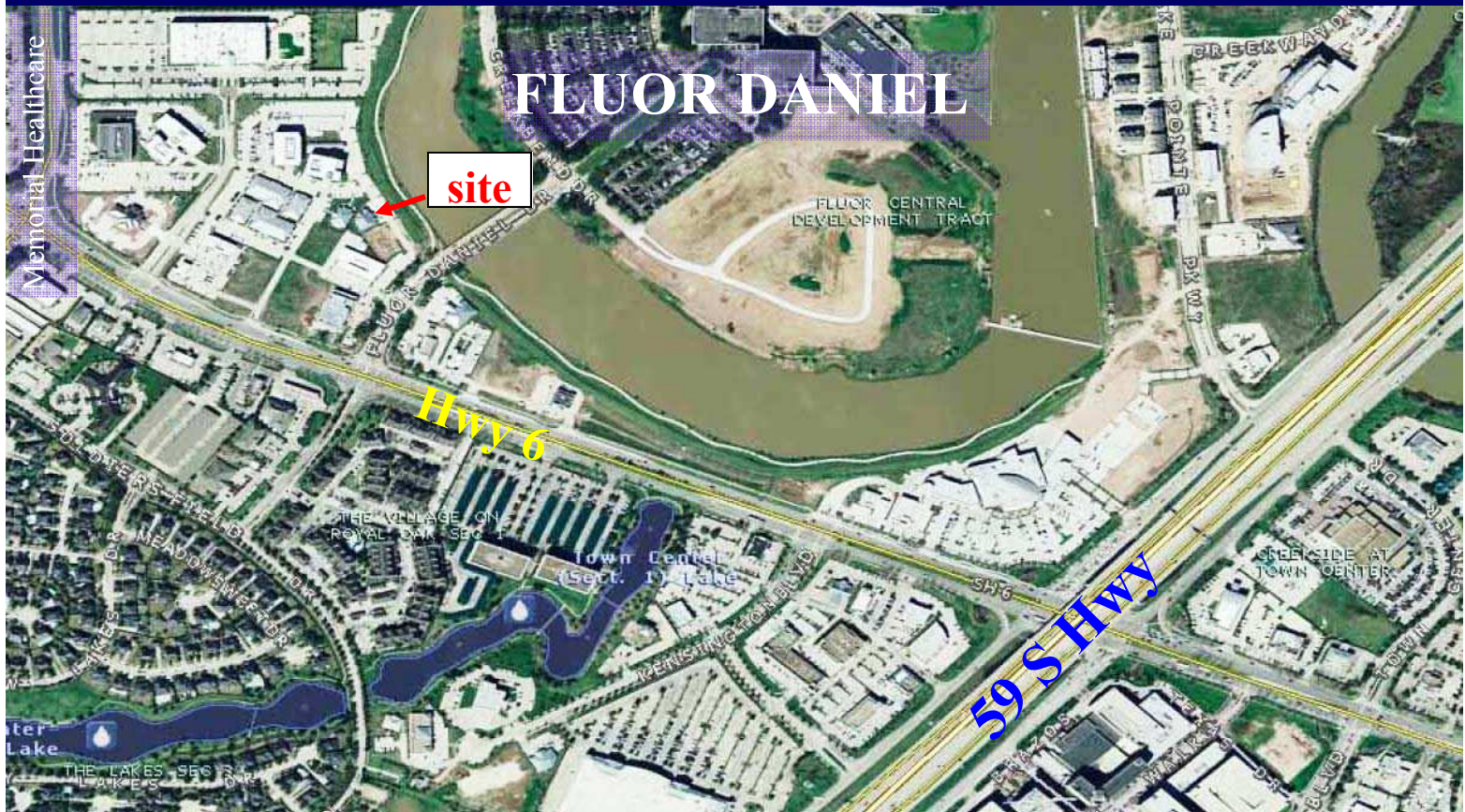


FREESTANDING BUILDING FOR LEASE/SALE

1455 Highway 6 South, Ste. B, Sugar Land, TX 77478



PROPERTY DESCRIPTION

- Rental Rate: \$ 12 sft/yr CAM \$.50
- SALE PRICE: \$ 1.25 mil
- GLA: 1,904 SF
- Bldg approx. 4,355 sq ft
- Built 2006
- Close to 59 South (less than .5 mi), off of Hwy 6
- Professional/Office use— doctors, dentists, attorneys, insurance, medical spa, therapy clinics, title co., etc.



FOR ADDITIONAL INFORMATION, PLEASE CONTACT

Christine Huang Ha
M - (281) 777-4522/O - (713) 270-5400
christineha@dncommercial.net
www.dncommercial.net



DANNY NGUYEN COMMERCIAL

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

PROPERTY PHOTOS



DEMOGRAPHICS 1, 3, 5 RADIUS

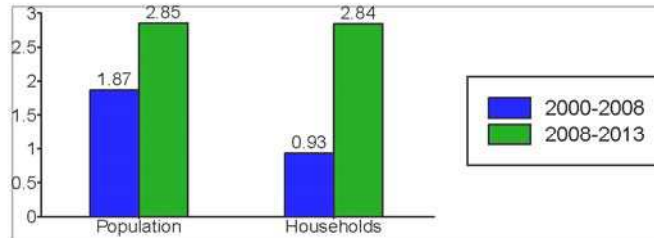
Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

