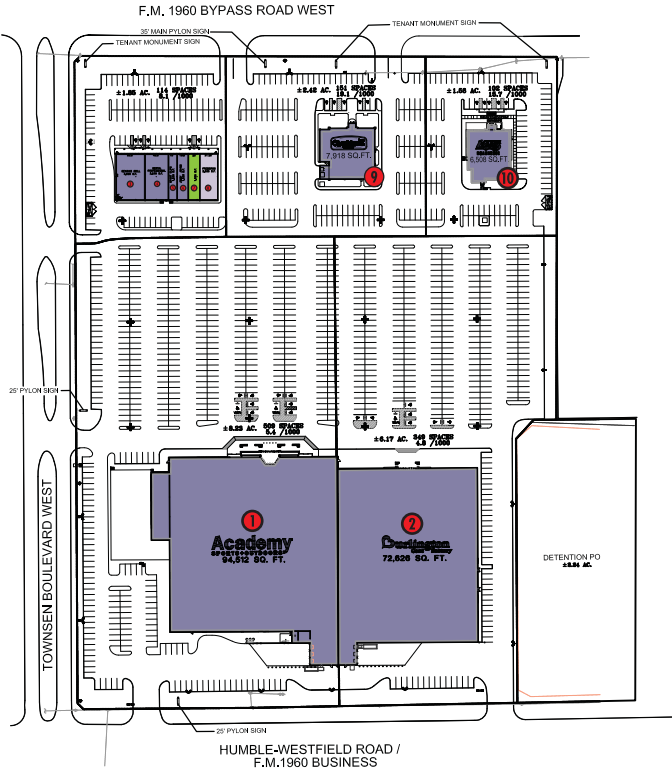


NOW LEASING

■ TOWNSEN CROSSING FM 1960 & Townsen Boulevard Humble, Texas 77338

RETAIL SPACE AVAILABLE ON HARD CORNER



■ ANCHOR TENANTS

Academy
Burlington
Cheddar's
Logan's Roadhouse

■ DEMOGRAPHICS

2011 POPULATION ESTIMATE

1 mile	4,039
3 miles	30,237
5 miles	76,862

2016 PROJECTED POPULATION

1 mile	4,457
3 miles	32,778
5 miles	84,587

AVERAGE HOUSEHOLD INCOME

1 mile	\$50,968
3 miles	\$60,137
5 miles	\$68,689

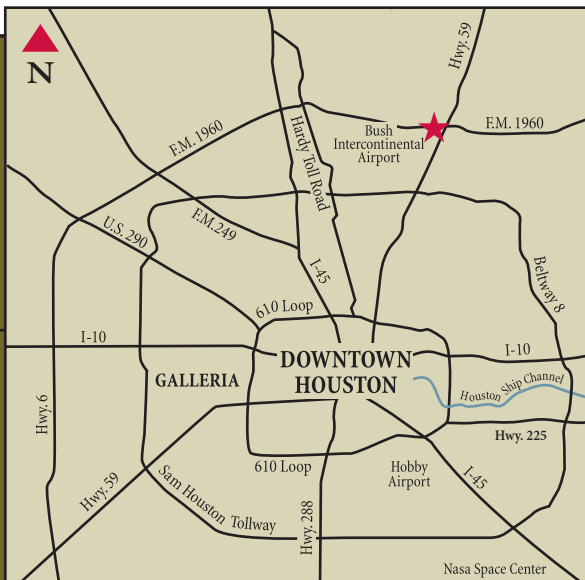
TRAFFIC COUNTS

E. Townsen Blvd North of FM 1960
3,214 vpd (2009)

E. Townsen Blvd South of FM 1960
5,720 vpd (2009)

FM 1960 West of E. Townsen Blvd
40,000 vpd (2008)

■ FM 1960 East of E. Townsen Blvd
40,000 vpd (2008)



