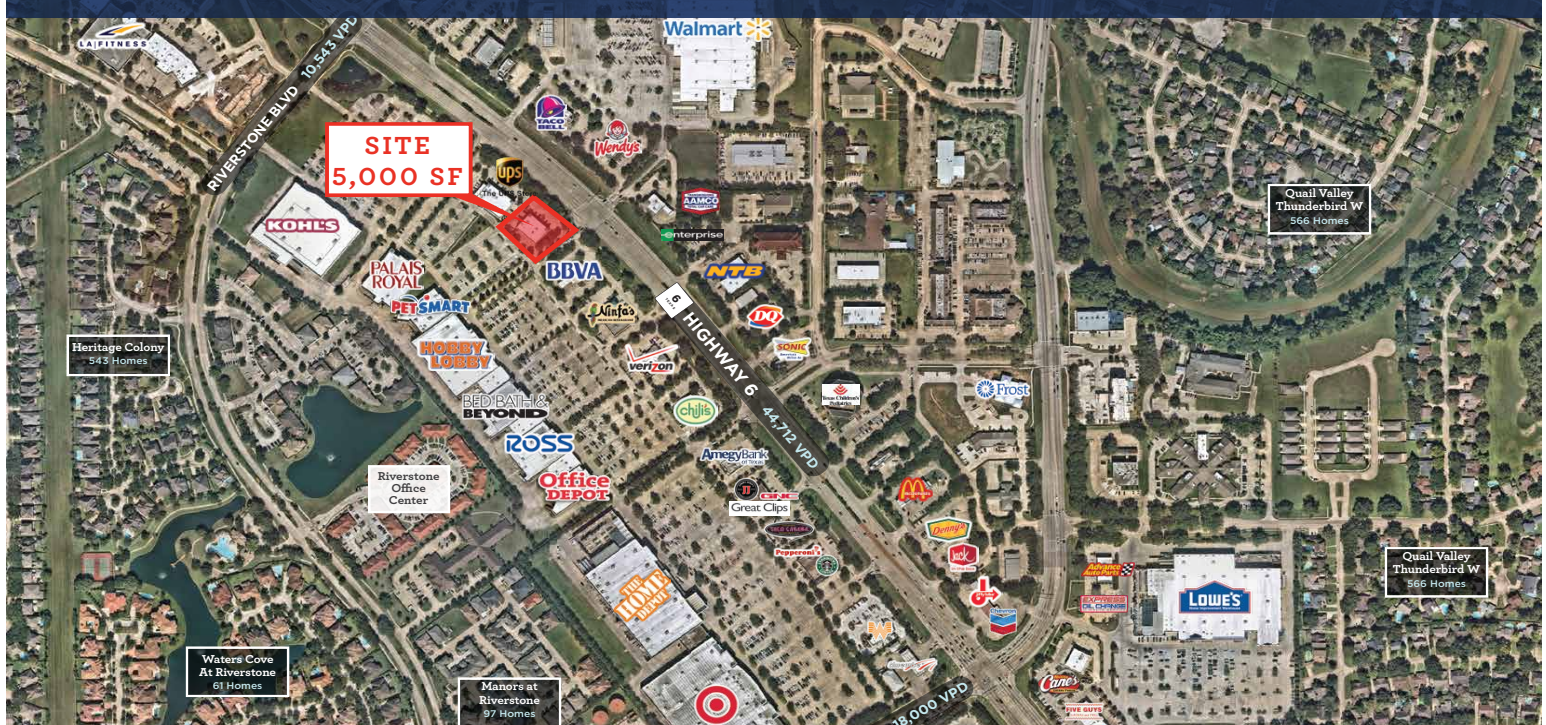




RIVERSTONE PLAZA

5,000 SF End-Cap Space Available

SEC of Highway 6 and Riverstone Blvd. | Missouri City, Texas



Bob Conwell | Andrew Alvis | 281.477.4300

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

Riverstone Plaza

SEC of Highway 6 and Riverstone Blvd. | Missouri City, Texas

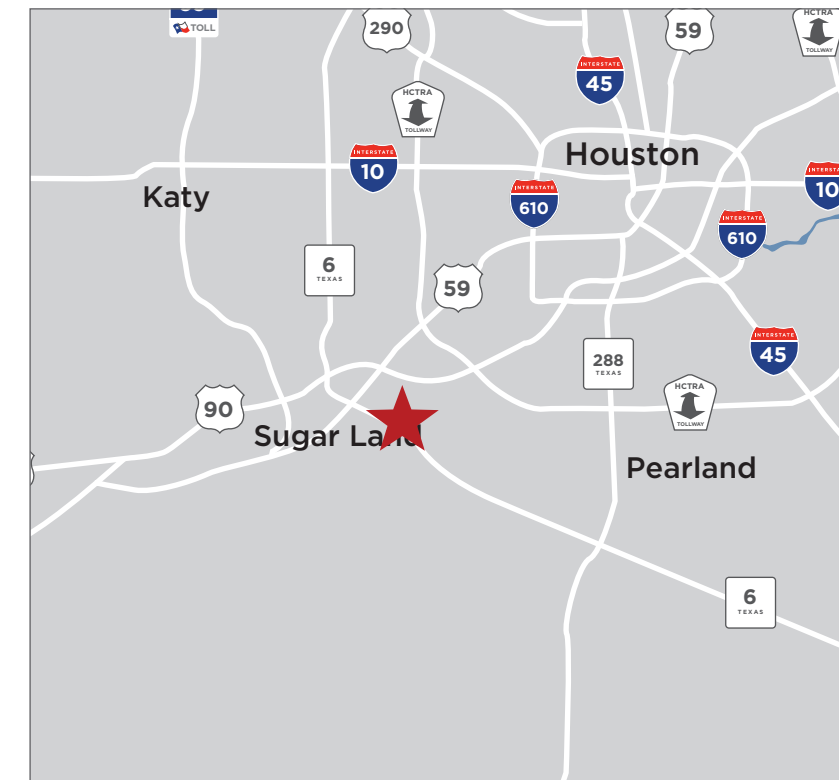


- 5,000 SF endcap space available at SEC of Highway 6 and Riverstone Blvd.
- Positioned in front of a power center anchored by Kohl's, Bed Bath & Beyond, Hobby Lobby, Ross Dress for Less, Home Depot, and Target
- Excellent visibility and frontage on Highway 6
- Located at the entrance of Riverstone, a 3,800-acre award-winning, master-planned community
- Fort Bend County ranks #1 as fastest growing large county in the nation since 2013 (census 2018)

Approximate Size: 5,000 SF for lease
School District: Fort Bend ISD
Frontage: Highway 6 Visibility

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Current Population | 13,558 | 108,839 | 204,717 |
| Current Households | 4,250 | 37,164 | 70,715 |
| Average Household Income | \$145,530 | \$129,546 | \$130,589 |
| Growth Since 2010 Census | 19.91% | 25.22% | 30.48% |