Year	Population	Households
2000	4,495	1,754
2008	5,239	1,893
2013	6,028	2,177

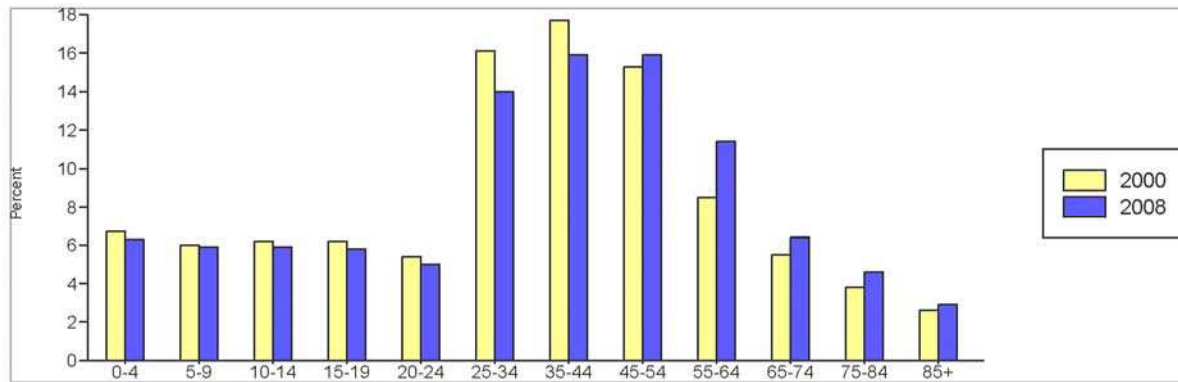
1 MILE RADIUS

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 162 in 2000, or 3.6 percent of the total population. Average household size is 2.68 in 2008, compared to 2.47 in the year 2000.



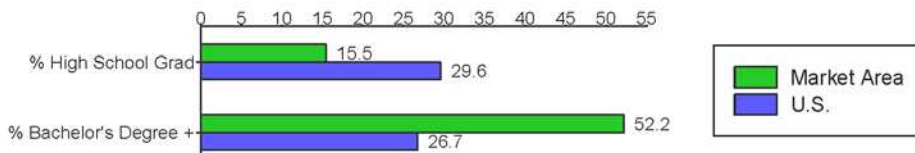
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 36.9, compared to 39.5 years currently. By age group, the changes in the percent distribution of the market area population show the following:



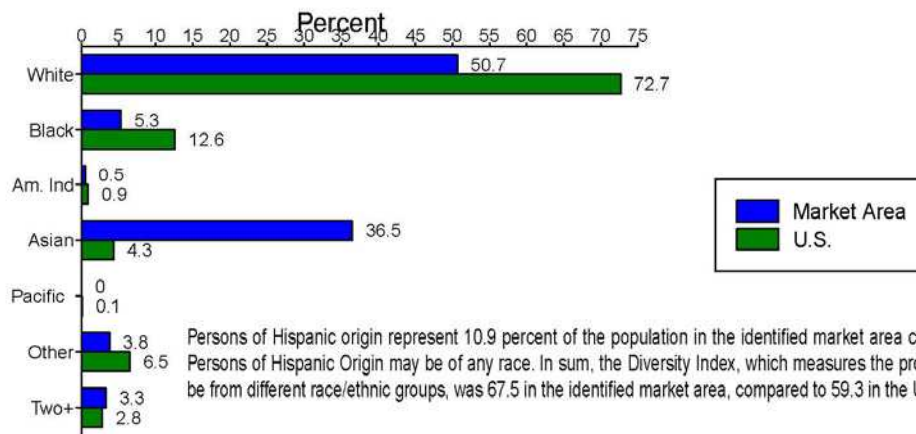
Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Population by Race/Ethnicity

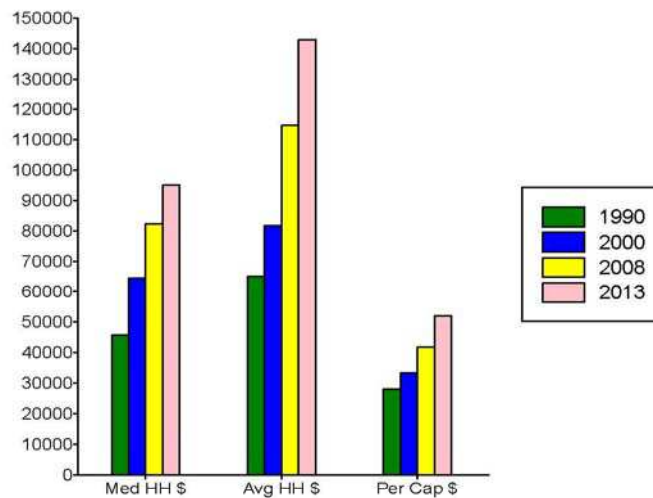
Currently, the racial composition of the population in the market area breaks down as follows:



Persons of Hispanic origin represent 10.9 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 67.5 in the identified market area, compared to 59.3 in the U.S. population.

Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



Housing

Currently, 50.1 percent of the 2,014 housing units in the market area are owner occupied; 43.8 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 1,867 housing units—52.2 percent owner occupied, 42.4 percent renter occupied and 5.4 percent vacant. The annual rate of change in housing units since 2000 is 0.92 percent. Median home value in the market area is \$290,783, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.62 percent annually to \$299,871. From 2000 to the current year, median home value changed by 4.45 percent annually.

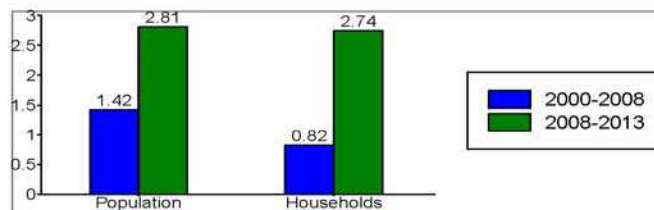
Population and Households

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

3 MILE RADIUS

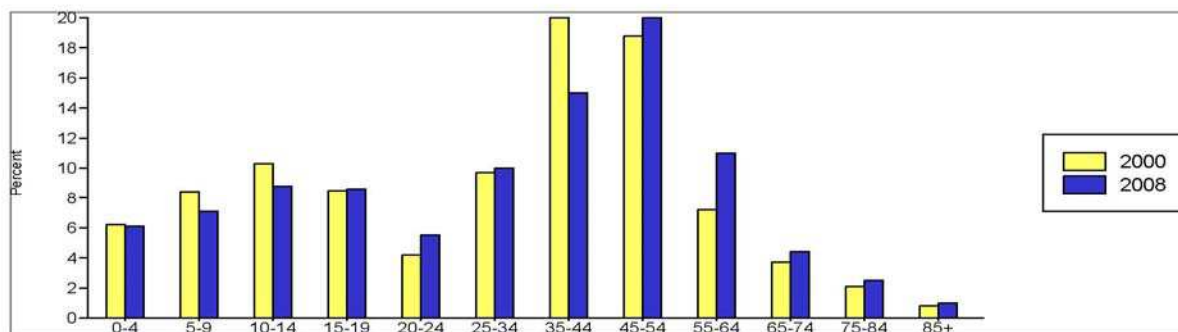
Year	Population	Households
2000	61,891	19,724
2008	69,548	21,102
2013	79,867	24,153

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 1,483 in 2000, or 2.4 percent of the total population. Average household size is 3.22 in 2008, compared to 3.06 in the year 2000.



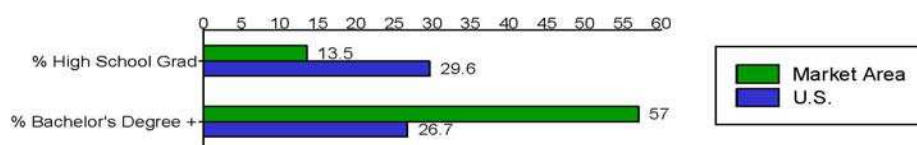
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 36.5, compared to 38.2 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

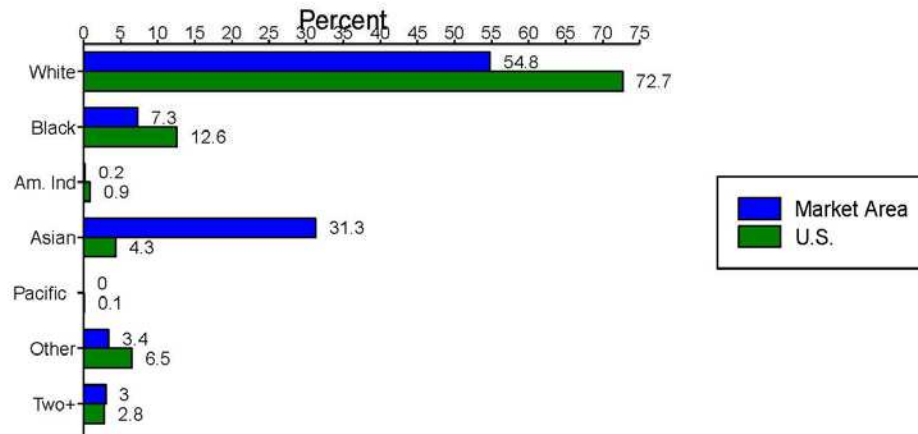
In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Population by Race/Ethnicity

3 MILE RADIUS

Currently, the racial composition of the population in the market area breaks down as follows:

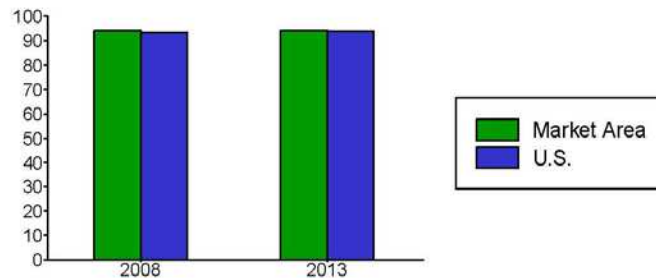


Persons of Hispanic origin represent 10.9 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 67.5 in the identified market area, compared to 59.3 in the U.S. population.

