



NEW FOREST TOWN CENTER

Approx. 500,000 SF Multi-Anchored Development

SWC of Beltway 8 & Highway 90 | Houston, Texas



Dean Lane | Ashley Strickland | 281.477.4300

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

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East Houston Corporate HQ & Employee Growth

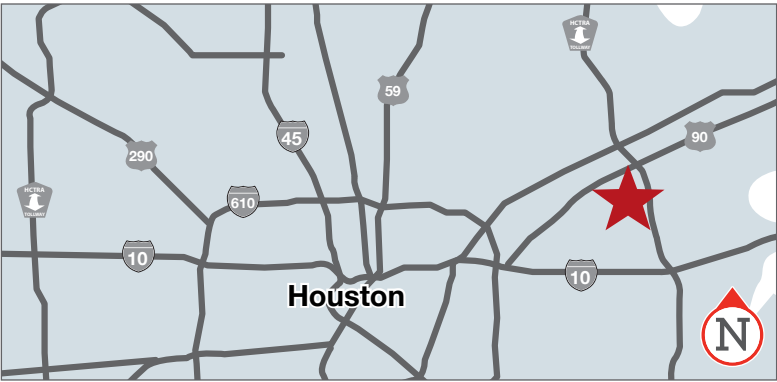
- Generation Park – HQ to Fortune 500 FMC Technologies – 12,000 employees
- ChevronPhillips – \$6 Billion plant
- \$50 Billion in petrochemical construction underway

Housing Growth and Population (3 miles)

- 24,394 current households 2,074 future single family lots – 520 home starts
- 476 new apartment units
- 78,796 current population

Housing Growth and Population (5 miles)

- 54,251 households
- 180,733 current population



The Beltway 8 & Wallisville Road intersection has added over 700,000 SF to the trade area with strong retail sales from several national retail chains. Trade Area consists of over 247,000 current population and over 75,000 households. Local residential developments such as Sonoma Ranch and New Forest Crossing have contributed to a 25.45% population increase since the 2010 census and will continue to drive area growth throughout the future.

Development:

A proposed 500,000 SF regional shopping center

Land Size:

132 Acres

Frontage:

The property has over **1 mile of frontage on Beltway 8** and on Highway 90, and 1,100 feet of frontage on Uvalde.

Traffic Counts:

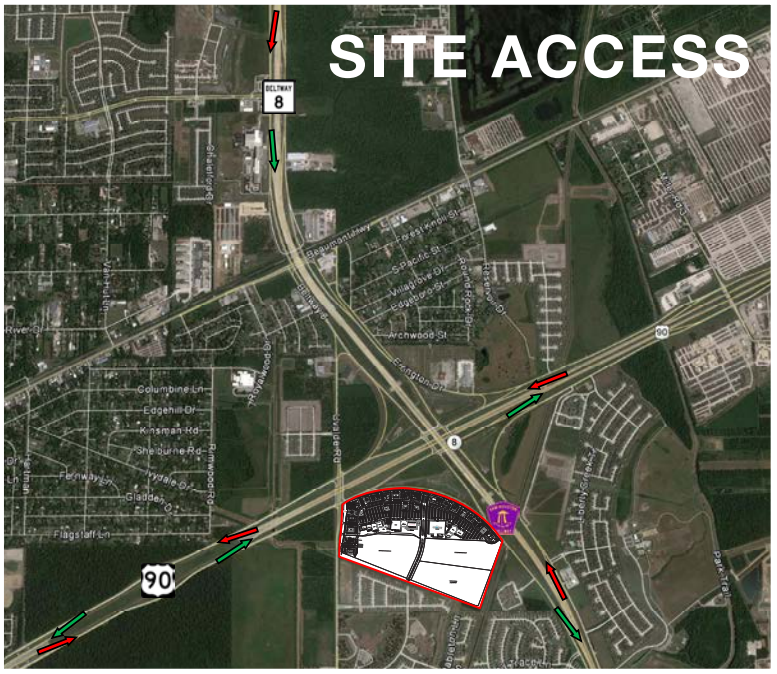
180,269 cars per day on Beltway 8
57,248 cars per day on Highway 90
Source: TXDOT 2017

