

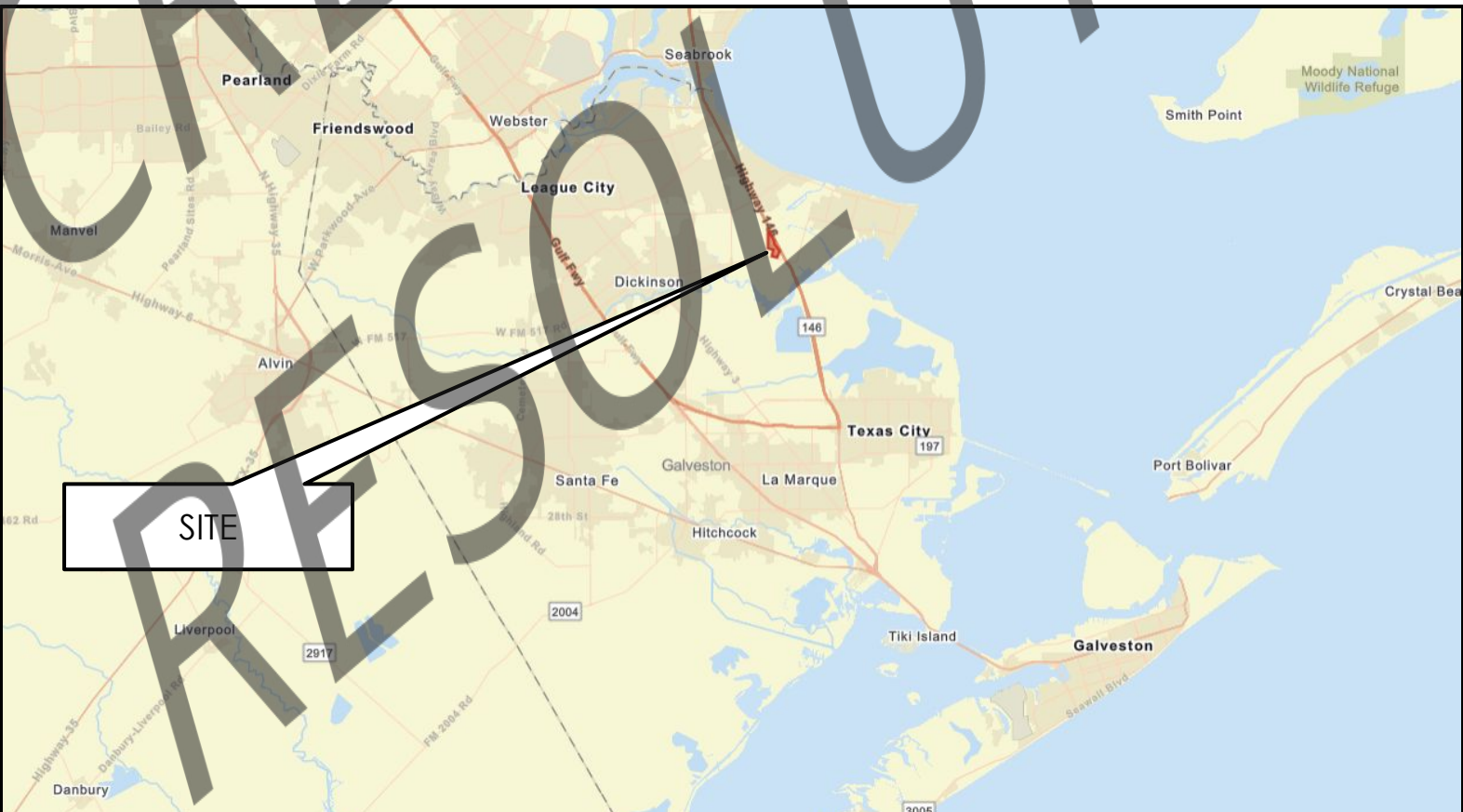
RESOLUT

RE

95 ACRES
TEXAS CITY, TX
HIGHEST & BEST USE



This site is located on the outskirts of Texas City, close to the town of Dickinson at the intersection of Road 1 and Road 2.








Texas City is a historic community, situated close to the edge of the Texas Gulf Coast, offers an ideal setting for homes, ranches and businesses. Texas City is located in the north of Galveston County, at the intersection of I-45 and TX-146, approximately halfway between Houston and Galveston. It is the third largest city in Galveston County.

