



For Sale
270 Acres
SH 288 - North of Hwy 6
1 Mile Frontage on SH 288
Greater Houston Area
City of Manvel, Brazoria County

The explosive growth experienced on the SH 288 Corridor over the past decade has been fueled by the areas close proximity and commute times to regional economic drivers such as the Texas Medical Center, Downtown Houston, Port 's of Houston & Freeport, Hobby Airport , and the Galleria Office market. Compared to other suburban markets, the 15 & 20 minute drive time to The Texas Medical Center & Houston CBD are unparalleled. The abutting City of Pearland is the second fastest growing city in Texas according to 2010 census where the population increased 100% from 2000 – 2007.

Texas Medical Center – The TMC is the largest employer of residents on the SH 288 Corridor and is home to 49 of the most renowned medical research and academic institutions in the world. Planned projects total more than \$7 billion in building new hospitals, clinics, research and other office space by TMC institutions. At the beginning of 2010, 16 projects totaling 9.1 million square feet and valued at \$3.1 billion were under construction. The 1,000+ acre TMC receives 5.5+ million patients visits , has 70,000+ students enrolled at various institutions, and has annual research expenditures in excess of \$1.2 billion per annum.*

Port of Houston – The Port of Houston, located just 14 miles from SH 288, is a 25-mile complex of diversified public and private facilities. POH ranks first in foreign waterborne tonnage (14 consecutive years), and first in U.S. imports (19 consecutive years). POH ranks second in U.S. export tonnage and second in the U.S. in total tonnage (19 consecutive years.)*

Business – The Houston CBD is home to numerous Fortune 500 companies including KBR, Marathon Oil, Conoco Phillips, Kinder Morgan, Cameron International, Waste Management, Baker Hughes, Spectra Energy, National Oilwell Varco, Halliburton, and many others. Many of the employees who work for these industry leaders reside on the SH 288 Corridor. *

Retail Development – New developments within the subject area include Macy's, Barnes & Noble, Dillard's, BJ's Brewhouse & Dicks Sporting Goods at The Pearland Town Center. HEB! (152k sf.), Academy, Ashley Furniture, & Hobby Lobby all call the Shadow Creek Ranch Town Center home. Other retail includes Bass Pro Shops, Best Buy, Wal Mart, Home Depot, Bed Bath & Beyond, Target, Kohl's, DSW and numerous other banks, restaurants, grocery, hotels and apartments.

Single Family - Master Planned Communities in the subject area include Shadow Creek Ranch, a 3,500 acre Houston area Top 10 MPC developed by SCR Development. Silverlake, a 1,000+ acre MPC developed by Johnson Development. Southern Trails, a 500+ acre MPC developed by Ashton Woods. Sedona Lakes, a 530+ acre development by Marlin Atlantis. Rodeo Palms, a 600 acre MPC developed by Clinton Wong. SouthFork, a 350 acre MPC developed by Lingo Development. Homebuilders active in the area include Perry Homes, Newmark Houston, Lennar, Conventry Homes, Darling Homes, J. Patrick, Taylor Morrison, & D.R Horton among others. SFR in the area ranges from \$140 - \$1,000,000.00+.

Texas Medical Center 7 Miles ↑

BELTWAY 8

Bass Pro
Kroger, Cracker Barrel, Bucee's

Holiday Inn Express – Open 1Q 2011

Houston CBD 10 Miles ↑

Hobby Airport 5 Miles ↗



Hilton Garden Inn

MF MF MF

HEB!, Academy, Ashley, Hobby Lobby Memorial Hermann

MF SAM'S UC MF

Metro Park N Ride Site

Best Buy, JC Penny, Wal-Mart, Old Navy Home Depot, Texas RH

Port of Houston 14 Miles →

SH 288 Retail Aerial

521

Broadway

Pearland Town Center - Macy's, Dillard's Barnes & Nobles, Sports Authority Sueba MF, Jos Banks, BJ's Brewhouse, Court Yard by Marriot, Chico's, Coach, Jared, Limited, Express, Good Year Tires

59

Kohl's, Target, Ulta Petsmart, Cinemark, Randall's, DSW, Carino's, Chili's

NASA 15 Miles →

MF

Southern Ford Timewise Cobblestone 600 MF Units

288 TEXAS

58

Port Freeport 30 Miles ↓

6 TEXAS

SITE - 270 Acres LyBrand Commercial



Texas Medical Center 7 Miles ↑

Houston CBD 10 Miles ↑

Hobby Airport 5 Miles ↗

Port of Houston 14 Miles →

NASA 15 Miles →



SH 288
SFR
Aerial

BELTWAY
8

521

Shadow Creek Ranch

MF MF MF
MF
MF

Country Place

Broadway

59

Southern Trails
(Ashton Woods)

South Wyck MPC
& Golf Course
(Johnson Development)

South Gate

South Fork

MF

Silver Lake

288
TEXAS

Mustang Creek
(MHI)

Sedona Lakes
(Marlin Atlantis)

58

Savannah Lakes
(Lennar)

Rodeo Palms

6
TEXAS

Port Freeport 30 Miles ↓

**SITE - 270 Acres
LyBrand Commercial**

Presidio
(DRG)





Location: ¼ mile north of NEC SH 288 & Hwy 6, along the east ROW of SH 288

Size: 270 acres fronting SH 288

Status: Available

Price: Available upon request

Jurisdiction: City of Manvel, Brazoria County, State of Texas

Access: Rodeo Palms Boulevard on SH 288 (right in/right out)
Iowa Lane from Hwy 6 to the south
Iowa Lane from CR 58 to the north

Frontage: 1 mile+ on SH 288

Zoning: City of Manvel – Open Planned Unit Development

Drainage: MDS for the development has been submitted and approved by Brazoria County DD #4.
Development will detain on site

MUD: Brazoria County MUD #43 has been created & approved by TCEQ.
Brazoria County MUD #51 is 95% complete.

