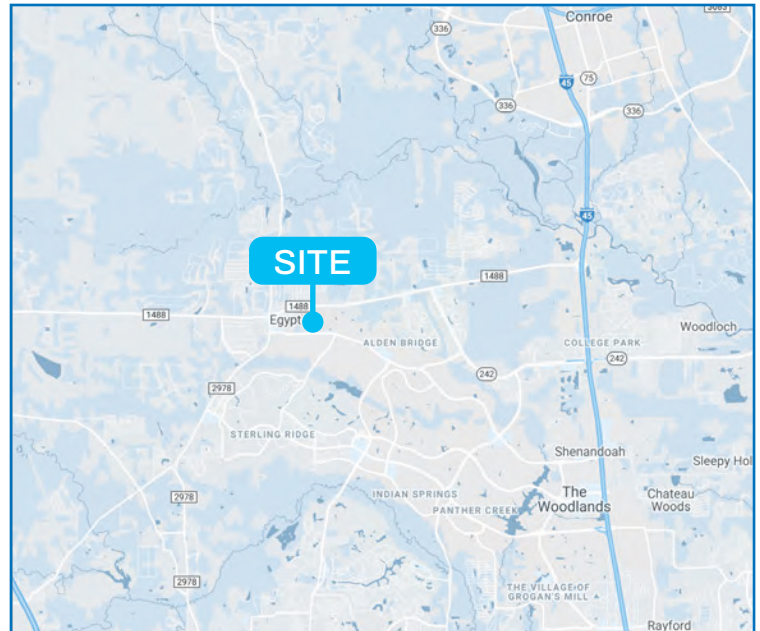




INVESTMENT HIGHLIGHTS:

- 3 parcels totaling ±20 acres (±871,200 SF)
- Sales price: \$6,751,800 (\$7.75/SF)
- Direct access on Coe Lane from FM 1488 & possibility of access to Research Forest for non-residential uses
- Close Proximity to The Woodlands, Magnolia & Conroe
- Attractive market demographics
- Utilities available from AquaTexas
- No flood plain



CONTACTS:

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FOR SALE: COE LANE & RESEARCH FOREST Transwestern

The Woodlands is a master-planned community and census-designated place primarily located in Montgomery County, with portions extending into Harris County, bordering the city of Houston. The Woodlands was founded in 1974 and is named after its development in and around 28,000 tree-filled acres. It is located 28 miles north of downtown Houston along Interstate 45. The area boasts top-tier amenities such as abundant nature and globally ranked-venues and is one of the fastest-growing in the U.S., with a projected population of 245,002 in 2022 by the U.S. Census.

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2010 Population	21,965	88,269	268,999
2020 Population	25,881	116,339	380,274
2025 Population Projection	29,106	132,104	429,763
Annual Growth 2010-2020	1.8%	3.2%	4.1%
Annual Growth 2020-2025	2.5%	2.7%	2.6%
Median Age	37.8%	39	37.1
Bachelor's Degree or Higher	54%	53%	38%
U.S. Armed Forces	21	109	330
2010 Households	3,487	16,737	62,549
2020 Households	8,885	40,261	136,343
Total Consumer Spending	\$321.3M	\$1.5B	\$4.2B
Average Household Income	\$150,251	\$151,516	\$120,041

KEY REGIONAL INDUSTRIES:

- Construction
- Engineering Services
- Business Consulting Services
- Medical and Specialized Hospital
- Production, Transportation, Material Moving
- Pipe & Other Metal Manufacturing
- Educational Services

2019 LOCAL TAX RATES/\$100 VALUATION

Montgomery County	\$0.4670
Magnolia ISD	\$1.37950
Montgomery Co Hospital District	\$0.05990
Lone Star College District	\$0.10780
Montgomery County ESD 10	\$0.10780

AREA TENANTS

- 1 Kroger, Bank of America, GNC, Little Caesars, Great Clips, UPS Store, H&R Block and LoneStar Tacos
- 2 Petsmart, TJMaxx, Office Depot, Target, Chase, Chili's, Chick-fil-A, Starbucks, Panda Express, Wells Fargo
- 3 The Home Depot, Denny's, Mattress Firm, Whataburger, Scholtzky's and NTB



