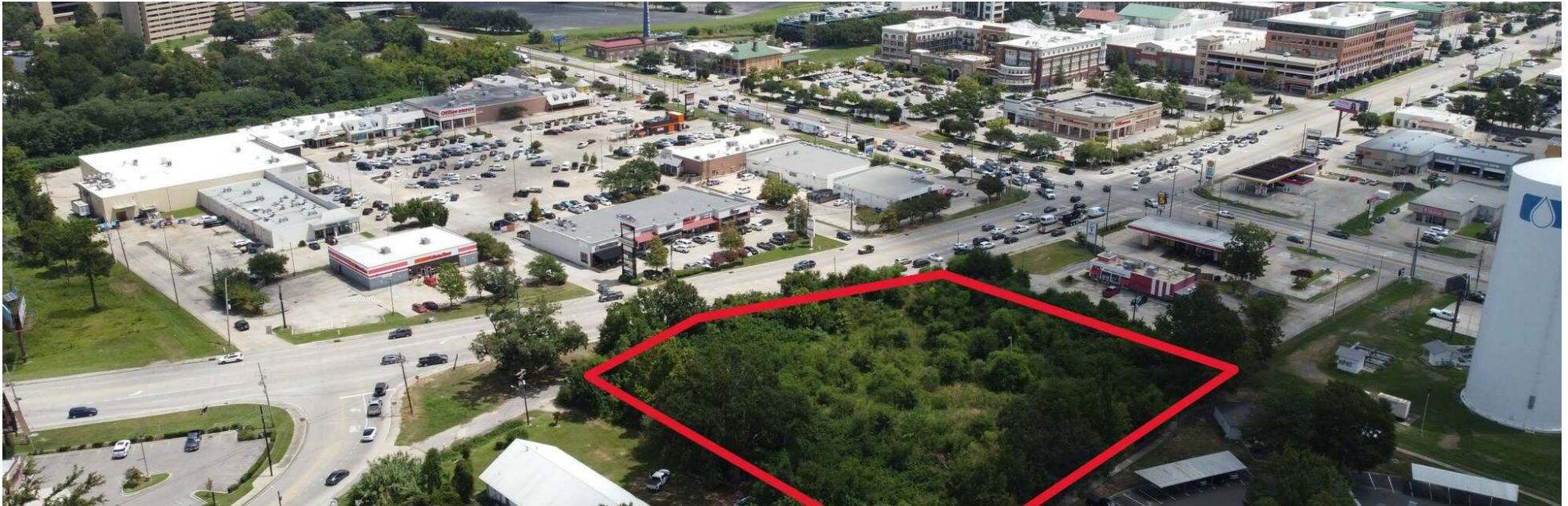




PROPERTY DESCRIPTION

Subject property is part of a larger lot that will need to be subdivided prior to act of sale. Lot size is approximate and final dimensions will be agreed upon by both parties. Purchase priced subject to change pending final square footage.

