 4769 | EXT. 3441
SUGAR LAND, TX
kolbe.curtice@colliers.com

CORBIN JANSSEN
281 494 4769 | EXT. 3444
SUGAR LAND, TX
corbin.janssen@colliers.com

COLLIERS INTERNATIONAL
15999 City Walk | Suite 250
Sugar Land, TX 77479
www.colliers.com
### Demographics

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<thead>
<tr>
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<th>1-Mile</th>
<th>3-Mile</th>
<th>5-Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (Projected 2017)</td>
<td>11,094</td>
<td>72,371</td>
<td>176,363</td>
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<tr>
<td>Population (2012)</td>
<td>9,487</td>
<td>63,790</td>
<td>156,770</td>
</tr>
<tr>
<td>Households (Projected 2017)</td>
<td>3,622</td>
<td>23,973</td>
<td>59,278</td>
</tr>
<tr>
<td>Households (2012)</td>
<td>3,101</td>
<td>21,111</td>
<td>52,511</td>
</tr>
<tr>
<td>Avg. Household Income (Projected 2017)</td>
<td>$167,799</td>
<td>$132,650</td>
<td>$121,239</td>
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</tbody>
</table>

### Traffic Counts

- Glenn Lakes Ln at Hwy. 6 = 50,000 ADT*
- Oilfield Rd. at Hwy. 6 = 39,450 ADT**
- Lake Olympia Pkwy. at Hwy. 6 = 34,620 ADT**
- FM 1092 / Murphy Rd. = 24,400 ADT **

* 2010 Average Daily Traffic Counts
** 2008 Average Daily Traffic Counts

Source: 2011 MPSI Systems Inc. dba DataMetrix
Tracts Can Be Sub-Divided

The above site plan of Brazos Lakes is “conceptual”. The tracts are potentially divisible, depending on use. The property is suited for a variety of uses, including retail, office, assisted living, self-storage, grocer and pad sites. Utilities will be brought to the property line, and no detention is required.
Prime Location

Brazos Lakes is located along Hwy. 6 between the award-winning Riverstone and Sienna Plantation master-planned communities. These two developments ranked seventh and sixteenth respectively among the nation’s top-selling master-planned communities in 2012 and are recognized as premier custom home neighborhoods in Fort Bend County. With continued growth in this area, this site is in a strategic location for additional retail and commercial development to meet future demand.
Information About Brokerage Services

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 establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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

Buyer, Seller, Landlord or Tenant ___________________________ Date ___________________________

Colliers International | 1300 Post Oak Boulevard | Suite 200 | Houston, TX 77056 | Main -1 713 222 2111 | Fax -1 713 830 2118 | www.colliers.com