

\$4,500,000.00

6.00% Cap Rate

Parkway Shops - Offering Memorandum

NWC of SH 249 & ALICE ROAD | TOMBALL, TEXAS

- Brand New Long-Term Medical Anchor Lease
- 100% Leased
- 90% Leased to National or Credit Tenants



Presented by Brad Elmore and Austen Baldrige | 281.477.4300 | www.newquest.com



Investment Overview



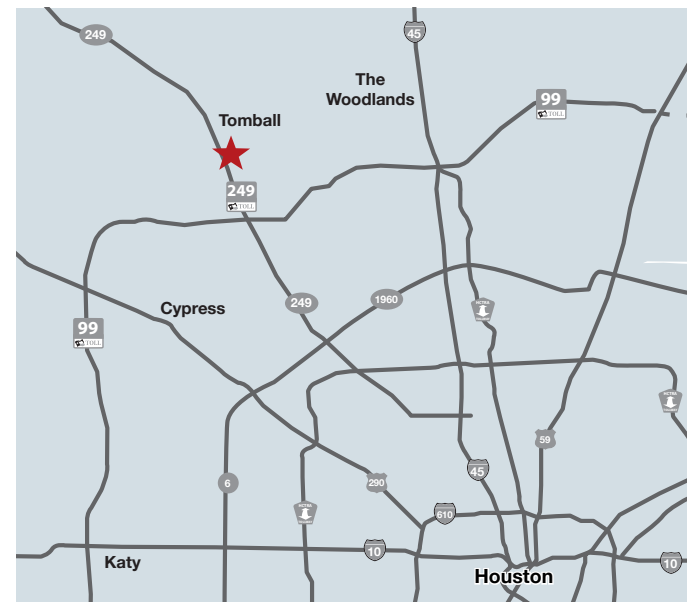
NewQuest Properties is pleased to present the opportunity to acquire a fully-leased, stabilized shopping center located at the signalized intersection of SH 249 and Alice Road in Tomball, Texas. Tomball is one of northwest Houston's fastest growing suburban markets, seeing 46% historic annual growth since 2010. The development is located on Alice Road, between the recently opened Tomball Tollway and the mature retail corridor of SH 249 Business Road, surrounded by established and future retail developments. National tenants at the intersection include Walmart, Hobby Lobby, Palais Royal, BigLots!, Planet Fitness, Wells Fargo and Sherwin Williams. Directly across Alice Road is a future grocery-anchored development, currently under construction. Parkway Shops sits less than two miles from the Grand Parkway, and ½ mile from Tomball Regional Medical Center.

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Investment Highlights

Price: \$4,500,000
First Year NOI: \$270,000
Cap Rate: 6.00%
Address: 13730 Alice Road
Tomball, Texas 77375
Year Built: 2005
Building Size: 14,000 SF
Lot Size: 2.19 acres
Tenants: Fresenius Medical Care
Hertz
Batteries Plus Bulbs
Happy Nails
Leasing: New long term lease with
bumps for Fresenius Medical Care.
Below market rents for Hertz and
Batteries Plus Bulbs.





Party City
BOOT BARN
PREMIERE CINEMAS

UPS
MOD
at&t
C'Reality
FIVE GUYS
Tutti Frutti
WELLS FARGO

TOMBALL REGIONAL
MEDICAL CENTER

STATE HIGHWAY 249

Hertz
FRENIUS
BatteriesPlus

SITE
Medical
Professional Bldg.

