



GRAND PARKWAY & MORTON RANCH

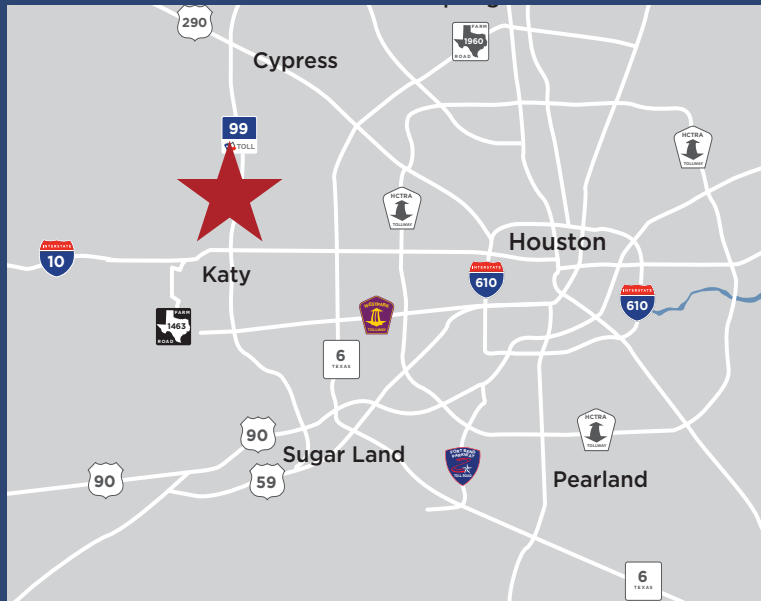
Retail Center Coming Soon & Pad Sites for Sale and Lease

Grand Parkway & Morton Ranch Rd. | Houston, Texas



Rebecca Le | Josh Friedlander | 281.477.4300

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



\$94K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 5 MILE
 TRADE AREA

**“THE KATY AREA
 IS LARGER THAN
 THE CITY OF
 PITTSBURGH.”**

- Lance Lacour
 CEO/President
 Katy Area Economic Development Council

MAJOR AREA BUSINESSES



**GRAND PARKWAY &
 MORTON RANCH**

Surrounded by **HIGHEST
 GROWTH RESIDENTIAL
 MARKET IN THE COUNTRY**

6 ACRE development

CONVENIENT LOCATION off
 Grand Parkway

HIGHLY ACCESSIBLE to
 people traveling to I-10 Energy Corridor

**NEW KISD ELEMENTARY,
 MIDDLE SCHOOL, AND HIGH
 SCHOOL**- 4,300 students

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WHAT'S AROUND: Trade Area



Academy
SPORTS + OUTDOORS
WAREHOUSE

10 KATY FREEWAY 252,765 VPD

Academy
SPORTS + OUTDOORS

COSTCO
WHOLESALE

10

CINEMARK METRO
la Madeleine WHISKEY JCP
SLIM CHICKEN M MART Red Robin
University of Houston - West Campus
Houston Community College - Katy