The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 04/30/12

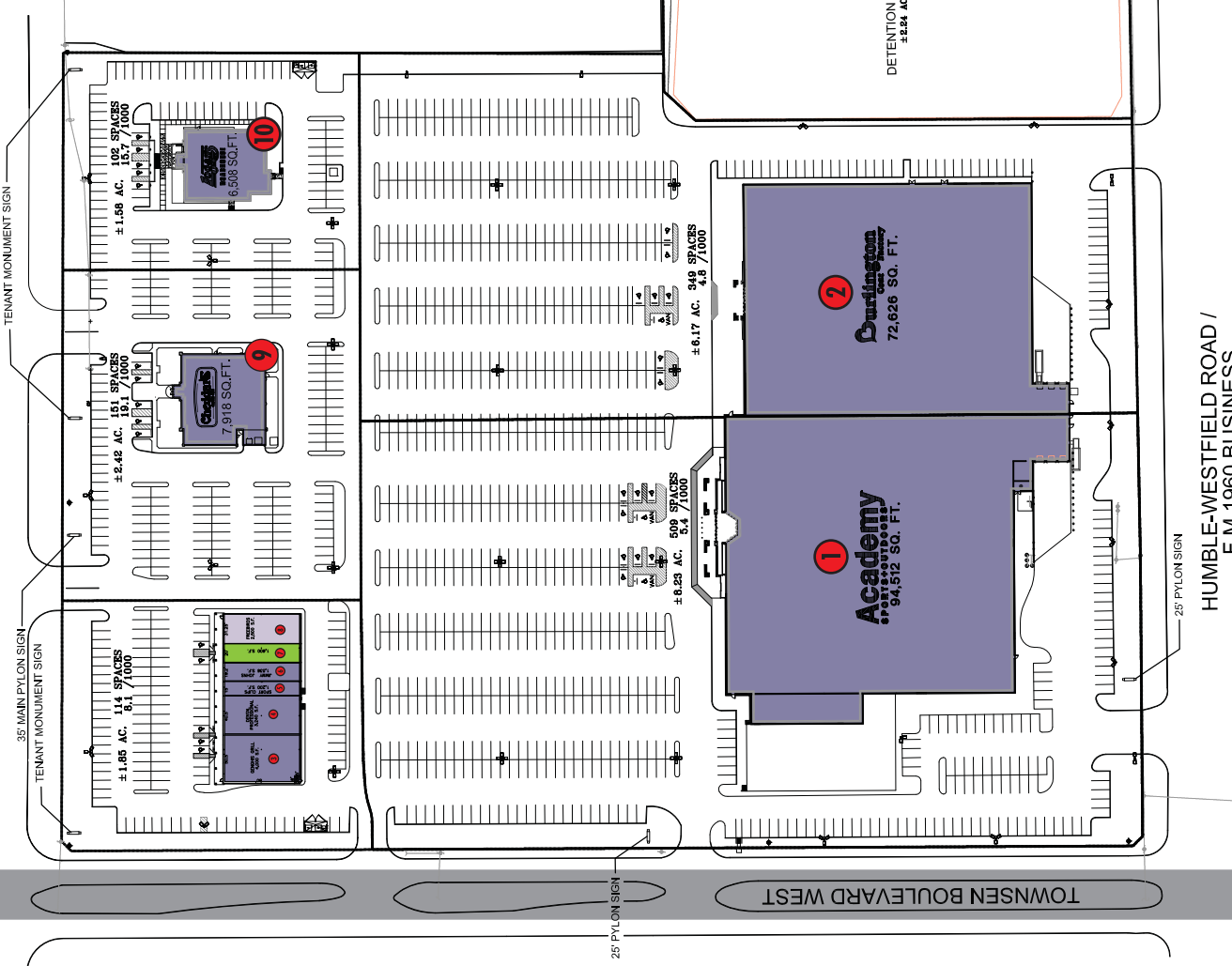


Leasing • Management

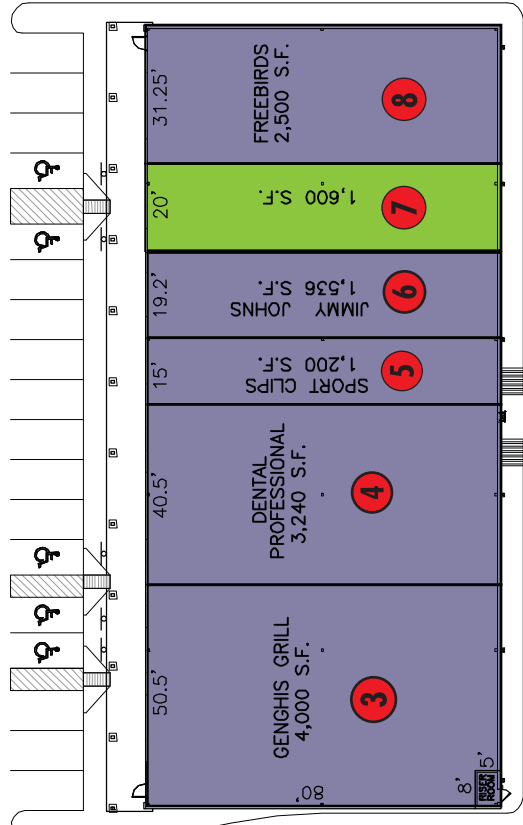
■ For More Information:
713.623.6800

19 Briar Hollow Lane
Suite 100
Houston, Texas 77027

F.M. 1960 BYPASS ROAD WEST



Executed Lease Available Pending Lease



1. Academy 94,533SF
2. Burlington Coat Factory 72,650SF
3. Khan Grill 4,000SF
4. Element Dental 3,240SF
5. Sports Clips 1,200SF
6. Jimmy Johns 1,536SF
7. **AVAILABLE** 1,600SF
8. Freebirds 2,500SF
9. Cheddar's 7,918SF
10. Logan's Roadhouse 6,508SF

