SOLICITATION OF BIDS

for

21.15 Acres

Located at Bay Area Boulevard & Middlebrook Drive,

Houston, Harris County, Texas 77058

Prospective bidders are advised to contact all governmental and private authorities with jurisdiction over the property to ascertain its status and suitability for the bidder's intended use. The information contained herein is based upon data supplied by sources deemed reliable, is subject to errors and omissions, and is not in any way, warranted by Pollan Hausman Real Estate Services, LLC or by any agent, independent associate or employee or San Jacinto Community College District.
The following pages contain informational material regarding the property. In case of a difference between the solicitation document and the informational materials, the solicitation documents shall govern. In case of discrepancy, the finding shall be promptly submitted to the College contact, who shall make a determination in writing. Any adjustment by the Bidder without such a determination shall be at his own risk and expense.
Development Opportunity

This property is located at the corner of Bay Area Boulevard and Middlebrook Drive; just south of the Boeing facility and north of University of Houston - Clear Lake.

This property is being offered on a sealed bid basis only.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Pat Pollan, CPM®
832-487-9814 x104
ppollan@pollanhausman.com

21.15± acres
Bay Area Blvd. & Middlebrook Dr.
Houston, Texas 77058

FOR SALE

CLEAR LAKE AREA | LAND

FOR SALE

21.15± acres
Bay Area Blvd. & Middlebrook Dr.
Houston, Texas 77058

FOR SALE

Development Opportunity

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Aerial view of property looking Southeast

View of property looking Northeast

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Flood Zone:
The property lies outside of the 100 year flood plain.

Topography:
Level, slightly above street grade.

Utilities:
Available

Zoning: None

Key Map: 618D

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Area waterlines: Information received from Clear Lake City Water Authority
### Drive Time Demographics

<table>
<thead>
<tr>
<th></th>
<th>0-5 minutes</th>
<th>0-10 minutes</th>
<th>0-15 minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>8,295</td>
<td>55,723</td>
<td>127,608</td>
</tr>
<tr>
<td>2015 Est.</td>
<td>8,333</td>
<td>57,089</td>
<td>133,793</td>
</tr>
<tr>
<td>2020 Est.</td>
<td>8,737</td>
<td>59,851</td>
<td>142,381</td>
</tr>
<tr>
<td><strong># of Households</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>3,236</td>
<td>21,675</td>
<td>51,850</td>
</tr>
<tr>
<td>2015 Est.</td>
<td>3,210</td>
<td>22,071</td>
<td>54,110</td>
</tr>
<tr>
<td>2020 Est.</td>
<td>3,345</td>
<td>23,077</td>
<td>57,516</td>
</tr>
<tr>
<td><strong>Average Income</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015 Est.</td>
<td>154,423</td>
<td>118,394</td>
<td>99,544</td>
</tr>
<tr>
<td>2020 Est.</td>
<td>176,245</td>
<td>132,033</td>
<td>110,651</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Census 2010 Summary File; Esri forecasts for 2015 and 2020.
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Traffic Counts

- **Average Daily Traffic Volume**
  - Up to 6,000 vehicles per day
  - 6,001 - 15,000
  - 15,001 - 30,000
  - 30,001 - 50,000
  - 50,001 - 100,000
  - More than 100,000 per day

Source: Market Planning Solutions, Inc.

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The property is being offered on a sealed bid basis only; all offers are to be received by 1/12/16 @ 3:00 pm CST.

Property inspections are available by appointment only. Please contact broker to schedule a tour.
The law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

**Information About Brokerage Services**

*What to Know Before Working with a Real Estate Broker*

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 sub-agency 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 disclosure 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:

- shall treat all parties honestly;
- 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;
- 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
- 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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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.

Broker asks that you acknowledge receipt of this information on agency relationships for broker’s records.

| Seller/Landlord/Sublessor | Date | Purchaser/Tenant/Sublessee | Date |

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