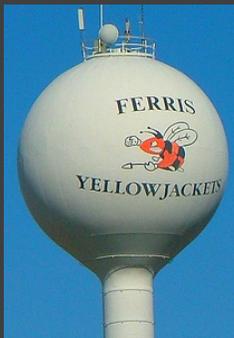
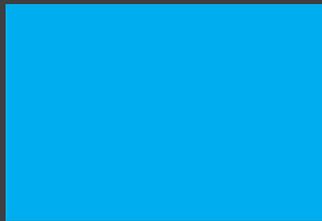


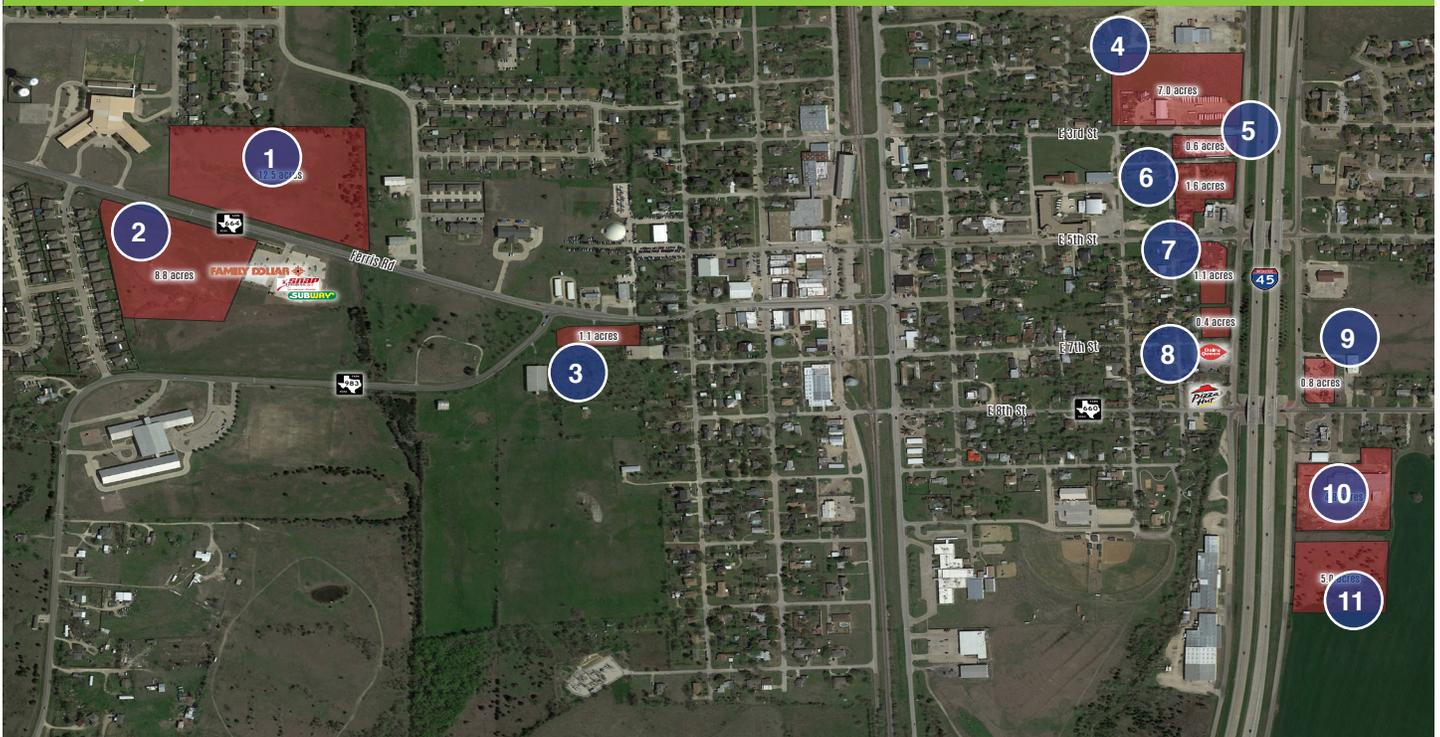
FERRIS, TEXAS

2015 Property Analysis



FERRIS, TX PROPERTY ANALYSIS

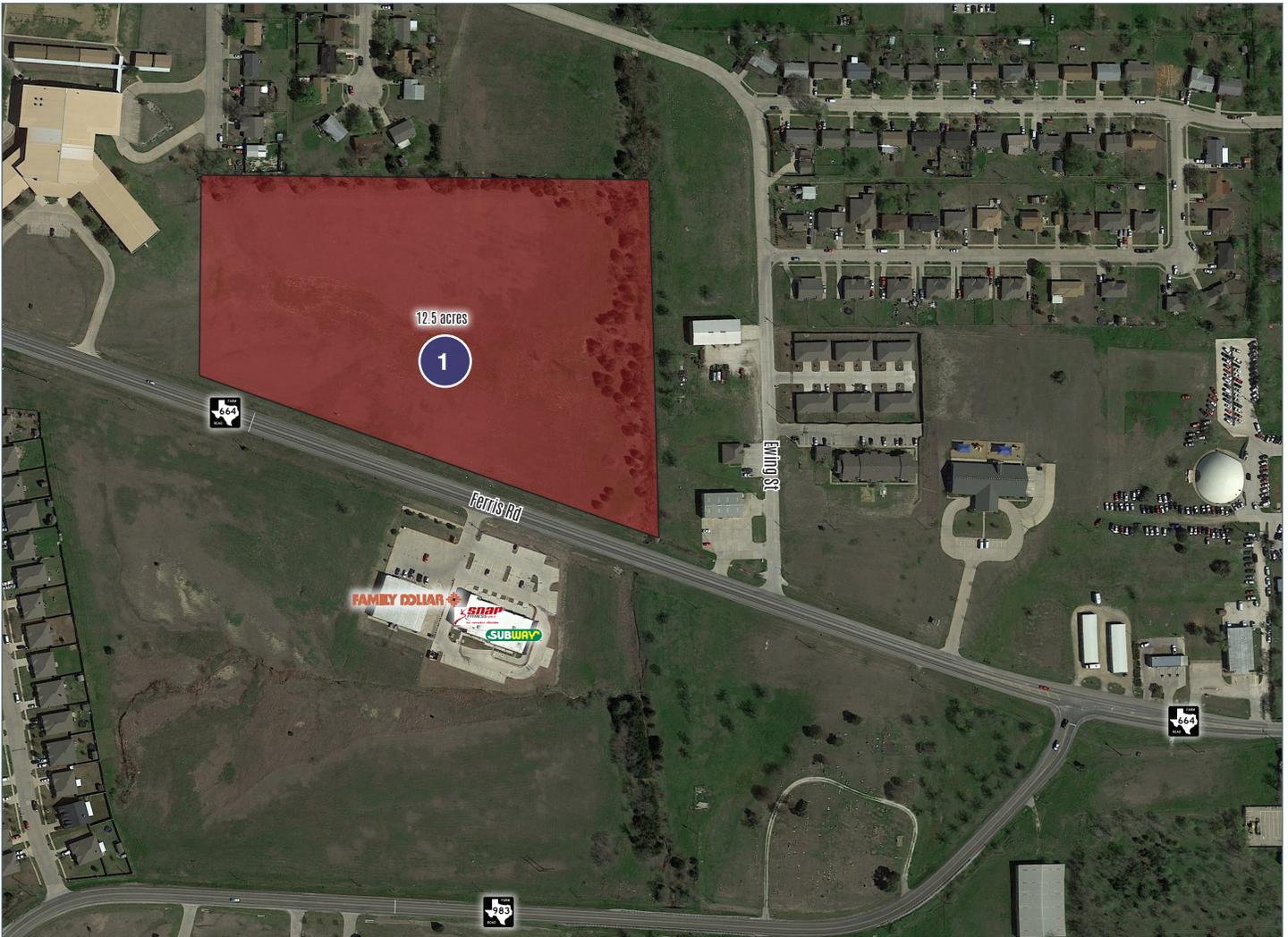
Ferris Properties



Number	Property	Location	Acreage Available
1	Shaw Creek Town Center Site - North	Ferris Road	12.5
2	Shaw Creek Town Center Site - West	Ferris Road	8.8
3	Ferris Road South	FM 664 and FM 983	1.1
4	Interstate 45 and East 3rd Street – North	Interstate 45 Service Road & East 3rd Street	7.0
5	Interstate 45 and East 3rd Street – South	Interstate 45 Service Road & East 3rd Street	0.6
6	Henrietta and College	North Henrietta Street & East 3rd Street	1.6
