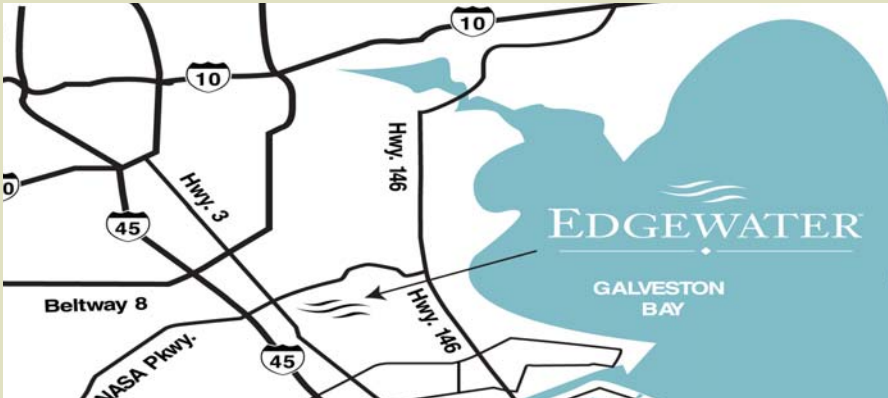


# COMMERCIAL LAND FOR SALE



Edgewater Master Planned Community | Webster | Texas | 77598 | Key Map: 618 Y | Clear Creek ISD



Edgewater is the Bay Area's newest mixed-use, master-planned community on 538 acres in the heart of Webster, Texas. Community is located off NASA Rd 1 and the new NASA Pkwy Bypass.

### Demographics

2009 Estimate

	1 Mile	3 Mile	5 mile
Population	6,551	69,246	184,772
Avg. HHI	\$46,176	\$70,001	\$90,126

Contact:

Jennifer Johnson  
Commercial Sales  
713-960-9977

Jennifer@Johnsondev.com

www.Johnsondev.com



- Tract A: +/- 36.14 acres of land fronting Nasa Rd 1 \$8 psf. zoned for Commercial
- Tract B: +/- 6.49 acres of land fronting Nasa Rd 1 \$12 psf. zoned for Commercial
- Tract C: +/- 1.46 acres of land fronting Nasa Rd 1 \$12 psf. zoned for Commercial
- Tract D: +/- 6.6 acres of land near Nasa Rd 1 \$12 psf. zoned for Commercial
- Tract E: +/-13.34 acres of land near Nasa Rd 1 \$12 psf. zoned for Commercial

