OFFERING MEMORANDUM

±2.62 acres at Hwy 6 and Barkers Point

SITE DID NOT FLOOD IN HURRICANE HARVEY

BARKERS LANDING
Home Prices up to $750K

Barkers Point Plaza
41,607 SF Class B Office

Maurice L Wolfe Elementary School

Addicks Park & Ride

BARKERS POINT LN

2.62 ACRES

ENERGY CORRIDOR

BROKER CONTACT David Marshall, Principal | david@dmreland.com | 713.955.3126
WWW.DMRE.COM
Well-located Land Site in the Energy Corridor

Convenient highway access and frontage
- Nearly 400 feet of frontage on Highway 6 (73,612 VPD - 2017)
- Less than 1/2 mile south of access to I-10 Katy Freeway
- Just 500 feet north of Memorial Drive (13,690 VPD - 2017), providing excellent access to Memorial neighborhoods and retail

Affluent demographics
- $185,437: Average household income within 1 mile
- Closest neighborhoods include Barkers Landing (home prices up to $750K) and Fleetwood (home prices up to $995K)
- Adjacent to Wolfe Elementary School (Katy ISD)
- Adjacent to Gulf Plaza anchored by Gulf Interstate Engineering

Excellent Energy Corridor location
- Educated workforce of more than 94,000 employees
- Second largest employment center in the region (2017)
- Over 2.9 million square feet of retail
- Over 26,000 acres of natural space and 50 miles of bike trails and running trails

Retail & entertainment in the vicinity
- Topgolf is located just across I-10
- 1/2 mile from the Terry Hershey Hike & Bike Trail
- Kroger- and Randall-anchored retail developments located within 2 and 2.5 miles, respectively
Property Details

Details

LOCATION: NEC Hwy 6 & Barkers Point Ln, Houston, Texas, 77079
LAT., LONG.: 29.777734, -95.643975
SIZE: ±2.62 Acres
UTILITIES: Available
SCHOOLS: Katy ISD: Wolfe Elementary, Memorial Pkwy Junior High, Taylor High
DETENTION: On-site
PARCEL ID: 1142980010001
OWNER: AMFP III H62 LLC
LEGAL: RES A BARKERS LANDING OFFICE PARK
PRICE: TBD by market
NOTES: Site did not flood in Hurricane Harvey

2018 Tax Rates

<table>
<thead>
<tr>
<th>19</th>
<th>KATY ISD</th>
<th>1.516600</th>
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<tbody>
<tr>
<td>40</td>
<td>HARRIS COUNTY</td>
<td>0.418010</td>
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<tr>
<td>41</td>
<td>HARRIS CO FLOOD CNTRL</td>
<td>0.028310</td>
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<tr>
<td>42</td>
<td>PORT OF HOUSTON AUTHY</td>
<td>0.012560</td>
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<tr>
<td>43</td>
<td>HARRIS CO HOSP DIST</td>
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<td>44</td>
<td>HARRIS CO EDUC DEPT</td>
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<td>61</td>
<td>CITY OF HOUSTON</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>2.735985</strong></td>
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2018 Demographics

<table>
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<tr>
<th>0-1 mi</th>
<th>0-3 mile</th>
<th>0-5 miles</th>
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<tbody>
<tr>
<td>Est. Population 2018</td>
<td>6,848</td>
<td>61,475</td>
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<tr>
<td>5-Yr Est. Population Growth</td>
<td>5.29%</td>
<td>5.84%</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$185,437</td>
<td>$120,366</td>
</tr>
<tr>
<td>Median Value Of Owner Occupied Housing Units</td>
<td>$338,322</td>
<td>$263,554</td>
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</table>
Area Highlights

Master-planned business district, home to several of the largest international energy companies in the world as well as 300 multi-national, national and local companies

- Educated workforce comprised of more than 94,000 employees
- Second largest employment center in the region (2017)
- Over 25 million square feet of office space (of which 79% is Class A)
- Over 2.9 million square feet of retail
- By 2030, office/mixed-use space is expected to reach 45.2 million square feet
- Hosts 27 hotels providing a total of 3,878 hotel rooms
- Over 60 restaurants of all varieties
- Over 26,000 acres of natural space and 50 miles of bike trails and running trails
- Contains the headquarters locations and regional offices of prominent international energy and energy services firms including BP America, Shell Exploration and Production, ConocoPhillips, CITGO, Dow Chemical, PGS, and Mustang/Wood Group
- Other, non-energy, companies also have a major presence in the corridor including Cardinal Health Care Inc., Sysco Corporation, Gulf States Toyota, and Star Furniture

