



KINGWOOD PARK

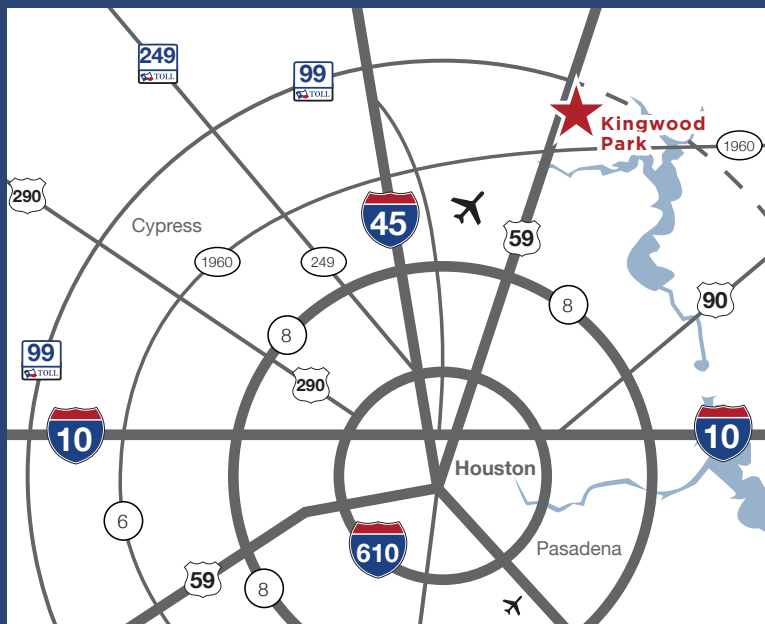
New Anchored Development with Highway 59 Frontage & Access

NEQ Kingwood Drive and US 59 | Kingwood, Texas



Ashley Strickland | Austin Alvis | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$101K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILE
TRADE AREA



TRAFFIC COUNT

Approx. 142,952 cpd on I-69/US 59

TXDot 2016

Approx. 36,055 cpd on Kingwood Dr.

TXDot 2016

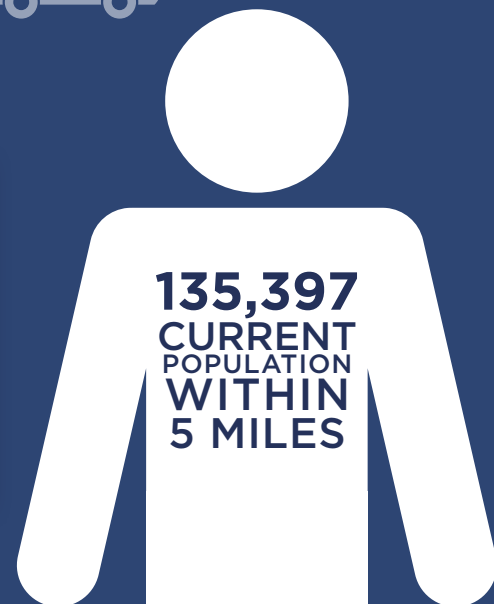


MAJOR AREA EMPLOYERS

- Randalls
- Showbiz Cinemas
- Kroger
- Petco
- Kingwood Medical Center
- Insperity
- Lone Star College Kingwood
- Chart Industries
- Chevron Phillips
- Memorial Hermann Kingwood



135,397
CURRENT
POPULATION
WITHIN
5 MILES



KINGWOOD PARK

Ideally positioned **35.5 ACRES** in dynamic Kingwood, serving the 59 Corridor from Humble to Cleveland trade area

NEW GROCERY, FITNESS, AND RESTAURANT USES will attract traffic both day and night

The trade area is home to some of **HIGHEST RATED MASTER PLANNED COMMUNITIES IN THE REGION** including Kingwood, Oakhurst, Terramark, NorthPark Lakes, Kings Mill

Ashley Strickland
 281.477.4378
 astrickland@newquest.com

Austin Alvis
 281.477.4335
 aalvis@newquest.com



GRAND PARKWAY (NOW OPEN)