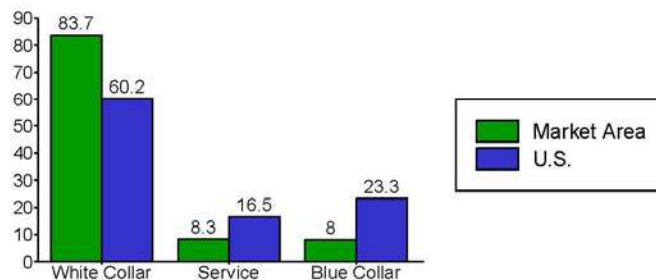
Population by Employment

In 2000, 67.7 percent of the population aged 16 years or older in the market area participated in the labor force; 0.0 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	% Employed	% Unemployed
2008	94.2	5.8
2013	94.2	5.8



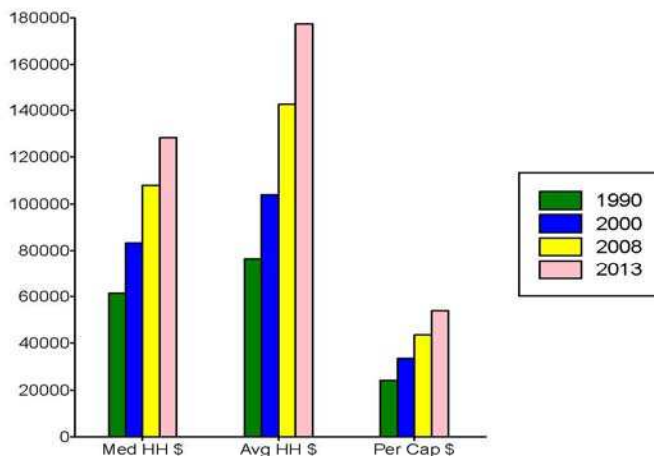
And by occupational status:



In 2000, 83.8 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 30.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Income

The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



Housing

Currently, 78.4 percent of the 21,953 housing units in the market area are owner occupied; 17.7 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 20,378 housing units— 80.4 percent owner occupied, 16.4 percent renter occupied and 3.2 percent vacant. The annual rate of change in housing units since 2000 is 0.91 percent. Median home value in the market area is \$237,237, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.72 percent annually to \$245,948. From 2000 to the current year, median home value changed by 4.06 percent annually.

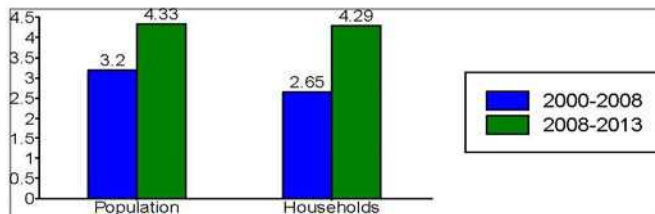
Population and Households

5 MILE RADIUS

The size of the market area, measured by population and households, has changed from 2000 through the forecast year as follows:

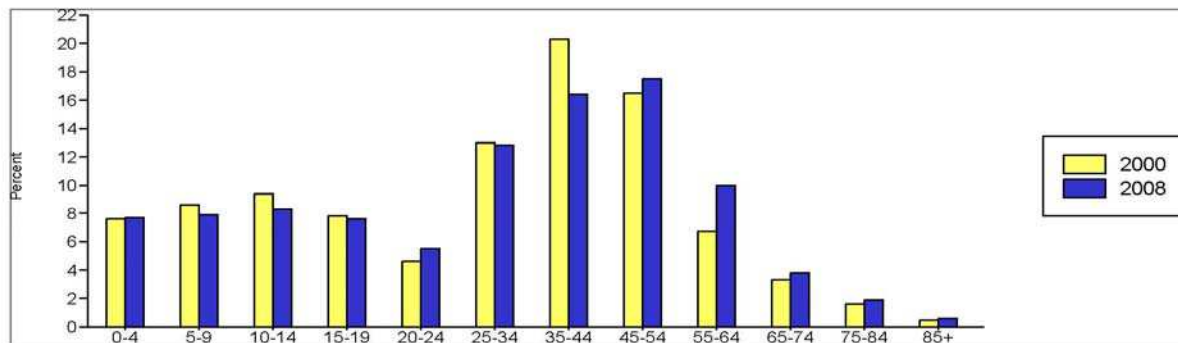
Year	Population	Households
2000	150,945	47,681
2008	195,801	59,183
2013	241,973	73,000

The difference between change in population and change in households is a result of two factors—the presence of group quarters (non-household) population in the market area and the average number of persons per household. The group quarters population in the market area was 4,106 in 2000, or 2.7 percent of the total population. Average household size is 3.24 in 2008, compared to 3.08 in the year 2000.