7	Henrietta and 5th	Interstate 45 Service Road & East 5th Street	1.1
8	Henrietta and 7th	North Henrietta Street & East 7th Street	0.4
9	Interstate 45 and 8th	North Henrietta Street & East 8th Street	0.8
10	Interstate 45 - North Parcel	Interstate 45	4.8
11	Interstate 45 - South Parcel	Interstate 45	5.0

1

Shaw Creek Town Center - North



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SHAW CREEK TOWN CENTER - NORTH

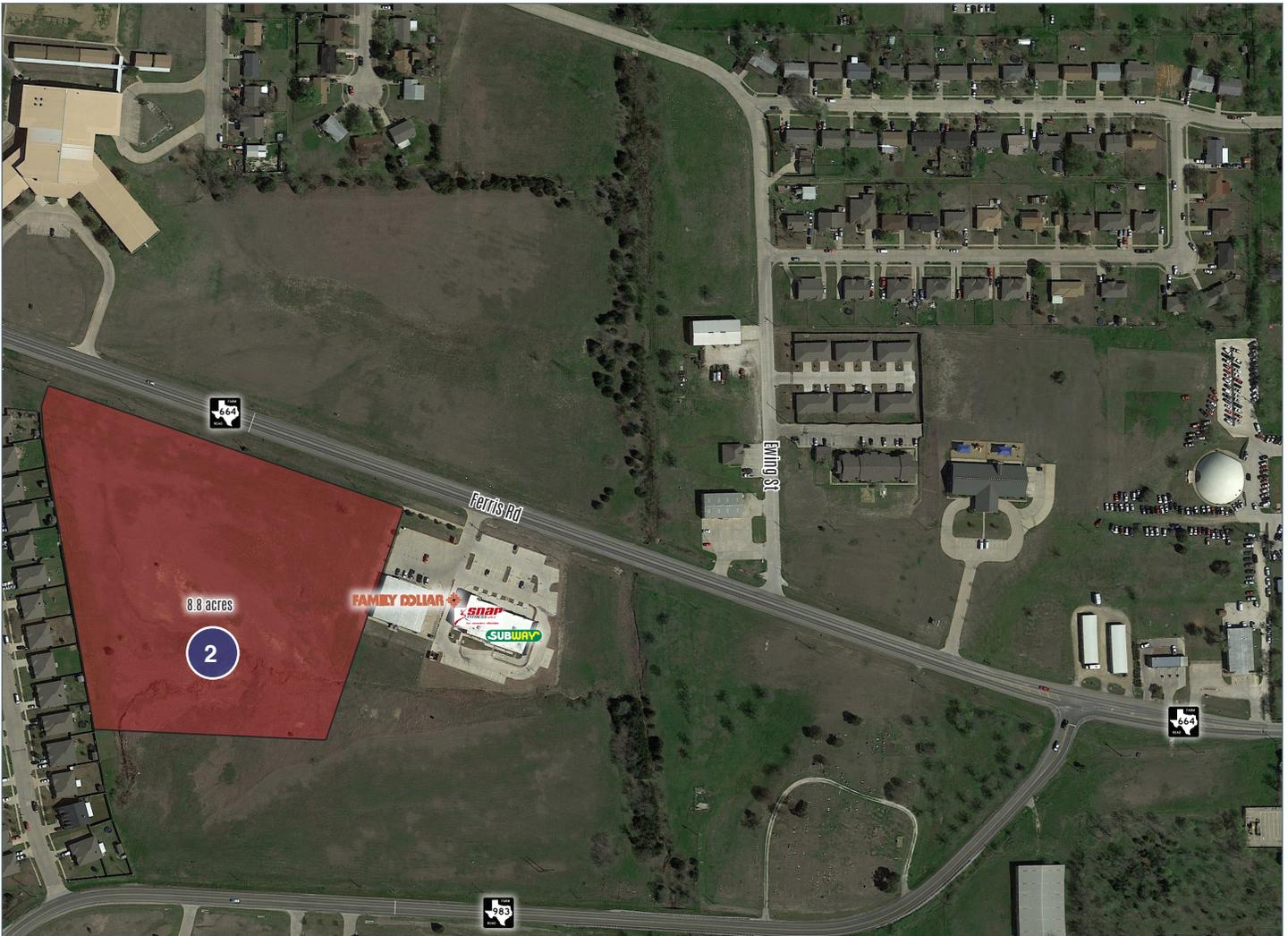
Shaw Creek Town Center Site – North is located along FM 664. The site is bordered by Ferris Intermediate School on the west. On the north side of the property is a single family residential development and the southern side is bordered by Shaw Creek Town Center. The site is approximately 12.5 acres.

