

TEXAS HERITAGE MARKETPLACE

SEC OF I-10 & PEDERSON RD. | KATY, TEXAS



450,000+ SF REGIONAL GROCERY-ANCHORED POWER CENTER



STONE GATE
BUSINESS PARK

WEST TEN
BUSINESS PARK

RON HOOVER
RV & MARINE CENTERS
Holiday World

HAMILTON METALS

Young Ranch
900 Homes

SITE

PEDERSON RD. (FUTURE TEXAS HERITAGE PKWY.)

CAMERON

PROJECT HIGHLIGHTS

Texas Heritage Marketplace SEC OF I-10 & PEDERSON RD. | KATY, TEXAS

- **450,000 SF** grocery-anchored **power center** with junior anchor and mixed-retail available
- **Strategically positioned** 4-5 miles west of existing power retail to capture growth of west Katy
- Ground breaking on this center **in 2020**, and **opening late 2021**
- Serves Cane Island, Cross Creek, Firethorne, Jordan Ranch, and other **master-planned communities**
- Over **12,000 platted lots** in development in trade area
- Sustained, **substantial residential growth** featuring **1,826 annual closings** and **1,769 annual starts in trade area**



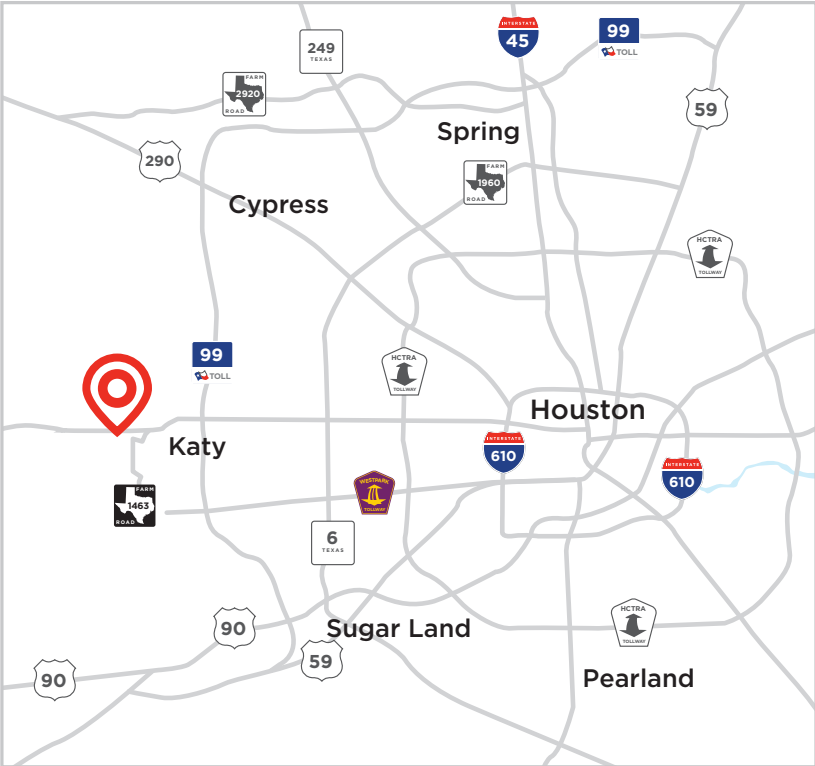
314% POPULATION GROWTH
from 2010 - 2019 within 3 miles