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

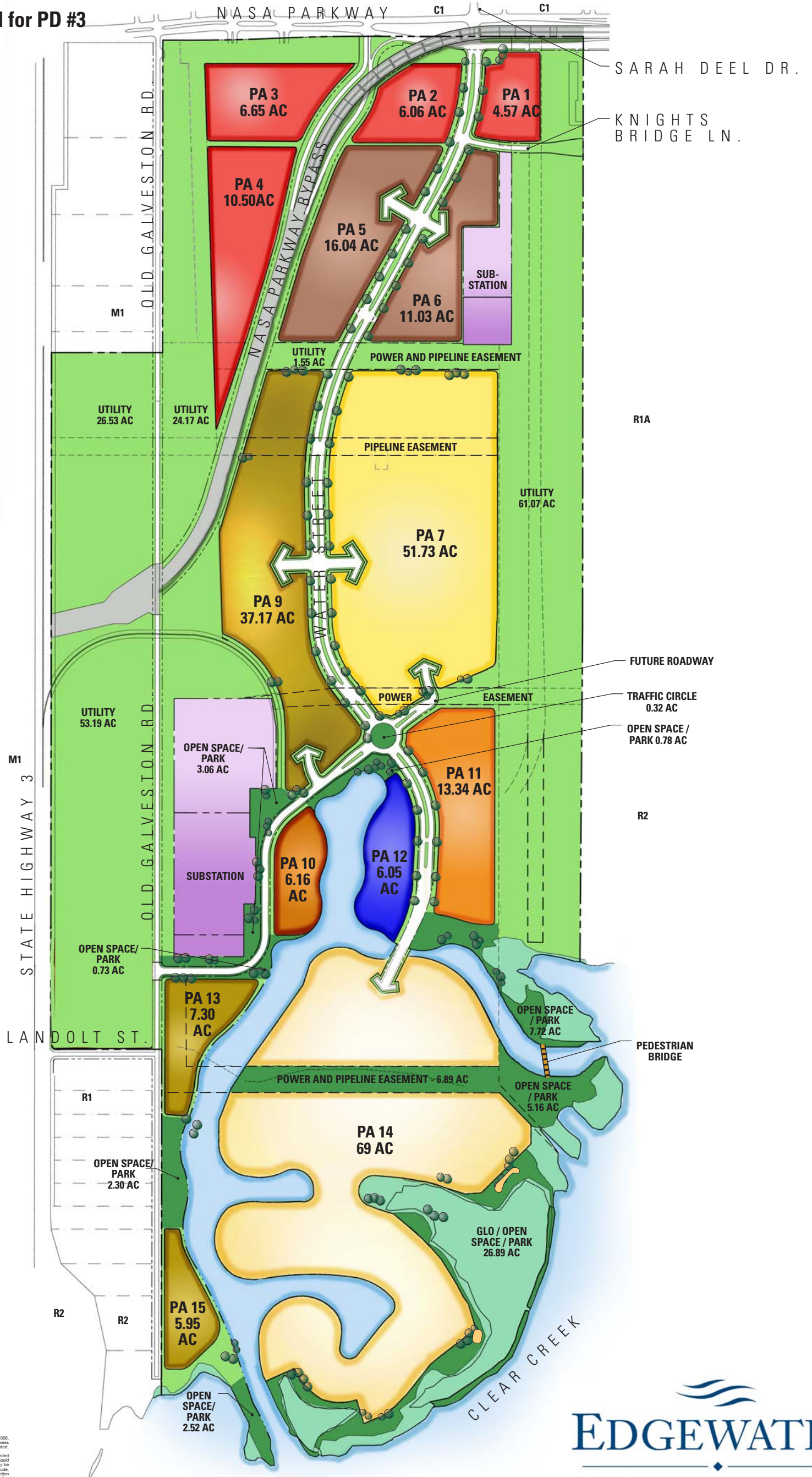
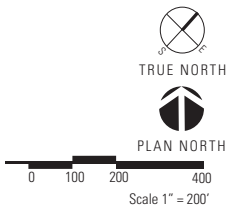
# REVISION 2 OUTLINE PLAN for PD #3

## Conceptual Land Use Plan

**EDGEWATER**  
City of Webster, Texas

### LEGEND

- COMMERCIAL / RETAIL DISTRICT  
PA's - 1, 2, 3 & 4
- MULTI-FAMILY RESIDENTIAL DISTRICT  
PA5 - 15.3 UNITS / ACRE MAX  
PA6 - 15.3 UNITS / ACRE MAX
- MIXED USE / ALTERNATIVE DEVELOPMENT DISTRICT #1  
PA11 - 12 UNITS / ACRE MAX
- MIXED USE / ALTERNATIVE DEVELOPMENT DISTRICT #2  
PA10 - 50 UNITS / ACRE MAX
- RESIDENTIAL DISTRICT #1  
PA9 - 12 UNITS / ACRE MAX  
PA13 - 12 UNITS / ACRE MAX  
PA15 - 12 UNITS / ACRE MAX
- RESIDENTIAL DISTRICT #2  
NOT USED
- RESIDENTIAL DISTRICT #3  
PA7 - 3.01 UNITS / ACRE MAX
- RESIDENTIAL DISTRICT #4  
PA14 - 2.72 UNITS / ACRE MAX
- MARINA / RETAIL CENTER  
PA - 12
- UTILITY SUBSTATION
- OPEN SPACE / PARK
- WETLAND BOUNDARY
- UTILITY



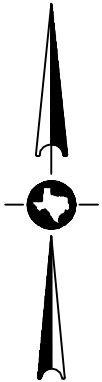
APRIL 2009

This map of Edgewater represents an artist's conception of significant existing and proposed land uses as of November 2008. Said drawing is a pictorial representation only and is subject to change. Additionally, no warranties or representations express or implied, concerning the actual design, location or character of the facilities shown on this map are intended.