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,724	4,877	13,401
2020 Population	1,795	5,106	14,163
2015 Median HH Income	\$41,342	\$48,030	\$51,630
2015 Average HH Income	\$50,295	\$57,709	\$62,928
2015 Total Households	551	1,522	4,262
2015 Workplace Employees	790	1,305	2,505

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2

Shaw Creek Town Center - West



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SHAW CREEK TOWN CENTER - WEST

Shaw Creek Town Center Site – West is located along FM 664. The northern edge of the site has significant frontage along FM 644, and the western edge of the property features single family residential development. The site’s northern edge is bordered by Ferris Intermediate School, and the eastern edge faces Shaw Creek Town Center. The site is approximately 8.8 acres.

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,713	4,827	13,299
2020 Population	1,783	5,055	14,052
2015 Median HH Income	\$41,083	\$47,860	\$51,382
2015 Average HH Income	\$50,111	\$57,585	\$62,669
2015 Total Households	548	1,507	4,227
2015 Workplace Employees	793	1,307	2,517

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3 Ferris Road South



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FERRIS ROAD SOUTH

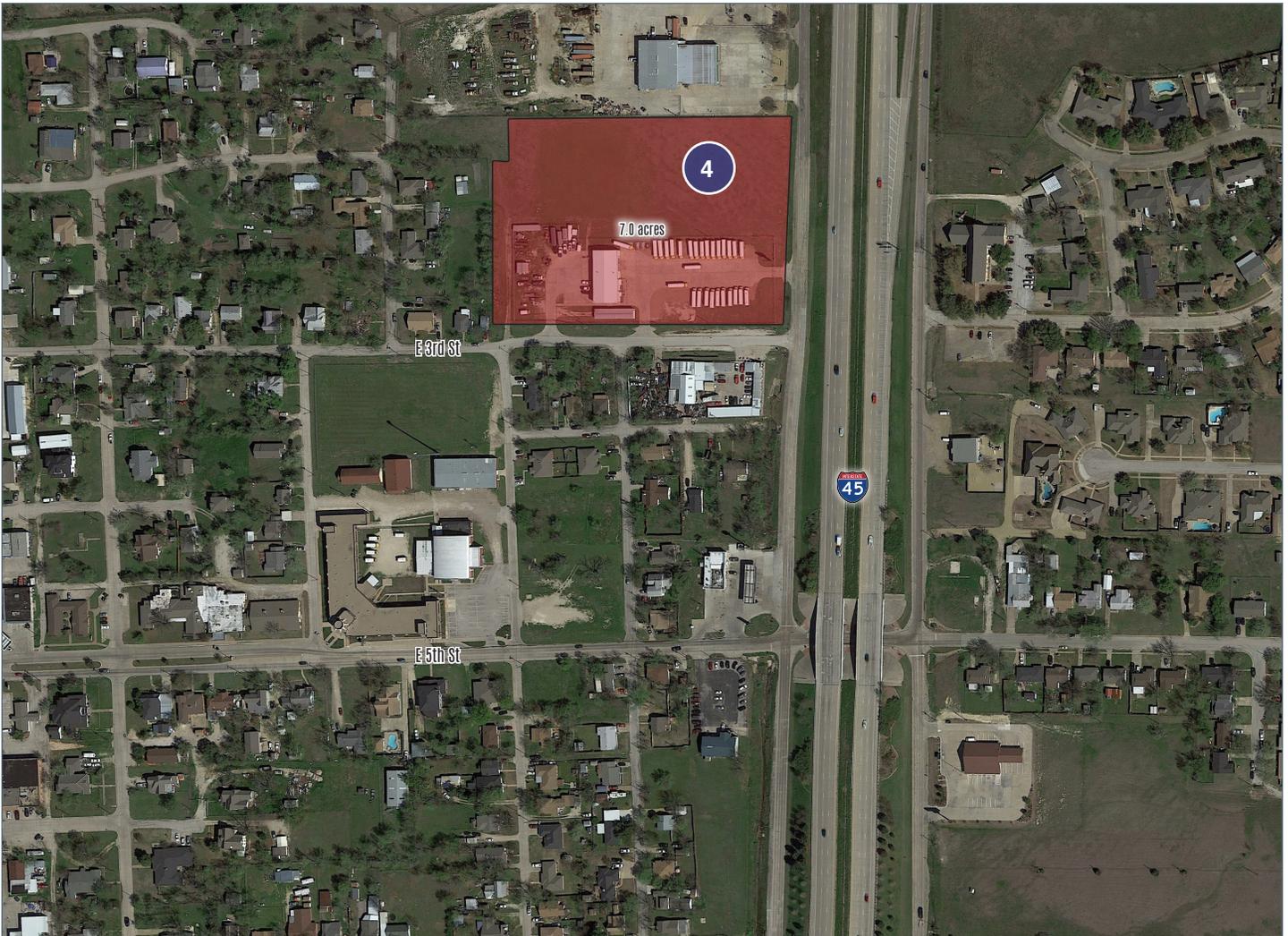
Ferris Road South Site is located at the intersection of FM 664 and FM 983. The site features significant frontage along FM 644 and is just east of the Shaw Creek Town Center site. The site is approximately 1.1 acres.

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,689	4,773	12,107
2020 Population	1,758	4,994	12,751
2015 Median HH Income	\$42,079	\$46,724	\$49,749
2015 Average HH Income	\$51,374	\$57,052	\$61,610
2015 Total Households	538	1,489	3,847
2015 Workplace Employees	802	1,304	2,309

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4

Interstate 45 and East 3rd St - North



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I-45 AND EAST 3RD STREET - NORTH

The Interstate 45 and East 3rd Street – North Site is located on the west side of the Interstate 45 frontage road and has significant frontage along the road. The site features good visibility from Interstate 45, and is easily accessible from the service road. The site is also accessible from East 3rd Street on the south of the property. The site is approximately 7 acres.