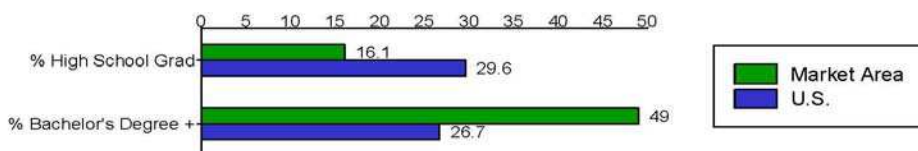
Population by Age

The median age for the United States was 35.3 in 2000 and 36.7 in the current year. In the market area, the median age of the population was 34.3, compared to 35.2 years currently. By age group, the changes in the percent distribution of the market area population show the following:



Population by Education

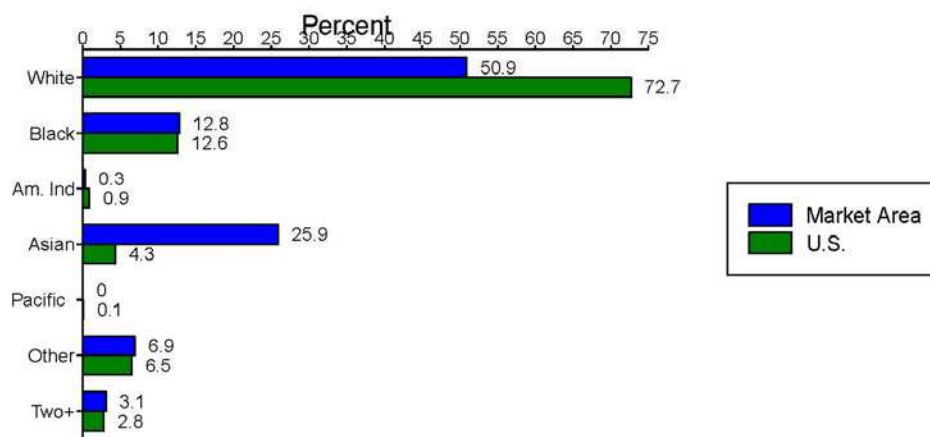
In 2008, the educational attainment of the population aged 25 years or older in the market area can be summarized:



Population by Race/Ethnicity

5 MILE RADIUS

Currently, the racial composition of the population in the market area breaks down as follows:

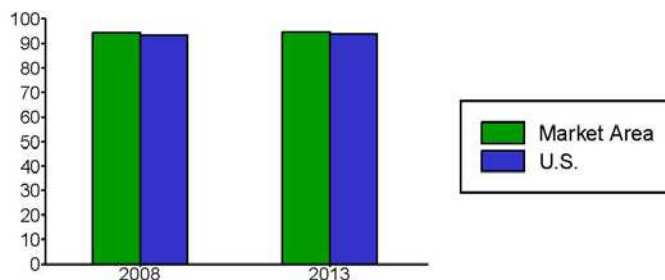


Persons of Hispanic origin represent 17.9 percent of the population in the identified market area compared to 15.0 percent of the U.S. population. Persons of Hispanic Origin may be of any race. In sum, the Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, was 75.8 in the identified market area, compared to 59.3 in the U.S. population.

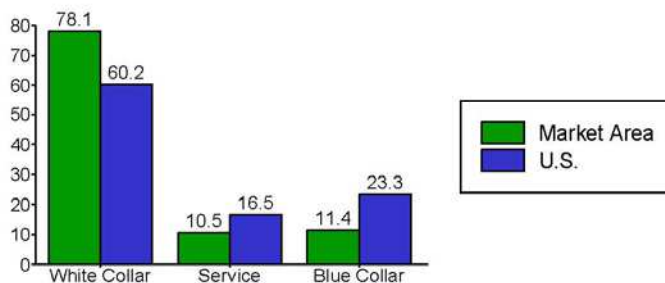
Population by Employment

In 2000, 69.0 percent of the population aged 16 years or older in the market area participated in the labor force; 0.1 percent were in the Armed Forces. Tracking the change in the labor force by unemployment status:

Year	% Employed	% Unemployed
2008	94.6	5.4
2013	94.7	5.3



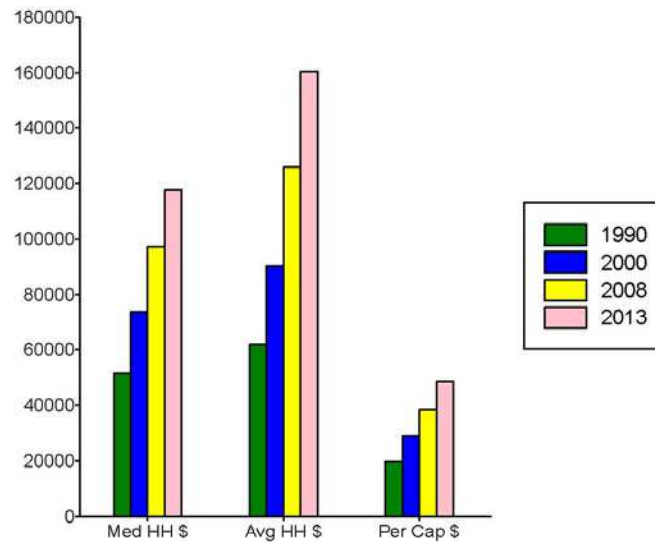
And by occupational status:



In 2000, 82.8 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 31.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Income

