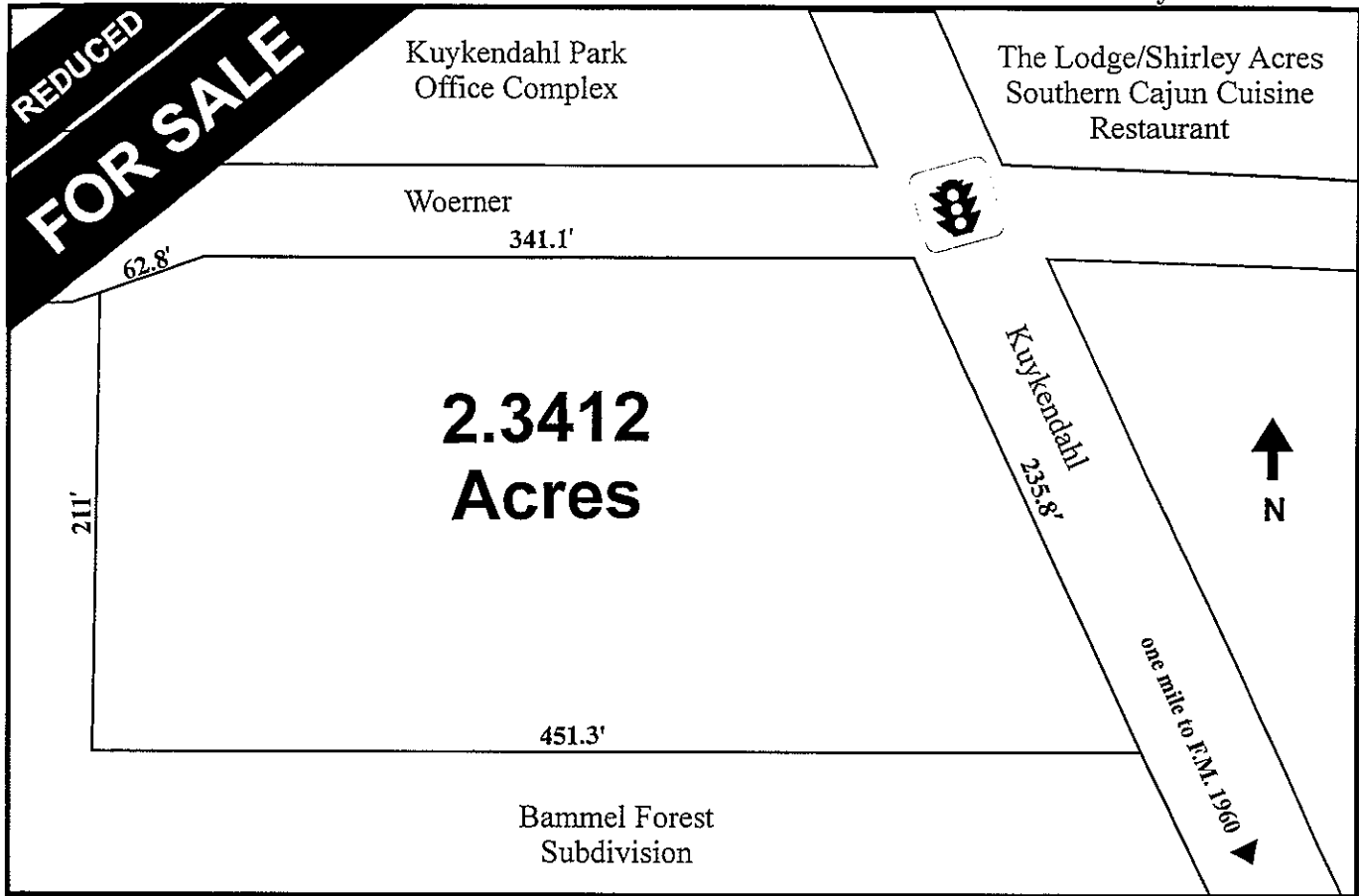


GARRITY COMMERCIAL REAL ESTATE

5402 Mount Royal Circle, Houston, TX 77069

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May 2010



2.34 Acres in North Harris County / Houston, Texas

Ideally suited for medical office, retail, commercial or multi tenant development.

Reduced Sale Price: \$476,300 - Approx. \$4.67 psf

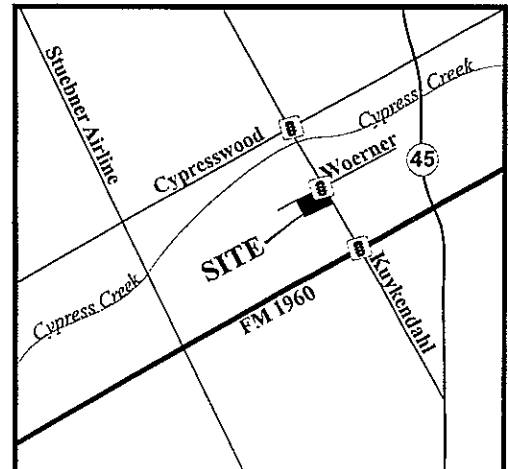
Location: 2.34+ acres of undeveloped land at the southwest corner of **traffic light/intersection** inbound side of Kuykendahl at Woerner Road. About half way between F.M. 1960 and Louetta Rd.
Key map: Page 331L Excellent Access & Identity.

Frontage: 235 feet frontage on the west side of Kuykendahl (inbound) plus 403 ft. frontage on Woerner.

Utilities: Full Utilities available through Ponderosa Forest M.U.D. Currently located in 100 year flood plain with good drainage.

Partial Sale: Seller will consider partial sale with tract integrity, buyer's intended use, plus adjusted sales price and location to be purchased.

Terms: Cash preferred, but all written proposals will be considered. Total site sale preferred. Joint venture development possible. Seller financing will also be considered.



For more information contact:

James A. Garrity
(281) 440-3727