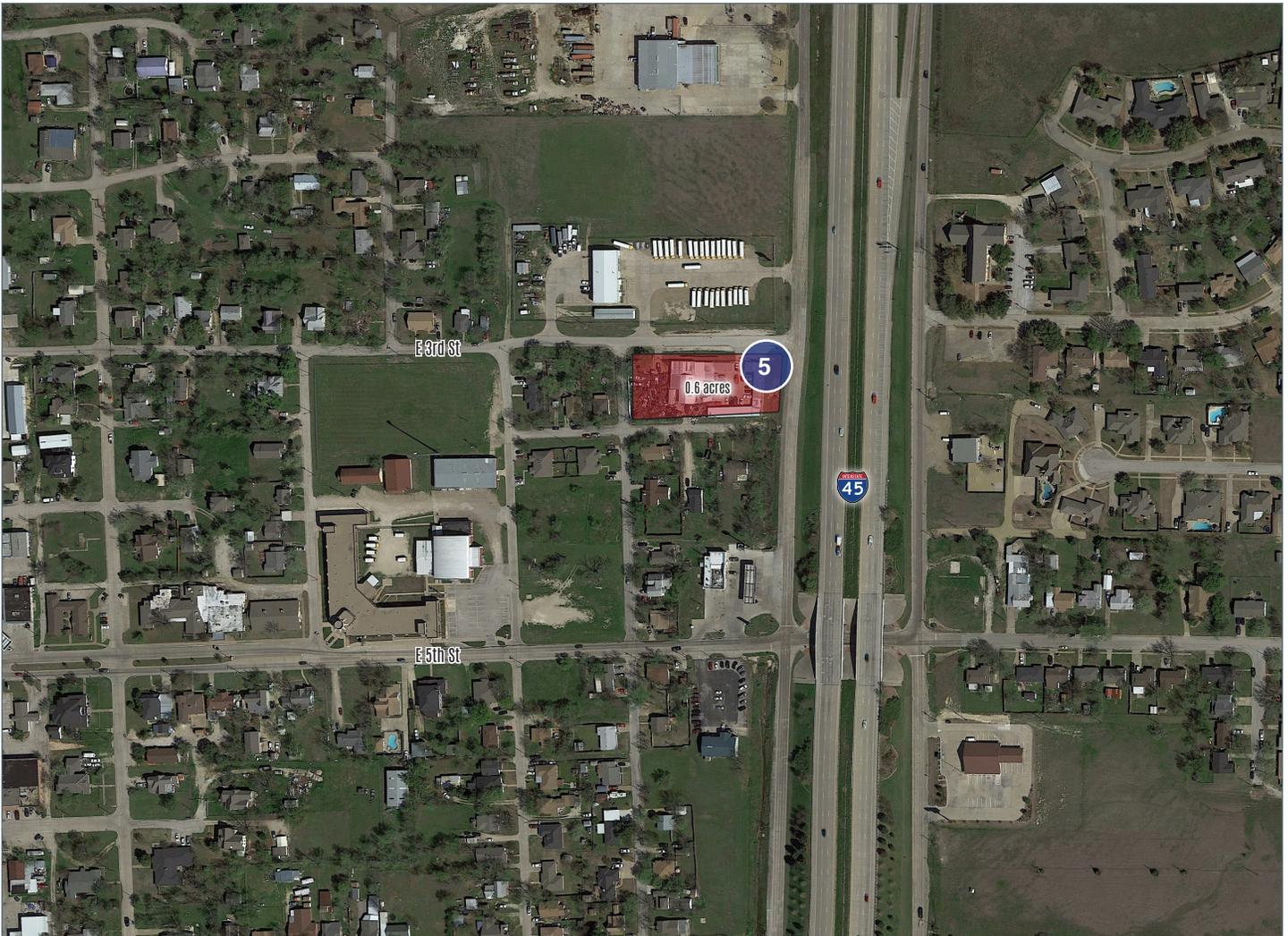
Demographic Overview

	1 Mile	3 Miles	5 Miles
2015 Population	1,219	4,475	10,987
2020 Population	1,269	4,680	11,568
2015 Median HH Income	\$40,419	\$44,506	\$48,054
2015 Average HH Income	\$51,563	\$56,090	\$59,257
2015 Total Households	387	1,401	3,490
2015 Workplace Employees	558	1,314	2,256

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5

Interstate 45 and East 3rd St - South



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I-45 AND EAST 3RD ST-SOUTH

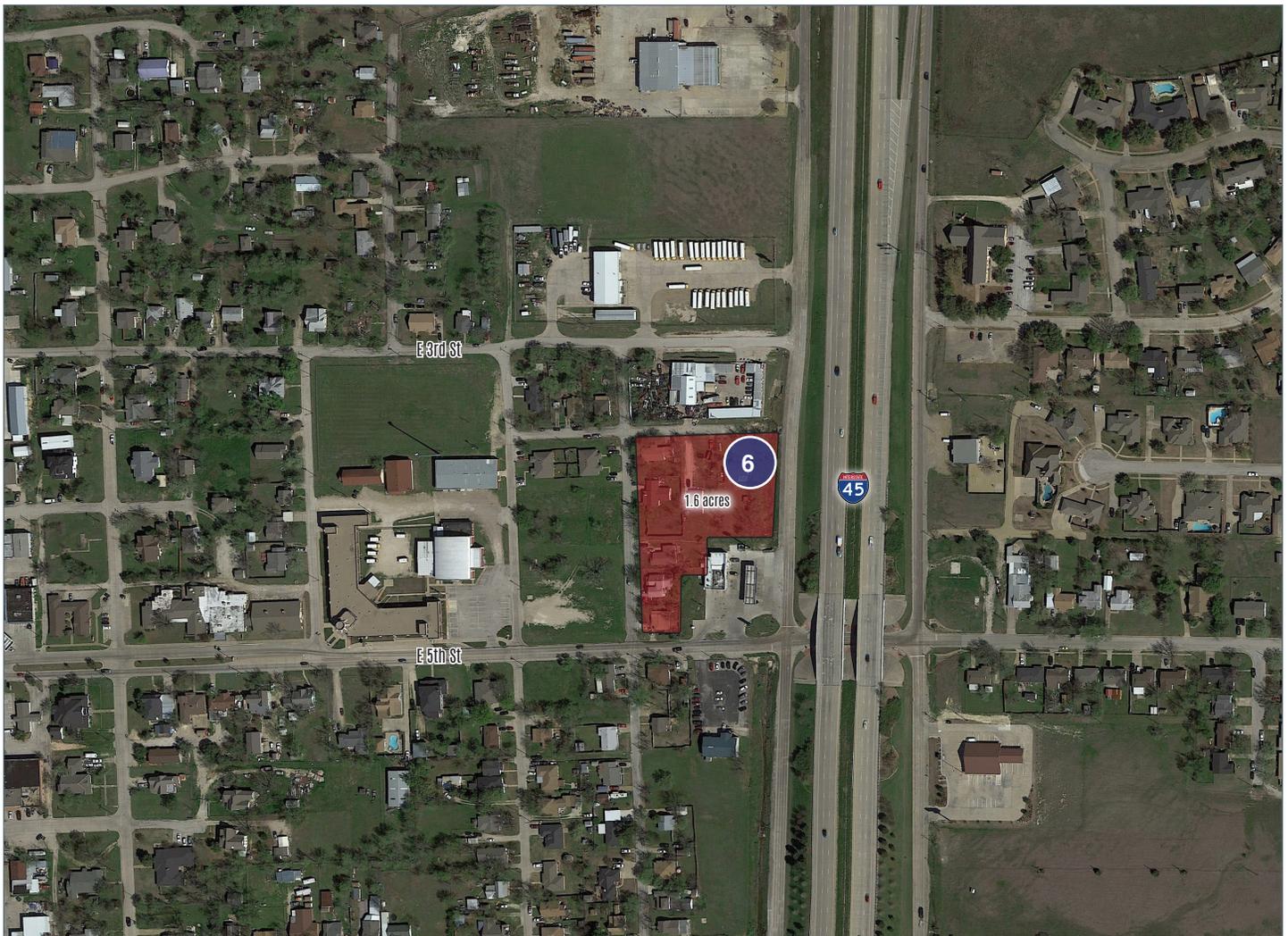
Interstate 45 and East 3rd Street – South Site is located just south of the Bus Barn (I-45) Site, and is easily accessible from the service road and East 3rd Street. College Street, located to the south of the property, would see added value if access through to the service road is completed. The site is approximately 0.6 acres.

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,237	4,495	10,965
2020 Population	1,289	4,700	11,543
2015 Median HH Income	\$40,671	\$44,523	\$48,082
2015 Average HH Income	\$51,801	\$56,128	\$59,327
2015 Total Households	393	1,407	3,484
2015 Workplace Employees	567	1,312	2,238

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6

Henrietta and College



Contact

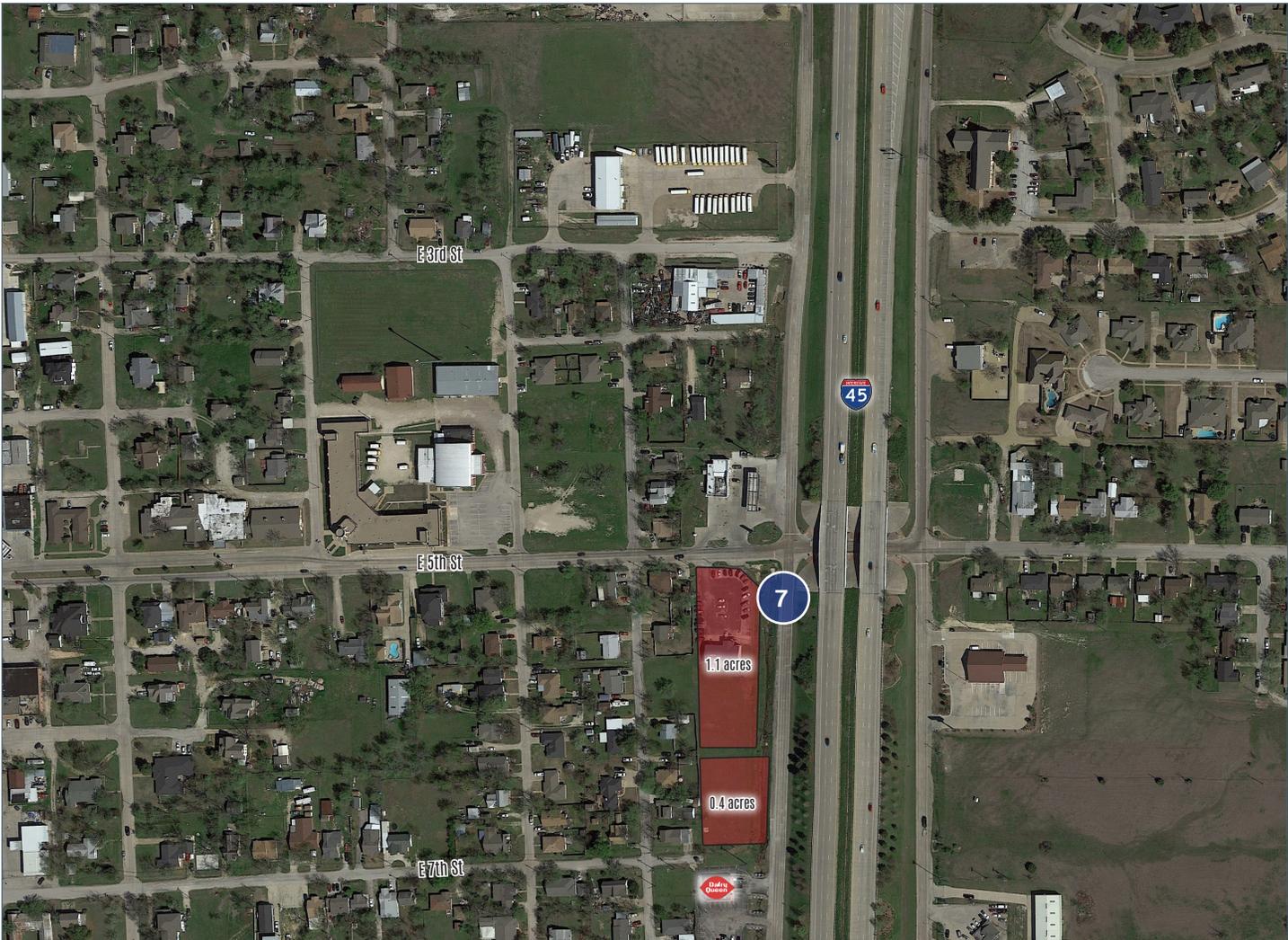
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HENRIETTA AND COLLEGE

The Henrietta and College Site is located at the intersection of North Henrietta Street and East 3rd Street. The site's southeastern portion is occupied by a convenience store, but has accessibility from College Street. The site is approximately 1.6 acres