99
TOLL

MEMORIAL
HERMANN

FRANZ RD

Lakes at
Mason Park
476 Homes

Williamsburg
974 Homes

Grandway West
850,000 SF
Class "A" Office Complex

COMING
SUMMER 2019
The Crawford at
Grand Morton
336 Units

FRANZ RD

FUTURE
Business Park
26 Acres

Kroger SUBWAY
Marketplace T-Mobile
SUPERcuts every time

PROPOSED
LA FITNESS

Michaels Hallmark
HomeGoods petco

OFF RAMP

SITE

Shell
Federal
CREDIT UNION

Stripes

EXPRESS
OIL CHANGE

Auto
Zone

Quick
Quack
CAR WASH

SportClips
KUMON
WING SLICER

CHASE

Chick
filA

STARBUCKS

MORTON RANCH RD

MORTON RANCH RD

TACO
BELL

REGIONS

McDonalds

Jack
in
the
Box

Sprint

GNC
MATTRESS ONE

ME
HeadExpress

W

Morton Creek
Ranch
1,200 Lots

Waterstone
805 Homes

cricket
Great Clips
MATHNASIUM
The Math Learning Center
9ROUND
ups

Walmart

ON RAMP

99
TOLL

GRAND PARKWAY 53,000 VPD

EXXON
BURGER KING
POPEYES
DQ

CALIBER
COLLISION

PEEK RD

COMING SOON
400 Unit Multi-Family
1 Million SF Industrial Campus



WHAT'S AROUND: Neighborhoods



COMING SUMMER 2019
The Crawford at Grand Morton
336 Units

FUTURE
Business Park
26 Acres

Morton Creek Ranch
1,200 Lots

SITE

99
TOLL

OFF RAMP

ON RAMP

MORTON RANCH RD

Future Shopping Center

PEEK RD

COMING SOON
400 Unit Multi-Family
1 Million SF Industrial Campus

99
TOLL
GRAND PARKWAY
53,000 VPD

Grand Morton Town Center
Southeast Corner

Grand Morton Town Center
Northeast Corner

Williamsburg
974 Homes

Waterstone
805 Lots

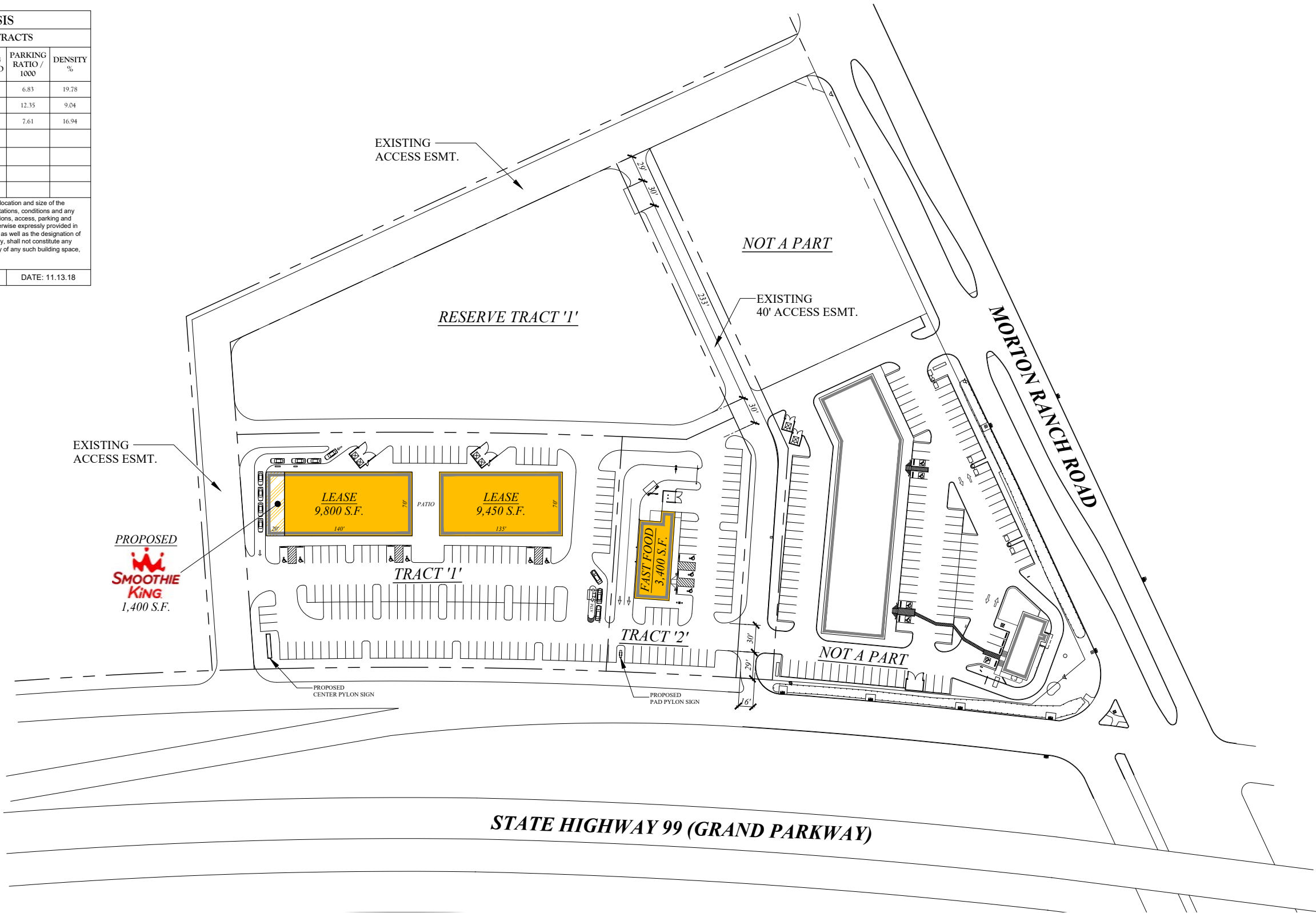
stripes



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	104,373	2.40	20,650	141	6.83	19.78
TRACT '2'	37,630	0.86	3,400	42	12.35	9.04
SUBTOTAL	142,003	3.26	24,050	183	7.61	16.94
RESERVE TRACT '1'	103,814	2.38				
40' ACCESS EASEMENT	24,297	0.56				
SUBTOTAL	128,111	2.94				
TOTAL	270,114	6.20				