WELLS FARGO



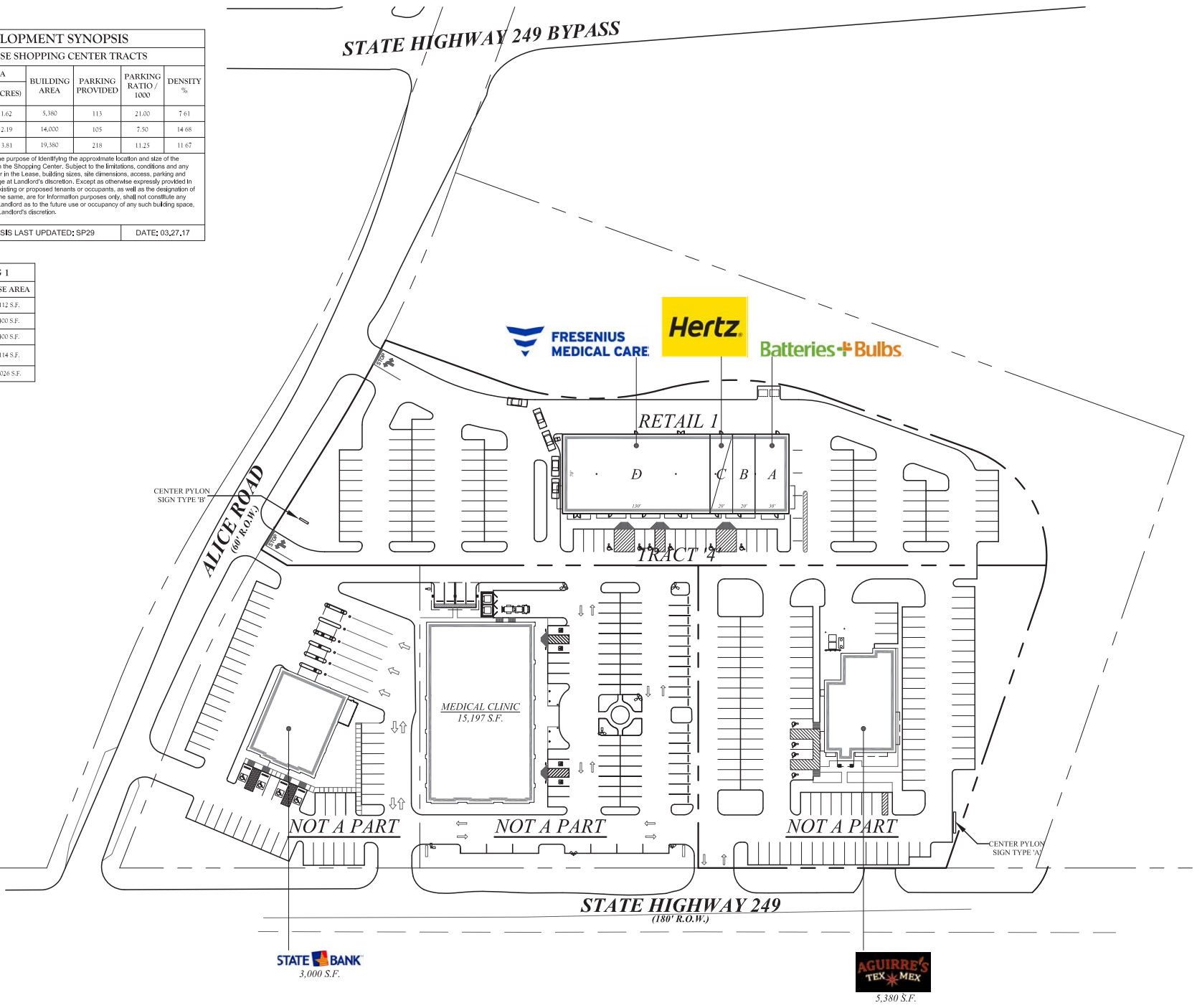
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 3	70,698	1.62	5,380	113	21.00	7.61
TRACT 4	95,366	2.19	14,000	105	7.50	14.68
TOTAL	166,064	3.81	19,380	218	11.25	11.67

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: SP29 DATE: 03.27.17

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
A	BATTERIES+BULBS	2,112 S.F.
B	HOUSTON NAILS	1,400 S.F.
C	HERTZ	1,400 S.F.
D	FRESENIUS MEDICAL CARE	9,114 S.F.
TOTAL		14,026 S.F.