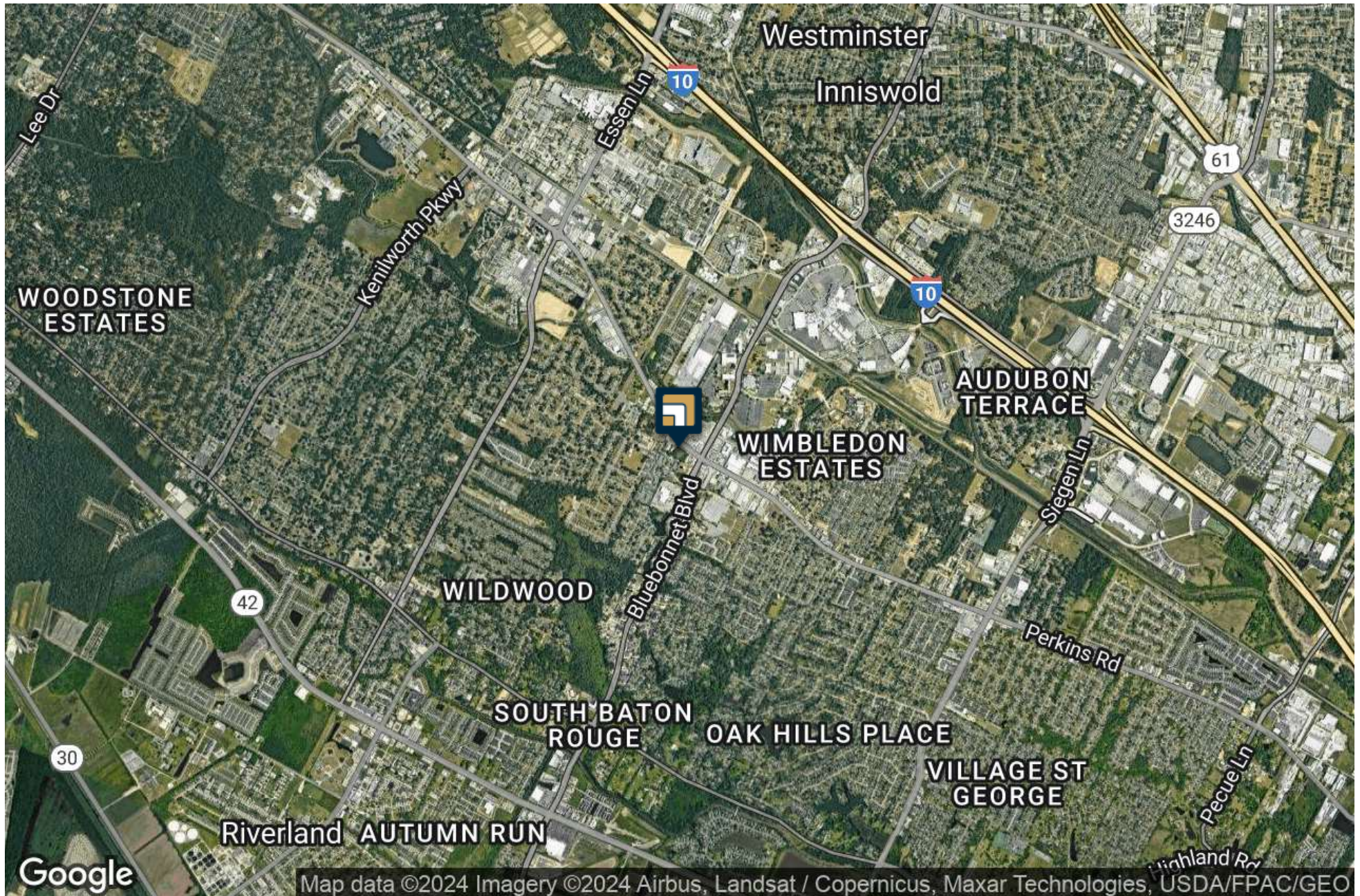
LOCATION DESCRIPTION

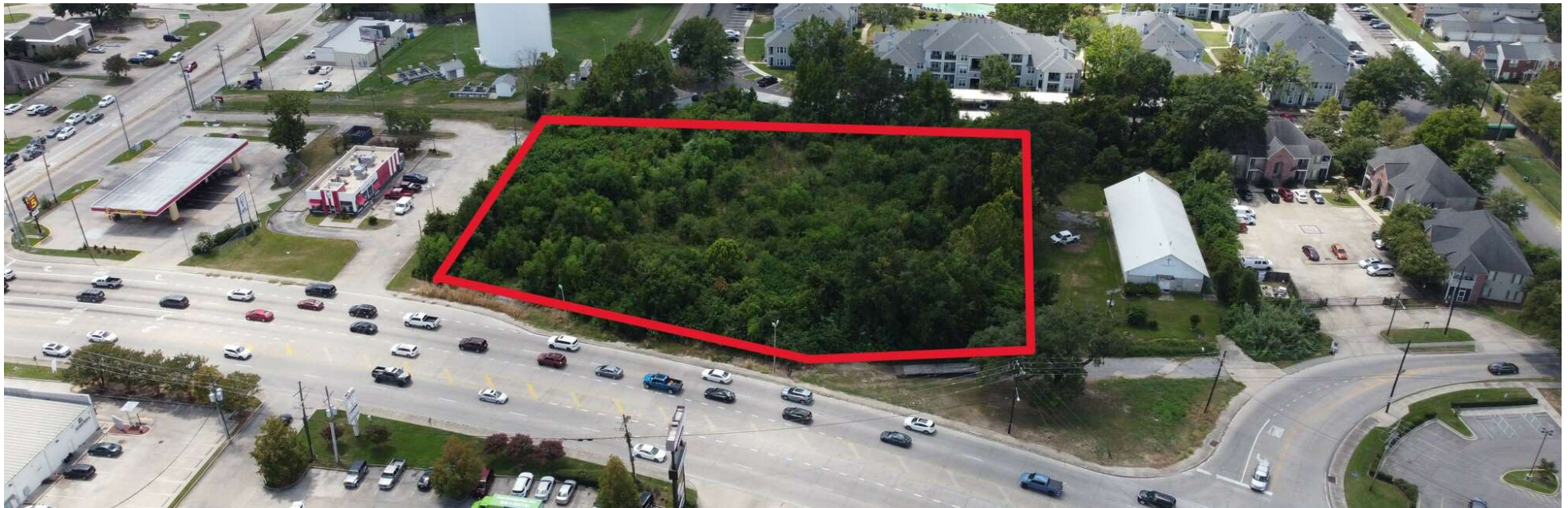
Prime development lot available on Perkins Road near Bluebonnet intersection. Property has nearly 350' of Perkins Road frontage and also has direct access to Hyacinth. Property is directly across the street from Bluebonnet Village Shopping Center and catty-corner from Perkins Rowe. Retailers in the immediate vicinity include Rouses Market, Barnes & Noble, Fresh Market, McDonalds, KFC, Autozone, Office Depot, Buffalo Wild Wings, AMC Movie Theatre, Orvis, CVS, and many more. Traffic counts at this location exceed 30,000 vehicles per day.