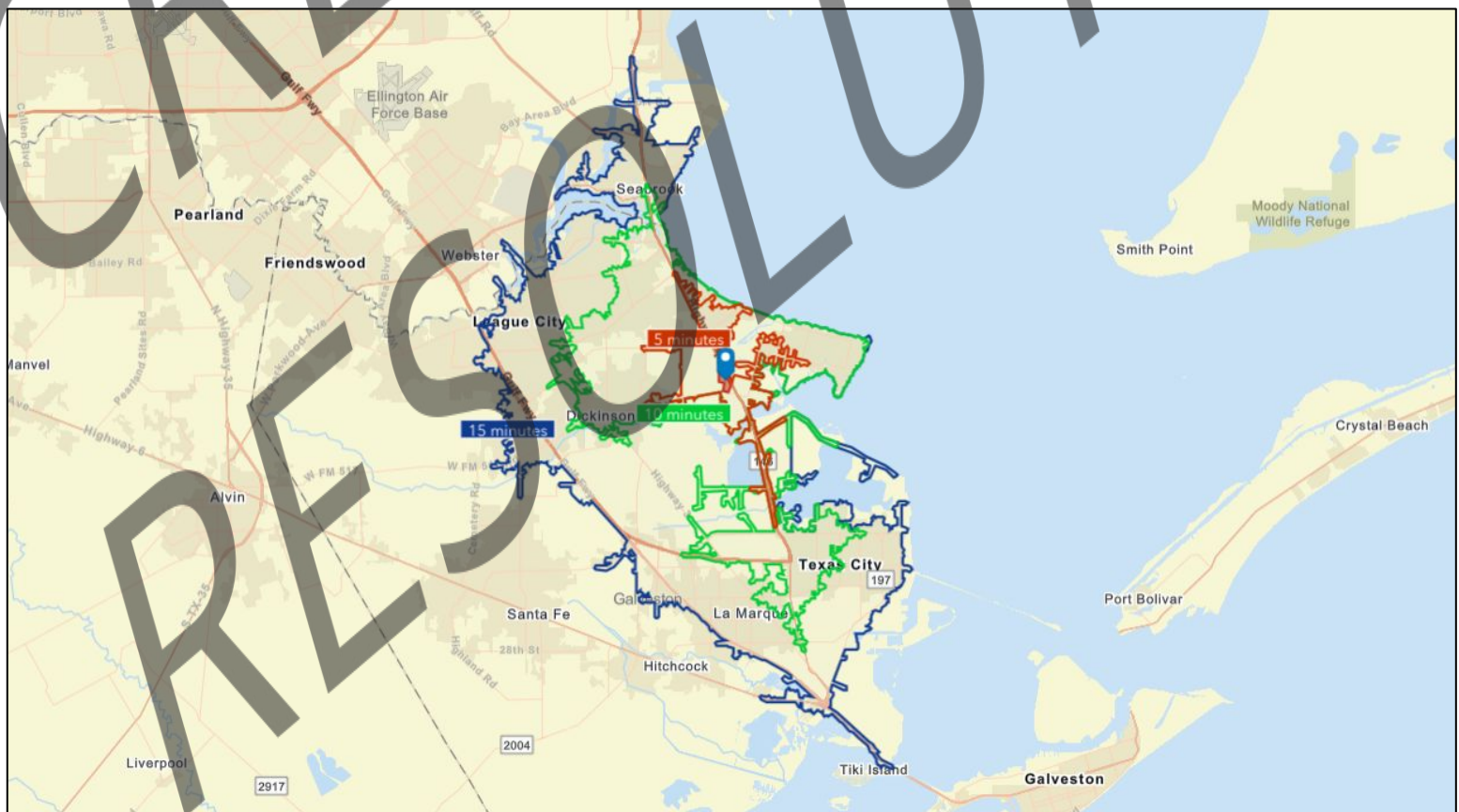
The city is well known in Texas as a hub for heavy industry. It has a busy deep water port which is the eighth largest in the United States, and is a leading center of the petrochemical industry, with it having the third largest petroleum refinery in the United States. There are plans in the town to diversify the economy with a particular focus on Healthcare and Tourism.



