

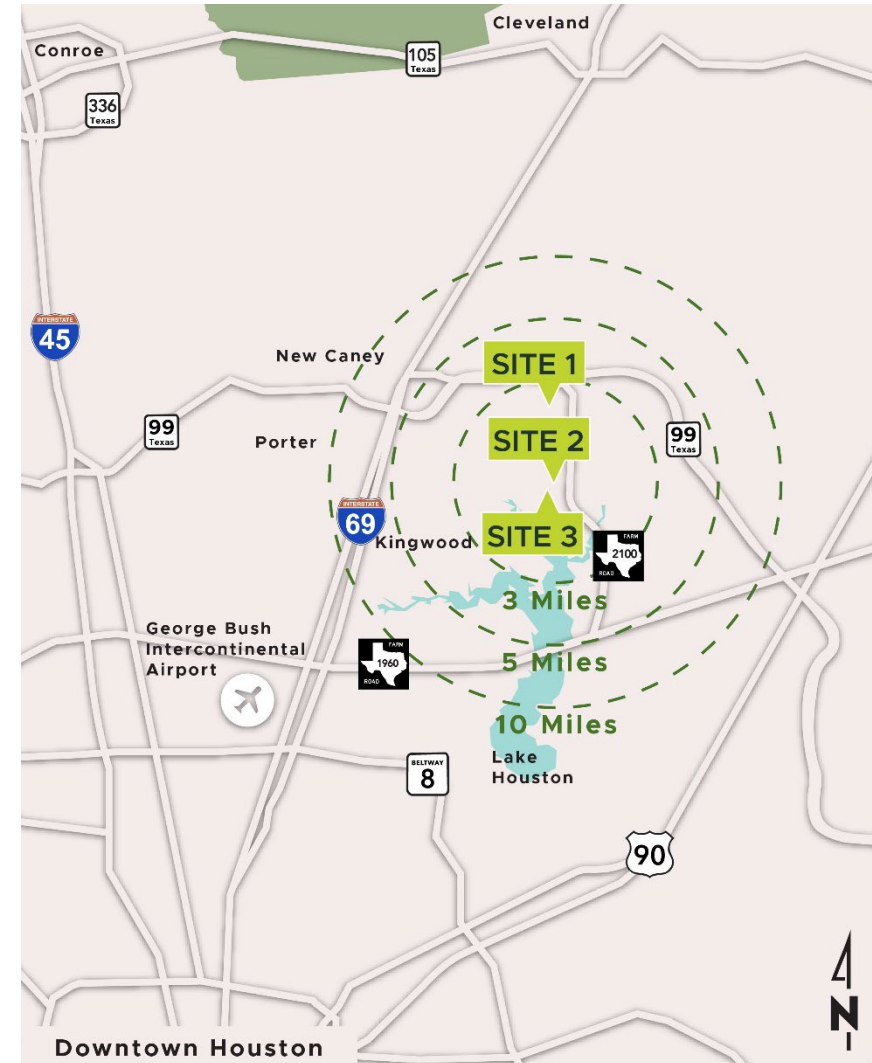


The Commons of Lake Houston

Property Highlights

- **23 acres** of highly desirable, ready to be developed land in an affluent, rapidly growing area of Northeast Houston
- 5 available pad sites at the entrances to master planned community, The Commons of Lake Houston, with $\pm 15,000$ new homes planned within a five-mile radius and an additional $\pm 4,500$ planned for new nearby master planned community, Saint Tropez.
- Portfolio is encircled by the Grand Parkway, providing quick access to The Woodlands, Port of Houston, IAH Airport and the greater Houston Area
- FM 2100 is in the process of being widened from two to four lanes with turn lanes being added in front of all three sites

	3 Miles	5 Miles	10 Miles
Total Population	14,709	44,821	242,363
Total Households	4,886	15,456	85,159
Average HHI	\$175,307	\$149,730	\$114,258
	Grand Parkway (99)	FM 1960	FM 2100
VPD	27,679	26,942	10,718



At The Center of Growth



Site 1: Hargrave & FM 2100



Site 2: Kingwood Drive & FM 2100



Site 3: Commons Vista Drive & FM 2100





Brody Farris
Vice President | Retail Management
bfarris@signorellicompany.com
713.452.1740



All maps, elements and visuals in this packet represent a concept of proposed development as of July 2022. All plans for land uses are subject to change without notice and nothing presented herein shall obligate the owner or any other entity to restrict land uses or to construct or develop improvements or facilities as shown on any of the maps or renderings. No warranty is made as to the accuracy of the information contained herein. Plans, maps, materials, and specifications are subject to change, or modification as deemed necessary by the developer, builder, or as may be required by law. The illustrations are provided as an example only and do not depict actual or promised items of any kind. Any references to commercial/multipurpose land use may include but is not limited to office, retail, single-family, multifamily, senior housing, house of worship, specialty, gas station, daycare facility, etc. Maps not to scale.