



WESTLAKE SHOPPING CENTER

NEC OF FRY ROAD & SAUMS ROAD | KATY, TEXAS

MOVE-IN READY 3,850 SF - DRY-CLEANER PLANT SPACE AVAILABLE



PROJECT HIGHLIGHTS

Westlake Shopping Center

NEC OF FRY ROAD AND SAUMS ROAD | KATY, TEXAS

- 71,107 SF and 24 Hour Fitness anchored development with direct visibility from N. Fry Rd.
- Close to NEW retail and restaurant DEVELOPMENTS on Grand Parkway
- Located 1 mile north of I-10 (KATY FREEWAY) and under 5 miles from Katy Grand **METRO**
- high visibility and TRAFFIC COUNTS on Fry Road which is a 5 lane thoroughfare

Space Available:

- 3,850 SF
- 2,367 SF
- Pad Site Available



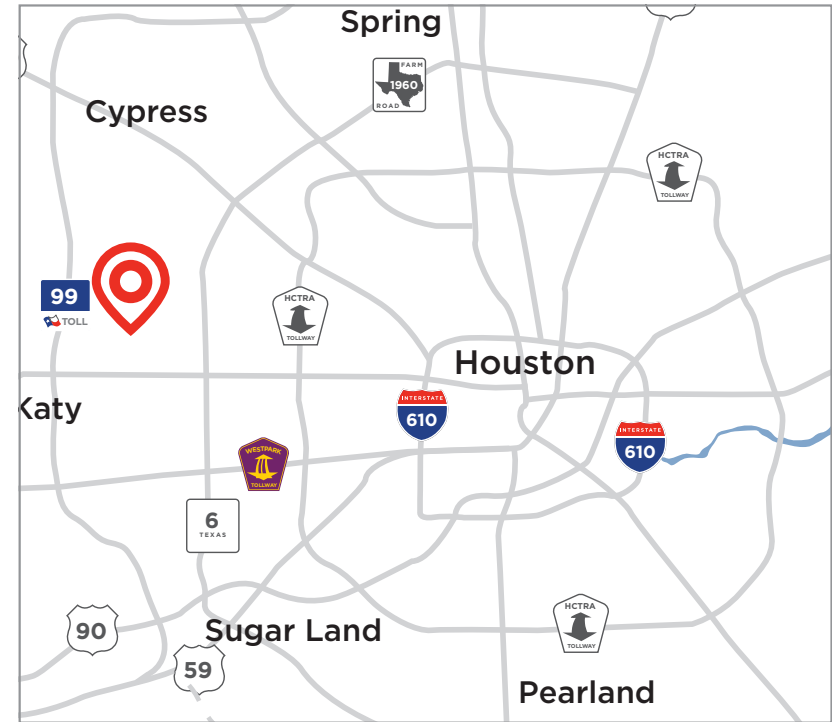
281,540 POPULATION
within 5 miles



32% POPULATION GROWTH
within 5 miles

KEVIN SIMS
281.477.4366
ksims@newquest.com

BRETT STRAKE
281.477.4388
bstrake@newquest.com



MAJOR AREA RETAILERS





SITE PLAN



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	158,508	3.63	43,269	249	5.75	27.33
TRACT 2'	119,144	2.74	26,469	155	5.44	23.89
TOTAL	277,652	6.37	71,738	404	5.63	25.86

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 siting, 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: SP74 DATE: 05.03.16