95 ACRES - TEXAS CITY, TX

DEMOGRAPHIC & PSYCHOGRAPHIC ANALYSIS

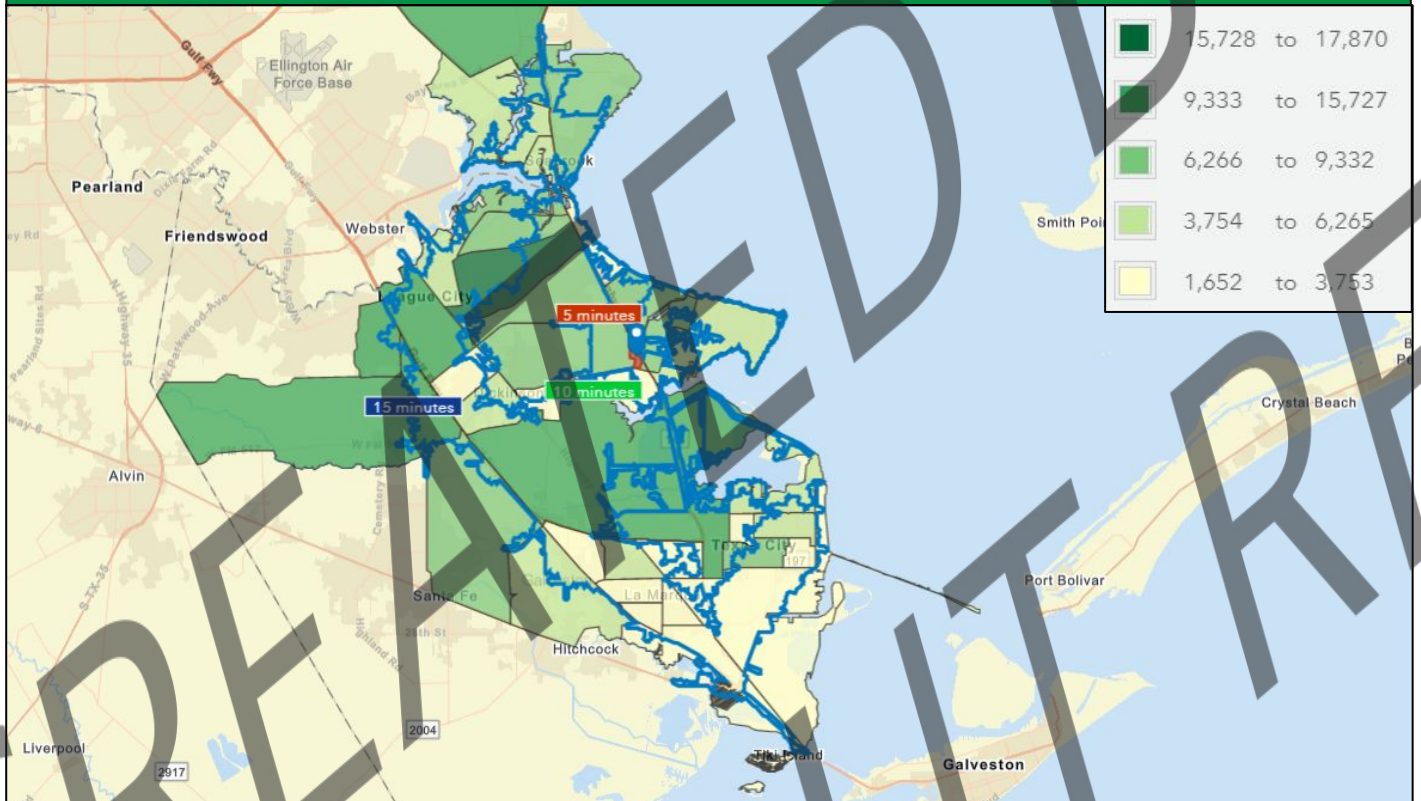
MARKET FACTS	5 MIN DRIVE TIME 	10 MIN DRIVE TIME 	15 MIN DRIVE TIME 
2010 Population	7,457	53,440	160,719
2020 Population	8,884	67,952	194,281
2025 Population	9,714	72,998	210,170
Annual Population Growth Rate	1.80%	1.44%	1.58%
Daytime Population	6,707	58,317	169,637
Workers	1,869	20,987	64,953
Residents	4,838	37,330	104,684
Median HH Income	\$ 46,035	\$ 69,421	\$73,496
Average HH Income	\$65,909	\$90,187	\$94,398
2020 Households	3,026	24,938	72,194
Median Age	36	37	38