\$148K AVG HHI
within 3 miles



TRAFFIC COUNTS
74,842 VPD on I-10



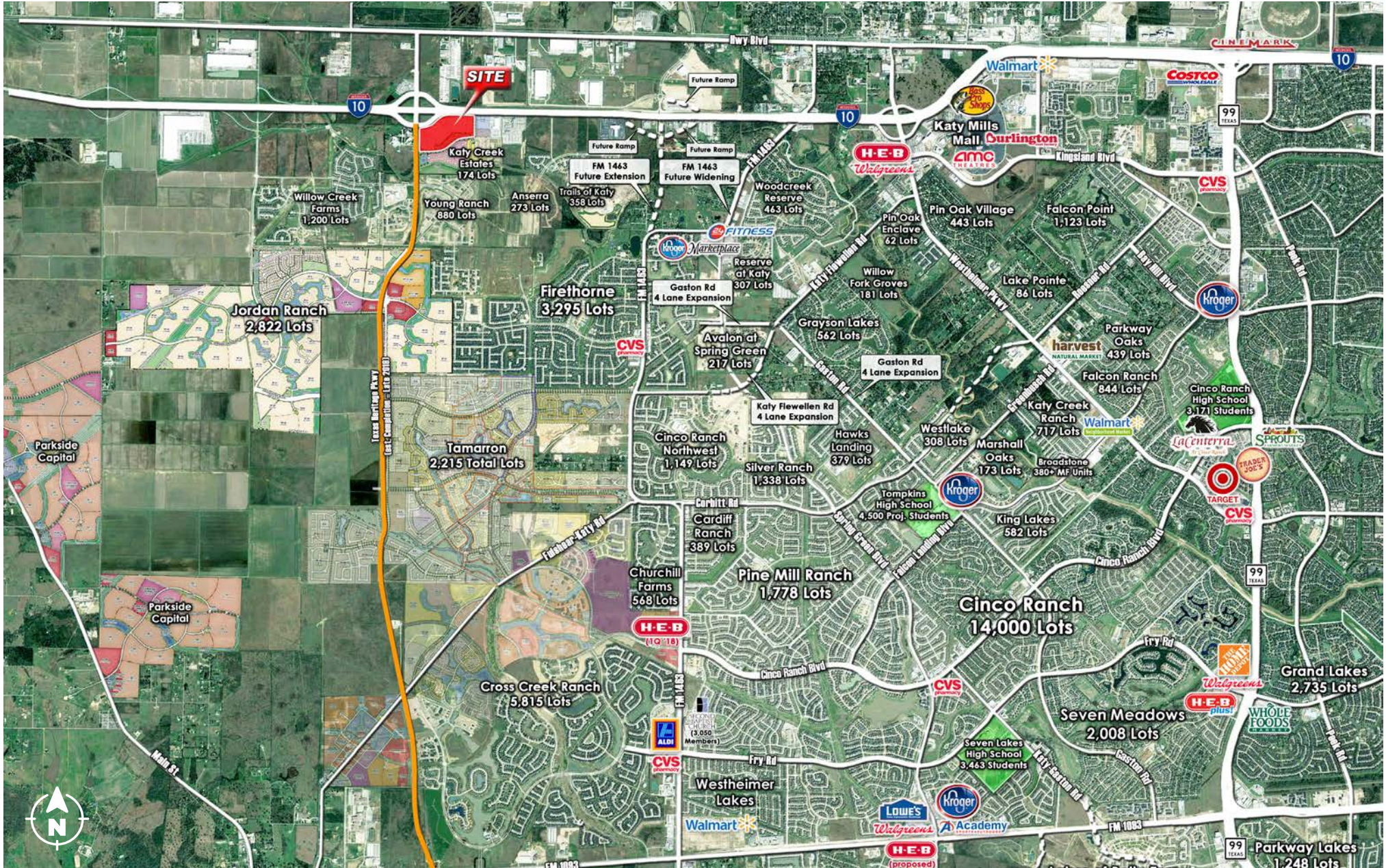
MAJOR AREA EMPLOYERS



BOB CONWELL
281.477.4324
bconwell@newquest.com

AUSTIN ALVIS
281.477.4335
aalvis@newquest.com







SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available Pad	70,356 SF
2	Proposed Whataburger	3,578 SF
3	Proposed Chick-fil-A	4,996 SF
4	Proposed Olive Garden	7,916 SF
5	Proposed Longhorn Steakhouse	5,700 SF
6	Available Pad	52,898 SF
7	Proposed Chili's	6,082 SF
8	Available Pad	50,217 SF
9	Available Pad	57,036 SF
10	Available Pad	55,184 SF
11	Available Pad	33,934 SF
12	Available Pad	34,446 SF
13	Available Pad	36,484 SF
14	Available Pad	46,946 SF
15	Future Lease - Two Story	24,000 SF
16	Future for Lease	16,619 SF
17	Future for Lease	8,400 SF
18	Proposed Grocery	101,132 SF
19	Future Lease	6,000 SF
20	Proposed Burlington	40,609 SF
21	Proposed Marshalls	22,000 SF
22	Future for Lease	21,705 SF
23	Future for Lease	2,000 SF
24	Proposed Retail	124,515 SF
25	Proposed Cinemark	53,700 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	3,076	6,935	29,475
Current Population	8,737	21,148	92,010
2010 Census Population	2,161	5,120	35,212
Population Growth 2010 to 2019	304.33%	313.56%	163.49%
2019 Median Age	35.4	35.2	34.5

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$137,866	\$148,464	\$141,617
Median Household Income	\$126,530	\$132,479	\$122,599
Per Capita Income	\$45,453	\$48,452	\$46,551

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	75.35%	73.82%	70.71%
Black or African American	7.68%	8.45%	10.11%
Asian or Pacific Islander	7.59%	9.00%	9.12%
Other Races	8.77%	8.17%	9.53%
Hispanic	22.60%	22.30%	26.17%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	11.71%	11.75%	13.86%
2 Person Households	31.04%	30.75%	28.53%
3+ Person Households	57.24%	57.50%	57.61%
Owner-Occupied Housing Units	91.24%	88.91%	79.80%
Renter-Occupied Housing Units	8.76%	11.09%	20.20%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND



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 01.02.20 cj