West Houston Medical Center (5 miles)
170-acre campus with over 1.3 million square feet and valued at over $550 million

Texas Children's Hospital West Campus
- $220-million, 350,000-square-foot, 48 bed pediatric hospital
- 1,000 employees
- Opened in 2010
- Will soon be expanded to 96 beds

The Methodist West Houston Hospital
- $300 million, 192-bed hospital
- 2,100 employees
- Opened in 2010

The University of Texas M.D. Anderson Hospital
- Owns 35 acres located in the Central Park development, on the north side of Interstate 10 between Eldridge and SH 6
- Recently completed a 175,000 square foot cancer center - the first phase of a multi-building campus

Top Employers

<table>
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<tr>
<th>Employer</th>
<th># Employees</th>
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<tbody>
<tr>
<td>Wood Group</td>
<td>10,960</td>
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<tr>
<td>BP America, Inc.</td>
<td>9,537</td>
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<tr>
<td>Technip USA Inc.</td>
<td>4,300</td>
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<tr>
<td>ConocoPhillips</td>
<td>3,000</td>
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<tr>
<td>Shell Oil Company, Woodcreek</td>
<td>3,000</td>
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<tr>
<td>Methodist West Houston Hospital</td>
<td>2,100</td>
</tr>
<tr>
<td>Mariner Post-Acute Network</td>
<td>2,000</td>
</tr>
<tr>
<td>The Friedkin Group</td>
<td>2,000</td>
</tr>
<tr>
<td>Sysco Corporation</td>
<td>1,800</td>
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<tr>
<td>CITGO Petroleum Corporation</td>
<td>1,367</td>
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<tr>
<td>Dow Chemical</td>
<td>1,330</td>
</tr>
<tr>
<td>Foster Wheeler USA Corporation</td>
<td>1,000</td>
</tr>
<tr>
<td>Texas Children's Hospital West</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Dairy Ashford Rd & Memorial Dr (2.5 miles)

- Carmelo's Cucina Italiana
- Ninfa's
- Hungry's
- Poké Bar
- MOD Pizza
- Nirvana Indian Restaurant

Parkway Villages Shopping Center (2 miles)

- Russo's New York Pizzeria
- Bubble Tea House
- Pecan Creek Grille
- Thai House
- Pho Basil
- Nom Nom Noodles

Eldridge Pkwy & Enclave Pkwy (1.5 miles)

- Sylvia's Enchilada Kitchen
- Houston Barbecue Company
- Petit Cafe
- Amici Wine Bistro
- Beans Cafe Coffeehouse
Contacts

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Jane Matsell
Marketing Manager

Offer Information

Exclusive Representation
Dosch Marshall Real Estate (DMRE) has been exclusively retained to represent the Seller in the disposition of ±2.62 acres at Hwy 6 and Barkers Point in Houston, Texas 77079 (the Property).

All inquiries about the Property should be directed to DMRE.

Property Website
dmre.com/listings/#1570

Making an Offer
Offers should be presented in the form of a non-binding Letter of Intent, and should include:
- Pricing
- Due Diligence and Closing Timeframe
- Earnest Money Deposit
- Description of Debt/Equity Structure
- Qualifications to Close
- Development Plans

Dosch Marshall Real Estate
713.955.3120
777 Post Oak Blvd, Suite 255
Houston, TX 77056
www.dmre.com

About DMRE
Active in the Houston market for the past 15 years, our goal at Dosch Marshall is to represent our clients with excellence. As in other industries, experience is key in real estate, and Dosch Marshall has nearly 60 years of experience collectively.

Tim Dosch, David Marshall and Tom Dosch have all been recognized in the Houston Business Journal as Houston Heavy Hitters in recent years, an award that recognizes top commercial real estate brokers based on their gross dollar transaction volume in Houston for the year.
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 buyer would not want the owner 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 that 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.

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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.