



MARKETPLACE AT NINETY-SIX

Kroger Marketplace-Anchored Development with Phase II Under Construction

NEC & SEC of League City Parkway and Hobbs Road | League City, Texas

Rebecca Le | Heather Nguyen | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

PROJECT HIGHLIGHTS



**ANCHORED BY A
123,000-SF KROGER
MARKETPLACE**



LOCATED AT THE
**MAIN ENTRANCE TO
SOME OF LEAGUE
CITY'S STRONGEST
RESIDENTIAL
COMMUNITIES:**
BRITTANY LAKES,
SEDONA, AND MORE



OVER 7,000
OCCUPIED HOMES
AND **1,026 HOMES
COMING TO THE
SOUTH OF THE
DEVELOPMENT:**
WESTLAND RANCH
NEW COMMUNITY



CONVENIENTLY
LOCATED **NEXT TO
PERRY FAMILY YMCA**



AVAILABLE:
SEVERAL PAD SITES
RETAIL SPACE



SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Valvoline	2,088 SF
2	Available Pad	51,060 SF
3	Kroger	123,000 SF
4	Nail Salon	2,450 SF
5	League City Eye Center	1,950 SF
6	Great Clips	1,200 SF
7	Marco's Pizza	1,400 SF
8	Bao's Cafe	2,100 SF
9	Dentist	2,330 SF
10	CKO Kickboxing	2,400 SF
11	Available For Lease	1,400 SF
12	El Dorado Mexican	3,150 SF
13	Pet Supermarket	7,478 SF
14	Available Pad	46,888 SF
15	Regions Bank	2,700 SF
16	Banfield Pet Hospital	2,859 SF
17	Pediatric Dentist	2,450 SF
18	SportClips	1,400 SF
19	Krystal C Nail Salon	2,450 SF
20	Supercuts	1,400 SF
21	Gary Greene	4,259 SF
22	Liquor Store	2,698 SF
23	Dollar Tree	10,000 SF
24	Ace Hardware	10,000 SF
25	Future Lease	6,300 SF
26	Sherwin Williams	4,200 SF
27	Available Pad	45,543 SF
28	Available Pad	61,612 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

09.20







MARKETPLACE AT NINETY-SIX
League City, Texas

 [CLICK HERE
FOR PROPERTY VIDEO](#)

REGIONAL HIGHLIGHTS



RANKED #2
FASTEST-GROWING
CITY IN THE U.S.A.

LIFESTYLE INDEX

POPULATION

Largest city in Galveston county

↑ 141% population increase between 2000-2018

↑ Fastest-growing city in region

League City accounts for more than 90% of Galveston county's growth in past 10 years

OUTDOORS

↑ 3rd largest boating anchorage in the United States

Award-winning H-GAC parks and natural areas

FAMILY

↑ Ranked 7th on Best Small City Nationwide To Raise a Family



INCOME

Average household income of \$115,072

↑ 29% higher than Harris county
↑ 25% higher than Galveston county

COST OF LIVING

36.3% below average cost of living vs. top 20 largest U.S. metropolitan areas



TOP EMPLOYERS

Clear Creek ISD
(5,336 employees)

American National Insurance Company (750 employees)

HEB (637 employees)

UTMB League City Campus
(599 employees)

City of League City
(583 employees)

INEOS (325 employees)

FORTUNE

RANKED #6 WORLDWIDE
IN COMPANIES CHANGING
THE WORLD IN 2018



HOUSTON-BASED HEADQUARTERS AND HOME TO 4 MANUFACTURING FACILITIES AND 32,088 EMPLOYEES



\$121 BILLION IN TOTAL SALES AND MORE THAN 5,000 PRIVATE LABEL PRODUCTS DIRECTLY MANUFACTURED



2,761 SUPERMARKETS, 44 DISTRIBUTION CENTERS, 222 HEALTH CLINICS WITH 1.3 MILLION VISITS IN 2019



NEARLY 500,000 ASSOCIATES EMPLOYED IN 35 STATES, SERVING **11 MILLION CUSTOMERS DAILY**



\$1 BILLION IN GOODS AND SERVICES PROVIDED ANNUALLY BY **WOMEN & MINORITY-OWNED BUSINESSES**

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	11,960	22,854	64,093	16,353
Current Population	34,582	66,656	170,902	48,681
2010 Census Population	28,227	49,658	135,901	37,671
Population Growth 2010 to 2020	23.16%	35.16%	26.39%	29.69%
2020 Median Age	34.6	34.5	34.8	34.8

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$121,228	\$113,367	\$107,022	\$129,218
Median Household Income	\$105,567	\$100,680	\$92,262	\$117,008
Per Capita Income	\$43,040	\$41,060	\$41,418	\$45,082

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
White	75.27%	74.94%	72.01%	76.58%
Black or African American	7.35%	7.78%	9.62%	7.09%
Asian or Pacific Islander	8.21%	7.23%	7.15%	8.08%
Other Races	8.67%	9.55%	10.70%	7.79%
Hispanic	19.80%	21.43%	24.31%	18.34%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
1 Person Household	16.13%	16.99%	23.89%	14.65%
2 Person Households	29.45%	30.26%	30.82%	29.55%
3+ Person Households	54.42%	52.74%	45.29%	55.80%
Owner-Occupied Housing Units	81.79%	79.16%	65.39%	85.16%
Renter-Occupied Housing Units	18.21%	20.84%	34.61%	14.84%

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
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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>



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