GRAND PARKWAY (CONSTRUCTION UNDERWAY)

NEW CANEY, TX
(5.5 MILES)

PORTER, TX
(3.5 MILES)

BROOKWOOD FOREST
700 LOTS - \$200S

NEW CONSTRUCTION
339 CLASS A UNITS

Weatherford

RECENT CONSTRUCTION
327± UNITS

UNDER CONSTRUCTION
400± UNITS

LONE STAR COLLEGE
12,764 Students

Owned By
Methodist

KINGWOOD MEDICAL CENTER
An HCA Affiliated Hospital
100+ Physicians

HOMewood SUITES
Hilton

KINGWOOD DR. 36,055 VPD

Insperty
Kingwood EMERGENCY CENTER

LOOP 494

SITE

Walmart
Home Depot
Kroger
BIG LOTS!

Kroger Marketplace
Panera
Chick-fil-A
TACO CABANA
McDonald's

sears
THE UNION KITCHEN
Luby's

COURTYARD
Marriott

King's Manor
Elementary School
649 Students

NORTH PARK DR.

KING'S MILL
900 LOTS

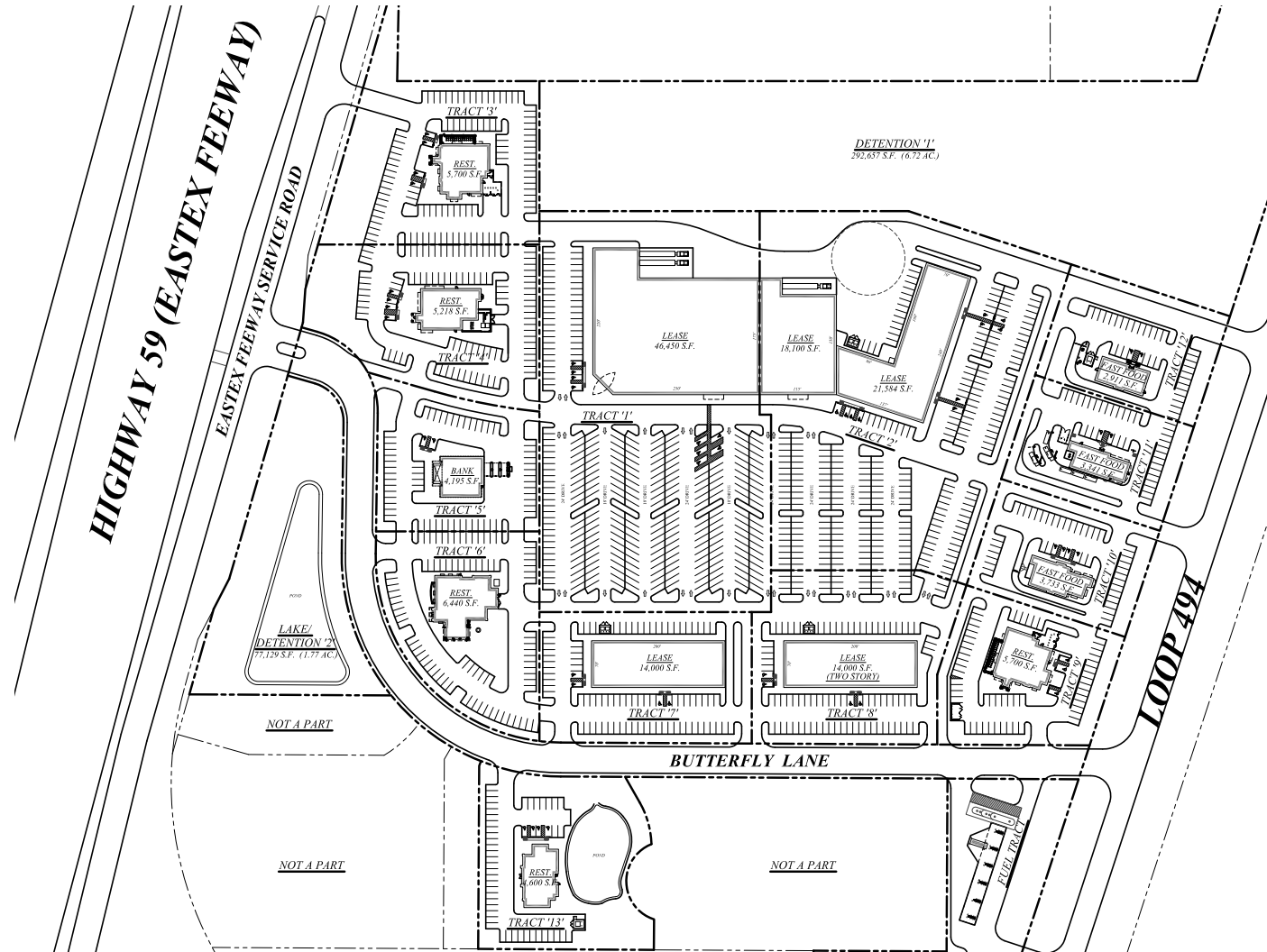
PROPOSED TXDOT EXPANSION
4 LANES WITH TURN LANE

PROPOSED TRAFFIC SIGNAL

Randall's
James Avery
chico's
PETCO
CARRABBA'S ITALIAN GRILL
Talbots



Option 1

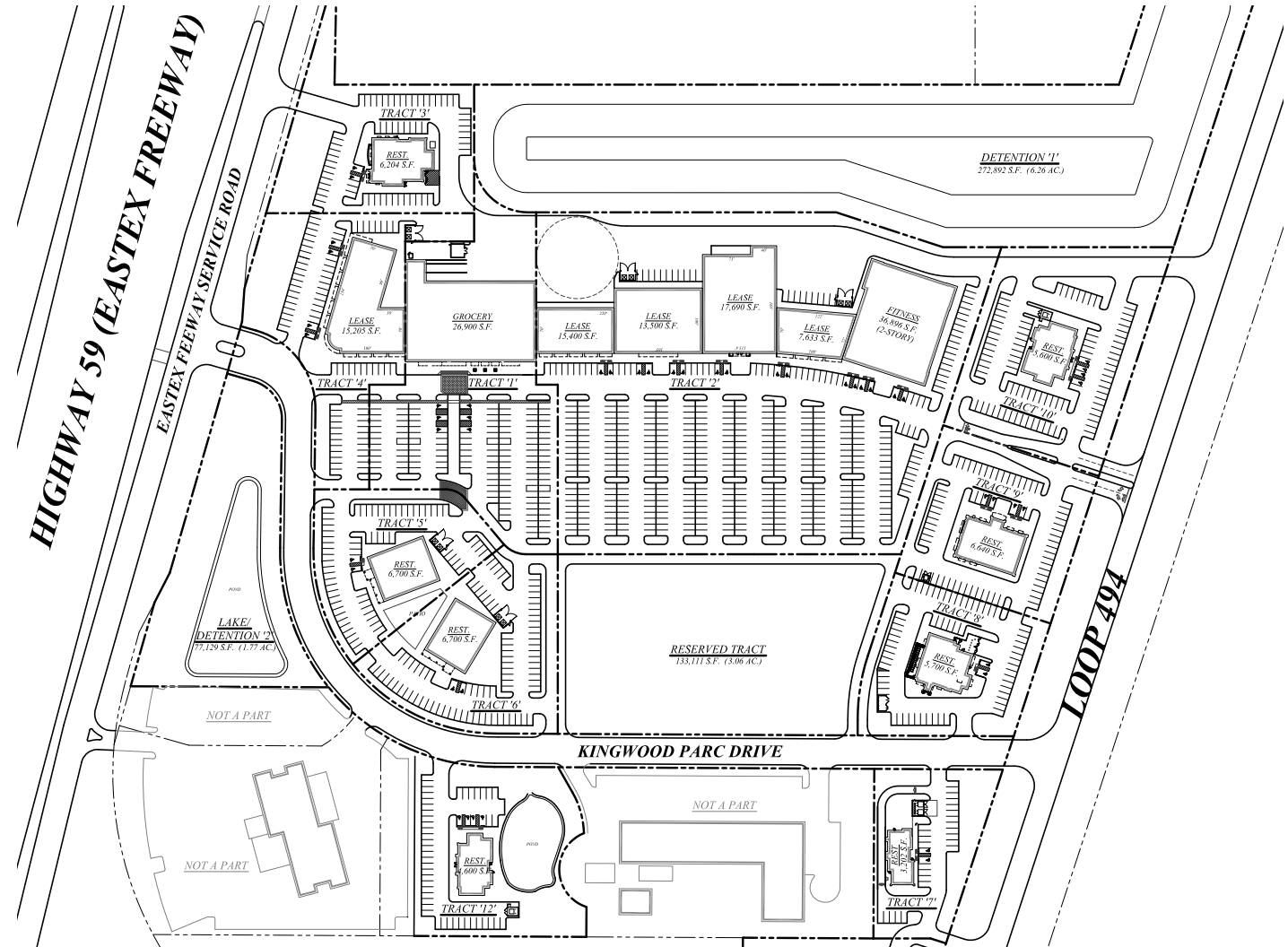


DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	(ACRES)	BUILDING AREA	PARKING PROVIDED	DENSITY %	
TRACT 1'	203,314	4.67	46,450	289	6.22	22.85
TRACT 2'	204,142	4.69	39,684	277	6.38	19.44
TRACT 3'	76,989	1.77	5,700	103	18.07	7.40
TRACT 4'	71,325	1.64	5,218	97	18.39	7.32
TRACT 5'	49,590	1.14	4,339	64	15.39	8.39
TRACT 6'	60,932	1.40	6,440	84	13.04	10.57
TRACT 7'	62,365	1.43	14,000	87	6.21	22.43
TRACT 8'	73,731	1.69	28,000	113	4.04	37.98
TRACT 9'	50,953	1.17	5,700	97	10.00	11.19
TRACT 10'	41,884	0.96	3,733	54	14.47	8.91
TRACT 11'	40,992	0.94	3,341	37	11.07	8.15
TRACT 12'	43,573	1.00	2,911	34	11.68	6.68
TRACT 13'	63,683	1.46	4,600	49	10.65	7.22
TRACT 14'	71,491	1.64	10,500	90	8.57	14.69
FUEL TRACT	60,694	1.39				
SUBTOTAL	1,114,965	25.60	180,436	1,435	7.95	16.18
DETECTION 1'	292,657	6.72				
DETECTION 2'	77,129	1.77				
R.O.W.	84,999	1.95				
SUBTOTAL	454,785	10.44				
TOTAL	1,569,751	36.04				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP07 DATE: 02.15.16

