



SITE

CO-OP
AT
ELYSON
A PROJECT OF
NAVIDAD HOLDINGS



NEW REGIONAL PLANNING, INC.
1600 W. LOOP SOUTH | SUITE 600
HOUSTON, TEXAS 77027
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This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



<p>Floor Material Legend 1/4" = 1'-0" 3</p>	<p>ERMS SCHEDULE</p> <p>GENERAL FINISH SELECTIONS: Cabin & Frames, Typical</p> <p>DOORS: FL1A: WILSONART</p> <p>HARDWARE: MPR: SCHLAGE OR EQUAL COLOR:</p> <p>DOOR FRAMES: MPR: BACO COLOR:</p> <p>FLOORING: LVT: \$5.00 PSF ALLOWANCE C1: TBD</p> <p>WALL BANE: MPR: STYLE</p> <p>CEILING/GROFFIT: A. Hallway 2x2 Ceiling Tile. Certainteed BE1-154 SACHS&S Reveal Beveled Espresso Grid 10x10" B. Rooms 2x2 Ceiling Tile. Certainteed BE1-154 SACHS&S Reveal Beveled Espresso Grid 10x10" C. Waiting Room. Sheetrock ceiling painted D. Restrooms. Mechanical rooms, and four showers. Sheetrock ceiling painted</p> <p>CABINETS: FACE OF RECEPTION DESK FR1: WOOD CORRUGATED METAL</p> <p>WRITING SURFACE: P1.1: MPR. WILSONART STYLE: STANDARD LAMINATE</p> <p>COUNTER TOP: SS: STAINLESS STEEL C2: POLISH CONCRETE</p> <p>TILE: KITCHEN, MEN, WOMEN & STAFF RESTROOM FLOORING PT 1: \$7.50 PSF ALLOWANCE PT 2: \$7.50 PSF ALLOWANCE</p>	<p>Issue / Revisions</p> <table border="1"> <tr><td>SD</td><td>1-23/20</td></tr> <tr><td>DD</td><td>1-23/20</td></tr> <tr><td>CD</td><td>1-23/20</td></tr> <tr><td>RF</td><td>1-23/20</td></tr> <tr><td>IFB</td><td>1-23/20</td></tr> <tr><td>IFC</td><td>1-23/20</td></tr> </table> <p>twenty20 studio ARCHITECTURE + PLANNING Twenty Two Design Studio, LLC SS Elyson Project Address</p> <p>T 20</p> <p><small>© Copyright 2020 by twenty20 studio, LLC. All rights reserved. This document is the property of twenty20 studio, LLC. It is to be used only for the project and site identified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of twenty20 studio, LLC. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is subject to change without notice. The information contained herein is not to be used for any other project or site without the prior written permission of twenty20 studio, LLC.</small></p> <p>Project Team: Designer: twenty20 studio, LLC Contract: Ramon Galvan T. 346.388.3020</p> <p>Contractor: TBD</p> <p>MCP: TBD</p> <p>TAB / TITLE: Allen Contracting Group Contract: Buffy Rodriguez T. 713.975.1029</p> <p>Sheet Name/Number: Finish Schedule</p> <p>SCALE: 1/4" = 1'-0" A5.02</p> <p>Sheet Size: 24" x 36"</p>	SD	1-23/20	DD	1-23/20	CD	1-23/20	RF	1-23/20	IFB	1-23/20	IFC	1-23/20
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Ring: 5 mile radius

Total Population
242,831

With growth of 2.5%, the population is expected to reach 275,200 by 2028

Total Households
72,281

An estimated 7.9% households live below the poverty line while 7.5% have \$200,000 or more in disposable income.

Median Age
33.2

28.8% are under 18, 63.7% 18-65 and 7.4% 65 or older.

Disposable Income
\$86,221

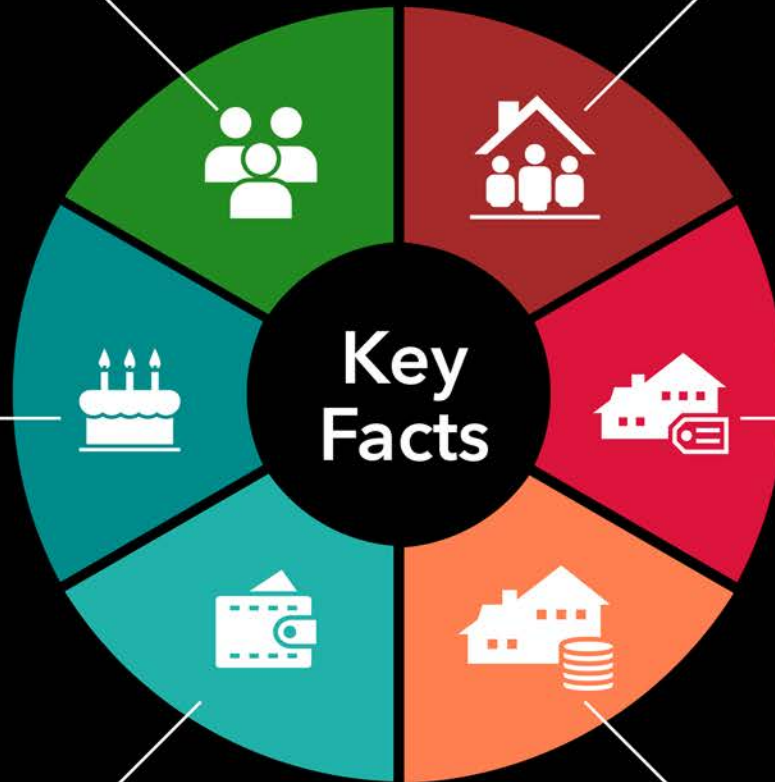
Household expenditure is \$109,708 per year, with \$4,421 spent eating out, \$12,808 on transport and \$36,140 on retail.

Home Value
\$286,424

Home ownership rate is 78.6%, representing 56,825 homes while 5.5% are vacant.

Household Income
\$104,027

With an average of 3.36 people per household, the per capita income is \$37,441.



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022).



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov