

A 24,616 (±) sq. ft.  
Net Leased  
Medical/Professional Office Building

100% Occupied

*and*  
Additional Development Land  
(Sold Separately)



THE ENCLAVE AT COLES CROSSING

12300 Dundee Court, Cypress (Houston), Texas



## —THE ENCLAVE AT COLES CROSSING

### CONFIDENTIALITY AND CONDITIONS

This is a confidential Offering Memorandum (“Memorandum”) that is intended solely for your limited use and benefit in determining whether you desire to express any further interest in purchasing The Enclave at Coles Crossing, Cypress (Houston), TX (the “Property”). You are obligated and bound by the Confidentiality Agreement executed in connection of your receipt of this Memorandum.

This Memorandum was prepared by Marathon Realty Advisors LLC (“Broker”) and has been reviewed by the Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may require. It should be noted that all market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Seller, and therefore, are subject to material variation.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Seller nor Broker nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of the Memorandum or its contents.

The Seller and Broker each expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any condition to the Seller’s obligations thereunder have been satisfied or waived.

In the Memorandum, certain documents may be described in summary form. The summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to independently review all such documents.

This Memorandum is provided subject to errors, omissions, changes in terms, or other changes to the information provided herein. Any form of reproduction of this Memorandum is prohibited.

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**—THE ENCLAVE AT COLES CROSSING**

**STRONG MEDICAL, PROFESSIONAL, ENTREPRENEURIAL, & CORPORATE TENANCY** Medical providers, entrepreneurs, and corporate executives from the area find the site and facility attractive since it is within 10 minutes of area neighborhoods, provides a quality alternative to Galleria and CBD offices that can take over an hour commute each way, and is in a quiet, but easily accessible location.

**UPSIDE** Situated within a strong local economy, including the Houston MSA, where office demand and rates are increasing. Houston is noted as one of the top cities in the US in terms of wages, employment and population growth.

**HIGH MARKET OCCUPANCY** Average office occupancy within a 5 mile radius is 96%.

**LIMITED COMPETITION** The Enclave is one of the few, true office buildings in the area; most alternatives are retail/office in retail settings.

**RECENT CONSTRUCTION** Completed in 2006, the building provides efficient energy use, fiber, and design that accommodates current office demands for small and larger tenants.

**MASTER-PLANNED COMMUNITY** Coles Crossing is a master-planned development with restrictions, guidelines, and services that help maintain and enhance long-term quality of the location.

**STRONG DEMOGRAPHICS** Centered in an affluent area with immediate proximity to neighborhoods with average household income over \$122,000.

**HWY 290 CORRIDOR GROWTH** Population growth continues to place demand on retail and office.

**TRIPLE NET LEASES** Tenants share in 100% of operating costs allowing for more accurate cash flow projections.

**EXPANSION SITE** Additional ~3.2 ac. of adjacent land may accommodate upwards of 50K sq. ft. of office. A complete set of Civil & Construction Plans (value over \$110K) are available for ~34K sq. ft. in 6 small office buildings ranging from ~4K to ~10K sq. ft.



OFFICE AND LAND ECONOMICS	
<b>OFFICE</b>	
Size:	~24,616 rentable sq. ft.
Tenancy:	Local/regional/national/medical
Occupancy:	100%
NOI:	\$491,625 (Current)
Lease Type:	Triple Net
Price:	\$6,500,000
Assumable Loan:	\$3,465,000 (approx. amt. yr. end '12)
Down Payment:	\$3,035,000
<b>LAND</b>	
Additional Land:	~3.2 ac. (detention complete)
Potential Coverage:	~50K sq. ft. of office
Plans Available:	~34K sq. ft. of office
Price:	\$2,439,000

Exclusive Offering by:

Steve Dome Marathon Realty Advisors LLC TEL: 713.864.3232 [sdome@marathon-ra.com](mailto:sdome@marathon-ra.com)



## THE ENCLAVE AT COLES CROSSING

TENANT	SUITE	RSF	%	TERM	BASE RENT	RATE PSF	ESC	GROSS RENT	NOTES
Greater Dallas Healthcare	101	3,103	13%	4/1/2012-3/31/2016	\$5,412.75	\$20.93	\$2,730.64	\$8,143.39	Scheduled increases
Sweetrock LLC	103	470	2%	9/1/2011-8/31/2013	\$705.50	\$18.00	\$351.57	\$1,057.07	Disc for adv. ann. pmt.
National Timber Partners, LLC	104	478	2%	month-to-month	\$782.73	\$19.65	\$411.08	\$1,193.81	Tenant since '09
Daniel Mercer	105	784	3%	7/24/2012-7/31/2015	\$1,176.00	\$18.00	\$667.67	\$1,843.67	
North American Solutions	112	3,257	13%	8/1/2018-7/31/2013	\$5,971.17	\$22.00	\$2,791.80	\$8,762.97	Scheduled increases
A&S Datacash, Inc.	115	1,178	5%	10/1/2012-9/30/20115	\$1,767.00	\$18.00	\$1,006.21	\$2,773.21	
Houston Capital Mortgage	116	1,330	5%	8/1/2011-1/31/2014	\$1,995.00	\$18.00	\$1,140.48	\$3,135.48	Scheduled increases
Premier Placement	117	1,739	7%	3/1/2011-2/28/2013	\$2,898.33	\$20.00	\$1,490.62	\$4,388.95	
Geometrica	200	1,563	6%	month-to-month	\$2,865.50	\$22.00	\$1,339.76	\$4,205.26	Tenant since '05
Lifetime OB/Gyn PLLC	201	3,093	13%	9/1/2010-8/31/2015	\$5,155.00	\$20.00	\$2,652.25	\$7,807.25	
Vantage HRO	203	1,852	8%	1/27/2012-1/31/2018	\$2,778.00	\$18.00	\$1,588.09	\$4,366.09	Scheduled increases
SAGA Business Services	202	702	3%	9/1/2009-9/30/2015	\$1,170.00	\$20.00	\$601.97	\$1,771.97	Scheduled increases
Central Energy	213	828	3%	7/15/2011-7/31/2013	\$1,424.85	\$20.65	\$710.01	\$2,134.86	Scheduled increases
Martin Consulting	214	410	2%	7/1/2011-6/30/2013	\$780.62	\$22.85	\$351.58	\$1,132.20	
Western Energy	215	2,057	8%	3/1/2012-2/28/2017	\$3,428.33	\$20.00	\$1,764.00	\$5,192.33	Scheduled increases
Schaeffler Group USA, Inc.	216	<u>1,772</u>	<u>7%</u>	5/1/2012-4/30/2017	<u>\$2,658.00</u>	\$18.00	<u>\$1,513.58</u>	<u>\$4,171.58</u>	Scheduled increases
TOTAL OCCUPIED		24,616	100%		\$40,968.78		\$21,111.31	\$62,080.09	
TOTAL VACANT		0	0%						
TOTAL BUILDING		24,616							

**—THE ENCLAVE AT COLES CROSSING—**

INCOME STATEMENT	
Gross Rental Income	\$491,625
Less 5% Vacancy Reserve	<u>(24,581)</u>
Net Rental Income	<u>\$467,044</u>
Tenant Expense Reimbursements	<u>\$253,336</u>
Gross Income	\$720,380
Operating Expenses	<u>\$253,336</u>
NET OPERATING INCOME	\$467,044 (includes vacancy reserve)

LOAN SUMMARY	
Loan Balance (12/12)	\$3,465,000
Rate	6.1%
Monthly P&I Payment	\$22,119*
Amortization	30 Years
Due Date	11/2016
Assumption Fee	1% (outstanding balance)
*Plus Escrows	Taxes, Insurance, TI Advances