Option 2



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	(ACRES)	BUILDING AREA	PARKING PROVIDED	DENSITY %	
TRACT 1'	106,527	2.45	26,900	144	5.35	25.25
TRACT 2'	317,674	7.29	91,119	407	5.13	28.68
TRACT 3'	61,206	1.41	6,204	64	10.32	10.14
TRACT 4'	74,246	1.70	15,205	82	5.39	20.48
TRACT 5'	50,258	1.15	6,700	68	10.15	13.33
TRACT 6'	61,205	1.41	6,700	85	12.69	10.95
TRACT 7'	40,140	0.92	47,590	250	5.25	118.56
TRACT 8'	54,331	1.25	5,700	64	11.23	10.49
TRACT 9'	59,228	1.36	6,640	67	10.09	11.21
TRACT 10'	81,771	1.88	5,600	94	16.79	6.85
TRACT 11'	92,045	2.11	11,900	115	9.66	12.93
TRACT 12'	63,683	1.46	4,600	49	10.65	7.22
RESERVE TRACT	133,111	3.06				
SUBTOTAL	1,195,426	27.44	234,858	1,549	6.60	19.65
DETECTION 1'	272,892	6.26				
DETECTION 2'	77,129	1.77				
R.O.W.	84,999	1.95				
SUBTOTAL	435,020	9.99				
TOTAL	1,630,445	37.43				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP11 DATE: 09.20.16

WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	11,349	18,893	49,582
Current Population	27,140	47,466	135,397
2010 Census Average Persons per Household	2.39	2.51	2.73
2010 Census Population	22,004	36,930	103,964
Population Growth 2010 to 2018	24.46%	29.27%	30.68%
CENSUS HOUSEHOLDS			
1 Person Household	29.64%	25.45%	22.05%
2 Person Households	35.22%	35.70%	32.53%
3+ Person Households	35.14%	38.85%	45.42%
Owner-Occupied Housing Units	60.99%	67.61%	70.04%
Renter-Occupied Housing Units	39.01%	32.39%	29.96%
RACE AND ETHNICITY			
2018 Estimated White	75.49%	78.35%	70.51%
2018 Estimated Black or African American	10.38%	8.26%	13.16%
2018 Estimated Asian or Pacific Islander	5.21%	4.25%	3.98%
2018 Estimated Other Races	8.32%	8.61%	11.79%
2018 Estimated Hispanic	21.66%	21.33%	27.27%
INCOME			
2018 Estimated Average Household Income	\$89,270	\$100,766	\$100,005
2018 Estimated Median Household Income	\$71,160	\$78,526	\$77,544
2018 Estimated Per Capita Income	\$37,580	\$40,403	\$37,385
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	18.35%	18.28%	21.36%
2018 Estimated Bachelors Degree	26.62%	25.79%	22.74%
2018 Estimated Graduate Degree	12.40%	13.95%	11.13%
AGE			
2018 Median Age	36.3	37.3	35.5

Our quest is your success.

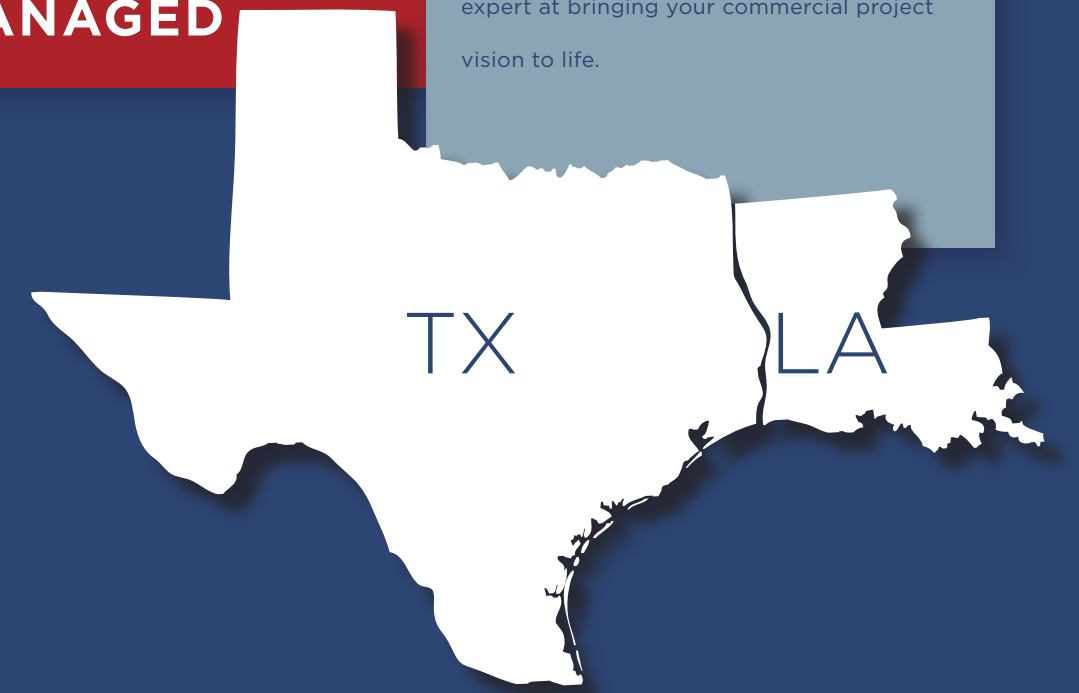
9.9M SF OWNED

12.1M SF LEASED

10.3M SF MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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 (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 02.14.19 ct