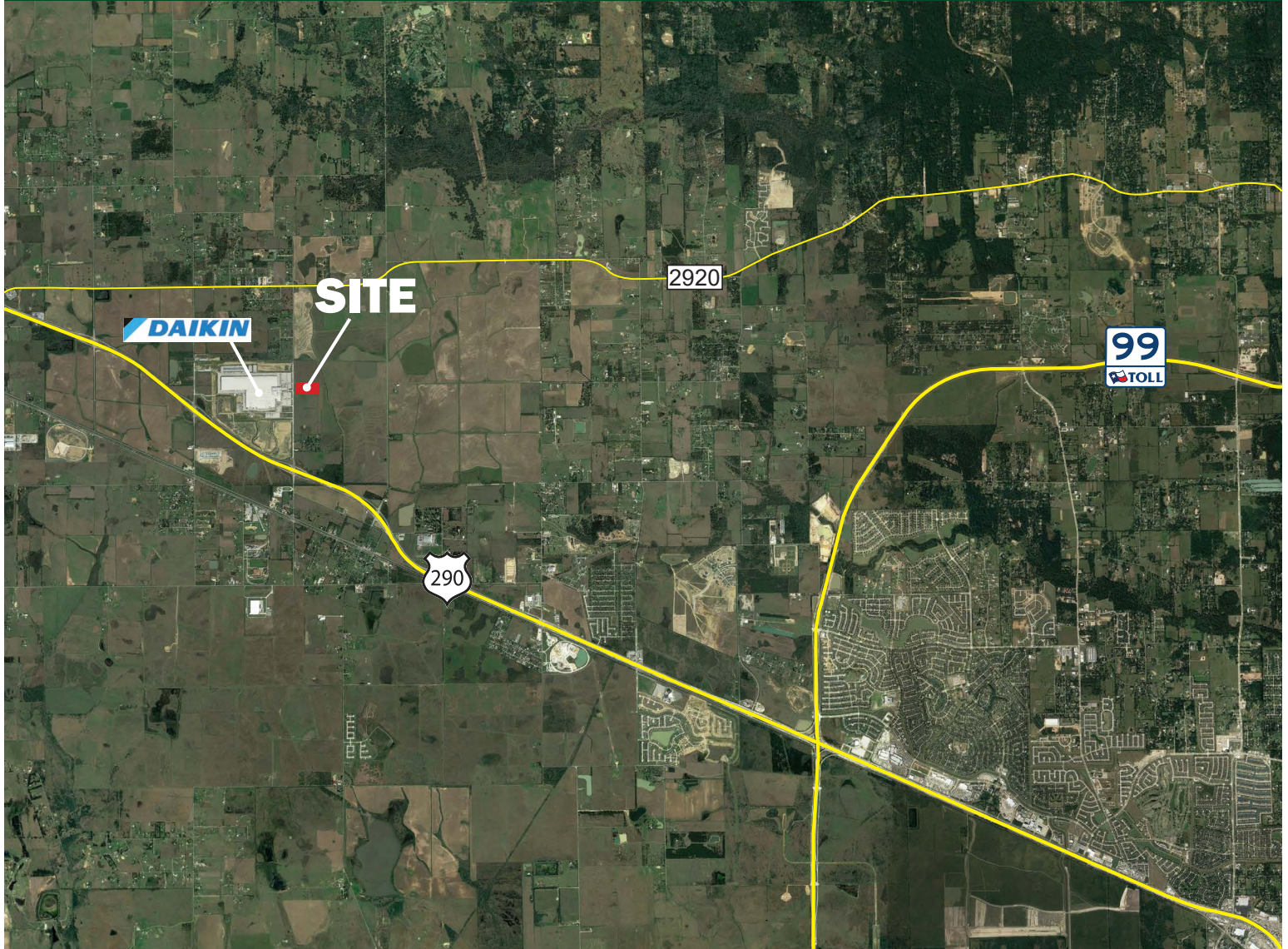


+/- 20 ACRES OF LAND FOR SALE DIRECTLY ACROSS FROM DAIKIN



HWY 290 AND KERMIER ROAD - 6 MILES EAST OF I-99

J. TERRENCE LYNCH | terry@jtlynchco.com | (281) 440-5225

JEFF LYNCH | jeff@jtlynchco.com | (832) 900-2420

8900 Eastloch Drive, Bldg 110 Suite B, Spring, Texas 77379



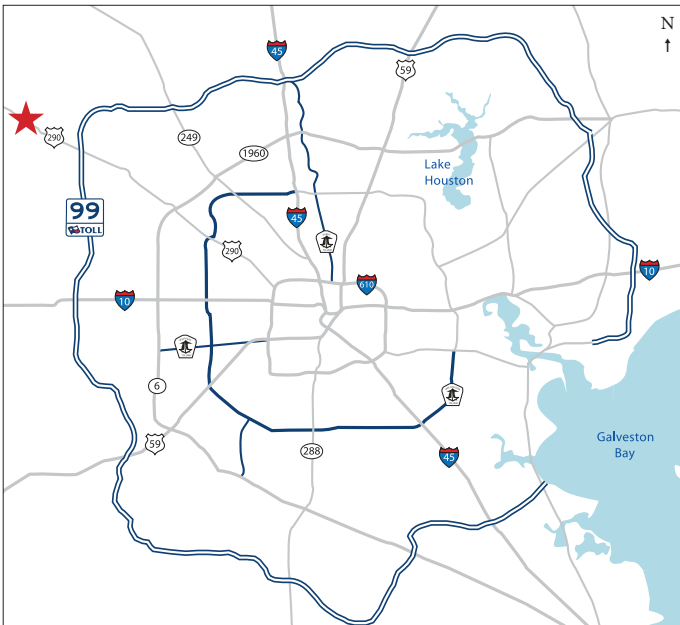
Japanese-based company, Daikin Industries Ltd., has constructed a new +/- 485-acre campus directly across the street from the subject site. The facility is 4.2 million-square-feet under roof. The building is the largest fill-wall structure in the world and the second-largest manufacturing facility in North America.

The campus cost \$417 million dollars to construct and houses the design, engineering and assembly of a wide variety of Daikin's HVAC products for residential and commercial use. By mid to late 2019, the facility will have more than 6,000 employees.

Daikin's campus is located on Highway 290 in Waller, Texas and is 40 miles from downtown Houston.

A Chinese-based electric motor manufacturer, Broad-Ocean Motor Company, has constructed a 480,000-square-foot building just south of the new Daikin campus. Broad-Ocean produces electric motors used by Daikin.

TREMENDOUS DEVELOPMENT OPPORTUNITY ADJACENT TO DAIKIN



PROPERTY DESCRIPTION:

- +/- 20 acre tract sits directly across from Daikin's main entrance
- Kermier Road has been widened to four lanes with a turning lane and a center median
- Located approximately 6 miles east of the Grand Parkway (I-99)
- Property is located approximately 1,000 yards north of Hwy 290 and approximately 1,500 yards south of FM 2920
- Property was not impacted by Hurricane Harvey

PRICE:

Call for pricing information

DAIKIN
4,200,000 square-feet

SUBJECT SITE

BROAD - OCEAN
480,000 square-feet

HOUSTON PREMIUM OUTLETS
High-End Outlet Mall

HWY 290 is the primary road to College Station, TX, Home of Texas A&M University (approx. 50 miles away) and one of the main routes to Austin, TX, the state capitol (approx. 130 miles away)

BRIDGELAND
11,400-acre master planned community in the northwest Houston suburb of Cypress, Texas