## —THE ENCLAVE AT COLES CROSSING—

EXPENSES	Annual	Per SF
Coles Crossing Association Fees	\$7,879.33	\$0.32
Bank Service Charges	326.31	0.01
Building Engineer 1 (Salary/Insurance/Expenses)	13,910.83	0.57
Building Engineer 2 (Salary/Insurance)	3,490.08	0.14
Carpet Cleaning	245.00	0.01
Dues and Subscriptions	66.52	0.00
Electrical Repairs	198.99	0.01
Electricity	49,276.78	2.00
Elevator Maint/Contract	3,852.48	0.16
Engineer/Architect	300.00	0.01
General Office and Employee Expense	5,400.00	0.22
Insurance - Property/Flood	12,159.67	0.49
Janitorial	21,000.00	0.85
Landscaping	7,436.29	0.30
Management Fees	22,078.56	0.90
Parking Lot Repairs & Maintenance	800.00	0.03
Pest Control	982.53	0.04
Postage & Delivery/Miscellaneous/Supplies	1,200.00	0.05
Plumbing Repairs	547.90	0.02
R/M - Doors, Gates, Keys, Etc.	111.50	0.00
Repairs/Maint.-Exterior	1,011.00	0.04
Repairs/Maint. - HVAC	1,172.36	0.05
Repairs/Maint. Interior	1,982.83	0.08
Repairs/Maint.- Misc	218.75	0.01
Security-Alarm/Cameras/Fire Sprinklers	6,774.43	0.28
Sr. Property Manager	16,500.00	0.67
Taxes - Property	65,287.37	2.65
Taxes-Property Tax Consultant	800.00	0.03
Taxes - Franchise	5,247.00	0.21
Telephone (Emergency - Elevator and Fire Alarm)	1,978.81	0.08
Water/Sewer	<u>1,362.68</u>	<u>0.06</u>
<b>TOTAL EXPENSES</b>	<b>\$253,598.00</b>	<b>\$10.30</b>

## —THE ENCLAVE AT COLES CROSSING—



Lifetime Ob/Gyn delivers a contemporary approach to women's healthcare and wellness in the Cypress-Fairbanks area and Northwest Houston. As the name of our practice suggests, our experienced physicians provide comprehensive medical and surgical care to women in all stages of life.

### Vantage HRO

Vantage HRO provides total workforce solutions and services that enable companies to maximize business success. We are dedicated to meeting the Organization and Human Resource needs of small and mid-size companies, so you can focus on your core business!



**SAGA** BUSINESS SERVICES LLC

**SAGA Business Services, LLC is aware of the importance of the financial well being of an organization. SAGA is determined to fulfill business owners' needs when it comes to business activities such as bookkeeping, payroll, income tax, etc., thus enabling business owners to focus in other, more important areas of their business.**

Our professional staff is dedicated to providing professional business services in the areas of bookkeeping, tax and administration at a very affordable price to business owners as well as individuals.



**CentralEnergy**

Central Energy is a premier energy supply consulting and brokerage firm in North America. Central Energy's sole objective is to bring absolute lowest electricity and/or natural gas rates to its industrial, commercial and retail clients, a service that has led to millions of dollars in savings.

Central Energy offers competitive electricity and/or natural gas rate quotes from industry leading electricity suppliers Nationwide. Since we are not employed by any of the energy companies, we are able to provide free energy rate quotes that are accurate and unbiased.

### Martin Consulting

Martin Consulting is a Houston based technology firm dedicated to meeting the computer needs of small to mid-sized companies and the individual technology consumer.



## —THE ENCLAVE AT COLES CROSSING—



At Cy-Fair Medical Partners we are a family of health care professionals dedicated to caring for our neighbors like they are members of our own family. We are honored to care for the families living in our community and hope when you need care that you too will choose Cy-Fair Medical Partners. From comprehensive physicals to preventative screenings, we provide quality care for patients of all ages.

Sweetrock LLC

Oil and gas services.



National Timber Partners is one of the largest land and timber management operations in the U.S. Our principals and associates bring over four decades of success to our business, specializing in developing timber land to its highest potential. Involved in all aspects of timber investment, we purchase, manage, harvest, and develop timberland for its best use, and according to sustainable forestry practices.



LPL Financial was founded with a pioneering vision: to help entrepreneurial financial advisors establish successful businesses through which they could offer truly independent financial guidance and advice. Today we provide an integrated platform of proprietary technology, brokerage, and investment advisory services to over 13,000 financial advisors as the nation's largest independent broker/dealer,\* making us a leading distributor of financial products in the United States. In addition, we support over 4,000 financial advisors with customized clearing, advisory platform, and technology solutions.



NORTH AMERICAN SOLUTIONS  
PUBLIC ENTITY RISK MANAGEMENT

At NAS, it's all about Risk Management - not Risk Reaction®. It's about delivering trusted, innovative strategies leading to stability, predictability, the lowest long-term cost and the highest quality client experience. It's about helping our clients succeed.

NAS is a member of Insurica, the 44th largest privately-owned insurance broker of U.S. business. Our culture and our people consistently provide transparency and access to the world's leading insurance and reinsurance markets.

## —THE ENCLAVE AT COLES CROSSING



ATM networks provide bank customers and credit union members a fast, convenient, anytime source of cash. They're an essential part of your business. But keeping up with repairs and maintenance, cash replenishment, processing, monitoring, screen graphics and ever-changing state and federal requirements is a costly full-time job. Many financial institutions actually lose money every month on their ATMs.

**Now, there's a solution:**

Outsource your ATM network by partnering with Outsource ATM. We take care of everything so you can concentrate on your business.



Since 1989, Houston Capital Mortgage has been a successful established Texas correspondent mortgage lender. Operating as a banker with the mindset of a broker brings you the benefits of both worlds. Your mortgage loan transaction is handled by Houston Capital from application to the closing table. Providing the ideal client experience to keep you coming back time and again is our goal, from safeguarding your financial data to automated underwriting that streamlines approval. With our panel of respected local property appraisers and no AMC'S (national contract appraisal management companies), appraisals are timely, fair and reasonable. We use a select group of Fortune 500 national companies to service and portfolio our loans.

### Premier Placement

Proven techniques. Reliable success. Our proactive approach is simple and effective—to understand how your customers search and where they go online. Then we make sure you're in the right place at the right time.

We're more than a search engine placement firm. And we're not just computer geeks. We're marketing strategists who know how to connect people with brands. We know trends, we understand timing, and we speak the language of your customers. And we also happen to be Internet experts.



Geometrica has designed, manufactured and installed domes and space frame structures since 1992. The company has developed unique technology to build stunning long-span structures for architectural and industrial buildings. With facilities in Houston, Texas and Monterrey, Mexico, Geometrica supports its clients with a global network of representatives, and has delivered domes and space frames in over 25 countries.

**Structural Solutions** Our structures are used in sports venues, convention centers, houses of worship, offices, industrial plants and domes for environmental protection. The construction is based on an advanced structural system, either in steel or aluminum, and covered in materials such as glass, wood or metal.

## —THE ENCLAVE AT COLES CROSSING



Western Energy Consultants is a full-service project support company providing highly qualified project consultants to the energy industries.

It is our goal to provide your project with top industry professionals in the following disciplines:

- Construction Management
  - Quality Management
- Health, Safety, and Environmental Management

The Schaeffler logo consists of the word "SCHAEFFLER" in a bold, green, sans-serif font with a white outline.

**The Schaeffler Group with its product brands INA, FAG and LuK** is a leading manufacturer of rolling bearings and linear products as well as a renowned supplier to the automotive industry of high-precision products and systems for engines, transmissions and chassis applications. The group of companies stands for exceptional customer focus, innovative ability and the highest possible level of quality. Sales of over € 10.7 billion were generated at over 180 locations in more than 50 countries in 2011. With approx. 76,000 employees worldwide, the Schaeffler Group is one of the largest German and European industrial companies in family ownership.

## —THE ENCLAVE AT COLES CROSSING

**Street Address:** 12300 Dundee Court  
Cypress, Harris County, Texas 77429

**Legal Description:** Section 10 replat Coles Crossing

**Surrounding Development:** Single family, Multi-family and Retail

**Master Planned Community:** Located in Coles Crossing, a master-planned community with value enhancing requirements on building designs, signage, landscaping, and property uses.

**Site:** ~1.629 acres (70,998 square feet of land) Generally rectangular. Frontage on Dundee Road and Dundee Court

**Plan:** ~24,616 net rentable square feet with central core w/ elevator, restrooms, mechanical and service rooms.

**Floor Plates** (~rentable area):

Floor 1 - 12,339 sq. ft.

Floor 2 - 12,277 sq. ft.

**Construction:** Construction is concrete tilt wall, steel frame and joist; pier and beam reinforced foundation; slab on grade.

Shallow bay depths without structural columns; main sewer and water lines set below each quadrant of building (first and second floor; windows set at 12' for optimal and cost efficient tenant finish flexibility.