Source: USPS Postal Count, 12/19

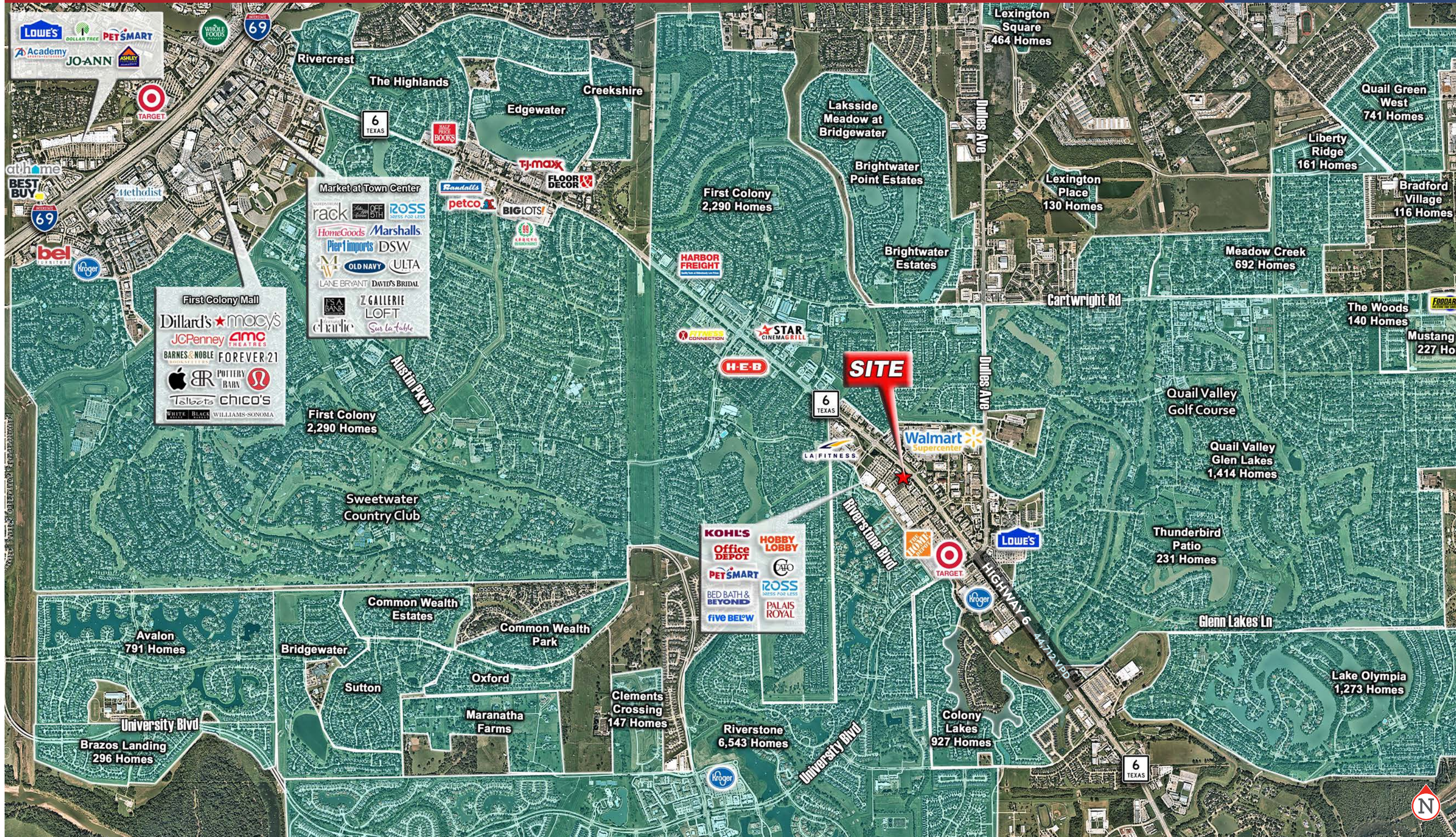


Bob Conwell
 281.477.4324
 bconwell@newquest.com

Andrew Alvis
 281.477.5038
 andrew.alvis@newquest.com

Riverstone Plaza

SEC of Highway 6 and Riverstone Blvd. | Missouri City, Texas



First Colony Mall

- Dillard's
- macy's
- JCPenney
- amc THEATRES
- BARNES & NOBLE
- FOREVER 21
- Apple
- EBR
- POTTERY BARN
- Talbots
- chico's
- WHITE BLACK
- WILLIAMS-SONOMA

Market at Town Center

- rack
- OFF 5TH
- ROSS
- HomeGoods
- Marshalls
- Pier 1 Imports
- DSW
- OLD NAVY
- ULTA
- LANE BRYANT
- DAVID'S BRIDAL
- Z GALLERIE
- LOFT
- charlie
- Sur la Table