OFFERING SUMMARY

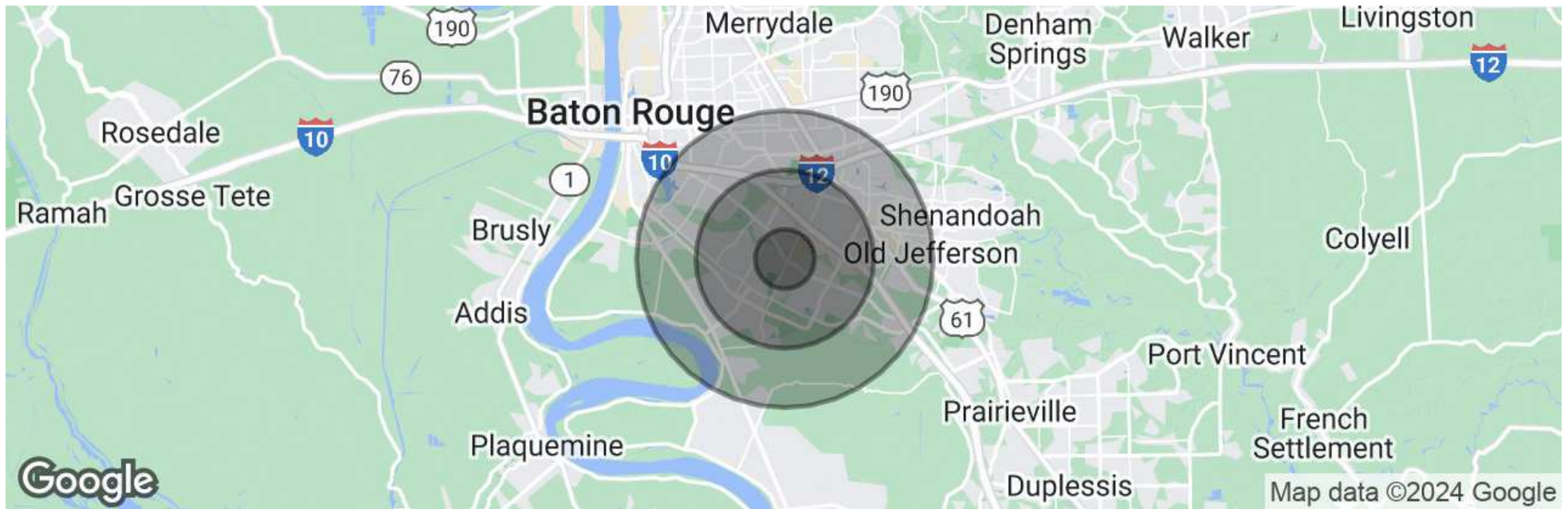
Sale Price:	\$22.00 / SF
Lot Size:	90,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,171	29,182	72,892
Total Population	7,465	61,854	151,462
Average HH Income	\$74,158	\$89,765	\$87,237









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,465	61,854	151,462
Average Age	40.7	38.8	37.5
Average Age (Male)	41.8	38.1	35.9
Average Age (Female)	39.6	39.6	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,171	29,182	72,892
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$74,158	\$89,765	\$87,237
Average House Value	\$261,350	\$249,695	\$247,432

2020 American Community Survey (ACS)