**Roof:** Energy efficient 4" insulated membrane system.

**Windows:** Double pane energy efficient wind rated reflective glass windows surrounding the perimeter of the building.

**Heating and Air Conditioning:** Eighty (80) Tons; five (5) separate rooftop units, providing some redundancy, lower maintenance costs and energy costs (for after hours air or heat). Remote control capability.

**Interior walls:** Sheetrock.

**Flooring:** Carpet, tile, stone, or wood in office and common areas.

**Doors:** Solid core inside suites, solid core with glass panels in suite entries.

**Ceiling:** Suspended acoustical ceiling tiles in office areas and common areas.

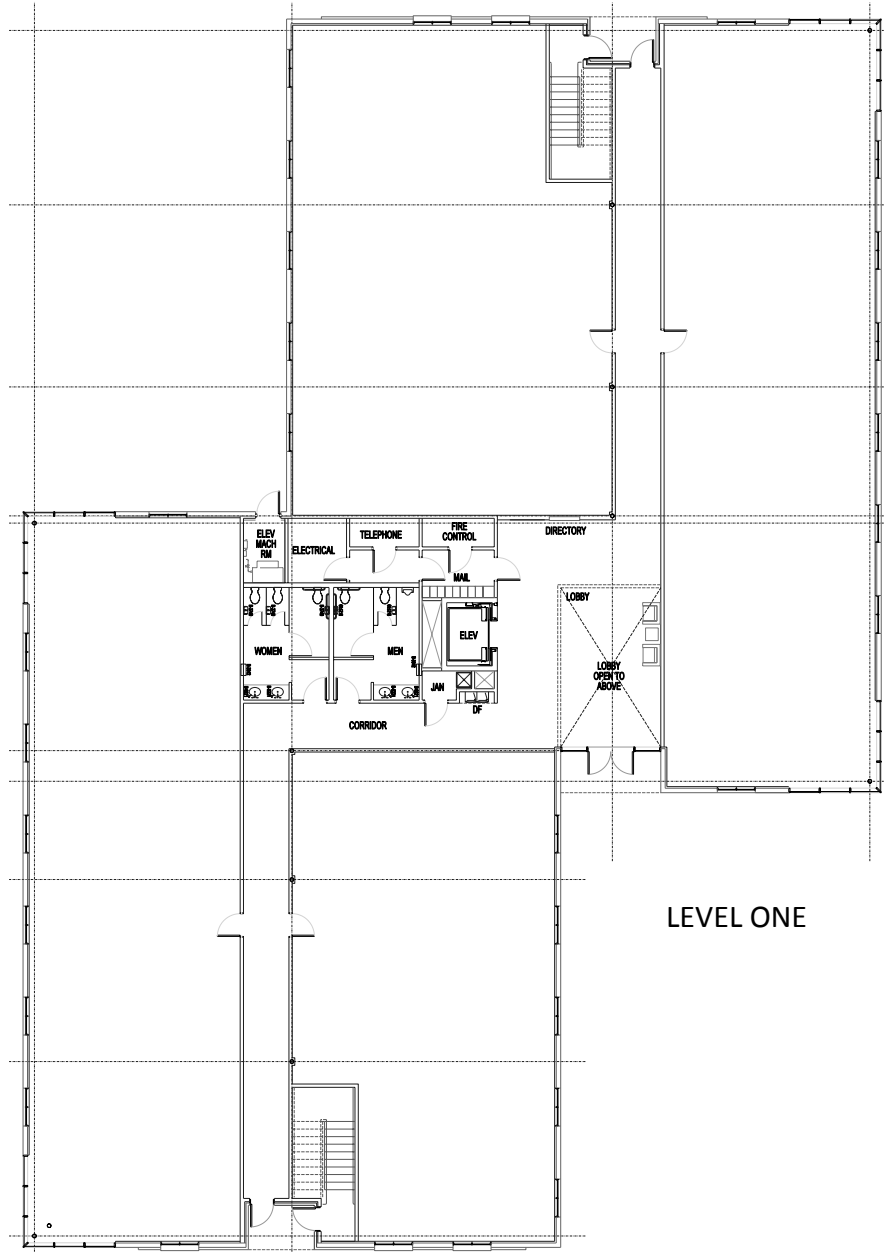
**Surveillance:** Cameras with remote viewing access located throughout commons areas.

**Restricted Access:** Key fob access for tenants after hours.

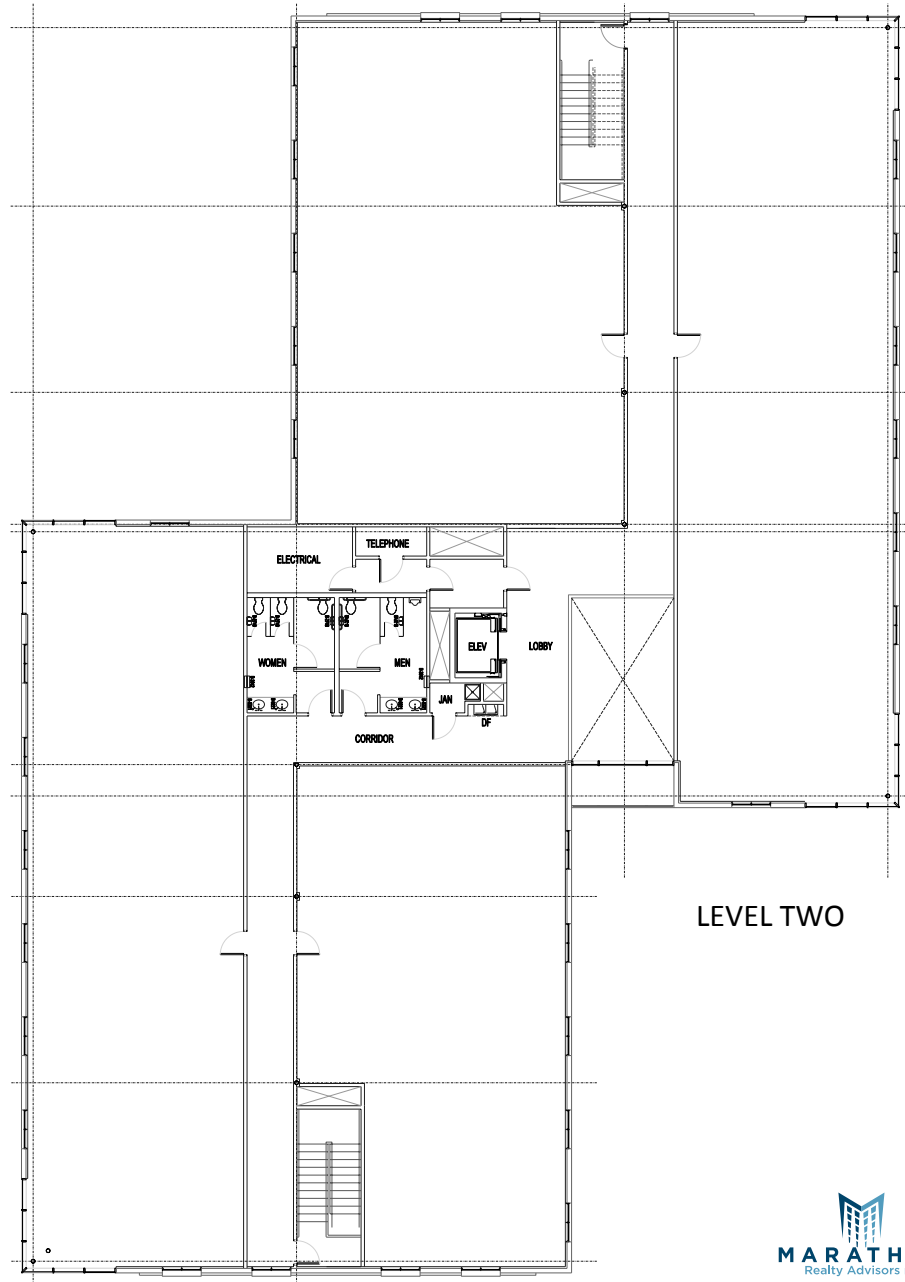
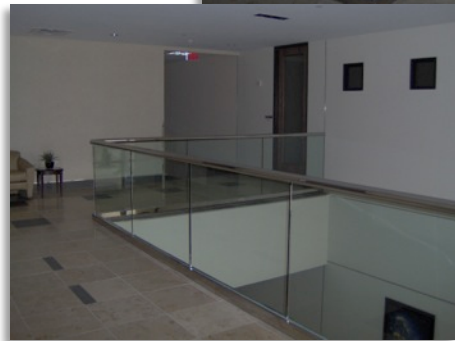
**Telecom:** Fiber to building phone room. Comcast and Entouch provide cable TV to the building.