This presentation graphic represents a compilation of data obtained from maps, surveys and other documents provided to TBG Partners by other consultants relative to engineering and drainage, flood plains and environmental issues and should not be relied upon for any purpose other than general conceptual land use assumptions. Unrestricted reserves may be developed or sold as single-family residential, multi-family residential, recreation area, or commercial uses (which may include, but not limited to, churches, public service, schools, retail centers, office buildings and professional buildings). Completion of the Edgewater development may or may not occur. Buyers of property in Edgewater should not rely on the completion of the Edgewater development as shown on illustrations, depictions or maps. Edgewater has adopted, or will adopt, guidelines for all commercial and residential land uses, including unrestricted reserves not owned by Edgewater.



Tract A-1



NASA PARKWAY

S 41°18'27" E  
142.05'

L=77.12'  
R=93.17'

PA 2

109.620 AC. TRANSMISSION ESMT  
P. PLANT OWNER  
SCHEDULE 2.6.1  
H.C.C.F. NO. W048252

**PA 3**  
GROSS AREA  
15.01 ACRES  
653,816 SQ. FT.  
NET AREA  
13.64 ACRES  
594,260 SQ. FT.

7.94 ACRES  
345,699 SQ. FT.

NASA PARKWAY BYPASS

PA 5

PA 4

N 48°51'20" E  
169.89'

4.97 ACRES  
216,683 SQ. FT.

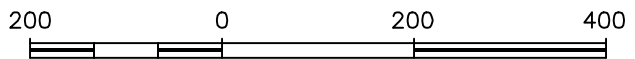
109.620 AC. TRANSMISSION ESMT  
PLANT OWNER SCHEDULE 2.6.1  
H.C.C.F. NO. W048252

614.69'  
890.34'  
S 48°50'08" W

N 41°08'40" W - 593.30'  
OLD GALVESTON ROAD

WEINGARTEN REALTY  
INVESTORS  
H.C.C.F. NO. N624652

NOTE: THIS EXHIBIT HAS BEEN PREPARED FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS SUBJECT TO CHANGE. PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, SET-BACK LINES AND/OR OTHER DEVELOPMENT REQUIREMENTS NOT DEPICTED HEREON.



REVISED JANUARY 5, 2010  
FEBRUARY 15, 2007



**TRACT PA 3**

Tract A-2

NASA ROAD (NASA PARKWAY)

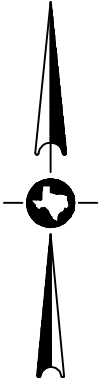
PA 6

PA 2

WATER STREET

PA 7

PA 5



142.05'

109.620 AC. TRANSMISSION ESMT  
PLANT OWNER SCHEDULE 2.6.1  
H.C.C.F. NO. W048252

L=148.90'  
R=1315.98

PA 3

N 48°50'08" E - 890.34'  
614.69'

NASA ROAD 1 BYPASS  
S 28°40'53" E 517.65'  
S 24°40'50" E - 670.43'

PA 9

PA 4

GROSS AREA  
21.04 ACRES  
916,401 SQ. FT.  
NET AREA  
18.10 ACRES  
788,486 SQ. FT.

12.30 ACRES  
535,620 SQ. FT.

2.95 ACRES  
128,711 SQ. FT.

2.85 ACRES  
124,155 SQ. FT.

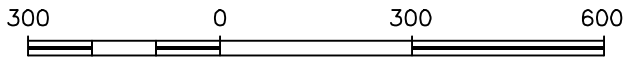
216.74'  
S 48°50'11" W  
533.13'

109.620 AC.  
TRANSMISSION ESMT  
PLANT OWNER SCHEDULE 2.6.1  
H.C.C.F. NO. W048252

N 41°08'40" W - 1286.34'

OLD GALVESTON ROAD

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TRACT PA 4

REVISED JANUARY 5, 2010  
FEBRUARY 15, 2007

Tract B

PA 1

WATER STREET

NASA ROAD (NASA PARKWAY)

S 41°05'49" E  
29.98'

N 48°54'11" E  
25.52'

109.620 AC.  
TRANSMISSION ESMT  
PLANT OWNER  
SCHEDULE 2.6.1  
H.C.C.F. NO. W048252

L=450.04' R=1447.23'

25' B.L.

10' S.S.E.

R=127.50'

L=200.28'

0.24 ACRES  
10,495 SQ. FT.

L=1410.53'

R=1154.69'

25' B.L.

