

Unrestricted Commercial Reserves - 22 Acres

17603 Eastex Freeway, Humble, TX 77396 ♦ North Houston / Airport Area

Property: Approximately 22 acres of unrestricted commercial reserves in North Houston near Bush Intercontinental Airport. The land has 335' frontage on U.S. 59 with approximately 2400' of depth. The property also has a second access point via the Cadwalder R.O.W. about 300' south of the property.

Location: Positioned on the west line of U.S. 59 approximately 3/4 mile north of the Rankin Road intersection. This location allows for immediate access to all major area thoroughfares, including U.S. 59, the Sam Houston Toll Road, etc.

Uses: The property is ideally suited for industrial, freight and manufacturing facilities.

Price: \$1,869,000.00 (1.95 P.S.F.)

Area Data: The property abuts the George Bush Intercontinental Airport, the nation's 8th busiest airport in terms of passengers moved. The airport is also the 11th largest gateway in the U.S. in terms of international cargo transported. Fronting U.S. 59 North, on the east side of the airport, the property has immediate access to other major regional industrial complexes such as the Port of Houston and the Houston Petrochemical Complex.

Utilities: On-site facilities required.

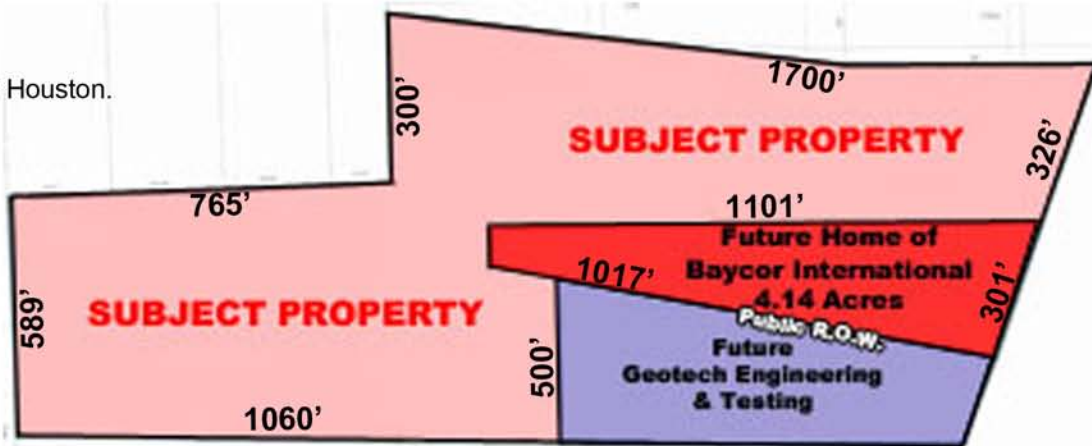
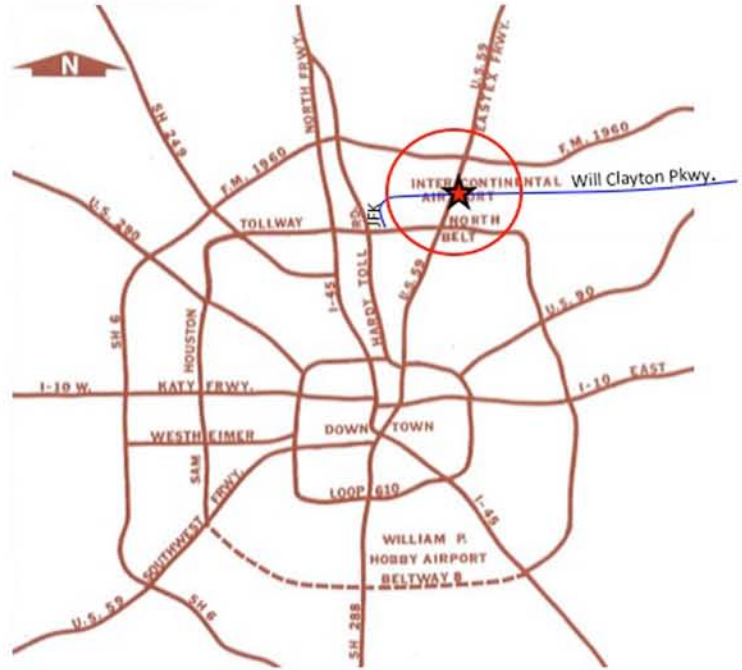
Jurisdictions: Harris County and City of Houston.

Restrictions: There are no use or architectural restrictions that affect the property.

Tax Rate: \$2.70 per \$100 of valuation.

Flood Plain: The property is not located within the 100-year flood plain.

Key Map: 375 F



HOUSTON
HC
 COMMERCIAL DEVELOPMENT
HD

Houston Commercial Development

1525 Lakeville Drive, Suite 232
 Kingwood, Texas 77339

For Information, contact:
Mark Wimberly: 281.224.1989
 mwimberly@houstoncomdev.com