**Parking:** Reinforced concrete surface parking, ~4 spaces per 1,000 square feet of rentable area.

—THE ENCLAVE AT COLES CROSSING—



**THE ENCLAVE AT COLES CROSSING**

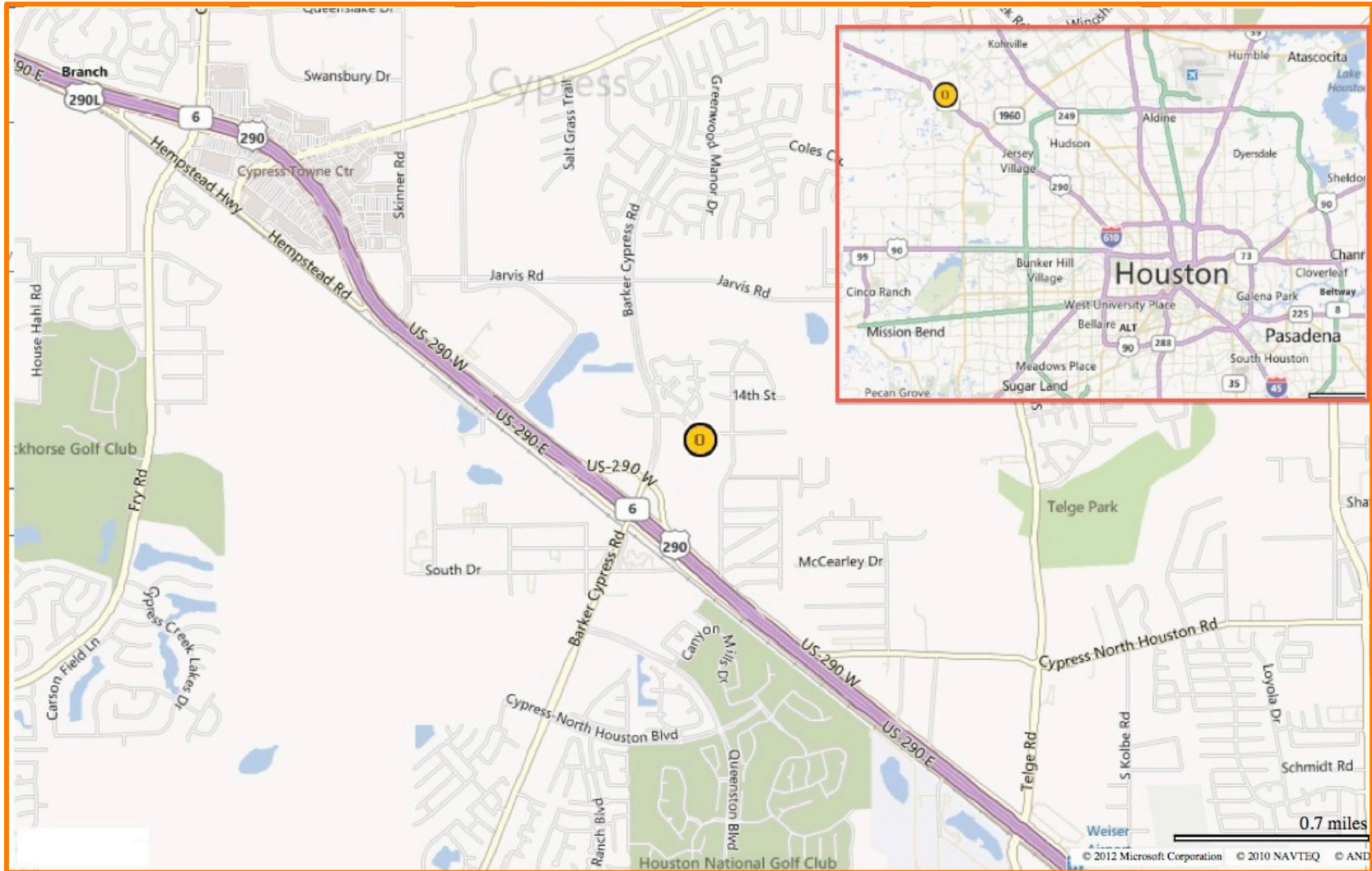


LEVEL TWO

**—THE ENCLAVE AT COLES CROSSING**



THE ENCLAVE AT COLES CROSSING





**—THE ENCLAVE AT COLES CROSSING**

**AREA** The Cypress-Fairbanks (“Cy-Fair”) area is one of the fastest growing communities in the northwest quadrant of Houston. From 2000 to 2010, the population of this area increased over 50% to nearly three-quarters of a million people. By comparison, if the Cy-Fair area were a city, it would be in the top 20<sup>th</sup> largest cities in the United States.

There are approximately 7,500 companies offering a diverse business climate in categories such as accounting, architecture, automotive, education, healthcare, manufacturing, retail, and technology to name a few. The region offers a pro-business culture with a diversified work force and educational institutions to influence industries of tomorrow. Along with a business friendly environment, the Cy-Fair area offers a low cost of living.

The region has attracted a vast array of businesses that include small to medium size organizations to Fortune 500 Corporations. Major industries in the area include manufacturing, construction, oil & gas, education, health services, and professional.

**INCOME /DEMOGRAPHICS** In 2010, average household income in Cy-Fair area was over **\$85,517**, as compared to \$70,173 for U.S. households.

The median age of the citizens of the Cy-Fair area is **33.0 years**, giving the area an energetic, youthful, and industrious feel.

Cy-Fair is a dynamic area with a population of approximately 735,000 and encompasses approximately 186 square miles in an unincorporated area of Harris County located completely inside the extraterritorial jurisdiction of the City of Houston. The 77429 zip code is one of the most affluent zip codes in Harris County; nearly 77% of the population has an income over \$50,000 with 42.65% earning over \$100,000; making the urban cluster 50th in the top 100 highest-income urban areas in the United States.

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Total Population:	<b>7,108</b>	<b>65,805</b>	<b>184,959</b>
Pop Growth 2011-2016:	<b>7.80%</b>	<b>12.00%</b>	<b>10.30%</b>
Per Capita Income:	<b>\$40,476</b>	<b>\$35,218</b>	<b>\$34,761</b>
Average Age:	<b>33.00</b>	<b>32.70</b>	<b>33.60</b>
<b>Households</b>			
2011 Total Households:	<b>2,442</b>	<b>21,562</b>	<b>63,141</b>
HH Growth 2011-2016:	<b>7.30%</b>	<b>11.50%</b>	<b>10.00%</b>
Median Household Inc.:	<b>\$105,409</b>	<b>\$95,142</b>	<b>\$87,043</b>
Avg. Household Size:	<b>2.91</b>	<b>3.05</b>	<b>2.93</b>
Avg. HH Vehicles:	<b>2.10</b>	<b>2.00</b>	<b>1.70</b>
<b>Housing</b>			
Median Housing Value:	<b>\$172,531</b>	<b>\$179,645</b>	<b>\$168,721</b>
Median Year Built:	<b>1992</b>	<b>2001</b>	<b>1996</b>
Source: CoStar			

**NEIGHBORHOODS** Master-planned communities with single-family housing and apartment homes bring a neighborly feel to Cy-Fair. Housing options that can accommodate most every budget - from executive mansions to one-bedroom apartments are located in Cy-Fair. The average cost of a home is \$200,000, which is 25 percent lower than the national average. **Bridgeland** Planned for more than 21,000 homes and 65,000 residents, the 11,400-acre community offers single-family homes priced from the \$170,000s, as well as luxury custom designs priced from the high \$600,000s to more than \$1 million. **Cypress Creek Lakes** Cypress Creek Lakes is a beautiful master-planned, new home community by Mischer Development, who has carefully designed the 1,600-acre community to respect the natural beauty of the land while developing approximately 2,000 new home sites. New homes in Cypress Creek Lakes range from the \$200,000s to \$600,000s by Houston’s finest builders. **Fairfield** Located in the heart of the Cypress area, Fairfield is a 3,200-acre master-planned community by Friendswood Development Company that first opened in 1988. Houston Premium Outlet, which is adjacent to Fairfield and accessible from within the community. **Rock Creek** Built on 348 acres, Rock Creek offers residents first-class amenities including streams, scenic jogging paths, a greenbelt center, and five connected lakes; located at 14100 Grant Rd, north of Spring Cypress and right between SH 249 and US Hwy 290. **Towne Lake** This 2400-acre custom-designed master planned community is best known for its hill country charm and spectacular lake views. Towne Lake is located in the heart of the Cypress-Fairbanks area, surrounded by restaurants, shopping and endless recreational opportunities. **Other neighborhoods located in the Cy-Fair area:** Black Horse, Canyon Lakes West, Coles Crossing, Copperfield, Hearthstone, Lakes of Rosehill, Lakewood, Longwood, Riata Ranch, Steeplechase, and Stone Gate.