ExxonMobil
New 385-acre state-of-the-art campus in The Woodlands, Texas

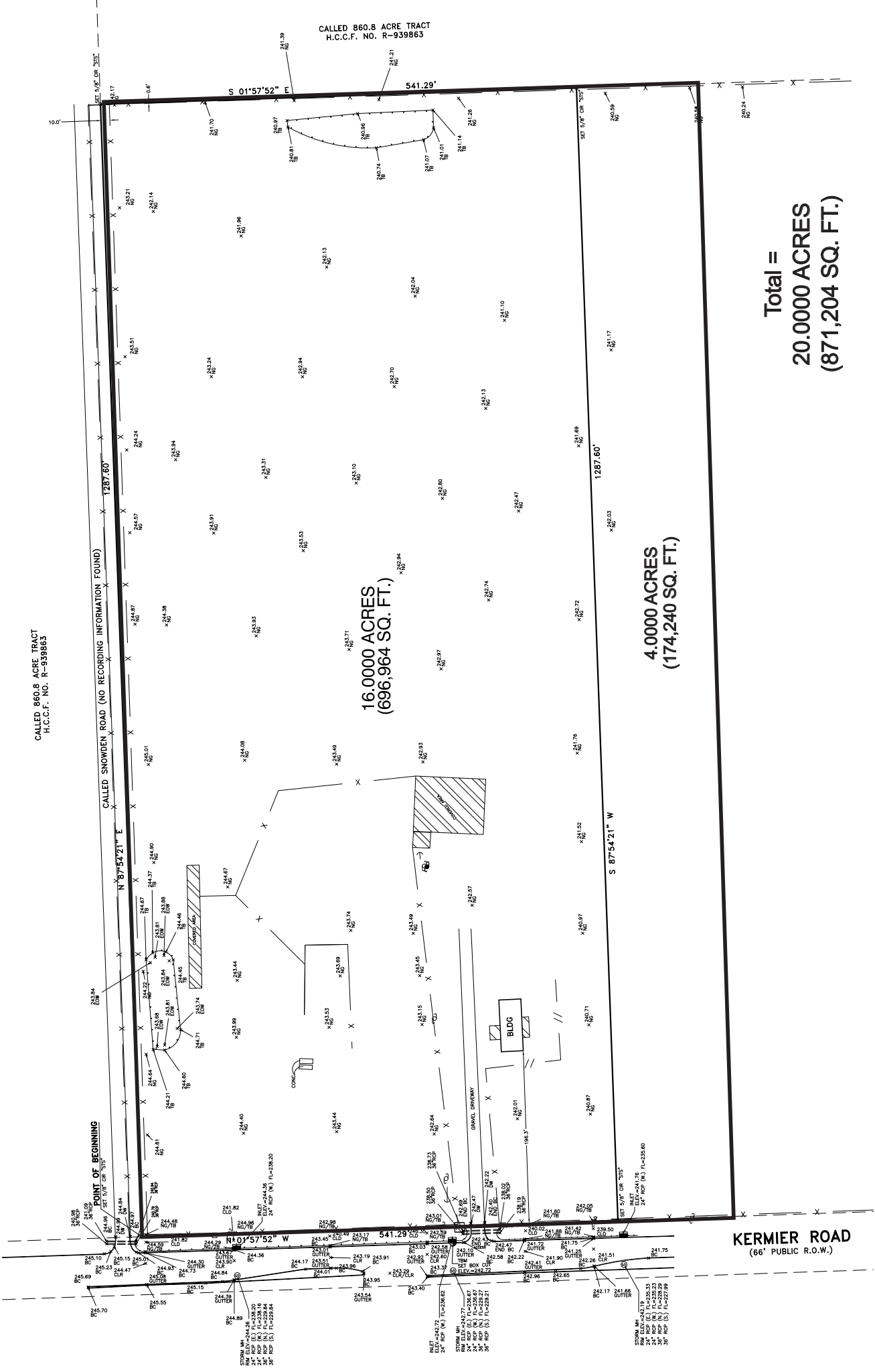
FedEx
800,000 square-foot distribution center, the largest in Texas

amazon
Future 1,000,000 square-foot fulfillment center



CALLED 860.8 ACRE TRACT
H.C.C.F. NO. R-939863

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H.C.C.F. NO. R-939863



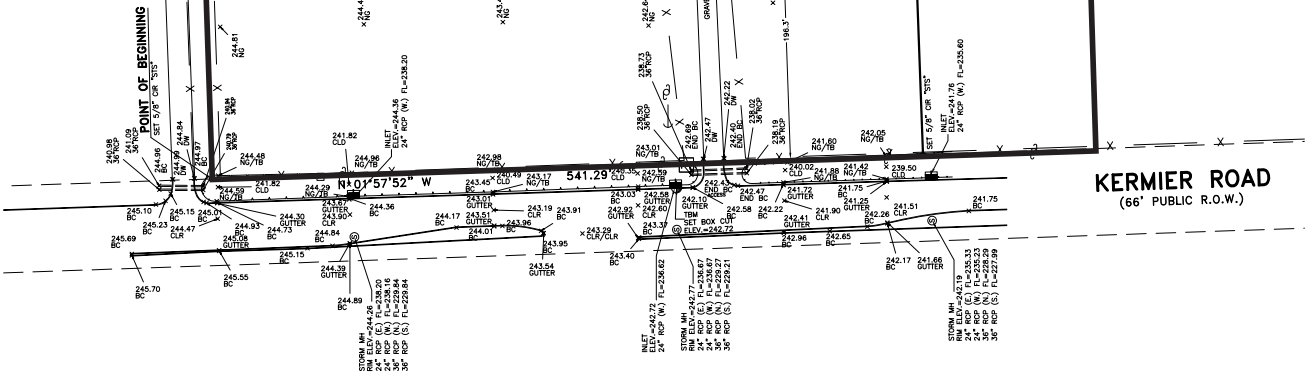
16.000 ACRES
(696,964 SQ. FT.)

4.000 ACRES
(174,240 SQ. FT.)

Total =
20.000 ACRES
(871,204 SQ. FT.)

POINT OF BEGINNING

KERMIE ROAD
(66' PUBLIC R.O.W.)





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

JT Lynch Company LLC	n/a	n/a	(281)440-5225
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Terrence Lynch	362038	terry@jtlynchco.com	(281)630-2462
Designated Broker of Firm	License No.	Email	Phone
J. Terrence Lynch	362038	terry@jtlynchco.com	(281)630-2462
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Lynch	661400	jeff@jtlynchco.com	(832)900-2420
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date