



1570 RUBY DRIVE FEATURE SHEET

- Private Gated Community
- New fiber internet in the neighborhood
 - Private pond in backyard
 - Remote blinds in Living Room
 - Ease of access to I-45
- Minutes from grocery stores and restaurants
 - 45 minutes to downtown Houston
 - 25 minutes to The Woodlands
 - 2.5 hours to Dallas



6565 E WALLISVILLE ROAD FEATURE SHEET

- Local land Comps are comparable
 - Asking price is reasonable
- Room for Detention pond or use existing water pond for detention or retention
- Harris County has plans to widen and deepen Cedar Bayou (to help with flooding)
 - Harris County has plans to widen Wallisville road to Sjolander
 - Mineral rights are available, \$200K additional adder
- Several pipelines, (Equistar, DCP, Enterprise) run thru the very north part of the property, East to West, (already have an inquiry for an additional pipeline)
 - 3 miles from new San Jacinto mall
 - 5 miles to Mt. Belvieu
 - 26 miles to Minute Maid Park and Downtown
 - 30 miles to Hobby Airport
 - 35 to Reliant Stadium and Medical District
 - 39 miles to BW 8 Katy
 - 55 to Woodlands, I-45N@Research
 - 60 miles to Sugarland
- East I-10 just completed upgrades from BW 8 / Channelview / Uvalde area and upgraded 2 East I-10 bridges