

Greens Crossing

BUSINESS PARK OVERVIEW

THE DEVELOPMENT:

Greens Crossing is a 484-acre mixed-use, deed restricted business park located in the Greater Greenspoint Management District at the northwest corner of I-45 and Beltway 8 North. The Greater Greenspoint District encompasses 12 square miles of north Houston and contains 17 million square feet of office, retail and industrial space. Over 50,000 people work in the area, and there are some 85,000 residents.

ACCESS:

Greens Crossing has frontage on two major thoroughfares: Sam Houston Tollway, a 83-mile loop encircling Houston, and Interstate 45. The park's close proximity to these free-ways, as well as the Hardy Toll Road to the east, provides easy access not only from the surrounding residential and commercial areas, but also from downtown Houston and other parts of the metropolitan area. Ongoing highway improvements (including the completion of the widening of Interstate 45 North) further enhances the park's accessibility. Greens Crossing is only six miles from Bush Intercontinental Airport, 13 miles from downtown and 18 miles from the Texas Medical Center.

USES:

Approved uses for the park include office, retail, light industrial, multi-family and hotel/motel.

UTILITIES:

Greens Crossing Business Park is located in the City of Houston. The city provides water and wastewater, CenterPoint (Reliant) Energy provides both electric and gas services. ALLTEL Communications provides local telephone service. ALLTEL, Time Warner, Level 3 and Qwest all provide fiber optic service in and around the park. Rich in high-tech amenities, including multiple fiber carriers, Greenspoint is emerging as a technology hub. It is home to the highly successful Greenspoint Technology Center which is leading the way in attracting other high-tech companies.

PRIMARY ELECTRICAL SERVICE:

The primary electrical service to Greens Crossing is superior or equivalent to most other multi-use parks in Houston. Reliant Energy ("Reliant", formerly Houston Lighting & Power) provides electricity to the Greater Greenspoint Area

by means of an interconnected network of electrical circuits and substations. Accordingly, if one or more of Reliant's primary electrical distribution circuits or substations fails or becomes damaged, electricity can conveniently be re-routed through the existing network to prevent an extended period of electrical service downtime. Simply by manually pulling a few switches Reliant can re-route electrical service along an extensive network of interconnected circuits from other fully energized circuits or substations that are conveniently located along the Northbelt.

SCHOOL DISTRICT:

Aldine Independent School District

TAXES:

Greens Crossing Business Park is located within the Greater Greenspoint Management District – incentives are available from the Tax Increment Reinvestment Zone (TIRZ) for qualified new developments and renovation projects in the zone. Qualified improvements include landscaping, walkways and lighting that may be used by the public. Ad valorem tax abatements may be available from the city and the county while freeport tax exemptions may be available from the school district.

Tax rates for 2002 per \$100 of assessed valuation:

Taxing Authority	Tax Rate/\$100
Greater Greenspoint Management District	0.131000
Aldine ISD	1.618000
Harris County	0.388140
Flood Control	0.041740
HC Dept. of Education	0.006290
Port of Houston	0.198900
Hospital District	0.190210
N. Harris-Mont. College	0.105500
City of Houston	0.655000

DEED RESTRICTIONS/

PROPERTY OWNER'S ASSOCIATION:

Managed by an association of property owners, thoughtful architectural controls and protective covenants address a wide variety of issues designed to maintain values within the business park.