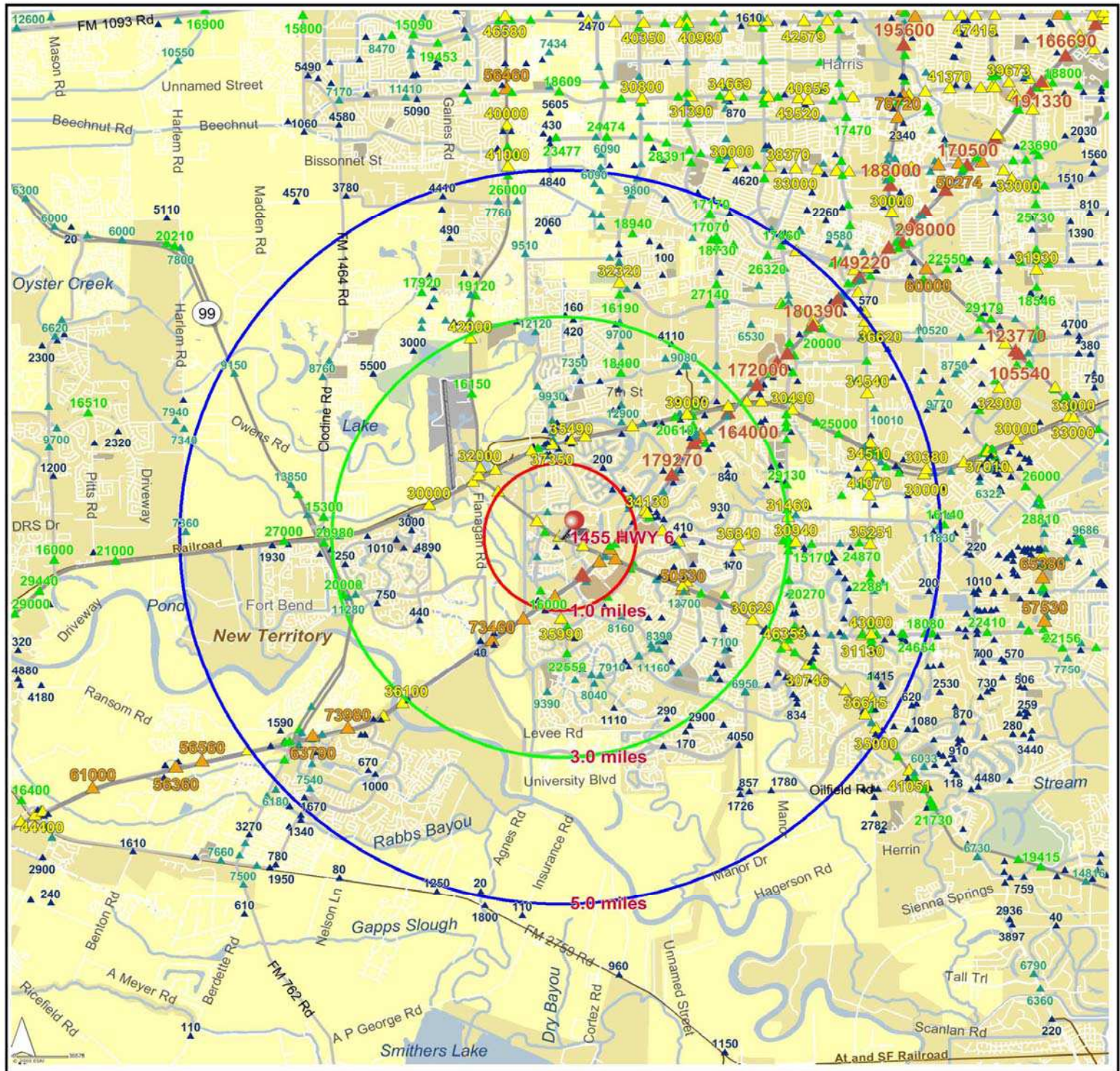
The change in three summary measures of income—median and average household income and per capita income—are shown below from 1990 through 2013:



Housing

Currently, 75.7 percent of the 62,029 housing units in the market area are owner occupied; 19.7 percent, renter occupied; and 4.6 percent are vacant. In 2000, there were 49,754 housing units— 76.3 percent owner occupied, 19.7 percent renter occupied and 4.0 percent vacant. The annual rate of change in housing units since 2000 is 2.71 percent. Median home value in the market area is \$192,127, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.7 percent annually to \$198,984. From 2000 to the current year, median home value changed by 4.05 percent annually.