 AVAILABLE



Tenants

Fresenius Medical Care

- Fresenius Medical Care is the world's largest integrated provider of products and services for individuals undergoing dialysis because of chronic kidney failure, a condition that affects more than 1.89 million people across the globe
- Operates a network of 2,716 dialysis clinics in North America, Europe, Latin America, Asia Pacific and Africa, and provides treatment to 210,191 patients worldwide
- Fresenius is also the world's leading provider of dialysis products such as hemodialysis machines, dialyzers and related disposable products
- Listed on the Frankfurt Stock Exchange (FME, FME3) and the NYSE (FMS, FMS/P)

Hertz

- The Hertz Corporation is a leading car rental company that operates 9,700 international corporate and franchise locations
- The second largest US car rental company by sales, locations and fleet size
- A Fortune 500 company, Hertz operates in 150 countries
- Listed on the NYSE (HTZ)

Batteries Plus Bulbs

- The nation's largest and fastest growing battery, light bulb and smartphone/tablet repair franchise
- Offers products and services via retail storefront and bulk corporate accounts
- Tenant is a strong operator, who owns six McDonald's restaurants and three Batteries Plus Bulbs franchises
- Operating over 700 corporate and franchise units in the United States

Happy Nails

- A full service nail salon offering personal care in a relaxing and professional environment
- Long-term tenant and operator since 2005



Houston Quick Facts

POPULATION

- City of Houston: 2,119,831 with a forecasted growth of 140,000 per year
- Houston MSA: 6,117,035 (9 counties), with a projection of 7.2+ million by 2018

US COMPARISON

- 4th largest city
- 3rd largest county (Harris)
- 5th largest MSA

ECONOMY

- 480.6 billion nominal gross area product for the Houston MSA
- If it were ranked as a country, Houston would rank as the world's 24th largest economy, just behind Norway.
- The Houston MSA added 491,500 jobs from 2010 to 2015

INCOME

- Per capital personal income (PCPI) of \$47,682 (17% above national average)
- PCPI increased by 5.9% in the Houston MSA, compared to 4.4% nationally in 2010

EMPLOYMENT (NON-FARM)

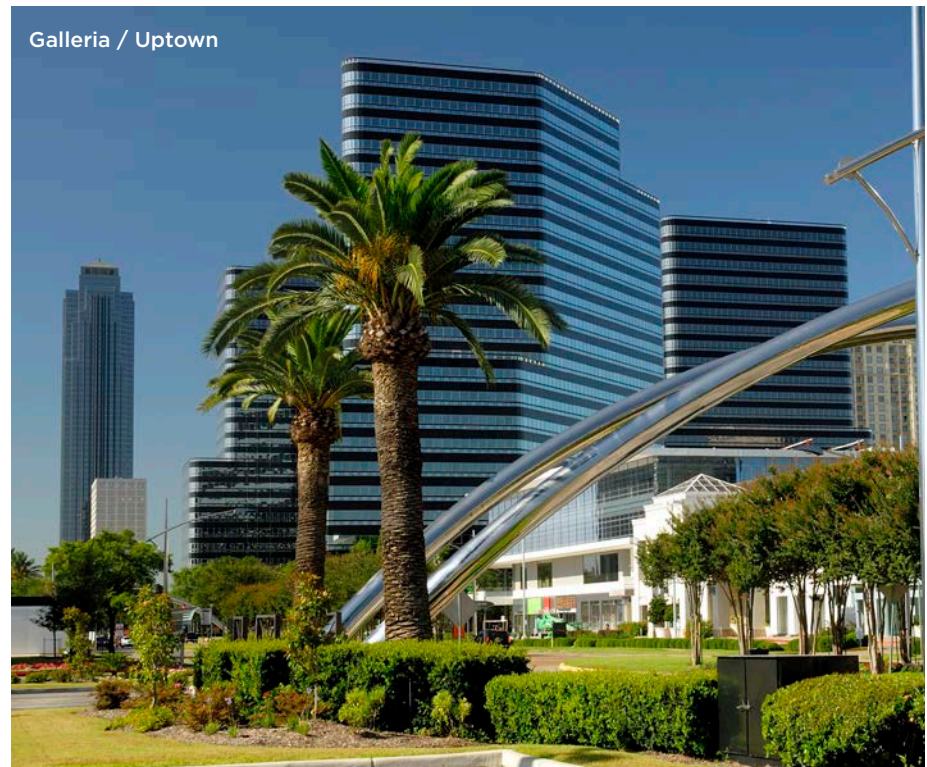
- Total employment for the Houston MSA was 3,015,800 in 2015, a record for the region.
- Unemployment is significantly lower in the Houston MSA than the rest of the nation: 4.6% versus a national average of 5.6%