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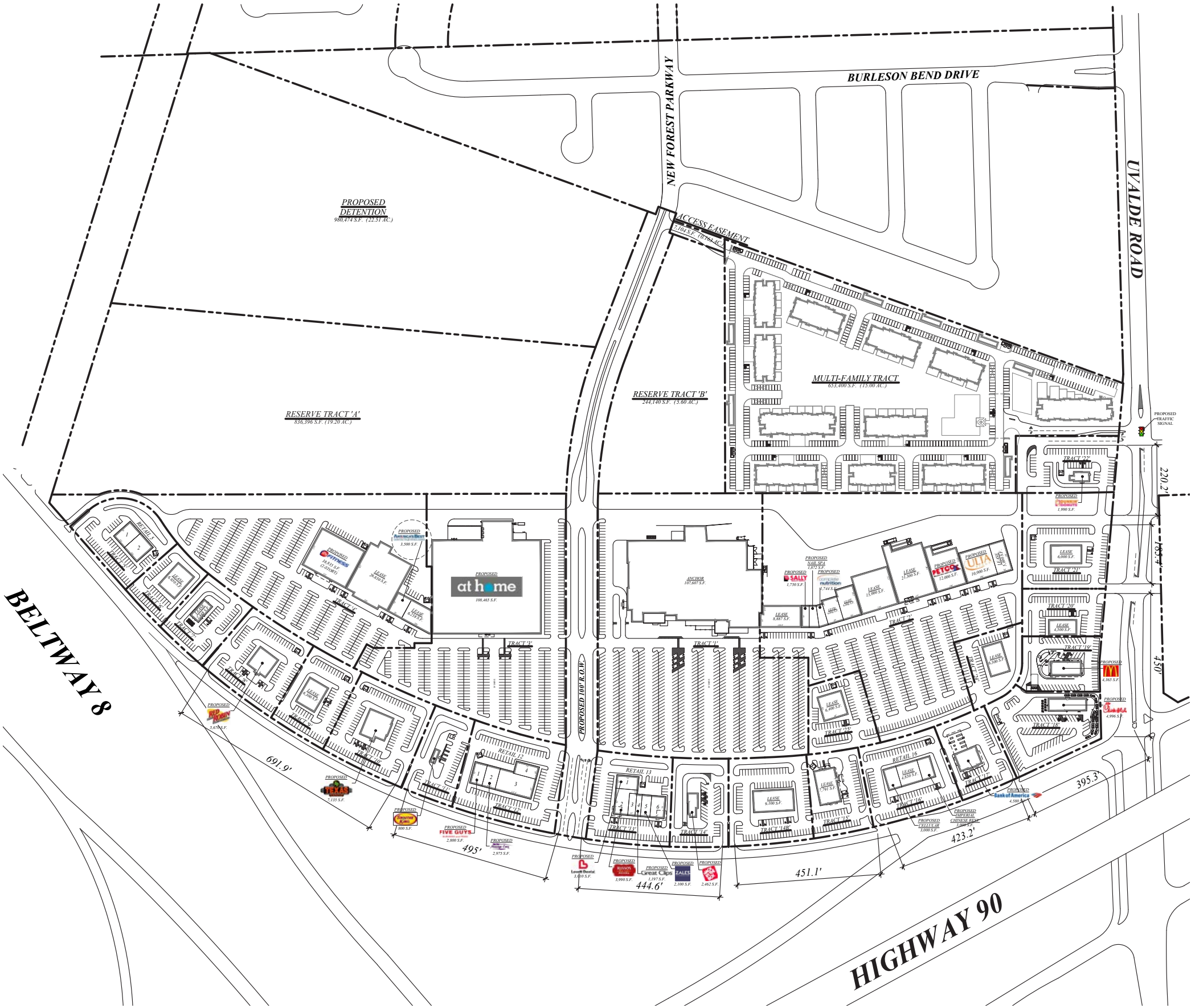
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	471,740	10.83	107,607	621	5.77	22.81
TRACT '2'	488,486	11.21	87,753	447	5.09	17.96
TRACT '3'	342,168	7.86	108,465	434	4.00	31.70
TRACT '4'	343,410	7.88	75,243	388	5.16	21.91
TRACT '5'	54,718	1.26	7,700	51	6.62	14.07
TRACT '6'	32,560	0.75	6,650	35	5.26	20.42
TRACT '7'	41,798	0.96	2,488	35	14.07	5.95
TRACT '8'	62,875	1.44	5,670	79	13.93	9.02
TRACT '9'	48,640	1.12	6,300	61	9.68	12.95
TRACT '10'	73,108	1.68	7,135	99	13.88	9.76
TRACT '11'	42,415	0.97	800	34	42.50	1.89
TRACT '12'	88,374	2.03	16,625	112	6.74	18.81
TRACT '13'	70,532	1.62	15,050	82	5.45	21.34
TRACT '14'	50,250	1.15	2,462	34	13.81	4.90
TRACT '14B'	69,677	1.60	9,100	92	10.11	13.06
TRACT '15'	46,020	1.06	7,791	51	6.55	16.93
TRACT '16'	67,831	1.56	10,850	78	7.19	16.00
TRACT '17'	44,001	1.01	4,580	35	7.64	10.41
TRACT '18'	70,224	1.61	4,996	63	12.61	7.11
TRACT '19'	43,174	0.99	4,365	48	11.00	10.11
TRACT '20'	38,288	0.88	4,500	55	12.22	11.75
TRACT '21'	83,005	1.91	6,000	65	10.83	7.23
TRACT '22'	56,477	1.30	1,990	55	27.64	3.52
TRACT '24'	39,345	0.90	6,500	38	5.85	16.52
TRACT '25'	44,739	1.03	6,400	65	10.16	14.31
SUBTOTAL	2,813,856	64.60	517,020	3,157	6.11	18.37
RESERVE TRACT 'A'	836,396	19.20				
RESERVE TRACT 'B'	244,140	5.60				
RESERVE TRACT 'C'	653,400	15.00				
DETENTION	980,474	22.51				
ACCESS EASEMENT	7,104	0.16				
PUBLIC R.O.W.	200,094	4.59				
SUBTOTAL	2,921,608	67.07				
TOTAL	5,735,465	131.67				
DEVELOPMENT SYNOPSIS LAST UPDATED: SP58 DATE: 01.22.19						