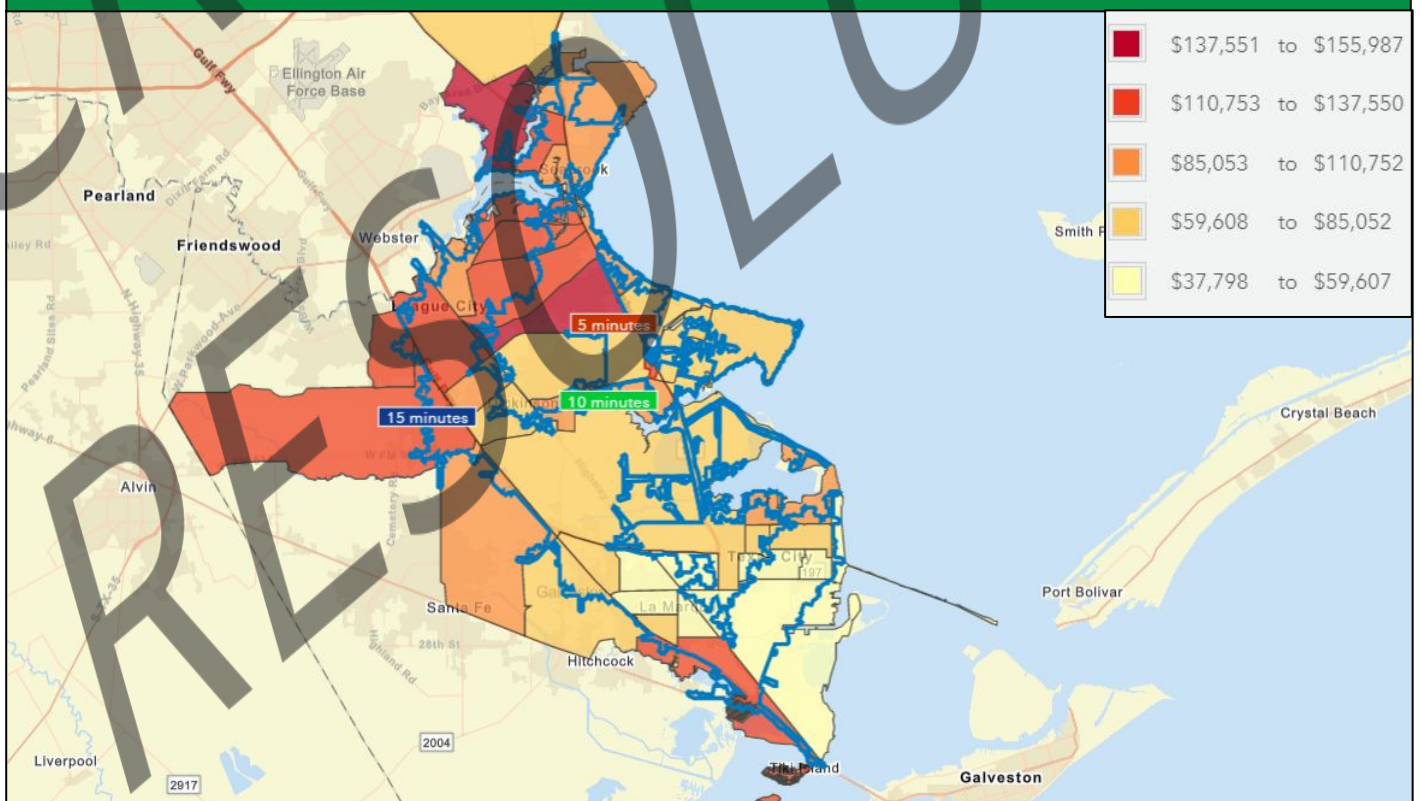
95 ACRES - TEXAS CITY, TX

POPULATION & INCOME HEAT MAPS

DAYTIME POPULATION 2020



AVERAGE HOUSEHOLD INCOME 2020



TAPESTRY SEGMENTATION
15 MIN DRIVE TIME

4A Soccer Moms

Household
Married CouplesHousing
Single FamilyProf/Mgmt
College Degree
White

- Go jogging, biking, target shooting
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

Households: 3,418,433

7A Up and Coming Families

Household
Married CouplesHousing
Single FamilyProf/Svcs
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

