

An Extraordinary 4,750 Acre Development-Ready Opportunity in Houston's #1 Housing Submarket



"This is where America's future is going to be worked out."

- Dr. Stephen Klineberg, co-director of Rice University's Kinder Institute for Urban Research

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**#1 Master planned
community market in the US**

Cinco Ranch

DISCOVER A WORLD CLASS OPPORTUNITY

Aliana

- #1 Housing submarket in Houston
- #2 Housing market in the US
- High residential demand
- Superior opportunity for amenities



RESIDENTIAL • EDUCATION • HEALTHCARE • TECHNOLOGY • ENTERTAINMENT • LIFESTYLE



Houston's Future Continues Here

Located in Fort Bend County, the **fastest growing county in the US**

9 of the nation's top master-planned communities are in Houston -
4 of which are in Fort Bend County

- 1 Cross Creek Ranch
- 2. Aliana
- 3. Riverstone
- 4. Sienna Plantation

Foster Farms 3 Fort Bend



HOUSTON

The **number one** destination in the U.S.
(U-Haul, 2017)

DIVERSE • PROGRESSIVE • LUCRATIVE • AFFORDABLE



The **largest city** in the Southern U.S.

With a growing population of **6.6 million**,
Houston is the 4th largest city in the U.S.

The Houston Metro area has **more residents** than 33 states

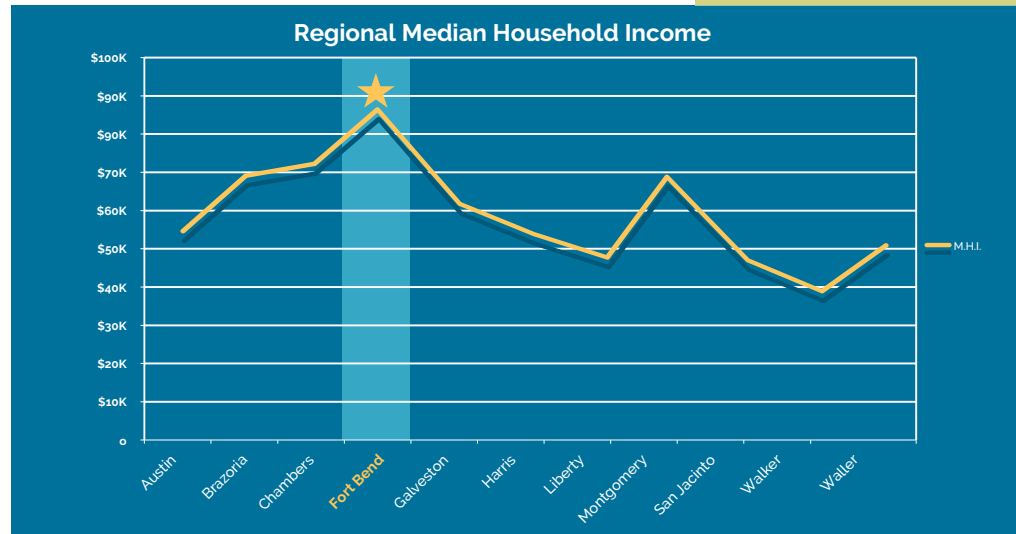
If Houston were an independent nation, it would
rank as the **world's 30th largest** economy

By 2030, Houston will
add **2.7** million people
and overtake Chicago
as America's **3rd**
Largest US city



Fort Bend County

The fastest **growing, large county** in America
(U.S. Census Bureau, 2017)



Highest percentage of **college graduates** in the Houston MSA



Located in Fort Bend County, the **most diverse community in the US**



One of Houston's **largest** tracts, available in the **largest** demand area

Safe and Secure **Investment**

Opportunity to conservatively
invest for **today and the future**

**1,700 Acres exclusively
for superior amenities -
Parks, Trails, Recreation**

Diversity, Schools, Amenities = Successful master planned community

Ready for **Development**

**Development issues
resolved or in resolution**

- **Utility Services:** 5 municipality and
1 levee improvement districts created
- **Permitting:** Levee plan approved
- **Property Access:** Proposed Texas
Heritage Parkway

Future **potential** uses



Foster Farms - An ideal master **planning opportunity**

Fort Bend County has:

- The **largest** amount of single-family home sales in any submarket
- The **most active** submarket in Houston
- The **lowest availability** of new housing



Residential demand is **high** near **Foster Farms**



The potential 6,500 single family lots and 1,296 multifamily dwelling units proposed for a master planned development at Foster Farms would **meet the current and future high demand.**



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