**QUALITY OF LIFE** In the Cy-Fair and surrounding area; you will find 69 county parks. In addition to the three public golf courses at Bear Creek’s Golf World, a number of other public and private clubs have been established. Lone Star College-CyFair, located on Barker Cypress Rd. at the intersection of West Road, is host to the area’s fourth county branch library. Four Harris County library branches are located in or near the Cy-Fair area. Cy-Fair has more than its share of culture. the Lone Star College-CyFair and the Cy-Fair Independent School District offer fine arts classes and activities. Event venues and activities are also located throughout the Cy-Fair area at the Berry Center, Houston Family Arts Center, Houston’s Center Stage Theater, Lone Star College-CyFair and Texas Repertory Theatre Company.

Many of the nation’s diverse religious sects have houses of worship in the Cy-Fair area. Among the denominations are Assembly of God, Southern Baptist, Catholic, The Church of Jesus Christ of Latter-Day Saints, Lutheran, Episcopal, United Methodist, and Presbyterian. There are also numerous independent Christian churches located in the area.



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**MOBILITY** Mobility Projects: The transportation committee of the Cy-Fair Houston Chamber of Commerce works to identify road projects and funding necessary for the Cy-Fair region to continue to grow and develop. Examples of development projects include US290 Operational Improvements Application for the Congestion Mitigation Air Quality project (CMAQ), US290/IH 610 Corridor, US 99, Segment E between I-10 and US 290, Jones Road Extension, and Tuckerton Road.

**EDUCATION** The Chamber of Commerce has permanent positions on its board of directors *for the superintendent of the Cy-Fair Independent School District, the president of Lone Star College – Cy-Fair, and the president of Prairie View A&M University.* All three of these institutions have been deeply involved in the growth of the Chamber and in the growth of the area.

Balancing continual student growth and changing demographics, **Cypress-Fairbanks Independent School District welcomed nearly 108,000 students** for the 2011-2012 school years as of September 15, 2012. CFISD ranks third among the largest school districts in the state, behind Houston and Dallas, and is listed as the 25<sup>th</sup>-largest in the nation by American School and University.

Cypress-Fairbanks Independent School District encompasses 186-square miles, making it the second-largest school system in land area in Harris County (only Houston ISD is larger). The district is also the second-largest in terms of student enrollment, with the population eclipsing 110,000 students in the 2012-2013 school year. Students come from diverse ethnic and socio-economic backgrounds.

Higher learning has become an integral part of the Cy-Fair community, with convenient access available to many four-year college institutions and exceptional choices for professional development and technical training.

Lone Star College-CyFair serves nearly 20,000 students, and The University of Houston Downtown, the second largest four-year, public university in Houston and the city's only Carnegie-rated Tier One public research university, now serves the greater northwest area of Houston at the UH-Northwest Campus. Located within LSC-University Park on SH249

**Freeport Tax Exemption-** Through the efforts of Cy-Fair Houston Chamber of Commerce and the Cypress-Fairbanks ISD, the Freeport Tax Exemption was adopted in 2007 which allows local authorities to exempt from ad

valorem property taxes on all business inventories acquired in or brought into Texas for fabricating, assembling, manufacturing, storing or processing and then exported outside the state within 175 days. Likewise, local businesses saved more than \$18 million in taxes as a direct result of this initiative in 2007.

In March 2010 **Sysco Corporation** purchased the former HP call center located at 24500 US 290 in Cypress and completed renovation of the 650,000-square foot facility in mid October 2010. Sysco will ultimately house up to 2,000+ employees over the next eighteen months.

**Houston Premium Outlets** has completed their Phase 2 expansion with total number of stores at the center to 145, adding 114,000 SF of gross leasable area bringing the center to 541,000 SF.


**HEALTH CARE** Cy-Fair has reputation for its state of the art medical facilities. **Cypress Fairbanks Medical Center Hospital**, a 181-bed hospital, has been serving northwest Houston since 1983 and has recently expanded with the opening of Cy-Fair Emergency & Imaging Center. **Methodist Willowbrook Hospital** In 2010, Methodist Willowbrook Hospital completed a major expansion, doubling the size of the hospital to 251 licensed hospital beds. Set on 52 acres in northwest Houston, Methodist Willowbrook was recognized with the Distinguished Hospital Award for Clinical Excellence™ by HealthGrades in 2010. **North Cypress Medical Center** North Cypress Medical Center is a 175-bed, general acute care hospital offering the latest, state-of-the-art medical technology and equipment, well-respected area physicians, and an upscale 5-star hotel-like ambience. Special programs include an Open Heart Surgery Program, an all digital Cardiac Cath Lab, a modern Comprehensive Cancer Center including the latest in Radiation Therapy (IMRT, Brachytherapy, and Stereotactic Radiosurgery), **St. Luke's Hospital at The Vintage** St. Luke's Hospital at The Vintage (SLHV) is part of the world-renowned St. Luke's Episcopal Health System in the Texas Medical Center. St. Luke's Hospital at The Vintage is a 106-bed facility which features a full complement of medical and surgical services, including: 24-hour emergency care. **Tomball Regional Medical Center** TRMC is recognized by HealthGrades and US News & World Report as one of the Top 10 Best Hospitals in Houston and services include emergency care.

