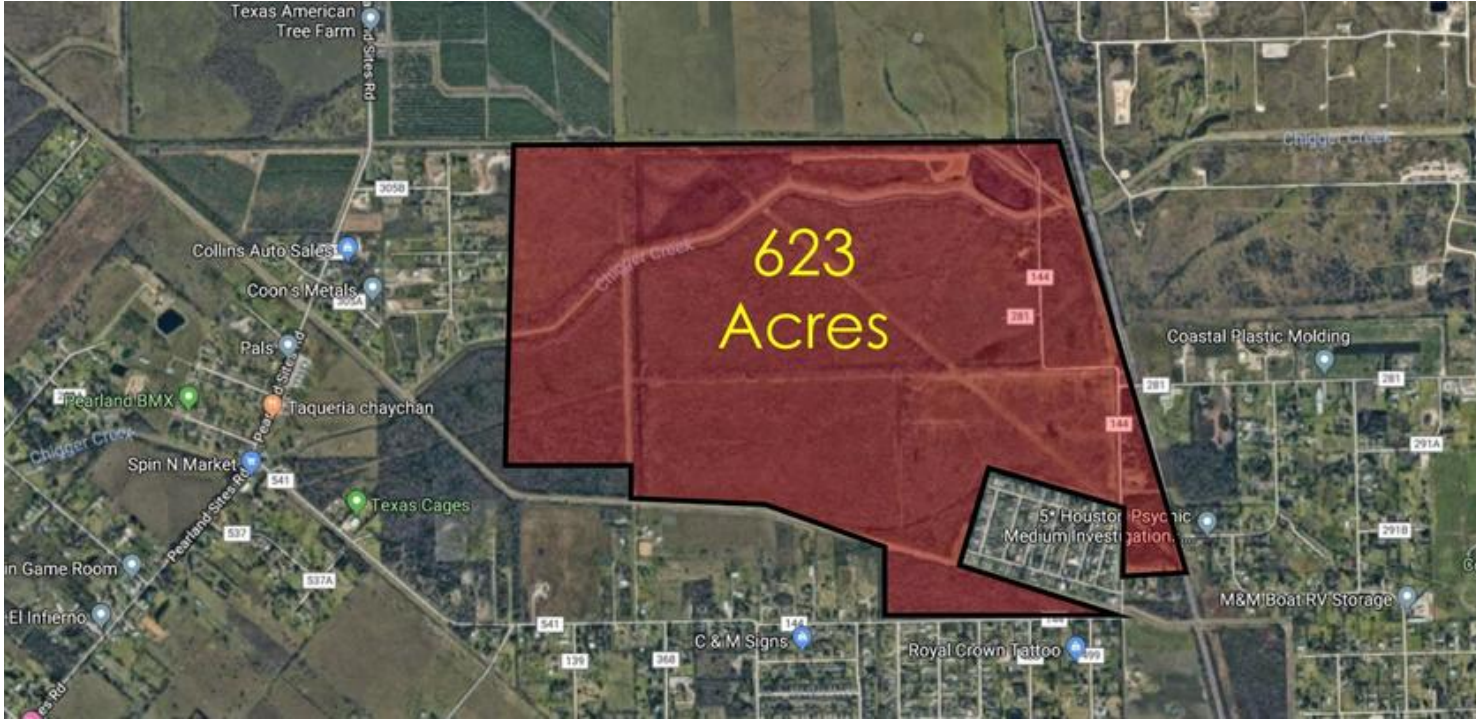


For Sale

MORGAN'S POINTE

0 COUNTY ROAD 144, ALVIN, TX 77511

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Sale Price: Call for Pricing

Lot Size: 623.0 Acres

Market: Alvin

PROPERTY OVERVIEW

Morgan's Pointe is a proposed residential development project located in Alvin, Texas between Hwy 35 South and Hwy 6.

PROPERTY HIGHLIGHTS

- Unrestricted land
- Ideal for Residential

FOR INFORMATION CALL

P:713.785.6272 or Email
Frontdesk@silvestriusa.com

Silvestri Investments
1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

The information was obtained from sources deemed reliable; however, Silvestri Investments Inc. has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

