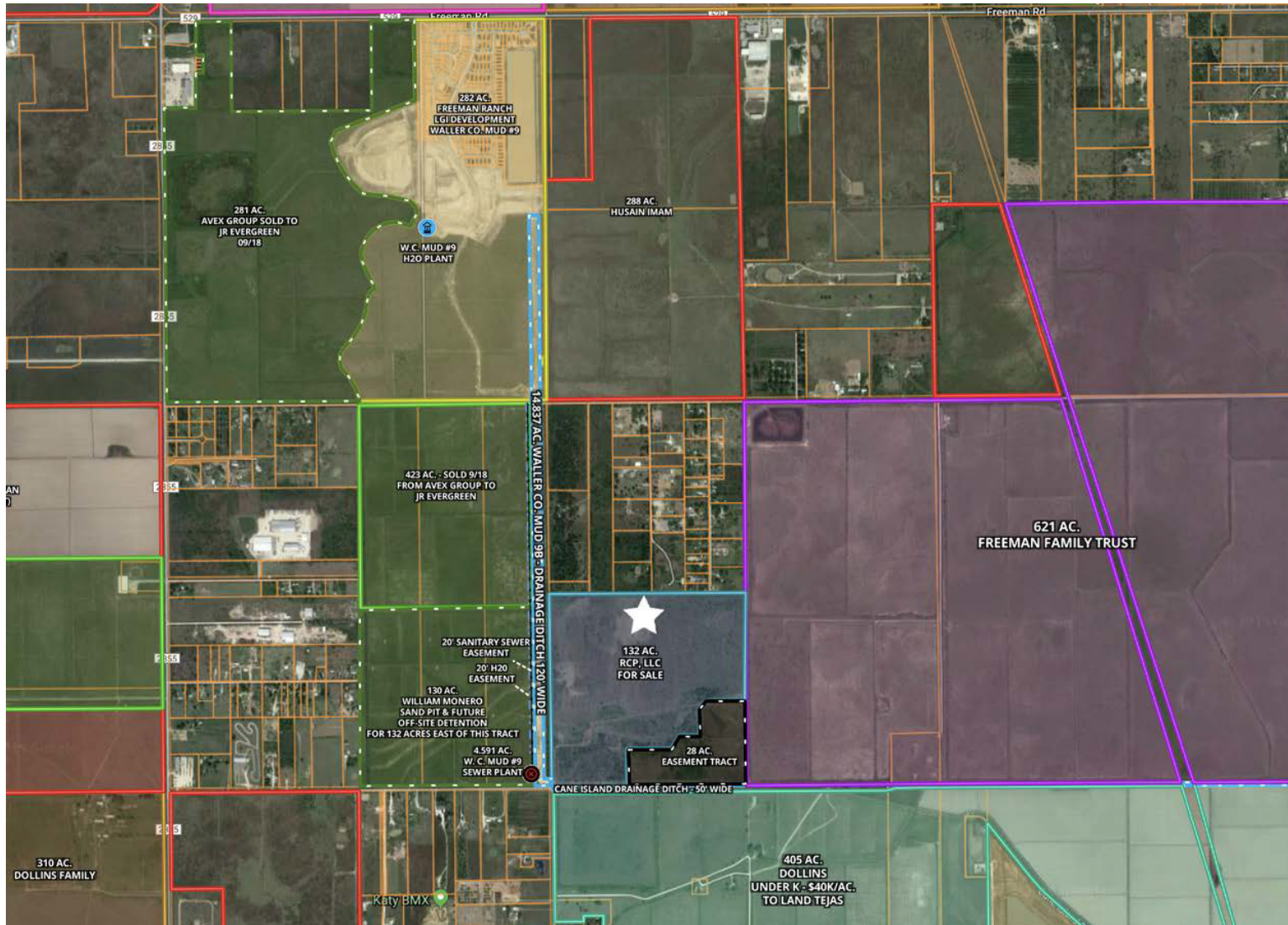




RIVERWAY
COMPANIES

OFFERING MEMORANDUM

OFF MARKET – LAND – +/-132 AC. - 29000 Stockdick Rd., Waller Co, Texas



CONFIDENTIAL INVESTMENT OFFERING - RIVERWAY CAPITAL PARTNERS LLC

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Site Summary: OFF MARKET RAW LAND SFR DEVELOPMENT OPPORTUNITY

Size: ±132 acres (raw land), Houston, ETJ, Waller County

Location: 29000 Stockdick Rd, Waller County at the northwest corner of Stockdick and Schlipf Road, four (4) miles north of I-10, seven (7) miles west of HWY 99, one (1) mile north of Clay Road and one (1) mile east of FM 2855 in Waller County and Royal ISD. The tract is located in path of growth with single family residential development by LGI Homes west of Property.

Floodplain: ±26 acres located in 100-YR floodplain (potential future detention). The Property sits at the headwaters of the Buffalo Bayou watershed.