Households: 2,706,528

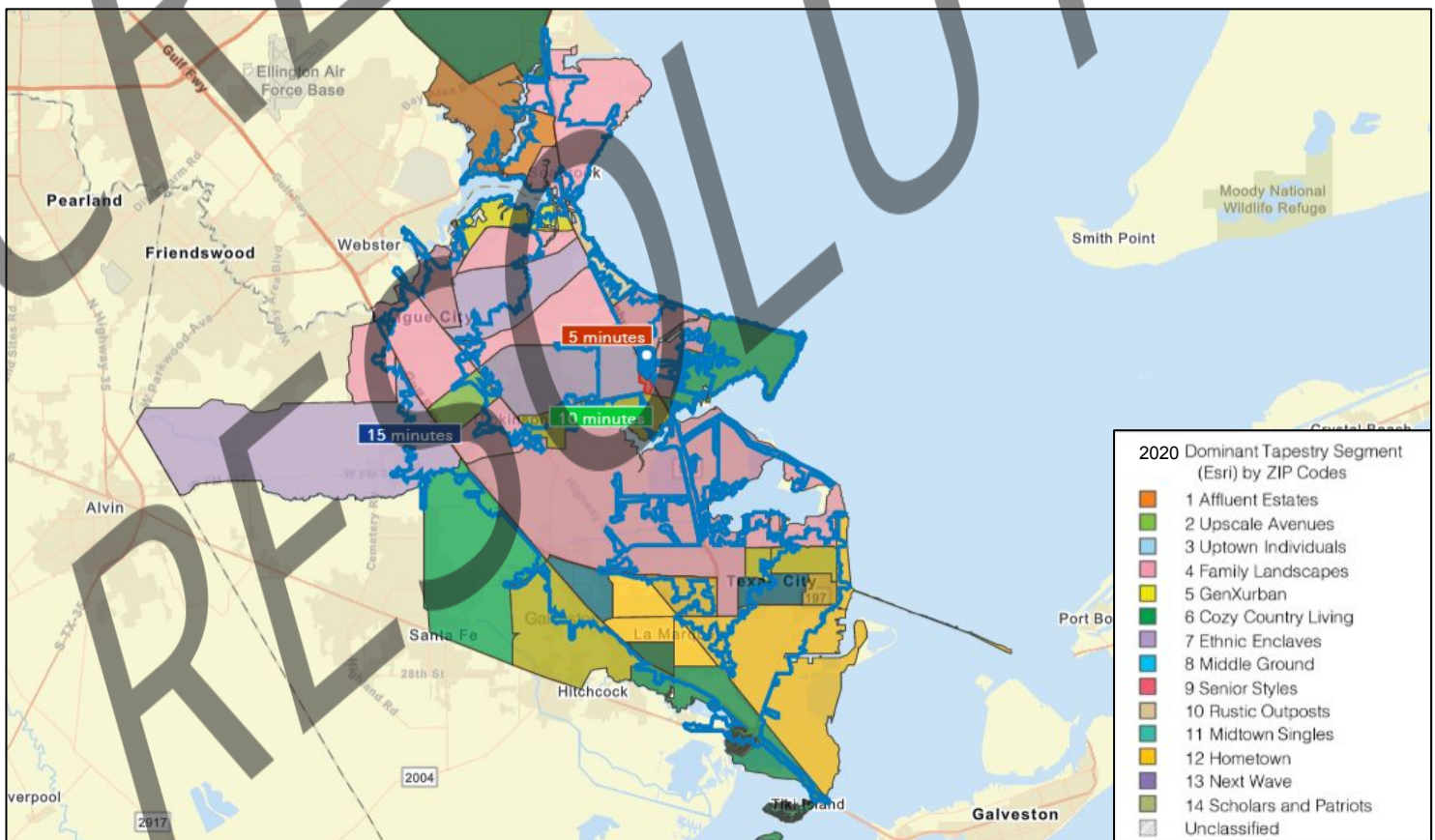
4C Middleburg

Household
Married CouplesHousing
Single FamilyProf/Svcs
College Degree
White

- Buy children's toys, clothes
- Carry some debt; invest for future
- Go hunting, bowling, target shooting
- Watch country, Christian TV channels
- Own trucks, SUVs

Households: 3,396,001

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
1 Soccer Moms (4A)	17.1%	17.1%
2 Up & Coming Families (7A)	8.5%	25.6%
3 Middleburg (4C)	7.1%	32.7%



MARKET POTENTIAL
15 MINUTE DRIVE TIME

CONSUMER BEHAVIOR (2020)	EXPECTED # OF ADULTS/HHS	MARKET POTENTIAL INDEX
Shopped at convenience store in last 6 months	95,084	103
Went to family restaurant or steak house in last 6 months	112,488	104
Went to fast food or drive-in restaurant in last 6 months	135,383	101
Shopped at grocery store in last 6 months: Walmart Supercenter	90,286	110
CONSUMER SPENDING (2020)	TOTAL/AVERAGE AMOUNT SPENT	SPEND POTENTIAL INDEX
Food Away from Home - Meals at Restaurants/Other	\$3,832	106
Apparel & Services	\$2,272	106
Alcoholic Beverages at Home	\$369	105
Entertainment/Recreation	\$3,430	106

Note: **Market Potential Index (MPI) & Spending Potential Index (SPI) are benchmarked at 100.** This reflects the USA average. If an Index falls above 100, the consumer is spending more than the national average. Conversely, should the Index fall below 100, the consumer is spending less than the national average.