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: SP08 DATE: 11.13.18



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 03/19

2 Miles 3 Miles 5 Miles

POSTAL COUNTS

Current Households	10,732	28,502	76,261
Current Population	33,311	87,736	237,296
2010 Census Average Persons per Household	3.10	3.08	3.11
2010 Census Population	21,025	54,911	175,347
Population Growth 2010 to 2019	58.45%	60.44%	35.56%

CENSUS HOUSEHOLDS

1 Person Household	14.07%	15.91%	15.46%
2 Person Households	26.68%	26.64%	26.95%
3+ Person Households	59.24%	57.44%	57.60%
Owner-Occupied Housing Units	82.09%	76.05%	75.84%
Renter-Occupied Housing Units	17.91%	23.95%	24.16%

RACE AND ETHNICITY

2019 Estimated White	70.11%	66.94%	64.53%
2019 Estimated Black or African American	10.87%	12.01%	12.71%
2019 Estimated Asian or Pacific Islander	4.40%	4.91%	7.62%
2019 Estimated Other Races	14.06%	15.51%	14.52%
2019 Estimated Hispanic	32.65%	36.91%	35.83%

INCOME

2019 Estimated Average Household Income	\$79,966	\$80,693	\$93,704
2019 Estimated Median Household Income	\$80,667	\$78,172	\$83,619
2019 Estimated Per Capita Income	\$26,185	\$27,120	\$31,591

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	23.73%	24.12%	21.46%
2019 Estimated Bachelors Degree	20.50%	20.45%	23.69%
2019 Estimated Graduate Degree	9.95%	9.42%	10.85%

AGE

2019 Median Age	33.9	33.2	33.3
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Our quest is your success.

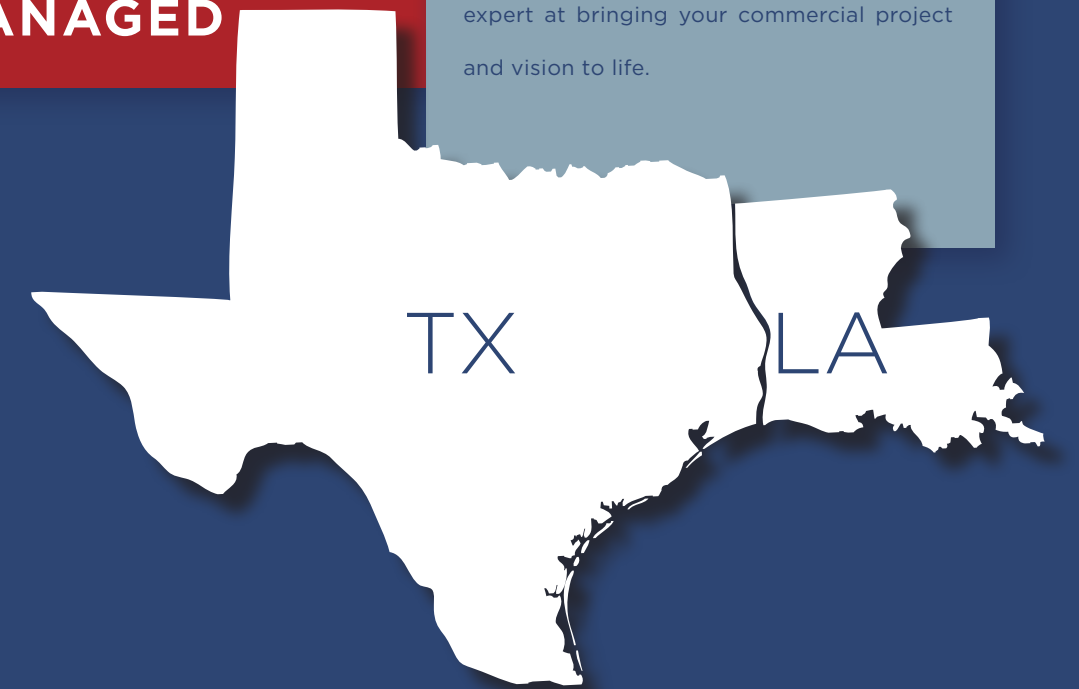
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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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