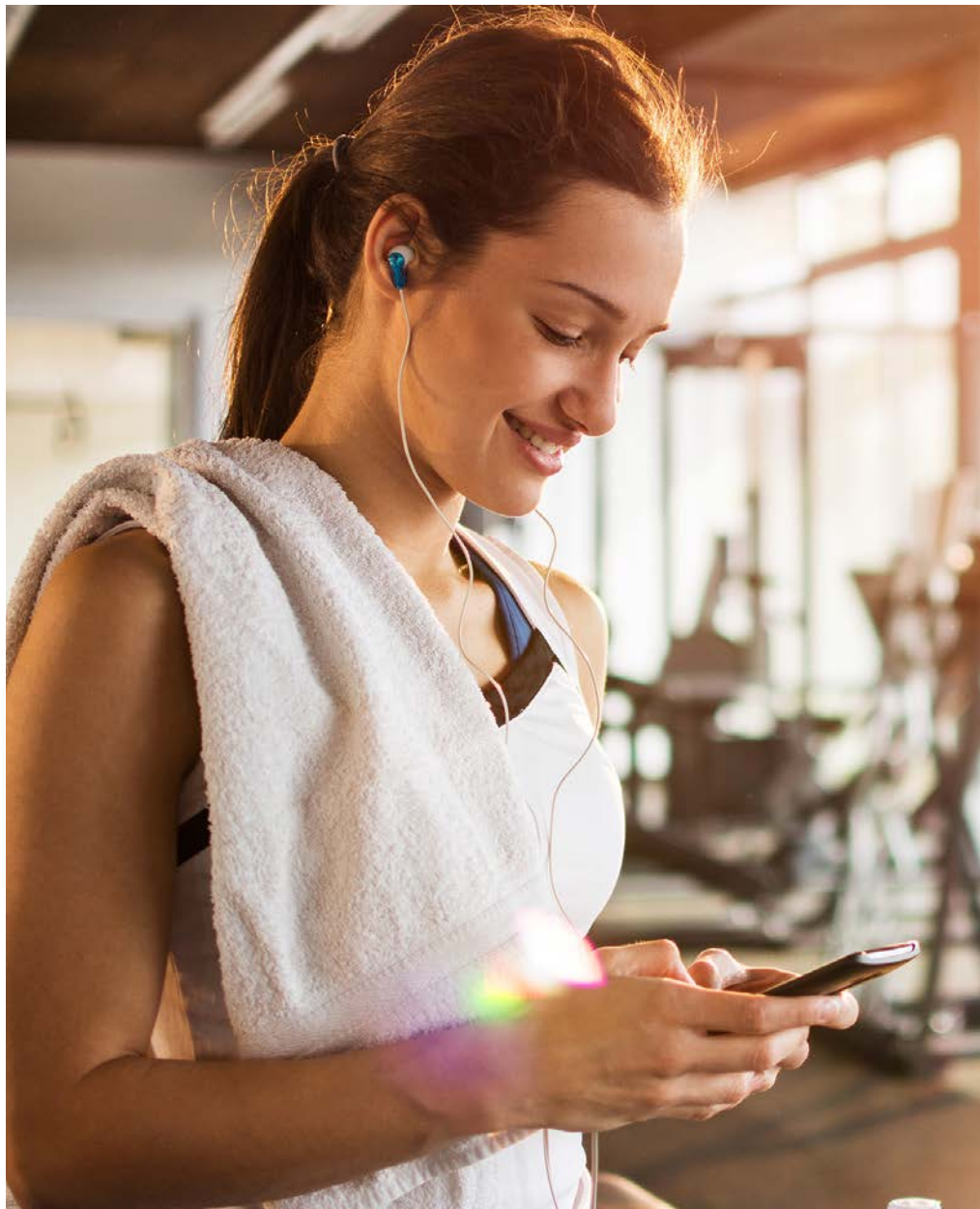
RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
A	ADVANCE AMERICA	1,600 S.F.
B	LITTLE CAESARS	1,520 S.F.
C	CANDY SHACK TACQUES	1,600 S.F.
D	EMERGE	3,094 S.F.
E	TRIPLE FINANCIAL SERVICES	1,158 S.F.
F	AVAILABLE	2,367 S.F.
G	24 HOUR FITNESS	31,126 S.F.
H	AVAILABLE	497 S.F.
TOTAL		42,952 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
J	BEAUTIFUL BRIDGE BEAUTY SUPPLY	1,865 S.F.
J	TEXAS LIGHTING & MORE	1,385 S.F.
I	JUSTICE BOYS	1,400 S.F.
K	ALDI'S SALONS & SPA	1,175 S.F.
L	CHIANG'S SPECIALTY CLINIC	2,461 S.F.
M	SUBWAY	2,277 S.F.
N	WATER TREE KATY	1,050 S.F.
O	AVAILABLE	3,850 S.F.
P	NOVA BY HELLEN	1,050 S.F.
Q	STATE FARM	1,055 S.F.
R	PUMP NUTRITION	2,030 S.F.
S	CANDY SHACK HALL	8,750 S.F.
TOTAL		28,528 S.F.

AVAILABLE

DEMOGRAPHICS

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



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	21,480	43,732	90,613
Current Population	66,510	132,258	281,540
2010 Census Population	56,582	106,073	213,148
Population Growth 2010 to 2020	17.79%	24.84%	32.24%
2020 Median Age	32.0	33.5	33.4

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$92,246	\$95,521	\$95,423
Median Household Income	\$74,328	\$78,357	\$80,005
Per Capita Income	\$31,168	\$32,813	\$32,222

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	56.48%	60.38%	61.03%
Black or African American	15.73%	13.96%	13.91%
Asian or Pacific Islander	9.13%	8.83%	9.21%
Hispanic	41.99%	38.13%	36.66%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	18.12%	17.79%	16.41%
2 Person Households	25.53%	27.41%	26.63%
3+ Person Households	56.35%	54.81%	56.96%
Owner-Occupied Housing Units	65.26%	70.04%	73.33%
Renter-Occupied Housing Units	34.74%	29.96%	26.67%

TEXAS OVERVIEW

49

FORTUNE 500
COMPANIES
CALL TEXAS HOME



RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



POPULATION
28,995,881



2ND FASTEST
GROWING ECONOMY
IN THE U.S.A.



#1 STATE IN
AMERICA
TO START A BUSINESS



#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2020



TOP STATE FOR
JOB GROWTH
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS
11TH YEAR IN A ROW



NO STATE
INCOME TAX



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
#4 Fastest-growing city in the nation
Leads the country in employment and
population growth | 2020
Fastest-growing, among the 20 largest
U.S. cities | 2000-2016

DALLAS

#6 Fastest-growing housing market | 2020
21 Fortune 500 companies
300 Corporate headquarters
8,300 Californians move in area yearly

HOUSTON

#2 Fastest-growing housing market | 2018
#7 Top 2 business-friendly city

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the
3rd year in a row | 2020
Amazon creating 1,000 new jobs
in Pflugerville | 2020
Tesla building a \$1.1B, 2,000-acre factory
(5,000 workers)

SAN ANTONIO

#2 Fastest-growing city in the nation
#4 Best places to live in Texas | 2020
#34 Best places to live in America



WHY TEXAS



ECONOMIC POWERHOUSE

RANKED **10TH LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



NATION'S #1 EXPORTER

EXPORTED **\$330 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION



HOME TO WORLD-LEADING COMPANIES

49 FORTUNE 500 COMPANIES, INCLUDING: EXXONMOBIL, AT&T, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



2ND LARGEST WORKFORCE IN AMERICA

14+ MILLION WORKERS



WORLD-CLASS AIRPORTS

380 AIRPORTS SERVE TEXAS TRAVELERS



TOP-NOTCH SCHOOLS

37 PUBLIC UNIVERSITIES AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019

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 08.12.20 ct