Utilities: Possible annexation into Waller County MUD #9, improved drainage channels to the west, south and east of Property (Cane Island Drainage Ditch).

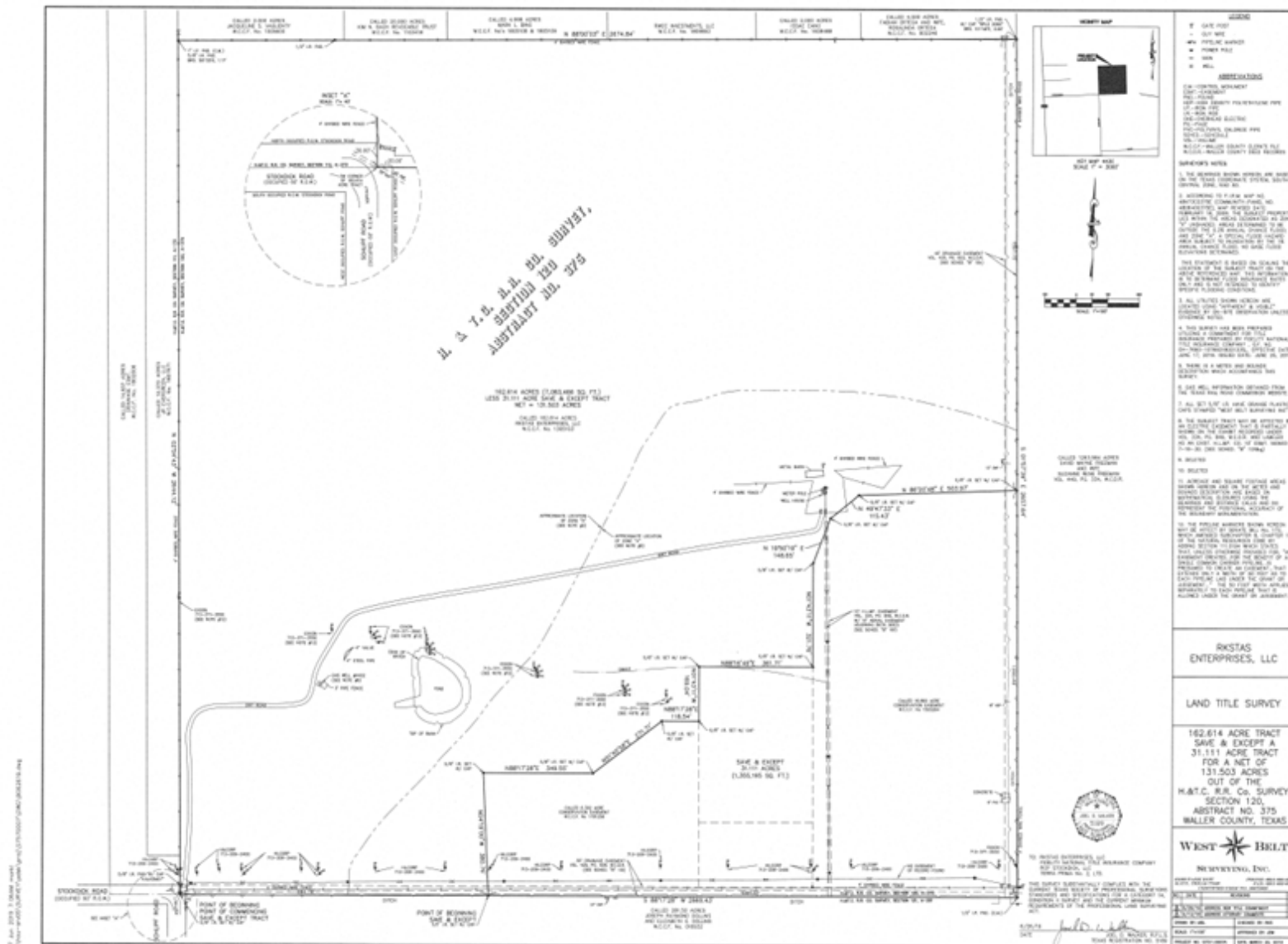
Potential Lots: Four Hundred Fifty-Four (454) 50' x 120' potential future developed lots

School District: Royal Elementary School, Royal Junior High School and Royal High School

<u>Competition:</u>	Freeman Ranch (LGI Homes)	Freeman Road East of FM 2855	Selling from \$190K - \$225K
	LakeHouse (Trendmaker Homes)	NWC Pitts Road and Clay Road	Selling from \$312K - \$550K

Sale Price: Possible sale on terms, contact Riverway Properties (“Broker”) for pricing.

SURVEY



LAND-PLAN (454 LOTS 50' X 120')



UP CLOSE AERIAL – LAND TEJAS PROPOSED DEVELOPMENT SHOWN ADJACENT AND SOUTH OF PROPERTY