**PA 2**  
**GROSS AREA**  
6.56 ACRES  
285,914 SQ. FT.  
**NET AREA**  
6.32 ACRES  
275,419 SQ. FT.

10' U.E.

S 48°50'08" W - 658.00'

PA 5

10' U.E.

NASA ROAD 1 BYPASS

L=253.37'

R=554.46'

25' B.L.

N 04°10'39" W  
79.92'

L=86.33'  
R=955.38'

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REVISED APRIL 20, 2010  
FEBRUARY 14, 2007

**TRACT PA 2**

**Tract C**

**NASA PARKWAY**

0.949 AC  
TRANSMISSION ESMT  
(H.C.C.F. NO. W048252)

N 41°05'49" W  
22.49'

R=40.00'  
L=62.93'

N 48°53'59" E  
110.00'

N 48°54'11" E - 215.07'

N 48°54'11" E - 260.01'

RESTRICTED  
RESERVE  
'A-1'

R=127.50'

49.98' 30' 135.09'

30' 135.26'

215.14'

N 48°54'11" E  
25.52'

R=1547.23'  
L=109.80'

L=200.28'

**PA 1  
AREA\***

4.65 ACRES  
202,475 SQ. FT.

**WATER STREET**

R=1547.23' L=350.84'

30' ENTERPRISE PIPELINE ESMT.

442.94'  
S 41°08'40" E - 577.33'

30' SHELL PIPELINE ESMT.

RESERVE 'C-1'

71.847 AC TRANSMISSION ESMT  
(H.C.C.F. NO. W048252)

S 41°08'41" E - 547.69'

RESERVE 'B-1'

EDGEWATER SECTION H.C.C.F. NO. W048252  
FILM CODED 61214

26.76' 30' 136.19'

192.96'

R=40.00'  
L=65.92'

210.02'

R=1470.00' L=340.80'

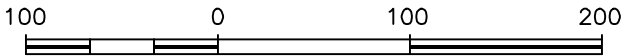
S 47°52'57" W  
62.28'

S 40°04'05" W  
115.57'

R=500.00'  
L=68.20'

R=500.00'  
L=68.19'

**KNIGHTS BRIDGE LANE**



SCALE: 1" = 100'



P.O. Box 246, League City, Texas 77574  
281-554-7739 408-765-6030 Fax: 281-554-6926

**TRACT PA 1**

NOTE:  
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\* THE 30' ENTERPRISE PIPELINE EASEMENT ENCOMPASSES 0.31 ACRES (13,287 SQ. FT.) OF PA-1. THIS AREA IS NOT BUILDABLE BUT MAY BE USED FOR PARKING.

APRIL 20, 2010

Tract D

PA 11

WATER STREET

PA 12

PA 7

R=120.00'  
L=62.95'

S 79°25'50" E  
90.73'

R=170.00'  
L=132.35'

N 10°34'10" E  
31.61'

MARINA  
BASIN

R=130.00'  
L=215.31'

R=315.00'  
L=192.37'

R=670.00'  
L=100.34'

R=222.50'  
L=243.44'

R=670.00'  
L=100.34'

R=300.00'  
L=240.64'

R=150.00'  
L=96.40'

PA 9

PA 10

6.60 ACRES  
287,412 SQ. FT.

MARINA  
VIEW

N 10°34'10" E  
294.69'

S 47°00'46" W  
179.56'

CANAL

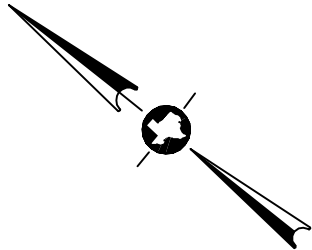
R=335.00'  
L=302.48'

N 41°09'52" W - 458.19'

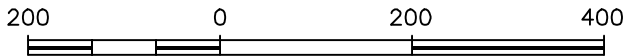
ELECTRICAL  
SERVICE ESMT  
(H.C.C.F. NO.  
W048252)

6.338 ACRE  
PARKING AREA  
EASEMENT

SWITCHYARD AREA ESMT  
19.443 ACRES  
(H.C.C.F. NO. W048252)



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TRACT PA 10

P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928

APRIL 20, 2010

F:\DWG\PROJECTS\EDGEWATER\10-0525\PA10 EXHIBIT.DWG

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

**B**efore 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 512-465-3960.