HUMBLE-WESTFIELD ROAD /
F.M.1960 BUSINESS

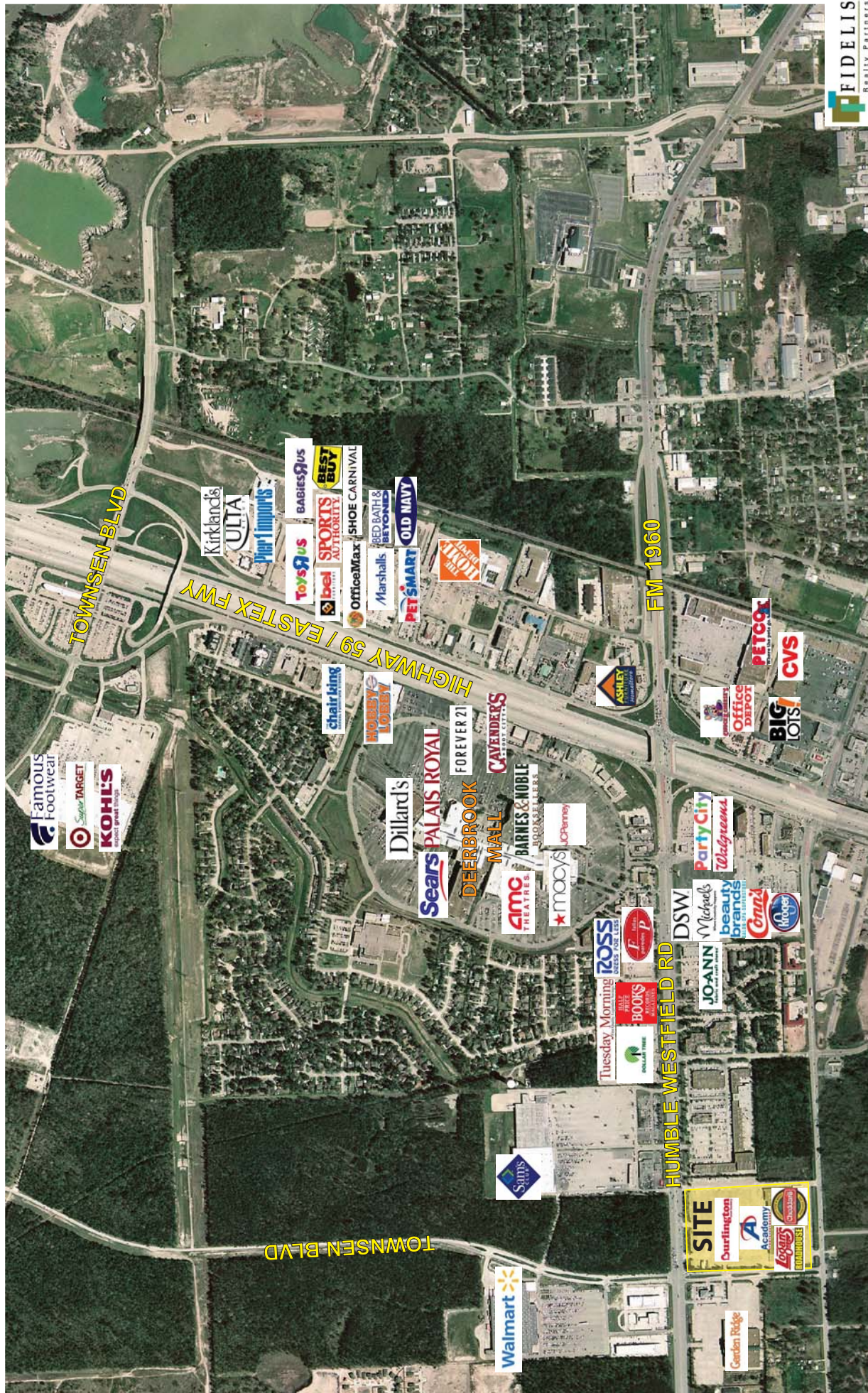
TOWNSEN CROSSING

FM 1960 & TOWNSEN BLVD
HUMBLE, TX 77338



TOWNSEN CROSSING
HUMBLE, TEXAS

2012



Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: FM 1960 RD W AT TOWNSEN BLVD, HUMBLE, TX 77338, aggregate