FOOD AT HOME



\$405,246,368
TOTAL SPENT

FOOD AWAY FROM HOME



\$287,427,712
TOTAL SPENT

PERSONAL CARE PRODUCTS & SERVICES



\$71,289,071
TOTAL SPENT

ENTERTAINMENT & RECREATION



\$247,609,723
TOTAL SPENT

HOME FURNISHINGS & EQUIPMENT



\$170,126,542
TOTAL SPENT

APPAREL & SERVICES



\$164,030,798
TOTAL SPENT

AT-A-GLANCE

RETAIL EXPENDITURES
15 MINUTE DRIVE TIME

TRAFFIC COUNTS



ROAD NAME

TRAFFIC COUNT (VEHICLES PER DAY)

Road 1

7,729 VPD

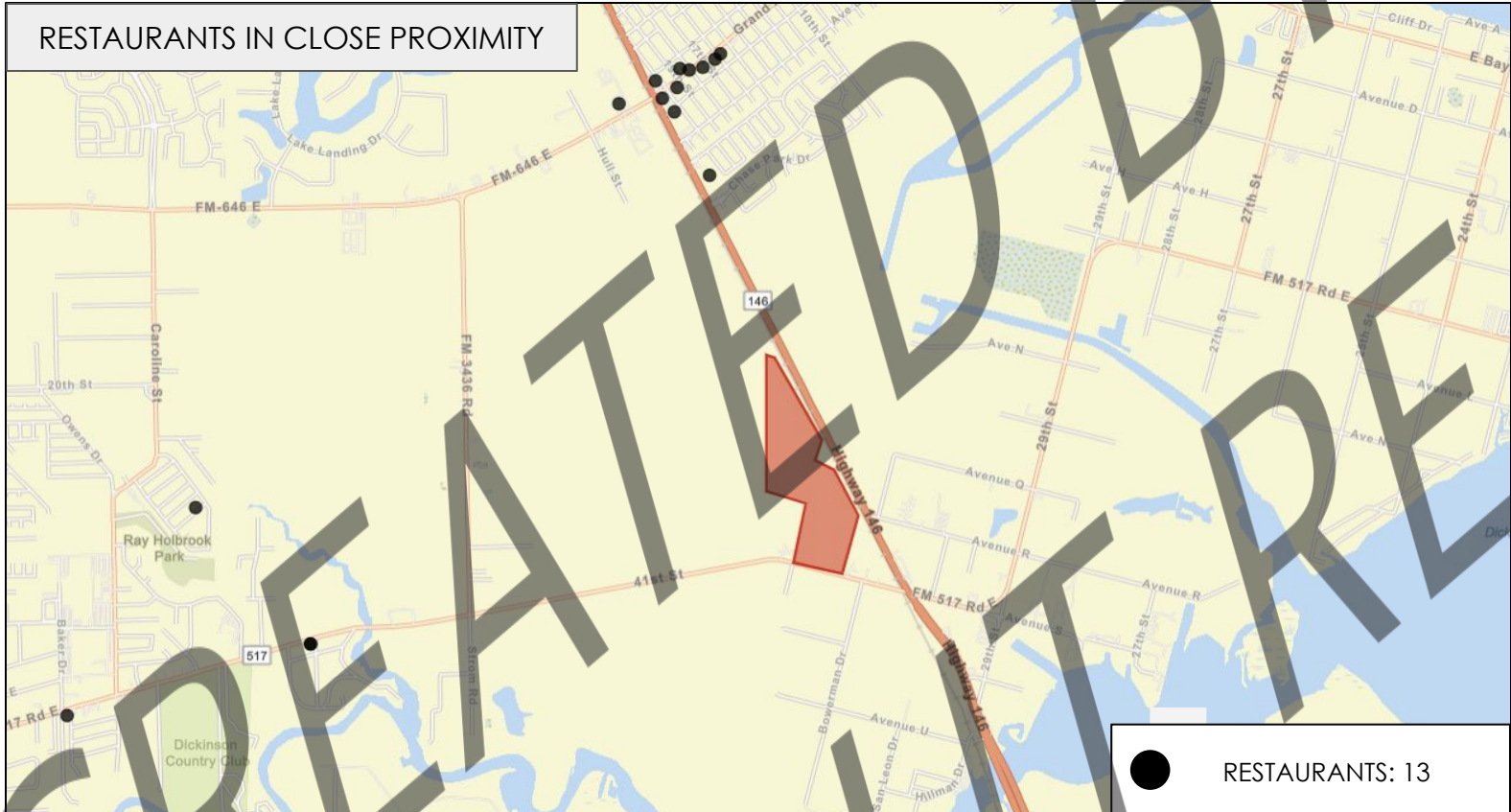
Road 2

19,124 VPD

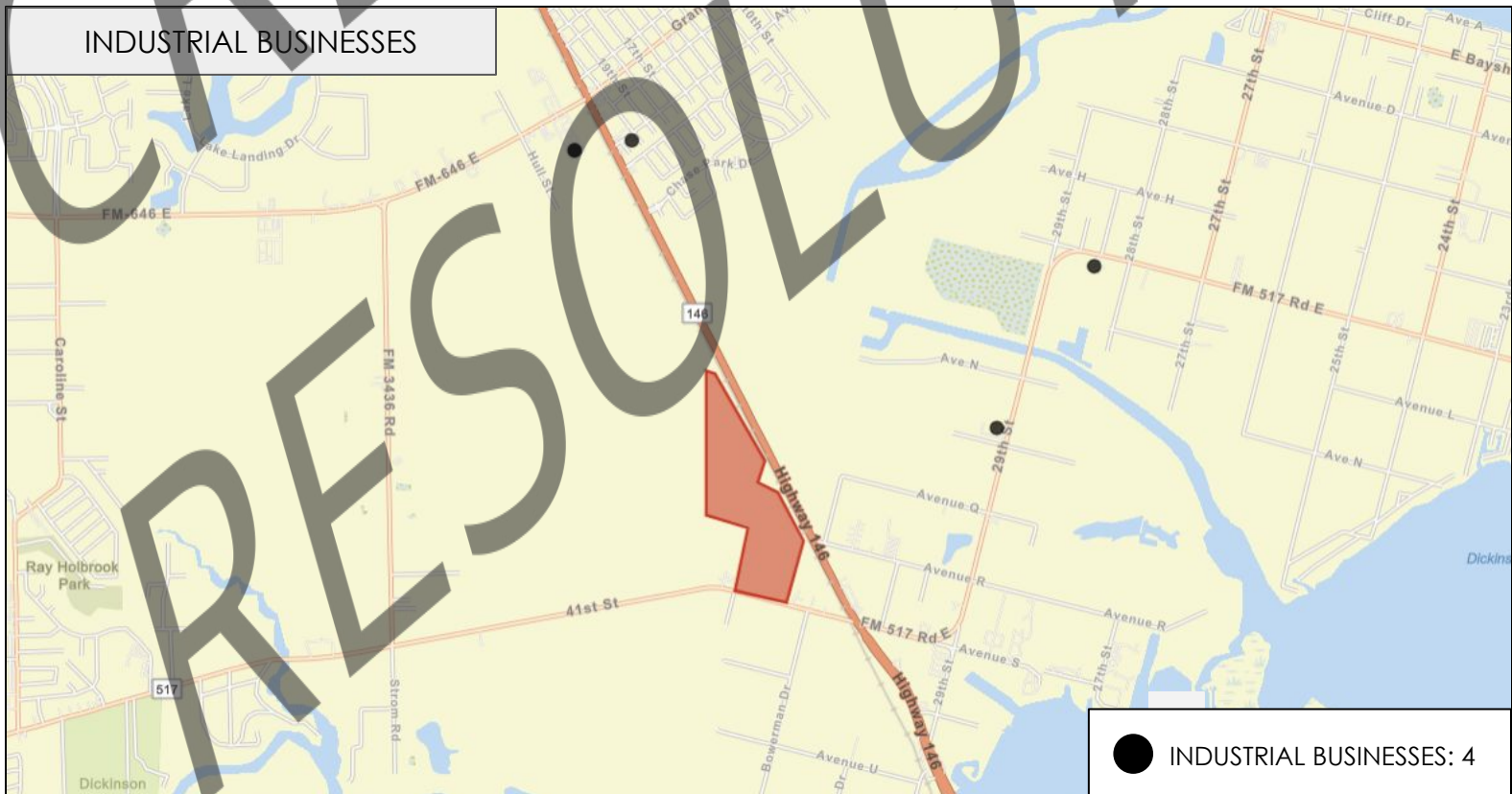
95 ACRES - TEXAS CITY, TX

RESTAURANTS & INDUSTRIAL BUSINESSES

RESTAURANTS IN CLOSE PROXIMITY



INDUSTRIAL BUSINESSES



	5 MIN DRIVETIME VERSUS 10 MILE RADIUS		10 MIN DRIVETIME VERSUS 10 MILE RADIUS		15 MIN DRIVETIME VERSUS 10 MILE RADIUS	
	MARKET FILLED	OPPORTUNITY REMAINING	MARKET FILLED	OPPORTUNITY REMAINING	MARKET FILLED	OPPORTUNITY REMAINING
AUTO PARTS-TIRES	2.5%	97.5%	20%	80%	47.5%	52.5%
CLOTHING APPAREL	0%	100%	0%	100%	12%	88%
CONVENIENCE STORES	2.9%	97.1%	20.4%	79.6%	44.7%	55.3%
DEPARTMENT STORES	0%	100%	0%	100%	25%	75%
DISCOUNT DEPARTMENT STORES	0%	100%	15.4%	84.6%	38.5%	61.5%
DOLLAR STORES	6.1%	93.9%	21.2%	78.8%	45.5%	54.5%
DRUG STORES	0%	100%	18.2%	81.8%	39.4%	60.6%
FURNITURE HOUSEHOLD	0%	100%	33.3%	66.7%	50%	50%
GROCERY STORES	0%	100%	26.7%	73.3%	60%	40%
HEALTH BEAUTY	0%	100%	13%	87%	47.8%	52.2%
HEALTH CARE	0%	100%	2.1%	97.9%	27%	73%
HOME IMPROVEMENT	0%	100%	27.8%	72.2%	50%	50%
HOTELS	0%	100%	13.3%	86.7%	40%	60%
MATTRESS	0%	100%	0%	100%	0%	100%
RESTAURANTS: CASUAL	0%	100%	3.4%	96.6%	37.9%	62.1%
RESTAURANTS: COFFEE DONUTS	0%	100%	4%	96%	36%	64%
RESTAURANTS: FAST FOOD MAJOR	3.2%	96.8%	17.7%	82.3%	46.8%	53.2%
RESTAURANTS: FAST FOOD MINOR	0%	100%	7.1%	92.9%	46.4%	53.6%