SOURCE – CY-FAIR HOUSTON CHAMER OF COMMERCE



# —THE ENCLAVE AT COLES CROSSING—

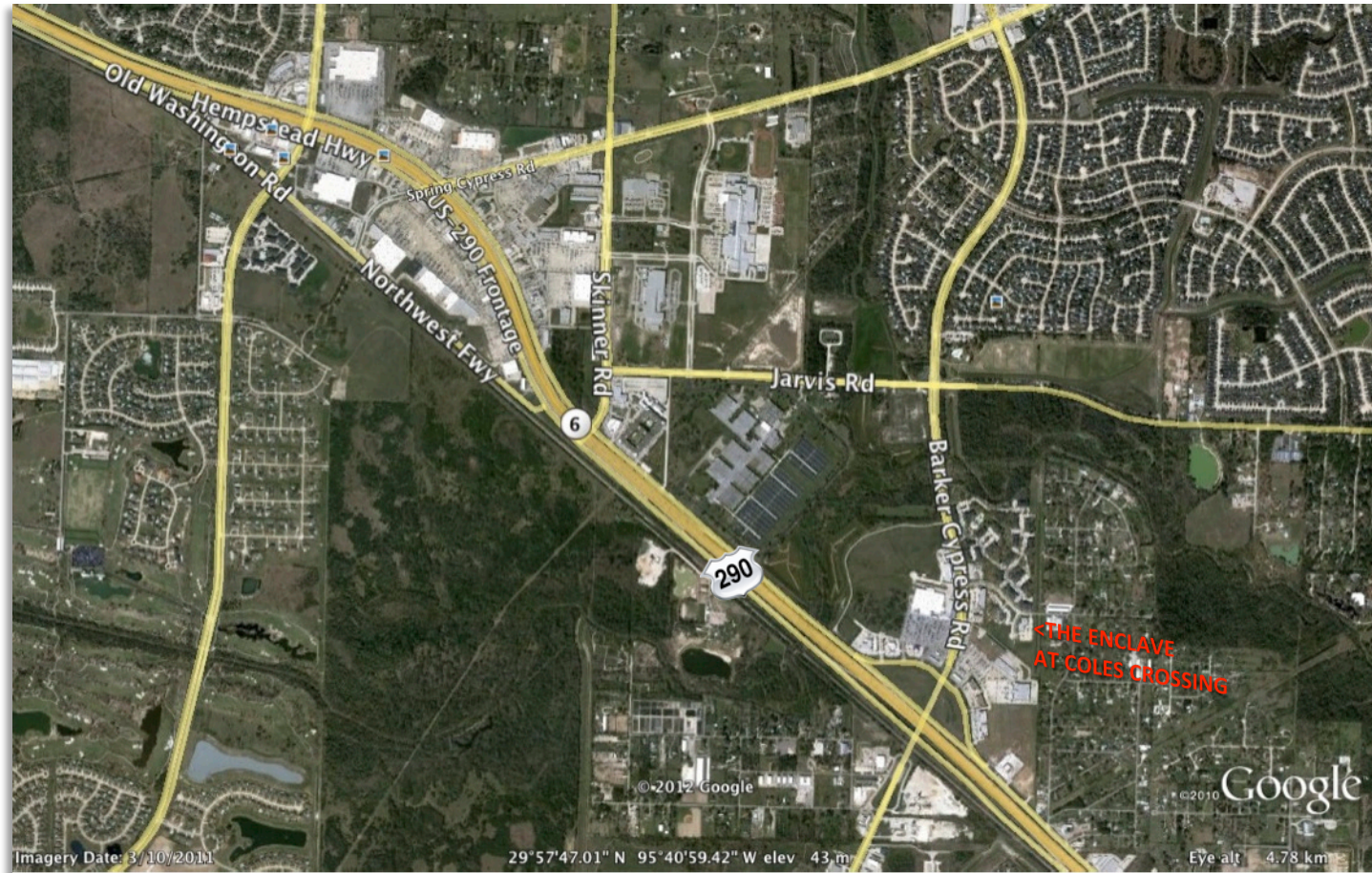
## Demographic Summary Report

The Enclave					
12300 Dundee Ct, Cypress, TX 77429					
Building Type: <b>Class B Office</b>	Total Available: <b>0 SF</b>				
Class: <b>B</b>	% Leased: <b>100%</b>				
RBA: <b>24,691 SF</b>	Rent/SF/Yr: <b>-</b>				
Typical Floor: <b>12,345 SF</b>					
Radius	1 Mile	3 Mile	5 Mile		
<b>Population</b>					
2016 Projection	7,742	71,858	204,494		
2011 Estimate	7,194	64,112	185,454		
2010 Census	7,074	61,744	179,675		
Growth 2011 - 2016	7.60%	12.10%	10.30%		
Growth 2010 - 2011	1.70%	3.80%	3.20%		
<b>2011 Population by Hispanic Origin</b>	1,084	12,265	38,972		
<b>2011 Population By Race</b>	7,194	64,112	185,454		
White	5,719 79.50%	46,309 72.23%	131,377 70.84%		
Black or African American	417 5.80%	6,533 10.19%	20,286 10.94%		
American Indian and Alaska Native	34 0.47%	296 0.46%	870 0.47%		
Asian	584 8.12%	5,627 8.78%	15,967 8.61%		
Native Hawaiian and Pacific Islander	3 0.04%	35 0.05%	110 0.06%		
Other Race	252 3.50%	3,554 5.54%	11,516 6.21%		
Two or More Races	186 2.59%	1,760 2.75%	5,329 2.87%		
<b>Households</b>					
2016 Projection	2,650	23,515	69,772		
2011 Estimate	2,473	21,067	63,434		
2010 Census	2,431	20,284	61,530		
Growth 2011 - 2016	7.20%	11.60%	10.00%		
Growth 2010 - 2011	1.70%	3.90%	3.10%		
Owner Occupied	1,912 77.32%	17,525 83.19%	49,023 77.28%		
Renter Occupied	561 22.68%	3,542 16.81%	14,411 22.72%		
<b>2011 Households by HH Income</b>	2,473	21,068	63,435		
Income Less Than \$15,000	81 3.28%	985 4.68%	2,827 4.46%		
Income: \$15,000 - \$24,999	94 3.80%	1,007 4.78%	3,271 5.16%		
Income: \$25,000 - \$34,999	181 7.32%	1,331 6.32%	4,196 6.61%		
Income: \$35,000 - \$49,999	153 6.19%	1,351 6.41%	5,536 8.73%		
Income: \$50,000 - \$74,999	226 9.14%	2,613 12.40%	9,742 15.36%		
Income: \$75,000 - \$99,999	364 14.72%	4,016 19.06%	11,060 17.44%		
Income: \$100,000 - \$149,999	698 28.22%	5,893 27.97%	16,202 25.54%		
Income: \$150,000 - \$199,999	384 15.53%	2,352 11.16%	6,275 9.89%		
Income: \$200,000+	292 11.81%	1,520 7.21%	4,326 6.82%		
<b>2011 Avg Household Income</b>	\$122,863	\$106,861	\$101,950		
<b>2011 Med Household Income</b>	\$106,213	\$93,866	\$86,919		
<b>2011 Per Capita Income</b>	\$40,857	\$35,079	\$34,803		

—THE ENCLAVE AT COLES CROSSING—



—THE ENCLAVE AT COLES CROSSING—



**—THE ENCLAVE AT COLES CROSSING—**

Existing Office over 10K SF within 5 Mile Radius

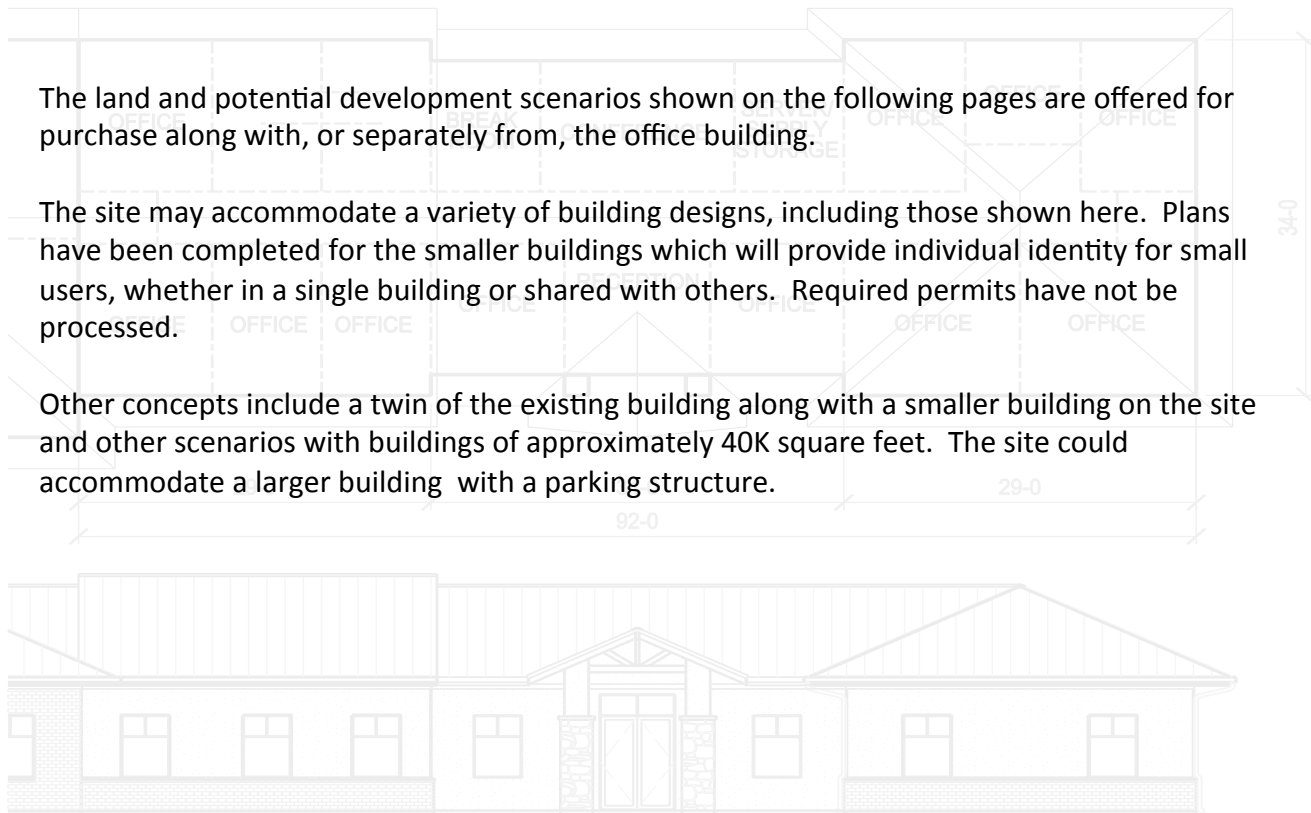
Address	City	Construction Type	Property Size (SF)	Space Avail	Rent/SF/Yr	Occupancy
13114 FM 1960 W	Houston	Medical	79,925	0	-	100%
13100 Wortham Ctr	Houston	Office/Loft/Creative Space	62,608	3,285	\$15.00-\$16.00	95%
13611 Skinner Rd	Cypress	Office in Retail Power Center	42,000	0	-	100%
11811 W FM-1960	Houston	Office/Medical	29,772	3,120	\$16.00	90%
13103 W FM-1960	Houston	Office	29,051	0	-	100%
12300 Dundee Ct	Cypress	Office	24,691	0	-	100%
8711 Highway 6 N	Houston	Office	20,000	4,826	\$18.00	76%
14555 Skinner Rd	Cypress	Office	19,776	0	-	100%
16131 North Eldridge	Tomball	Office in Neighborhood Center	18,500	0	-	100%
12650 Crossroads Park Dr	Houston	Office	14,783	0	-	100%
8925 N Highway 6	Houston	Office/Medical	14,000	0	-	100%
11821 Telge Rd	Houston	Office	13,280	0	-	100%
9511 Huffmeister Rd.	Houston	Office/Medical	12,000	1,500	\$14.00	88%
9539 Huffmeister Rd	Houston	Office	11,971	0	-	100%
16303 Grant Rd	Cypress	Office	11,880	0	-	100%
<b>TOTALS</b>			<b>404,237</b>	<b>12,731</b>		<b>97%</b>