Due Diligence Items Available:

Wetland Verification – Completed

Environmental Site Assessment – Completed

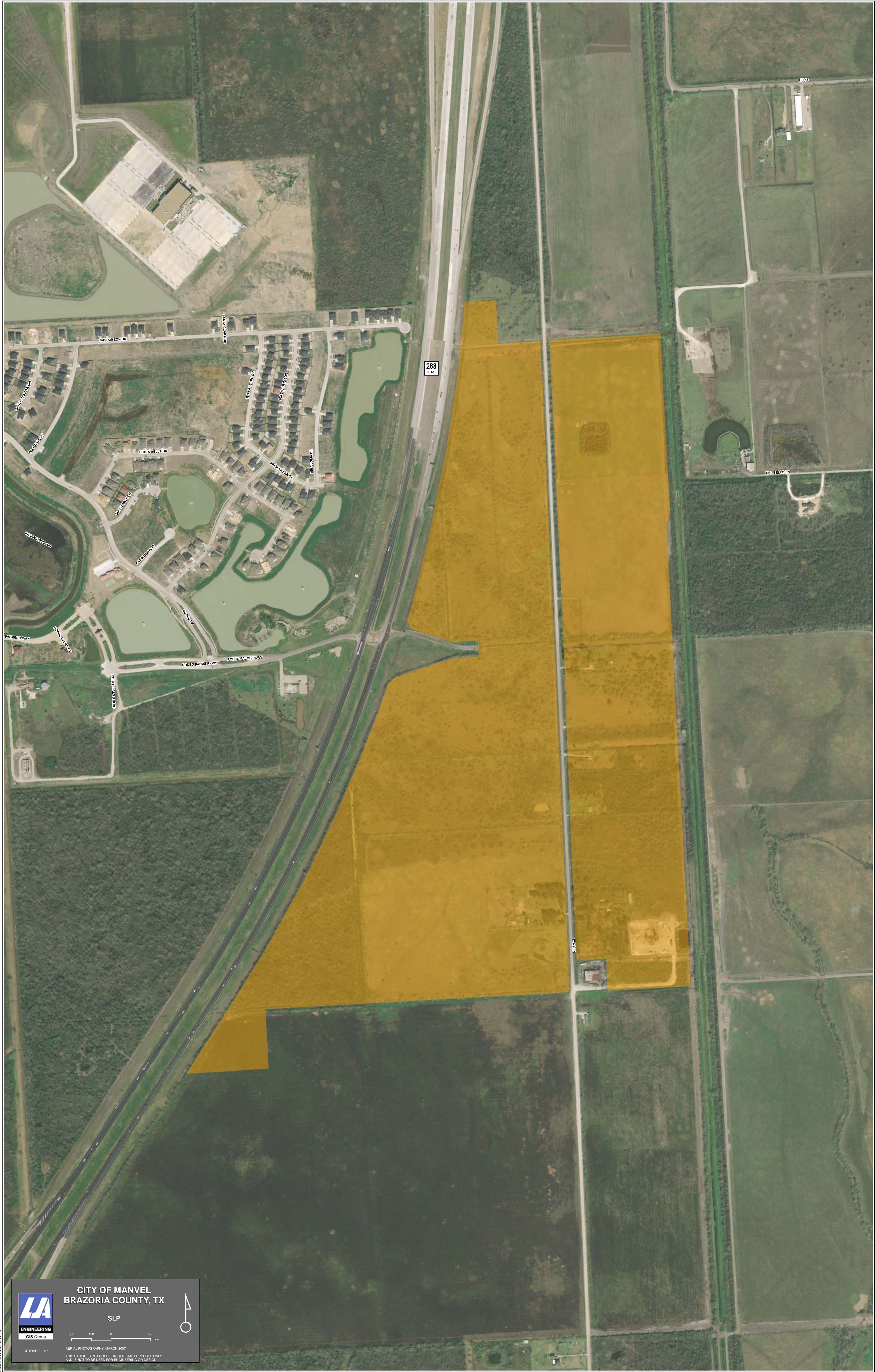
Preliminary Geotechnical – Completed

Fault Study – Completed and Field Surveyed

Topography – Completed – Airborne Laser Mapping

District Creation – BC MUD #43 Approved & Created

Director Lots - Completed for BC MUD #43



CITY OF MANVEL
BRAZORIA COUNTY, TX

SLP

300 150 0 300 Feet

AERIAL PHOTOGRAPHY: MARCH 2007
THIS EXHIBIT IS INTENDED FOR GENERAL PURPOSES ONLY
AND IS NOT TO BE USED FOR ENGINEERING OR DESIGN.

OCTOBER 2007



10/10/2007 10:00 AM



For more information please call:

Julio LyBrand

P. (713) 471-0940

julio@lybrandcommercial.com

Brad LyBrand

P. (713) 906-1711

brad@lybrandcommercial.com

or visit

www.lybrandcommercial.com

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