RESTAURANTS: PIZZA	3.3%	96.7%	13.3%	86.7%	40%	60%
RESTAURANTS: SANDWICH	3.1%	96.9%	18.8%	81.2%	34.4%	65.6%
SPORTING GOODS	0%	100%	33.3%	66.7%	33.3%	66.7%
WIRELESS STORES	2.7%	97.3%	16.2%	83.8%	45.9%	54.1%



STRENGTHS & OPPORTUNITIES

This site lies south of one of the largest Metropolitan Areas in the country in Houston. With a high potential for significant road traffic as a result of its location close to the major petrochemical hubs, the site is appealing to those involved in an industrial process. There is also a lack of industrial space in the immediate vicinity of the site.

Steady population growth over the next 5 years in the 5, 10, and 15 minute drive time areas indicate potential for developments and new construction. Within a 15 minute Drive Time around the property, the annual population growth rate sits at 1.58%, significantly higher than the national average of 0.83%

Income in the 15 minute drive time area is above the national average, which suggests that food or restaurants would be a good alternative option to industrial usage, due to above average consumer behavior and spending habits.

WEAKNESSES & CHALLENGES

The proximity to the petrochemical works is likely to serve as a deterrence to using this site as retail space, as there are likely to be more appealing alternatives to go to in Galveston or in Houston.

The location of the site away from the Interstate in between Houston and the popular seaside city of Galveston means that most consumers will likely bypass the area, serving to reinforce the conclusion that industrial space likely fits this site best.

APPENDIX - TAPESTRY SEGMENTATION GROUPS

LIFEMODE SUMMARY GROUPS

- 1. **Affluent Estates:** Established wealth—educated, well-travelled married couples