**—THE ENCLAVE AT COLES CROSSING**

The land and potential development scenarios shown on the following pages are offered for purchase along with, or separately from, the office building.

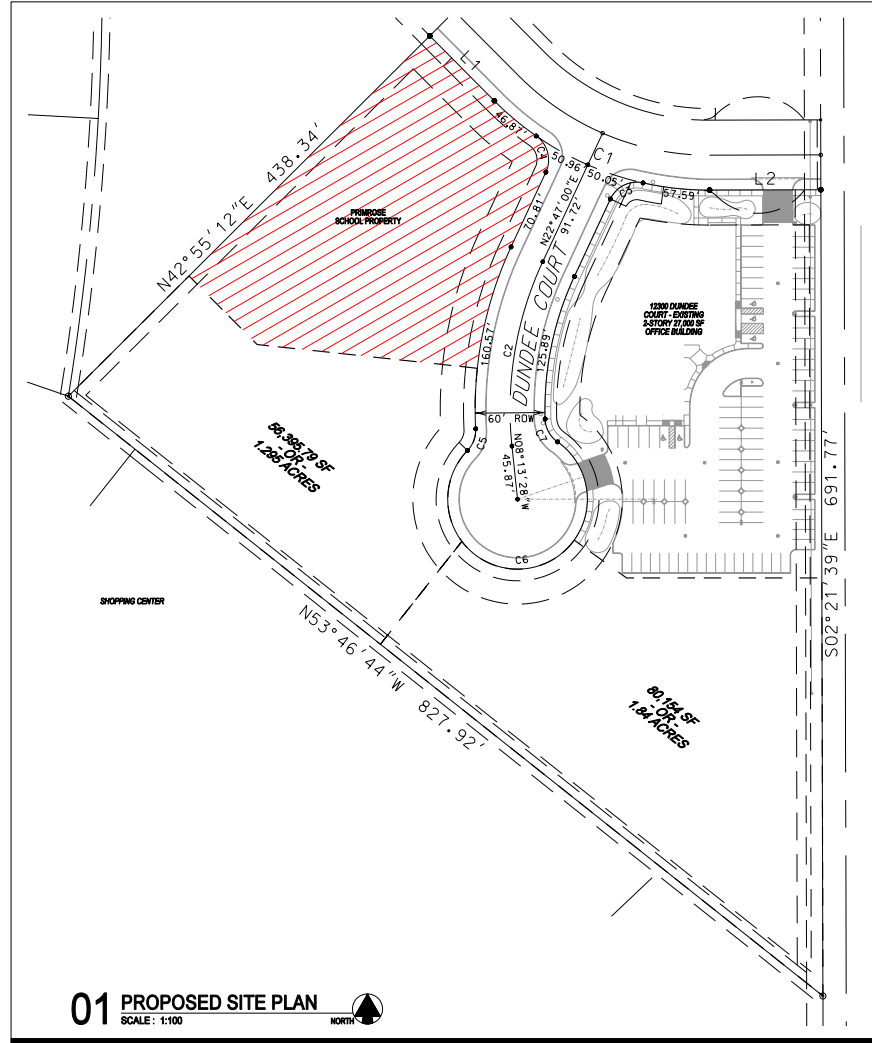
The site may accommodate a variety of building designs, including those shown here. Plans have been completed for the smaller buildings which will provide individual identity for small users, whether in a single building or shared with others. Required permits have not be processed.

Other concepts include a twin of the existing building along with a smaller building on the site and other scenarios with buildings of approximately 40K square feet. The site could accommodate a larger building with a parking structure.



THE ENCLAVE AT COLES CROSSING

ADDITIONAL LAND





**—THE ENCLAVE AT COLES CROSSING**

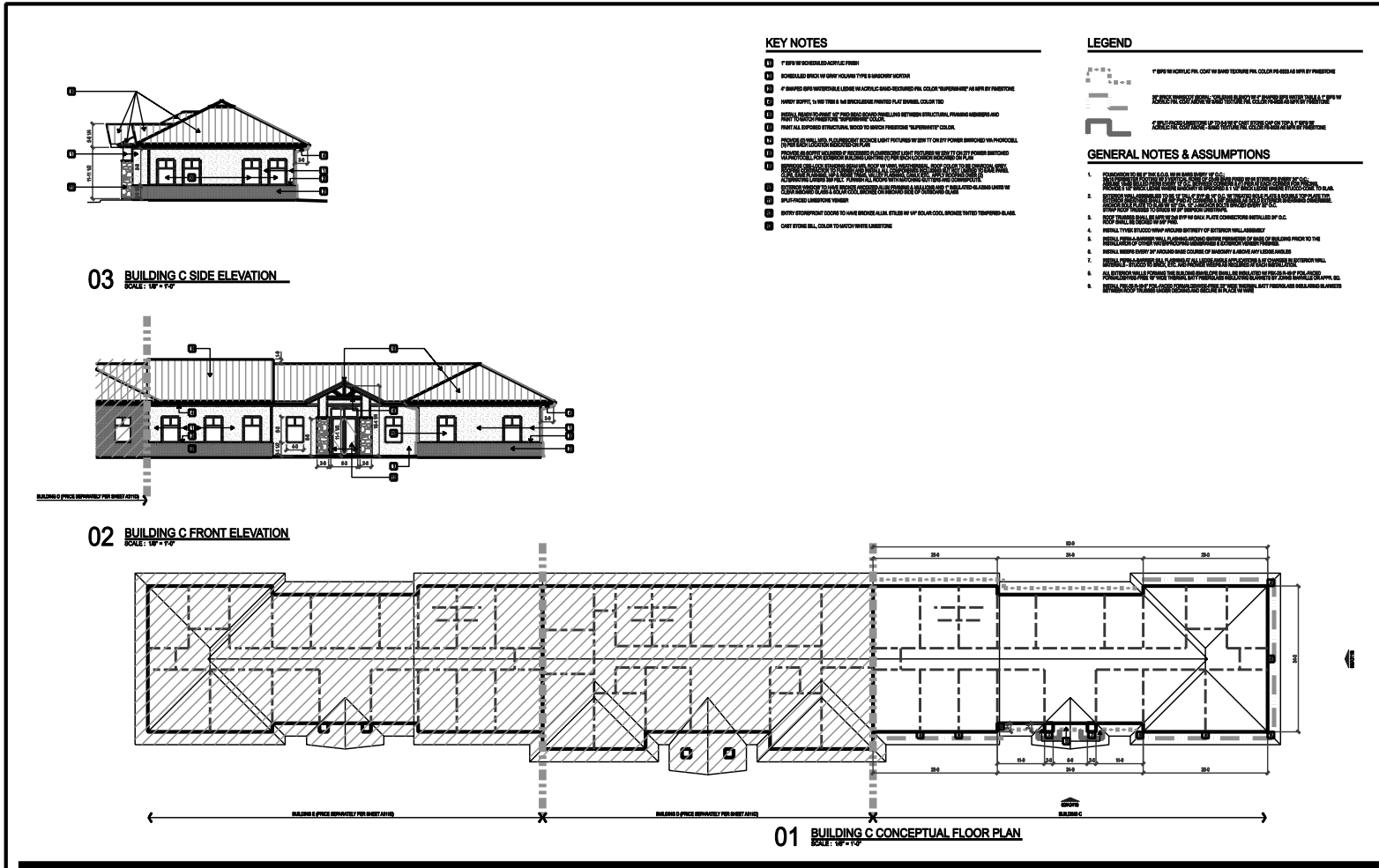


Flexible design of small buildings answer the market's call for quality buildings with individual identity for small to medium size users & tenants.