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	PROPOSED SALLY BEAUTY SUPPLY	1,750 S.F.
2	PROPOSED NAIL SPA	1,872 S.F.
3	PROPOSED COMPLETE NUTRITION	1,744 S.F.
4	AVAILABLE	12,600 S.F.
TOTAL		17,966 S.F.

RETAIL BUILDING 12		
NO.	NAME	LEASE AREA
1	PROPOSED FIVE GUYS BURGERS	2,800 S.F.
2	PROPOSED MASSAGE ENVY	2,975 S.F.
3	AVAILABLE	7,850 S.F.
4	PROPOSED NIGHT LIGHT PEDIATRICS	3,000 S.F.
TOTAL		16,625 S.F.

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	AVAILABLE	3,500 S.F.
2	AVAILABLE	4,200 S.F.
TOTAL		7,700 S.F.

RETAIL BUILDING 13		
NO.	NAME	LEASE AREA
1	PROPOSED LOVETT DENTAL	3,010 S.F.
2	PROPOSED RUSSO NEW YORK PIZZERIA	3,990 S.F.
3	PROPOSED AMAZING LASH	1,603 S.F.
4	PROPOSED GREAT CLIPS	1,197 S.F.
5	PROPOSED ZALES JEWELRY	2,100 S.F.
6	PROPOSED EAST CASUAL REST.	3,150 S.F.
TOTAL		15,050 S.F.



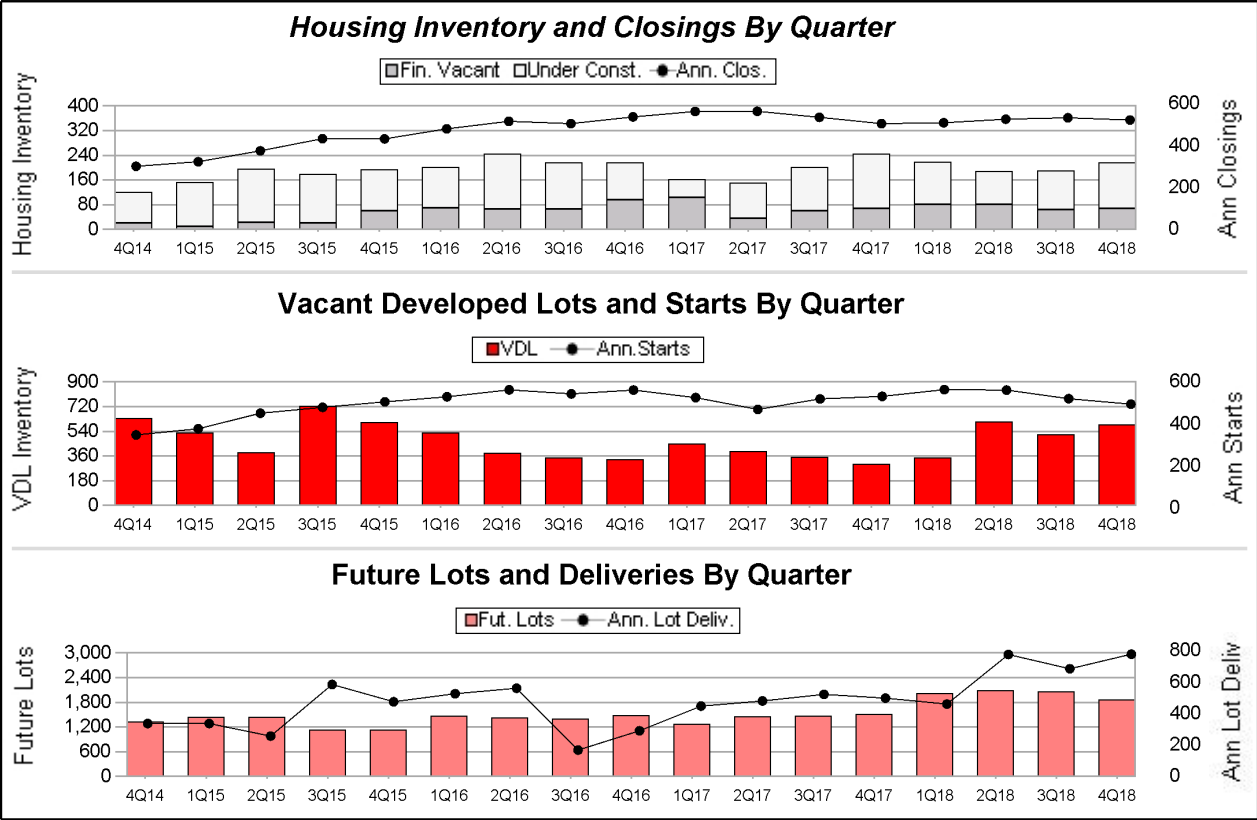
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Historical Housing Activity Summary
New Forest 3 Mile

