

HENDRICKS INTERESTS

TRACT NO. 6

PROPERTY LOCATION: On the east side of Loop 494, approximately one mile north of Northpark Drive

PROPERTY TYPE: Undeveloped Acreage

COUNTY: Montgomery

DESCRIPTION: This property is irregular in shape and contains approximately 83.116 acres

LOCATION: The property is located approximately 21 miles northeast of the Houston Central Business District. Travel north on US-59 to Northpark Drive. Travel east on Northpark Drive, then north on Loop 494.

MAP REFERENCE: 296Q (Montgomery County)

ACREAGE: 83.116

ZONING: Property is located in an unincorporated area within Montgomery County. No zoning authorities have been established in this area.

SCHOOL DISTRICT: New Caney I.S.D.

UTILITIES: Water supply facilities belonging to Porter Water Supply Corporation and sanitary sewer collection lines belonging to Porter M.U.D. currently terminate a short distance from the tract boundaries. Wastewater treatment capacity is available from Porter M.U.D. Electricity, telephone and natural gas facilities are available from Entergy, AT&T and Centerpoint Energy, respectively.

LEGAL DESCRIPTION: 83.116 acres out of the Mary Owen Survey, Abstract 405, Montgomery County, Texas being a part and out of a certain called 105.116 acre tract described in deed to Randal A. Hendricks, Trustee being of record in Volume 772, Page 274 of the Deed Records of Montgomery County, Texas.

FRONTAGE: The property contains approximately 1,300 feet of frontage adjacent to the Union Pacific railroad with direct access to Loop 494.

ACCESS: The Property can be accessed from Loop 494, to E. Knox Dr., turn east and cross over the railroad tracks and turn left onto Kelly Road. The Property has available access from Loop 494 also. A limestone road has been constructed through the tract allowing access to the entire tract.

FLOODPLAIN: The extreme easterly end of the tract is affected by the floodplain of a tributary of Ben's Branch.

TOPOGRAPHY: The tract is heavily wooded with predominantly pine timber and slopes from west to east.

SURROUNDING PROPERTY USE:

North	-	Mixed residential and commercial tracts
West	-	Railroad and Loop 494 frontage
South	-	Mixed residential and commercial tracts
East	-	Mixed residential and commercial tracts

EASEMENTS: Subject to typical utility easements and building set-back restrictions.

WATER DISTRICT: Porter MUD

TAXING JURISDICTIONS & 2015 TAX RATE PER \$100

Montgomery County	.4767
Hospital District	.0710
Emergency Service Dist. 6	.1000
Lone Star College	.1079
New Caney I.S.D.	1.6700
Porter MUD	.4800
Porter MUD Defined Area	<u>.9850</u>
TOTAL	\$3.8906/\$100 A.V.

PRICE: \$4,764,941 (\$1.15 s.f.)

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