*Individual buildings, or divided buildings with unique facades, offer distinctive identity.*



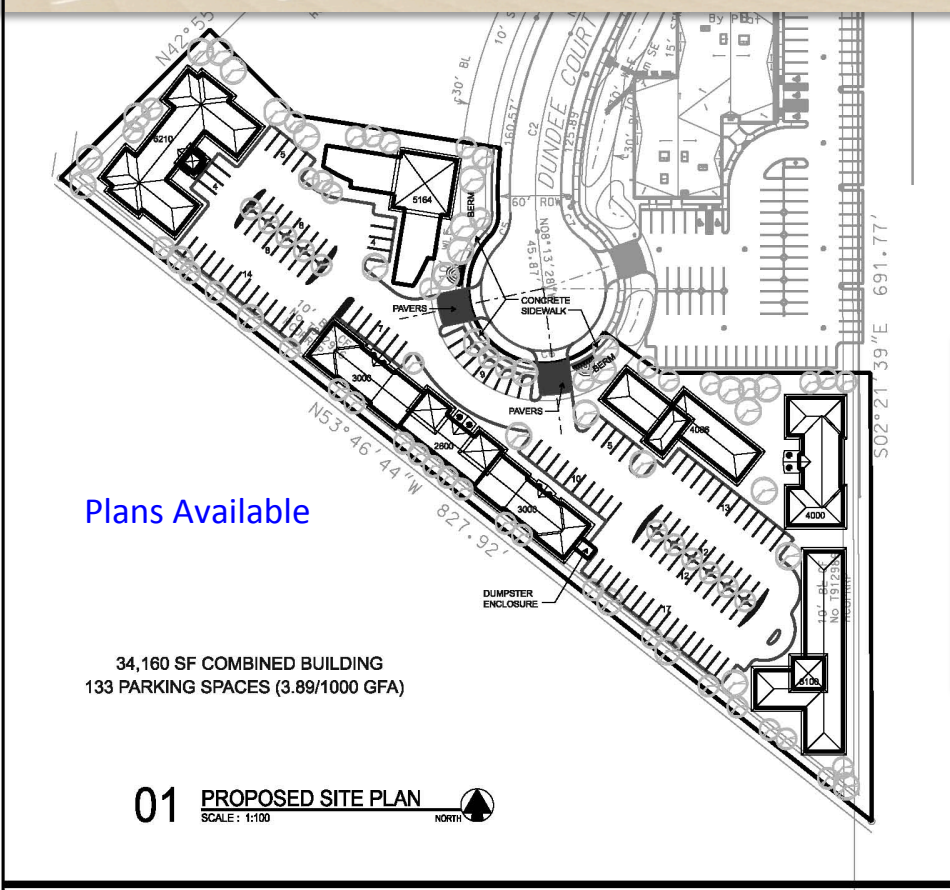
—THE ENCLAVE AT COLES CROSSING—



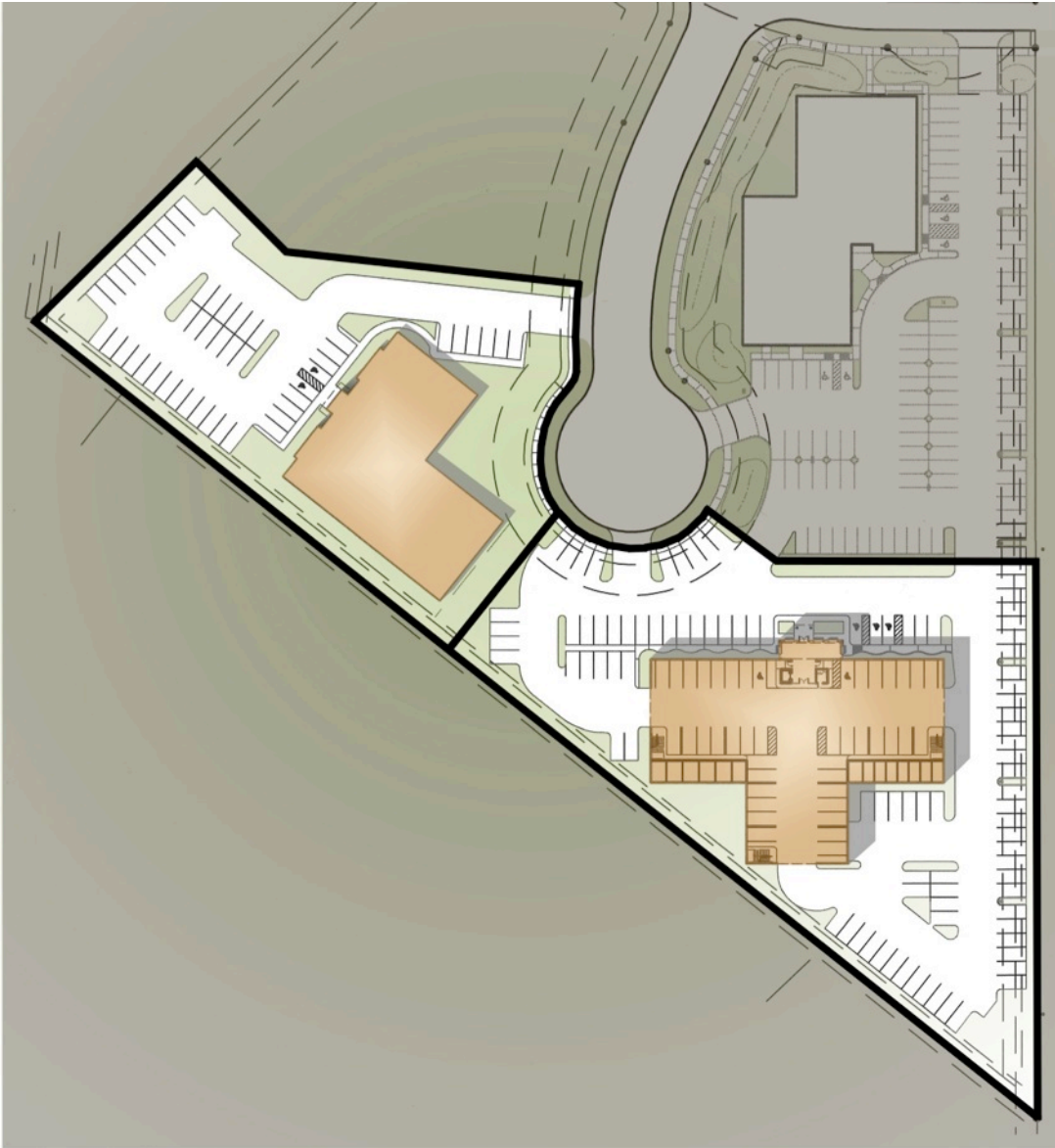
Sample plan for ~9K sq. ft. building – to accommodate a single user or divisible for multiple tenants with individual identity.

**—THE ENCLAVE AT COLES CROSSING—**

**ADDITIONAL LAND — SITE PLAN & RENDERINGS**



—THE ENCLAVE AT COLES CROSSING—



Design Alternate for  
2 Office Buildings

~37K SF over Parking  
and  
~12K SF Free-standing

**—THE ENCLAVE AT COLES CROSSING—**

Approved by the Texas Real Estate Commission for Voluntary Use

*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**

**B**efore 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.



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## THE ENCLAVE AT COLES CROSSING

*A Schmid Development Property*