Traffic Count Map for 1455 Hwy 6



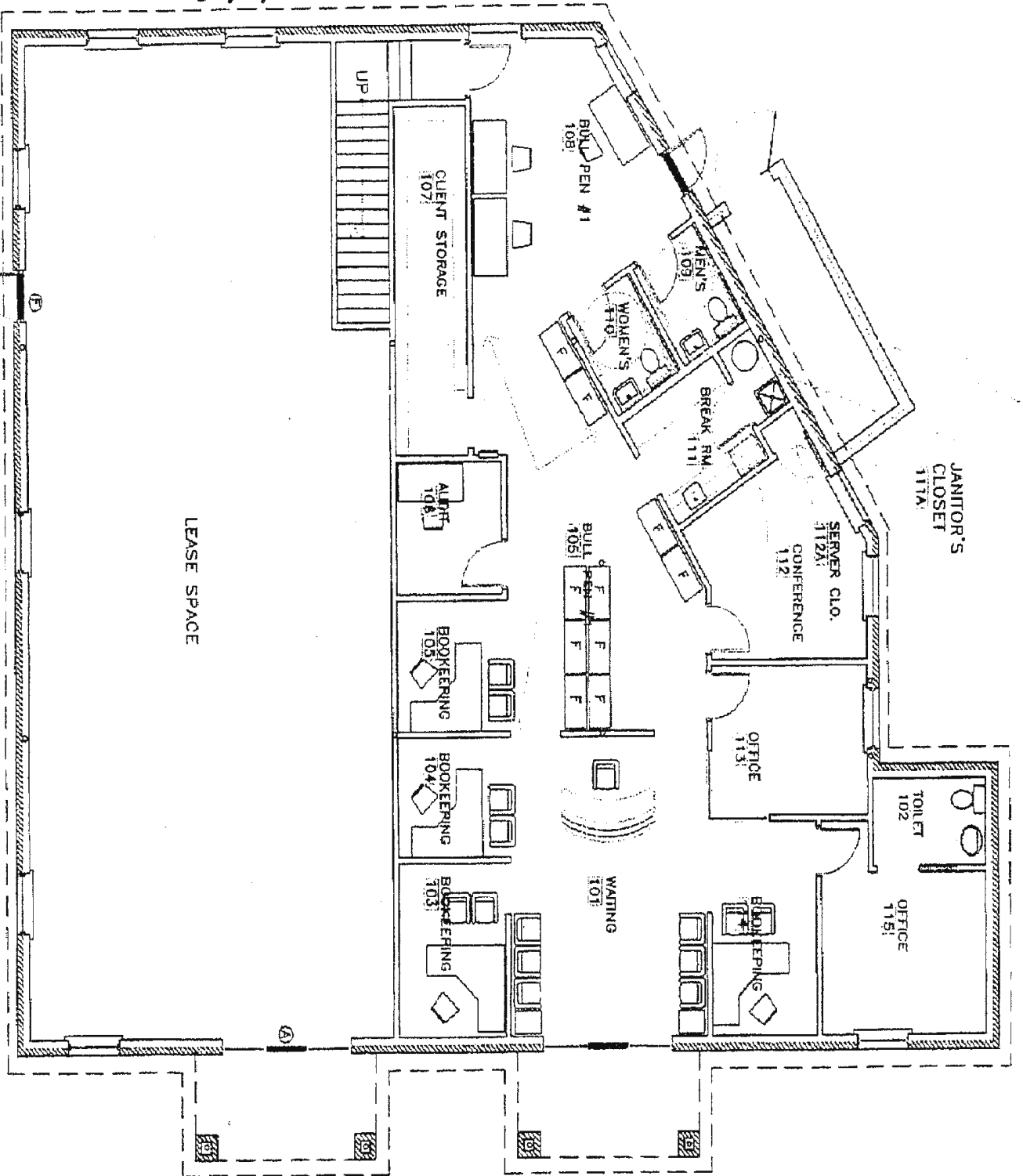
Average Daily Traffic Volume

- ▲ More than 100,000 per day
- ▲ 50,001 - 100,000
- ▲ 30,001 - 50,000
- ▲ 15,001 - 30,000
- ▲ 6,001 - 15,000
- ▲ Up to 6,000 per day
- ▲ Interstate counts



APRR. 28 FT

→ APRR 68 FT ←



LEASE SPACE

UP

CLIENT STORAGE
107

BULL-PEN #1
108

BREAK RM.
111

WOMEN'S
110

MEN'S
109

SERVER CLO.
112A

CONFERENCE
112

OFFICE
113

TOILET
102

OFFICE
115

JANITOR'S
CLOSET
117A

EQUIPMENT
ENCLOSURE
BRICK & G CMU

WAITING
101

BOOKKEEPING
103

BOOKKEEPING
104

BOOKKEEPING
105

AUDIT
106

BUILT-IN
108

KHUMBATTA OFFICE SPACE 2,451 SF
SPECULATIVE LEASE SPACE 1,904 SF
TOTAL SQUARE FEET 4,355 SF

MEZZANINE SQUARE FEET: 448 SF



CONFIDENTIALITY AGREEMENT

Danny Nguyen Commercial is being retained on an exclusive basis by the Owner to assist in the marketing, lease, and/or sale of the above referenced retail asset (“the Property and Business”). Upon execution of this Confidentiality Agreement, financial information will be provided to you (the “Principal”), solely for your use in determining whether you have an interest in acquiring the Property and Business and/or Business.