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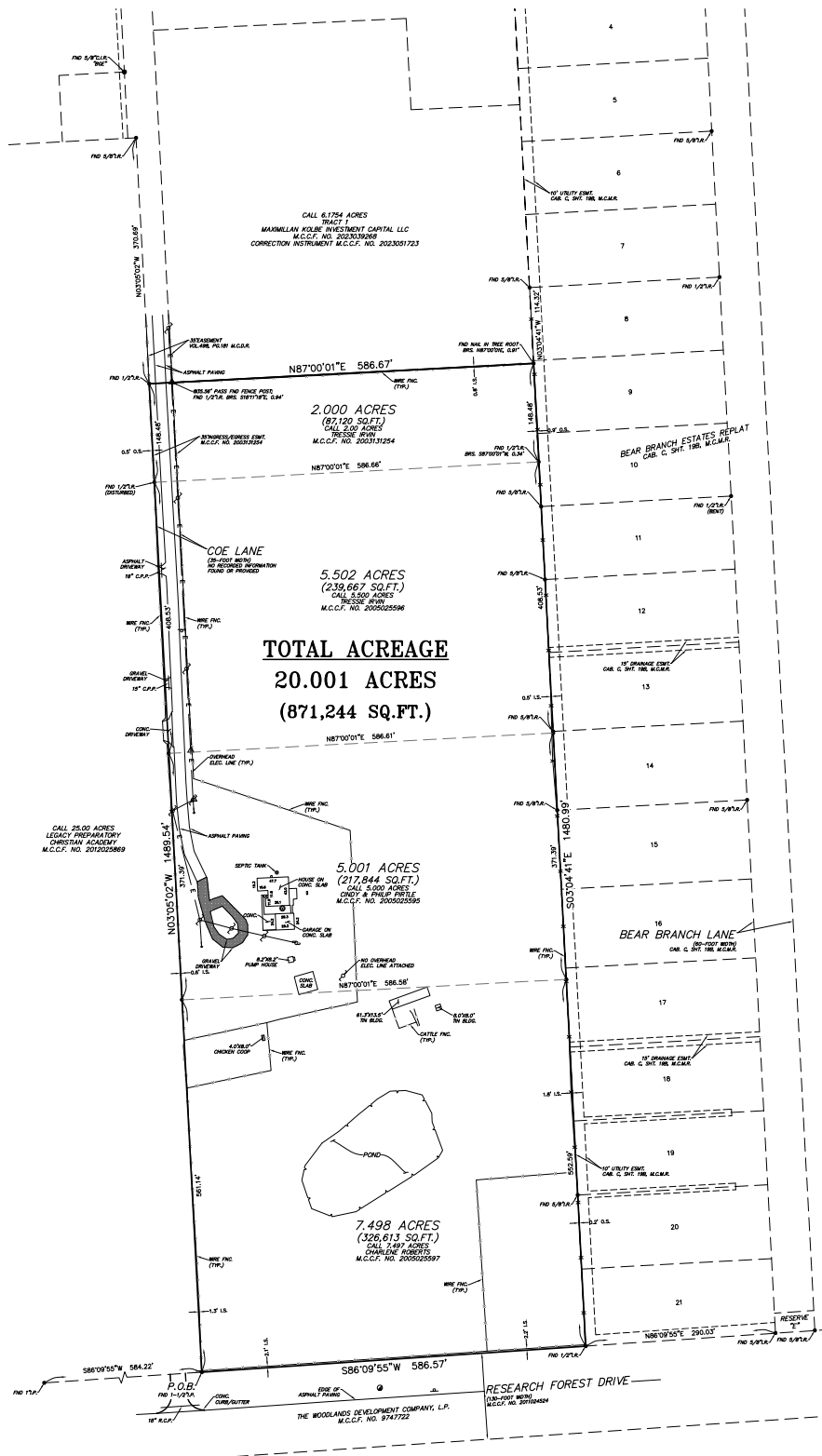
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