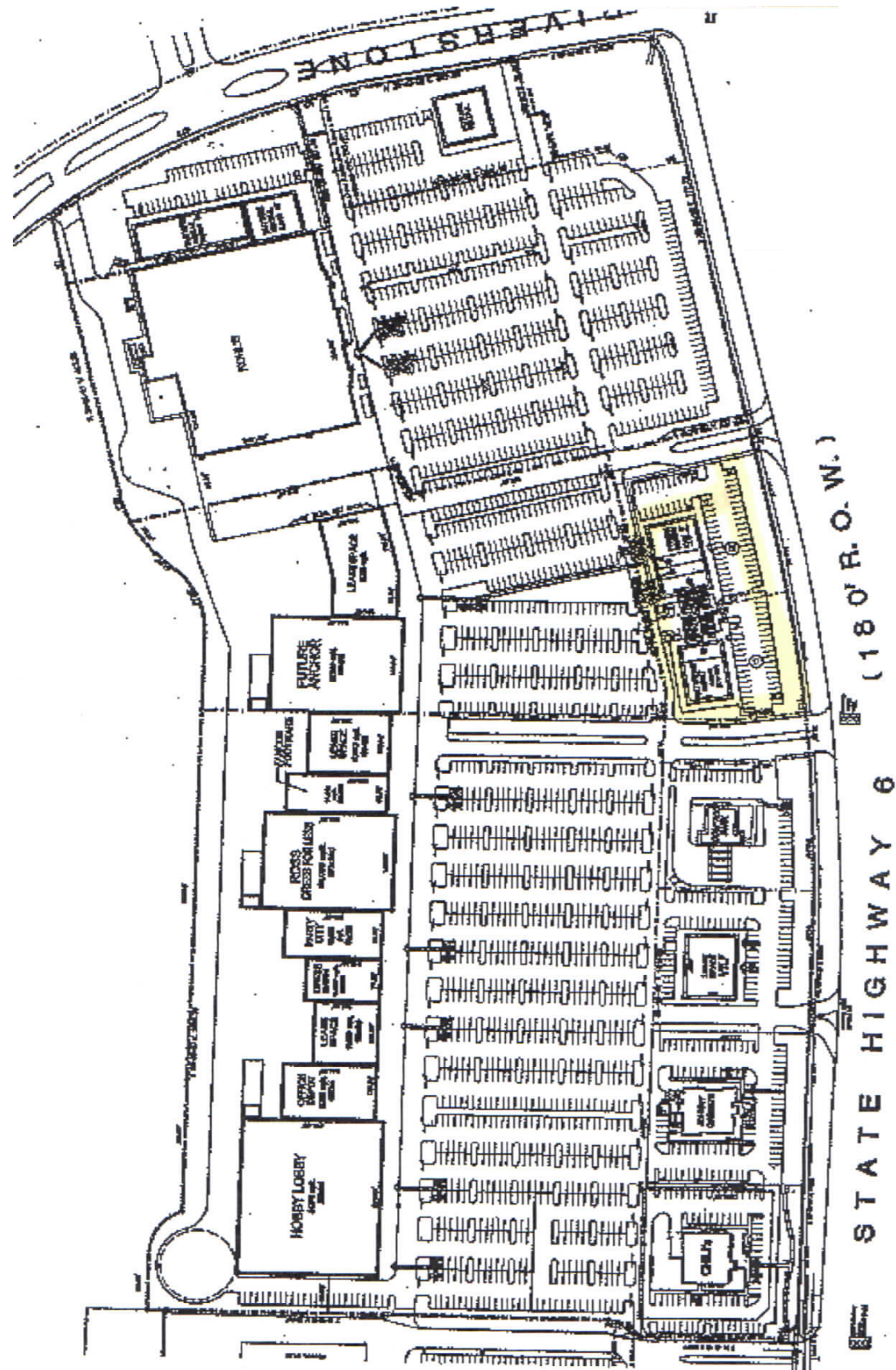
- KOHL'S
- Office DEPOT
- PET SMART
- BED BATH & BEYOND
- FIVE BEL'W
- HOBBY LOBBY
- CATO
- ROSS
- PALAIS ROYAL

Riverstone Plaza

SEC of Highway 6 and Riverstone Blvd. | Missouri City, Texas

WHO'S NEARBY

DEMOGRAPHICS



2010 Census, 2019 Estimates with Delivery Statistics as of 12/2019

| | 1 Mile | 3 Mile | 5 Mile |
|---|-----------|-----------|-----------|
| POSTAL COUNTS | | | |
| Current Households | 4,250 | 37,164 | 70,715 |
| Current Population | 13,558 | 108,839 | 204,717 |
| 2010 Census Average Persons per Household | 3.19 | 2.93 | 2.90 |
| 2010 Census Population | 11,313 | 87,173 | 157,425 |
| Population Growth 2010 to 2019 | 19.91% | 25.22% | 30.48% |
| CENSUS HOUSEHOLDS | | | |
| 1 Person Household | 11.48% | 15.75% | 17.68% |
| 2 Person Households | 28.36% | 30.72% | 30.10% |
| 3+ Person Households | 60.16% | 53.53% | 52.21% |
| Owner-Occupied Housing Units | 92.83% | 79.43% | 75.97% |
| Renter-Occupied Housing Units | 7.17% | 20.57% | 24.03% |
| RACE AND ETHNICITY | | | |
| 2019 Estimated White | 32.99% | 37.95% | 35.69% |
| 2019 Estimated Black or African American | 13.75% | 21.29% | 27.03% |
| 2019 Estimated Asian or Pacific Islander | 48.16% | 33.41% | 29.76% |
| 2019 Estimated Other Races | 4.77% | 7.05% | 7.24% |
| 2019 Estimated Hispanic | 9.66% | 16.59% | 16.87% |
| INCOME | | | |
| 2019 Estimated Average Household Income | \$145,530 | \$129,546 | \$130,589 |
| 2019 Estimated Median Household Income | \$129,645 | \$106,789 | \$104,722 |
| 2019 Estimated Per Capita Income | \$47,613 | \$43,971 | \$45,060 |
| EDUCATION (AGE 25+) | | | |
| 2019 Estimated High School Graduate | 11.00% | 14.40% | 15.34% |
| 2019 Estimated Bachelors Degree | 37.25% | 32.36% | 32.29% |
| 2019 Estimated Graduate Degree | 26.61% | 20.40% | 19.84% |
| AGE | | | |
| 2019 Median Age | 40.1 | 38.8 | 38.4 |





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. 01.27.20 AD