- 2. **Upscale Avenues:** Prosperous, married couples in higher density neighborhoods
- 3. **Uptown Individuals:** Younger, urban singles on the move
- 4. **Family Landscapes:** Successful younger families in newer housing
- 5. **GenXurban:** Gen X in middle age; families with fewer kids and a mortgage
- 6. **Cozy Country Living:** Empty nesters in bucolic settings
- 7. **Ethnic Enclaves:** Established diversity—young, Hispanic homeowners with families
- 8. **Middle Ground:** Lifestyles of thirtysomethings
- 9. **Senior Styles:** Senior lifestyles reveal the effects of saving for retirement
- 10. **Rustic Outposts:** Country life with older families, older homes
- 11. **Midtown Singles:** Millennials on the move; single, diverse, and urban
- 12. **Hometown:** Growing up and staying close to home; single householders
- 13. **Next Wave:** Urban denizens; young, diverse, hardworking families
- 14. **Scholars and Patriots:** College campuses and military neighborhoods

Explanation of Maps and Charts:

<http://retailsolutionsre.com/wp-content/uploads/2020/12/Explanation-of-Maps-Charts2update.pdf>

Retail Scorecard Altitude Process:

<http://retailsolutionsre.com/wp-content/uploads/2020/12/Retail-Scorecard-Altitude-Process2update.pdf>

Retail Scorecard Data Checklist:

<http://retailsolutionsre.com/wp-content/uploads/2020/11/Retail-Scorecard-Data-Checklist.pdf>

MPI & SPI:

<http://retailsolutionsre.com/wp-content/uploads/2020/12/MPI-SPI2update.pdf>

Defining Franchise Territories:

<http://retailsolutionsre.com/wp-content/uploads/2020/12/Defining-Franchise-Territoriesupdate.pdf>

DISCLAIMER

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate/market information is subject to errors; omissions; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.