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q14	107	301	8	21	100	129	5.1	93	348	637	22.0	1,333	336
1Q15	76	323	7	11	141	159	5.9	106	377	531	16.9	1,437	336
2Q15	100	375	11	24	172	207	6.6	148	451	384	10.2	1,436	256
3Q15	150	433	9	21	159	189	5.2	132	479	726	18.2	1,127	585
4Q15	106	432	7	61	134	202	5.6	119	505	607	14.4	1,126	475
1Q16	124	480	7	71	130	208	5.2	130	529	528	12.0	1,468	526
2Q16	136	516	9	67	177	253	5.9	181	562	383	8.2	1,431	561
3Q16	139	505	10	67	150	227	5.4	113	543	350	7.7	1,393	167
4Q16	138	537	9	96	121	226	5.1	137	561	336	7.2	1,486	290
1Q17	150	563	7	104	59	170	3.6	94	525	450	10.3	1,278	447
2Q17	137	564	8	37	113	158	3.4	125	469	394	10.1	1,456	480
3Q17	110	535	9	61	141	211	4.7	163	519	353	8.2	1,469	522
4Q17	108	505	7	68	177	252	6.0	149	531	303	6.8	1,513	498
1Q18	154	509	5	82	137	224	5.3	126	563	347	7.4	2,023	460
2Q18	154	526	5	81	107	193	4.4	123	561	609	13.0	2,089	776
3Q18	117	533	7	65	126	198	4.5	122	520	518	12.0	2,058	685
4Q18	97	522	7	69	148	224	5.1	123	494	587	14.3	1,866	778



2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

	3 Miles	5 Miles	7 Miles
POSTAL COUNTS			
Current Households	26,585	53,897	75,714
Current Population	86,538	179,981	250,520
2010 Census Average Persons per Household	3.26	3.34	3.31
2010 Census Population	70,963	144,681	199,748
Population Growth 2010 to 2018	22.15%	24.89%	26.05%
CENSUS HOUSEHOLDS			
1 Person Household	16.74%	17.16%	17.75%
2 Person Households	23.71%	22.55%	23.02%
3+ Person Households	59.55%	60.29%	59.23%
Owner-Occupied Housing Units	67.27%	61.10%	63.06%
Renter-Occupied Housing Units	32.73%	38.90%	36.94%
RACE AND ETHNICITY			
2018 Estimated White	48.13%	50.45%	49.30%
2018 Estimated Black or African American	26.98%	22.34%	24.88%
2018 Estimated Asian or Pacific Islander	3.35%	2.41%	2.09%
2018 Estimated Other Races	20.73%	23.80%	22.81%
2018 Estimated Hispanic	51.60%	58.12%	55.59%
INCOME			
2018 Estimated Average Household Income	\$68,862	\$62,442	\$63,880
2018 Estimated Median Household Income	\$59,371	\$53,224	\$53,278
2018 Estimated Per Capita Income	\$21,904	\$19,467	\$20,080
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	27.42%	28.79%	29.27%
2018 Estimated Bachelors Degree	12.22%	9.35%	9.52%
2018 Estimated Graduate Degree	5.68%	4.50%	4.66%
AGE			
2018 Median Age	31.1	30.4	31.3



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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 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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