HOUSING

- Single family home closings were 73,724 in 2015 (the second-best year on record for home sales.)
- Metrostudy forecasts 25,000 new home starts in 2016

COST OF LIVING

- Houston's cost of living is 5.8% below the national average
- Houston's housing costs are 11.6% below average, and 37.3% below average for large metro areas



CORPORATE ECONOMY

- Ranked 3rd in the nation among US metro areas for the number of Forbes Fortune 500 company headquarters
- Home to 25 of the Fortune 500, 7 of the Fortune Global 500, and 25 of Forbes Global 2000 companies

THE TEXAS MEDICAL CENTER

- World's largest medical complex, home to many of the world's leading institutions
- Encompasses 45.8 million SF, employs 106,000 people, and over 7.2 million annual patient visits

THE PORT OF HOUSTON & HOUSTON SHIP CHANNEL

- Nationally ranked 1st in foreign tonnage, 1st in import tonnage, and 2nd in overall tonnage for over 17 consecutive years
- Contributes to over 1,026,820 jobs throughout Texas
- Home to the largest petrochemical complex in the U.S. (second largest in the world)



Texas Medical Center

Largest Houston Area Employers

Company	Employees
Memorial Hermann Health System	19,500
The University of Texas MD Anderson	19,290
United Airlines	17,000
Exxon Mobil Corporation	13,191
Shell Oil Company	13,000
Houston Methodist	13,000
Kroger Company	12,000
National Oilwell Varco	10,000
Schlumberger Limited	10,000
BP America, Inc.	9,537
UTMB Health	9,318
Baylor College of Medicine	9,232
Chevron	9,000
HP	9,000
ARAMARK Corp.	8,500
Pappas Restaurants, Inc.	8,000
HCA	7,855
Macy's	7,000
AT&T	6,900
The Dow Chemical Company, Freeport	6,100
Baker Hughes Incorporated	6,000
H.E.B.	6,000
St. Luke's Episcopal Health System	6,000
Texas Children's Hospital	6,000
Jacobs	5,800
Halliburton	5,748
Fiesta Mart, Inc.	5,500
Archdiocese of Galveston-Houston	5,220
KBR	5,089
LyondellBasell Industries	5,080
CenterPoint Energy	5,000
JPMorgan Chase	5,000

Note: Ranked by number of employees. The list does not include casual dining establishments, municipalities, school districts, community colleges, public universities (except UTMB Health and The University of Texas MD Anderson) and governmental agencies.

Source: Greater Houston Partnership Database, July 2013

Disclaimer

Prospective purchasers are hereby advised the Owners (“Owner”) of the Property are soliciting offers through NewQuest Properties (“NewQuest”), which may be accepted or rejected by the Owners at the Owners’ sole discretion.

Any solicitation of an offer for the Property offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Property from consideration at any time prior to final execution of a Purchase Agreement.

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Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser’s sole and exclusive rights against the Owners, with respect to this prospective transaction, the Property, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, NewQuest, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder’s fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.



Please Submit Offers to

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