Radius 2: FM 1960 RD W AT TOWNSEN BLVD, HUMBLE, TX 77338, aggregate

Radius 3: FM 1960 RD W AT TOWNSEN BLVD, HUMBLE, TX 77338, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
Population						
2016 Projection	3,884		34,924		90,166	
2011 Estimate	3,577		32,264		82,147	
2000 Census	2,829		23,795		58,750	
1990 Census	2,451		21,315		48,431	
Growth 1990 - 2000	15.42%		11.63%		21.31%	
Households						
2016 Projection	1,586		12,239		30,414	
2011 Estimate	1,467		11,438		27,958	
2000 Census	1,159		8,568		19,892	
1990 Census	1,059		7,835		16,535	
Growth 1990 - 2000	9.44%		9.36%		20.30%	
2011 Est. Population by Single Classification Race						
	3,577		32,264		82,147	
White Alone	2,067	57.79	17,643	54.68	47,250	57.52
Black or African American Alone	681	19.04	8,212	25.45	18,437	22.44
American Indian and Alaska Native Alone	17	0.48	264	0.82	598	0.73
Asian Alone	246	6.88	1,284	3.98	2,341	2.85
Native Hawaiian and Other Pacific Islander Alone	84	2.35	222	0.69	300	0.37
Some Other Race Alone	276	7.72	3,363	10.42	10,416	12.68
Two or More Races	205	5.73	1,275	3.95	2,806	3.42
2011 Est. Population Hispanic or Latino						
	3,577		32,264		82,147	
Hispanic or Latino	1,333	37.27	9,903	30.69	24,300	29.58
Not Hispanic or Latino	2,244	62.73	22,361	69.31	57,847	70.42
2011 Tenure of Occupied Housing Units						
	1,467		11,438		27,958	
Owner Occupied	396	26.99	7,220	63.12	18,841	67.39
Renter Occupied	1,071	73.01	4,218	36.88	9,117	32.61
2011 Average Household Size						
	2.43		2.80		2.85	

Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: FM 1960 RD W AT TOWNSEN BLVD, HUMBLE, TX 77338, aggregate

Radius 2: FM 1960 RD W AT TOWNSEN BLVD, HUMBLE, TX 77338, aggregate

Radius 3: FM 1960 RD W AT TOWNSEN BLVD, HUMBLE, TX 77338, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	1,467		11,438		27,958	
Income Less than \$15,000	232	15.81	1,247	10.90	2,838	10.15
Income \$15,000 - \$24,999	240	16.36	1,037	9.07	2,259	8.08
Income \$25,000 - \$34,999	240	16.36	1,314	11.49	2,745	9.82
Income \$35,000 - \$49,999	270	18.40	2,087	18.25	4,681	16.74
Income \$50,000 - \$74,999	270	18.40	2,797	24.45	6,612	23.65
Income \$75,000 - \$99,999	108	7.36	1,537	13.44	4,047	14.48
Income \$100,000 - \$124,999	61	4.16	841	7.35	2,441	8.73
Income \$125,000 - \$149,999	17	1.16	338	2.96	1,210	4.33
Income \$150,000 - \$199,999	21	1.43	162	1.42	612	2.19
Income \$200,000 - \$499,999	8	0.55	71	0.62	462	1.65
Income \$500,000 and over	0	0.00	6	0.05	52	0.19

2011 Est. Average Household Income	\$45,105	\$57,754	\$65,354
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2011 Est. Median Household Income	\$36,135	\$50,299	\$55,504
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2011 Est. Per Capita Income	\$18,934	\$20,554	\$22,557
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2011 Median HH Inc by Single Race Class or Ethn			
White Alone	38,382	53,352	60,379
Black or African American Alone	34,856	43,528	43,170
American Indian and Alaska Native Alone	61,069	65,144	53,285
Asian Alone	29,411	56,428	45,101
Native Hawaiian and Other Pacific Islander Alone	48,548	51,830	51,078
Some Other Race Alone	31,494	57,259	56,526
Two or More Races	19,601	38,621	45,076
Hispanic or Latino	31,945	50,174	53,509
Not Hispanic or Latino	37,923	50,343	56,199

Pop-Facts: Demographic Quick Facts 2011 Report

Appendix: Area Listing

Area Name:

Type: Radius 1 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 1960 RD W AT TOWNSEN BLVD	Latitude/Longitude	30.001529	-95.282293
HUMBLE, TX 77338	Radius	0.00	- 1.00

Area Name:

Type: Radius 2 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 1960 RD W AT TOWNSEN BLVD	Latitude/Longitude	30.001529	-95.282293
HUMBLE, TX 77338	Radius	0.00	- 3.00

Area Name:

Type: Radius 3 Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

FM 1960 RD W AT TOWNSEN BLVD	Latitude/Longitude	30.001529	-95.282293
HUMBLE, TX 77338	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 970088856

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

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 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.