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,243	4,497	10,978
2020 Population	1,294	4,701	11,557
2015 Median HH Income	\$40,671	\$44,545	\$48,098
2015 Average HH Income	\$51,776	\$56,135	\$59,349
2015 Total Households	395	1,407	3,488
2015 Workplace Employees	570	1,312	2,240

7 Henrietta and 5th



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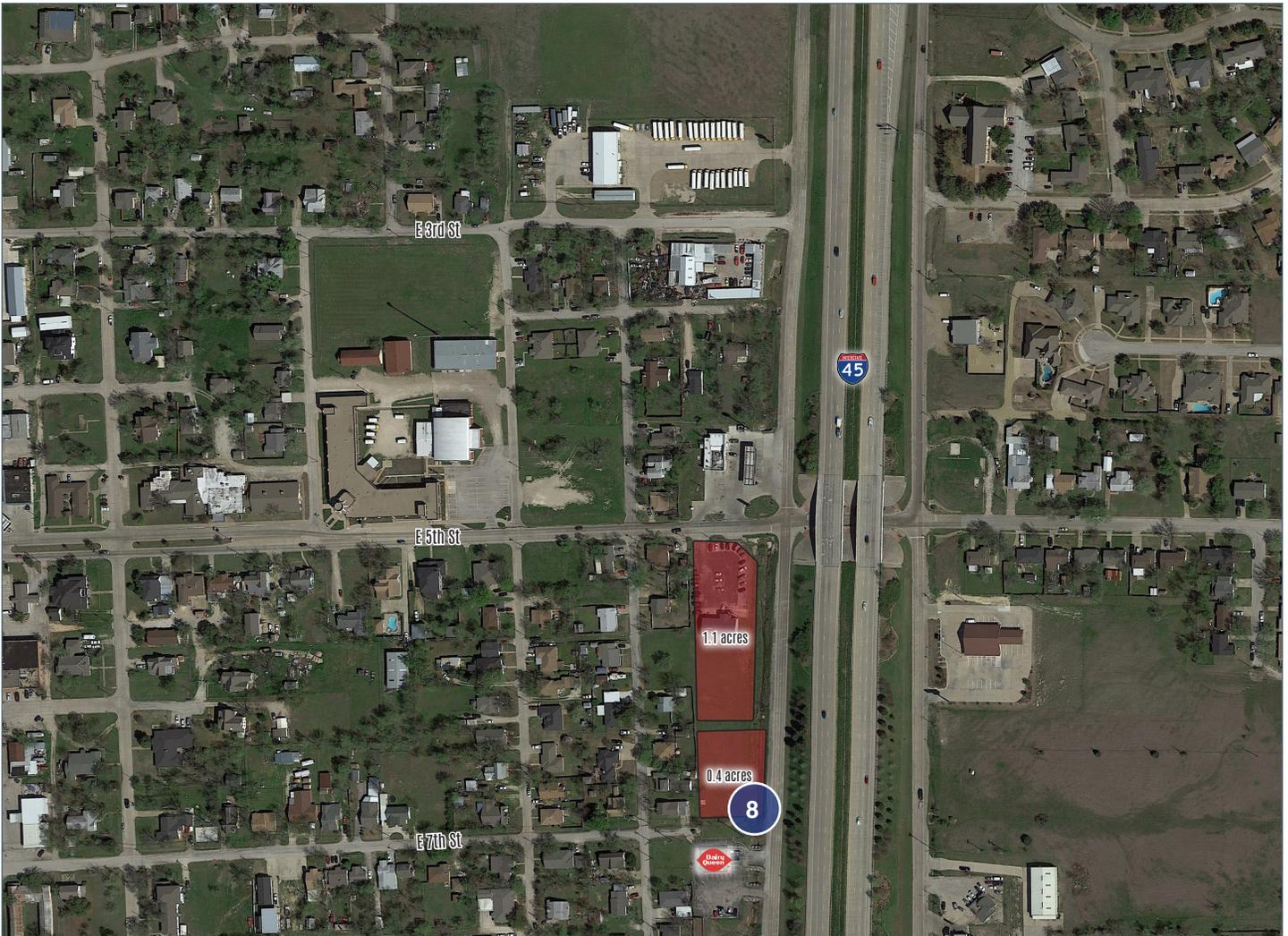
HENRIETTA AND 5TH

The Used Car Lot – South Site is located at the intersection of East 5th Street and the Interstate 45 service road. The site’s western edge has some light single family residential development, but features significant frontage along the service road. Dairy queen is located at the site’s southern edge. The site is approximately 1.1 acres.

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,276	4,525	10,976
2020 Population	1,330	4,731	11,553
2015 Median HH Income	\$41,010	\$44,616	\$48,167
2015 Average HH Income	\$52,039	\$56,200	\$59,486
2015 Total Households	405	1,416	3,488
2015 Workplace Employees	588	1,311	2,221

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8 Henrietta and 7th



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HENRIETTA AND 7TH

The Henrietta and 7th Site is located along Henrietta Street, just north of the Pizza Hut location. East 7th Street extends to the property's northern edge, and is bounded by the Dairy Queen site to the northwest. The site is approximately 0.4 acres.