For Sale

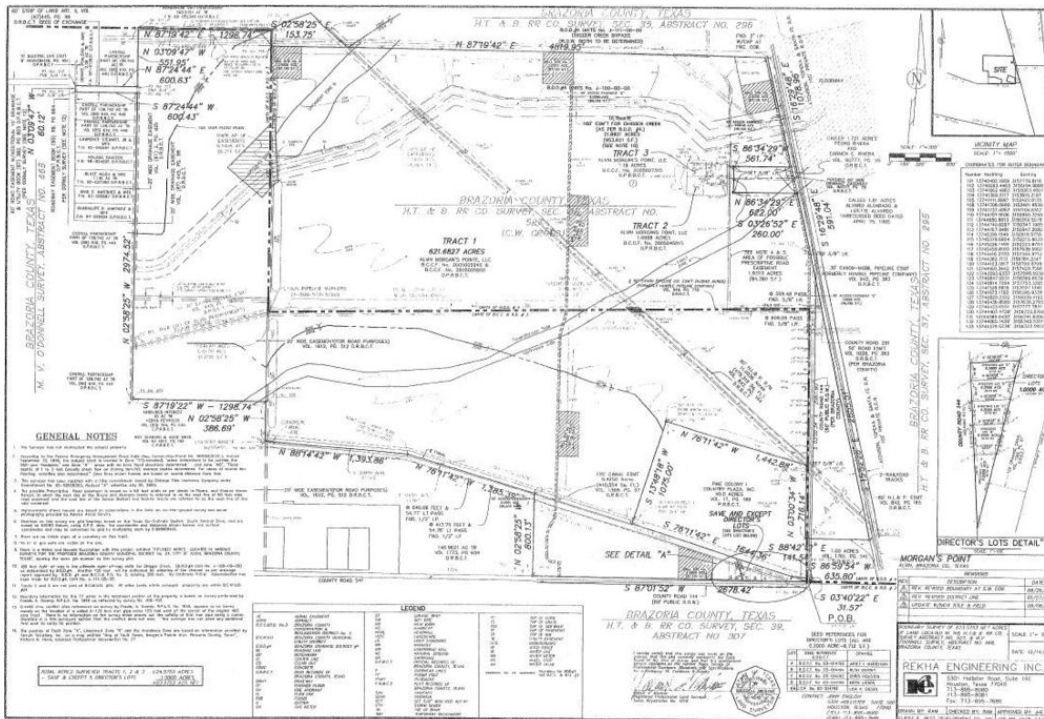
MORGAN'S POINTE

0 COUNTY ROAD 144, ALVIN, TX 77511

SILVESTRI
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CONCEPTUAL MASTER PLAN
MORGAN'S POINTE
CITY OF ALVIN, TEXAS
R. WEST DEVELOPMENT



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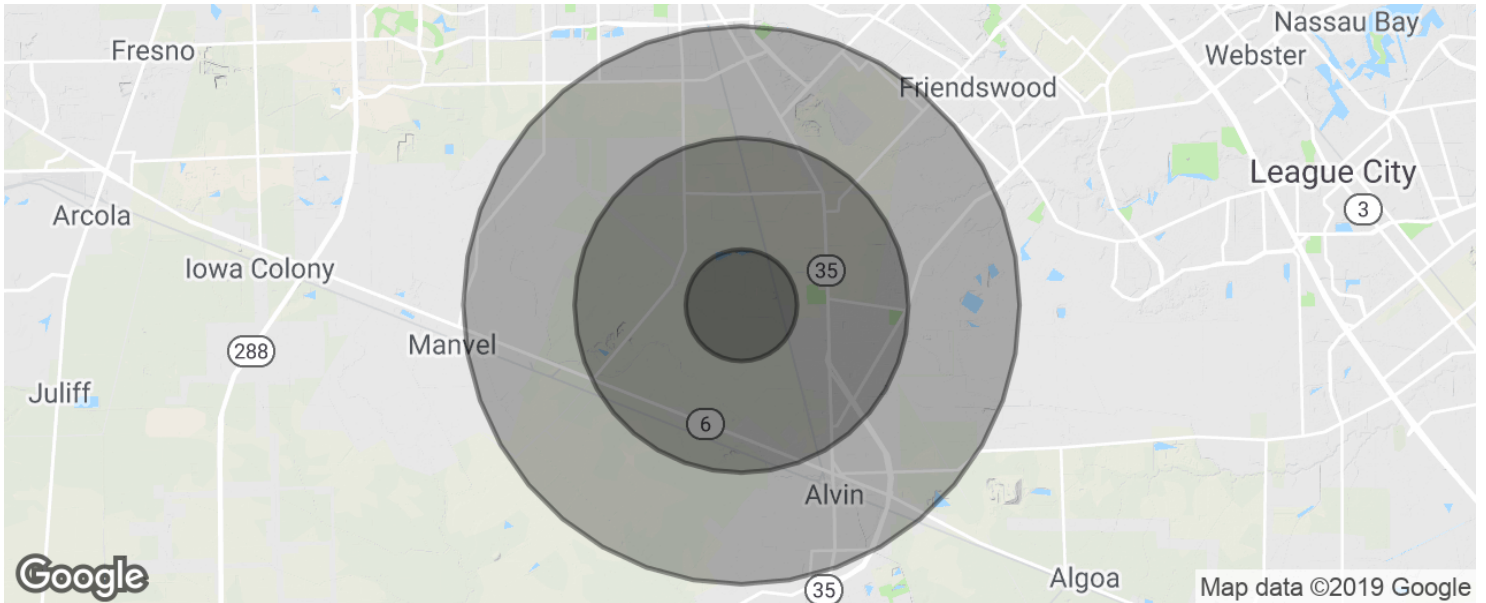
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SILVESTRI
— INVESTMENTS —



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 1,209 | 12,796 | 54,886 |
| Median age | 35.2 | 34.8 | 35.7 |
| Median age (Male) | 32.0 | 32.7 | 34.6 |
| Median age (Female) | 38.4 | 36.9 | 36.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total households | 398 | 4,246 | 18,358 |
| # of persons per HH | 3.0 | 3.0 | 3.0 |
| Average HH income | \$63,542 | \$68,003 | \$79,333 |
| Average house value | | | \$143,281 |

* Demographic data derived from 2010 US Census

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