By signing below, you represent and agree as follows:

1. The written materials or oral communications relating to the Property and Business (collectively, the “Evaluation Materials”) that are or may in the future be furnished to Principal by Danny Nguyen Commercial or Owner, or any agent or representative thereof, will be kept confidential as set forth herein.
2. You agree that the Evaluation Materials will not be used other than in furtherance of the purposes described above, and that the Evaluation Materials will be kept confidential and will not be disclosed except to those persons, agents, representatives or employees of Principal who have a need to know such information and who are advised of the confidential nature thereof, or as otherwise required by law. The term “Evaluation Materials”, as used herein, does not include any information which is generally available to the public through independent sources.
3. You agree you will not disclose to third parties the substance of any discussions or negotiations which might occur concerning the Property and Business, the result of any investigation relating to the Property and Business, or the terms, conditions, or other aspects of any proposed transaction involving the Property and Business. You further agree that you will not reproduce the Evaluation Materials in whole or in part and will not distribute all or any portion of such Evaluation Materials to any other person or entity, other than as set forth above. Upon request by Owner or Danny Nguyen Commercial, you agree to return to Danny Nguyen Commercial all Evaluation Materials furnished to you, without retaining copies of all or any part thereof. You agree to indemnify, defend and hold Owner and Danny Nguyen Commercial harmless from and against any and all losses, costs, damages or expenses, including reasonable attorneys fees, directly sustained or incurred by either Owner or Danny Nguyen Commercial by reason of any unauthorized distribution or disclosure of the Evaluation Materials by you or any of your directors, officers, employees, Commercial, agents, representatives or advisors.
4. The Evaluation Materials were prepared by Danny Nguyen Commercial. They contain selected information pertaining to the Property and Business and do not purport to contain all of the information that a prospective purchaser may desire. Interested parties should conduct their own investigation and analysis. Although every effort has been made to provide accurate and complete information, neither Owner nor Danny Nguyen Commercial makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Evaluation Materials or their contents.
5. You hereby acknowledge that neither Owner, Danny Nguyen Commercial nor any persons acting on their behalf, have made any representation or warranty as to the accuracy or completeness of the Evaluation Materials, or the suitability of the information contained therein for any purpose whatsoever. The Evaluation Materials are subject to, among other things, correction of errors and omissions, addition or deletion of terms, change of price or terms, withdrawal from market without notice, and prior sale. You agree that neither Owner, Danny Nguyen Commercial nor any persons acting on their behalf, shall have any liability to you resulting

from the delivery to you, or use by you, of the Evaluation Materials.

6. You agree that you will not contact the Owner, tenants or the Property and Business management staff of the properties which comprise the Property and Business in connection with your review of the Evaluation Materials. Any and all questions relating to the Evaluation Materials, the Properties or any potential transaction must be directed solely to Danny Nguyen Commercial.

7. You represent (Please select either A. or B. in the form below. If neither one is selected, the first shall apply):

A. In addition to the foregoing, you represent that you HAVE NOT contracted with or otherwise engaged any broker, finder, agent or representative in connection with Principal's possible acquisition of the Property and Business, and you agree to indemnify, defend and hold Owner and Danny Nguyen Commercial harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys fees, arising out of or in connection with any claim or suit asserted or brought by any broker, finder, agent or representative for commissions, fees or other compensation to the extent such claim or suit is based in whole or in part on dealings with or through Principal, or its directors, officers, employees, Commercial, agents, representatives or advisors; or

B. You represent that you HAVE contracted with or otherwise engaged a broker, finder, agent or representative (Principal's Agent), who's name is _____, in connection with Principal's possible acquisition of the Property and Business, and you agree that any fee due to Principal's Agent, in connection with Principal's possible acquisition of the Property and Business, is the sole responsibility of Principal. Principal hereby agrees to indemnify, defend and hold Owner and Danny Nguyen Commercial harmless from and against any and all losses, damages, costs and expenses, including reasonable attorneys fees, arising out of or in connection with any claim or suit asserted or brought by any broker, finder, agent or representative for commissions, fees or other compensation to the extent such claim or suit is based in whole or in part on dealings with or through Principal, or its directors, officers, employees, Commercial, agents, representatives or advisors.

8. You acknowledge that you are not engaged by Owner in any manner or in any capacity. Owner reserves the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement for the sale of the Property and Business without prior notice to you. Also, Owner reserves the right to terminate, at any time, further involvement in the investigation and proposal process by any party and to modify data and other procedures without disclosing any reason therefore. Owner reserves the right to take any action, whether in or out of the ordinary course of business, which it deems necessary or prudent in connection with the Property and Business. The terms of this Confidentiality Agreement will apply to you and any related entities.

9. You acknowledge that Owner has no obligation to discuss or agree to the sale the Property and Business. Furthermore, while Owner may discuss the purchase and sale of the Property and Business with you, either party, in its sole and absolute discretion, may terminate discussions at any time and for any reason. The discussions may be lengthy and complex. Notwithstanding that the parties may reach one or more oral understandings or agreements on one or more issues under discussion, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, whether expressed or implied, shall arise or exist in favor of or be binding upon either Owner or Principal except to the extent same are expressly set forth in a final, written agreement signed by both parties and delivered to you.

10. This Confidentiality Agreement shall be governed and construed in accordance with the laws of the State of Texas. This Confidentiality Agreement may be amended only by a written agreement signed by both parties.

11. This agreement shall remain in effect for a period of three (3) years. Please acknowledge your agreement to and acceptance of the foregoing terms by signing this Confidentiality Agreement where indicated below, and returning same to the undersigned at your earliest convenience. Upon receipt, the Evaluation Materials will be promptly delivered to you.

ACCEPTED AND AGREED this _____ day of _____, 20_____.

COMPANY: _____

PRINTED NAME: _____ TITLE: _____

BY: _____

OFFICE PHONE/FAX: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

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 512-465-3980.