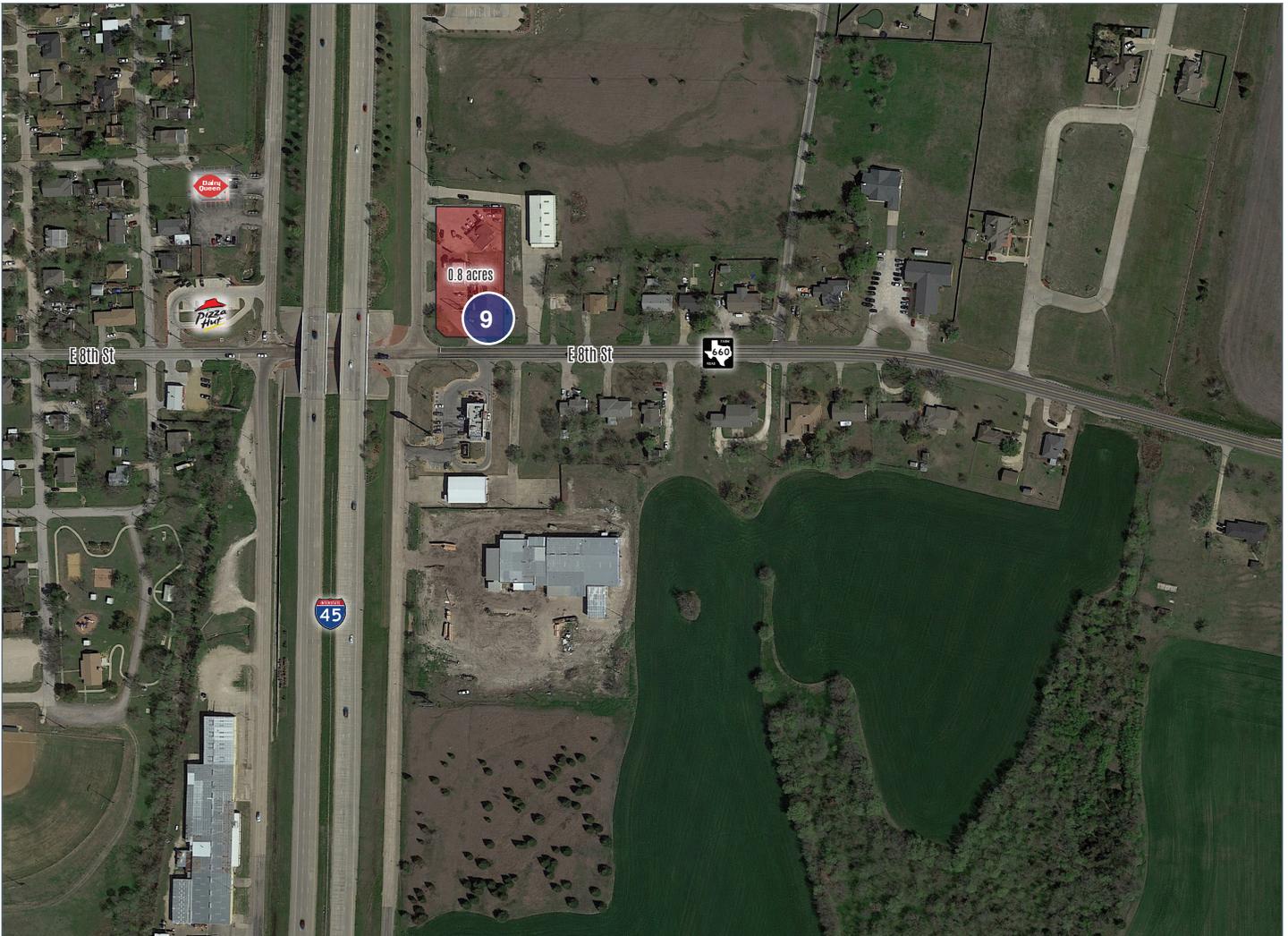
Demographic Overview

	1 Mile	3 Miles	5 Miles
2015 Population	1,309	4,578	10,909
2020 Population	1,364	4,786	11,478
2015 Median HH Income	\$41,846	\$44,668	\$48,244
2015 Average HH Income	\$52,808	\$56,303	\$59,677
2015 Total Households	414	1,431	3,470
2015 Workplace Employees	603	1,307	2,171

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9

Interstate 45 and 8th



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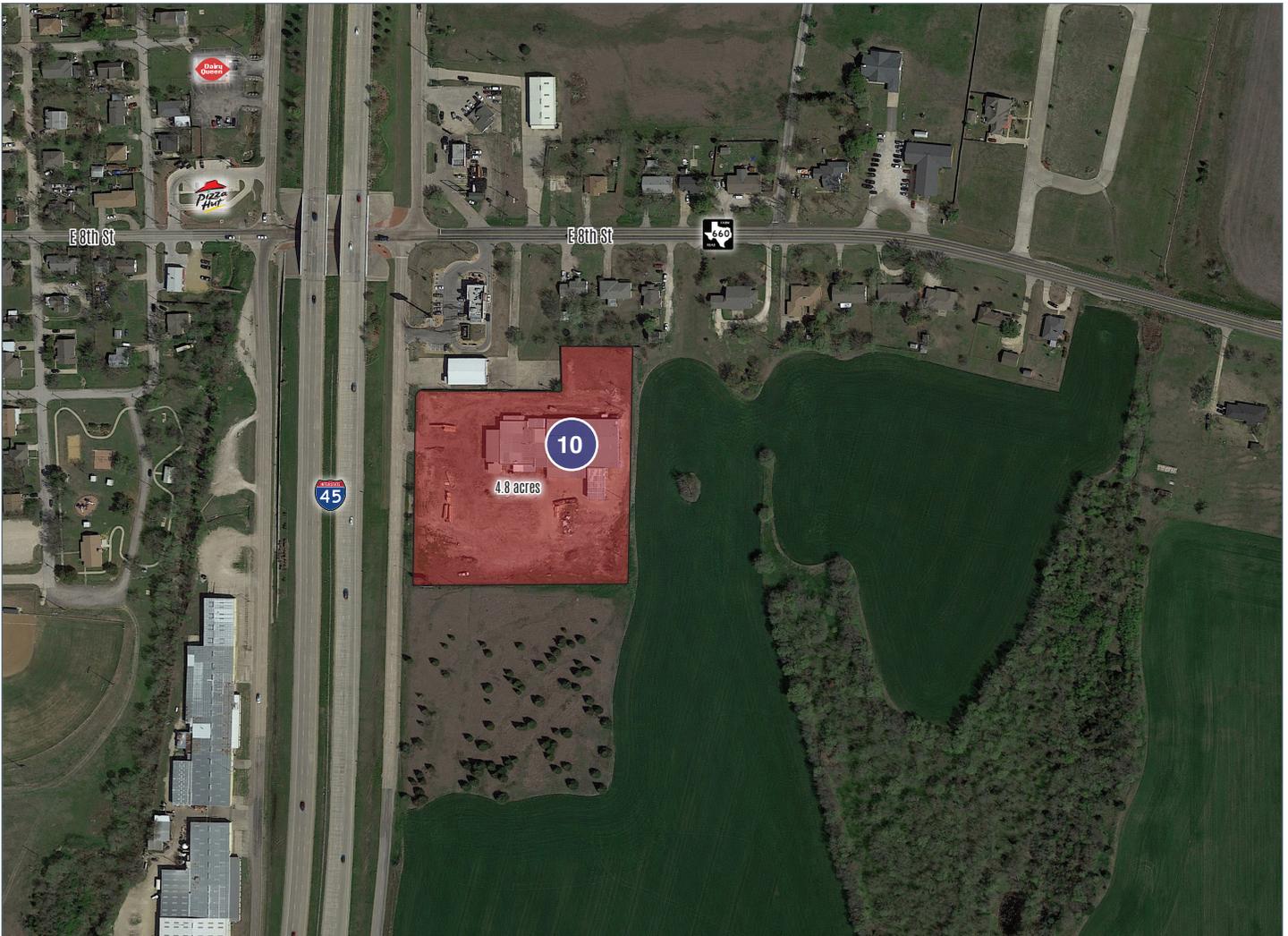
INTERSTATE 45 AND 8TH

Interstate 45 and 8th Site is located at the intersection of Interstate 45 and 8th Site is located east of Interstate 45 at the intersection of the service road and 8th Street. The site features significant frontage along both 8th Street and the service road. The site is approximately 0.8 acres.

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,213	4,578	10,663
2020 Population	1,264	4,785	11,214
2015 Median HH Income	\$42,423	\$44,336	\$48,066
2015 Average HH Income	\$53,808	\$56,233	\$59,465
2015 Total Households	382	1,431	3,394
2015 Workplace Employees	545	1,305	2,118

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10 Interstate 45 North Parcel



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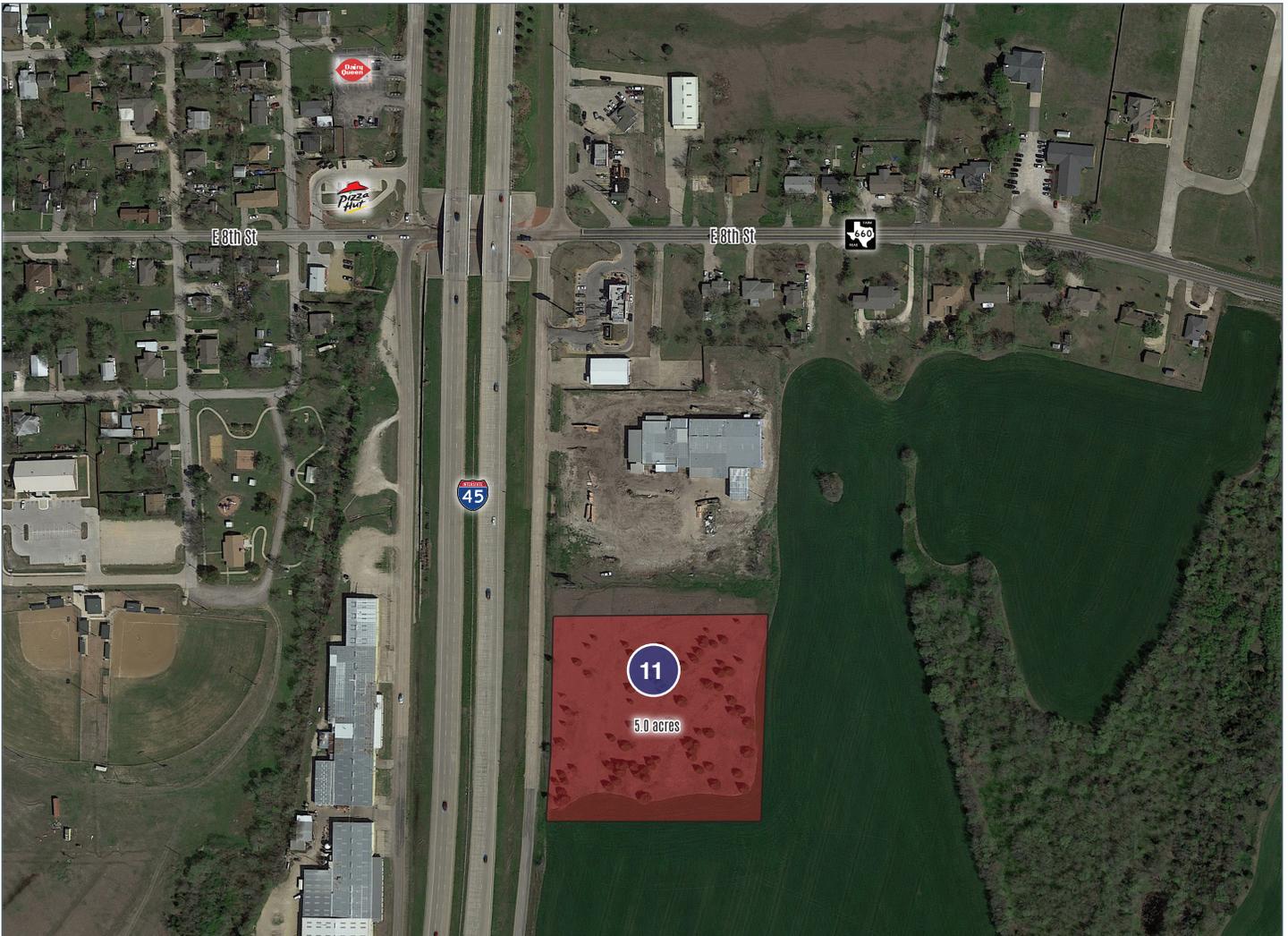
INTERSTATE 45 NORTH PARCEL

The Interstate 45 North Parcel Site is located along Interstate 45, and features a significant amount of frontage along the service road. The site is currently occupied by vacant industrial space, with plans to remove the structure in the near future. The site is approximately 4.8 acres

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,171	4,612	10,527
2020 Population	1,221	4,820	11,066
2015 Median HH Income	\$43,147	\$44,307	\$48,197
2015 Average HH Income	\$54,617	\$56,288	\$59,679
2015 Total Households	368	1,441	3,352
2015 Workplace Employees	522	1,302	2,067

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11 Interstate 45 South Parcel



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INTERSTATE 45 SOUTH PARCEL

The Interstate 45 South Parcel Site is located along Interstate 45, and features a significant amount of frontage along the service road. The site is surrounded by undeveloped land to the east and south, and is adjacent to Atco Manufacturing across the Interstate to the west, one of Ferris' major employers. The site is approximately 5.0 acres

Demographic Overview			
	1 Mile	3 Miles	5 Miles
2015 Population	1,158	4,645	10,419
2020 Population	1,208	4,854	10,948
2015 Median HH Income	\$43,720	\$44,382	\$48,508
2015 Average HH Income	\$55,114	\$56,363	\$60,094
2015 Total Households	363	1,450	3,316
2015 Workplace Employees	517	1,299	2,026

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