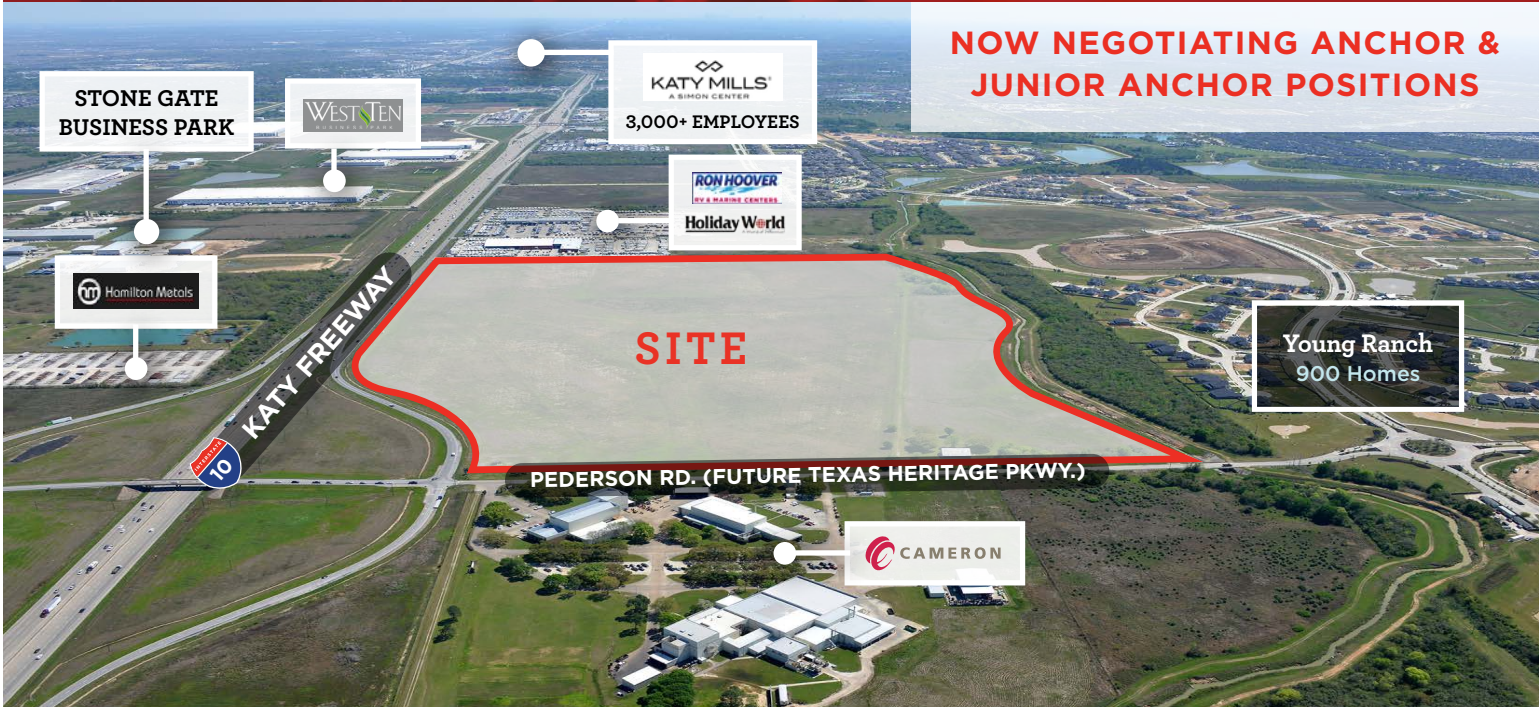




TEXAS HERITAGE MARKETPLACE

450,000+ SF Regional Grocery Anchored Power Center

SEC of I-10 & Pederson Rd. | Katy, Texas



NOW NEGOTIATING ANCHOR & JUNIOR ANCHOR POSITIONS

SITE

PEDERSON RD. (FUTURE TEXAS HERITAGE PKWY.)

Bob Conwell | Austin Alvis | 281.477.4300

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



★

**216%
HISTORIC
GROWTH**
FROM 2010 - 2018
*3 mile radius

\$136K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILE
TRADE AREA

**MASTER PLANNED
COMMUNITIES**

<i>Firethorne</i> 3,295 LOTS	CINCO RANCH® 14,000 LOTS	TAMARRON <small>A.D.R. Horton Community</small> 2,215 LOTS
WILLOW CREEK FARMS 1,200 LOTS	JORDAN RANCH <small>EST. 1936</small> 2,822 LOTS	CROSS CREEK RANCH 5,815 LOTS
		YOUNG RANCH 880 LOTS

MAJOR AREA EMPLOYERS

87,174
CURRENT
POPULATION
WITHIN 5 MI



**TEXAS HERITAGE
MARKETPLACE**

**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**

Up to **450,000 SF** of mixed use retail

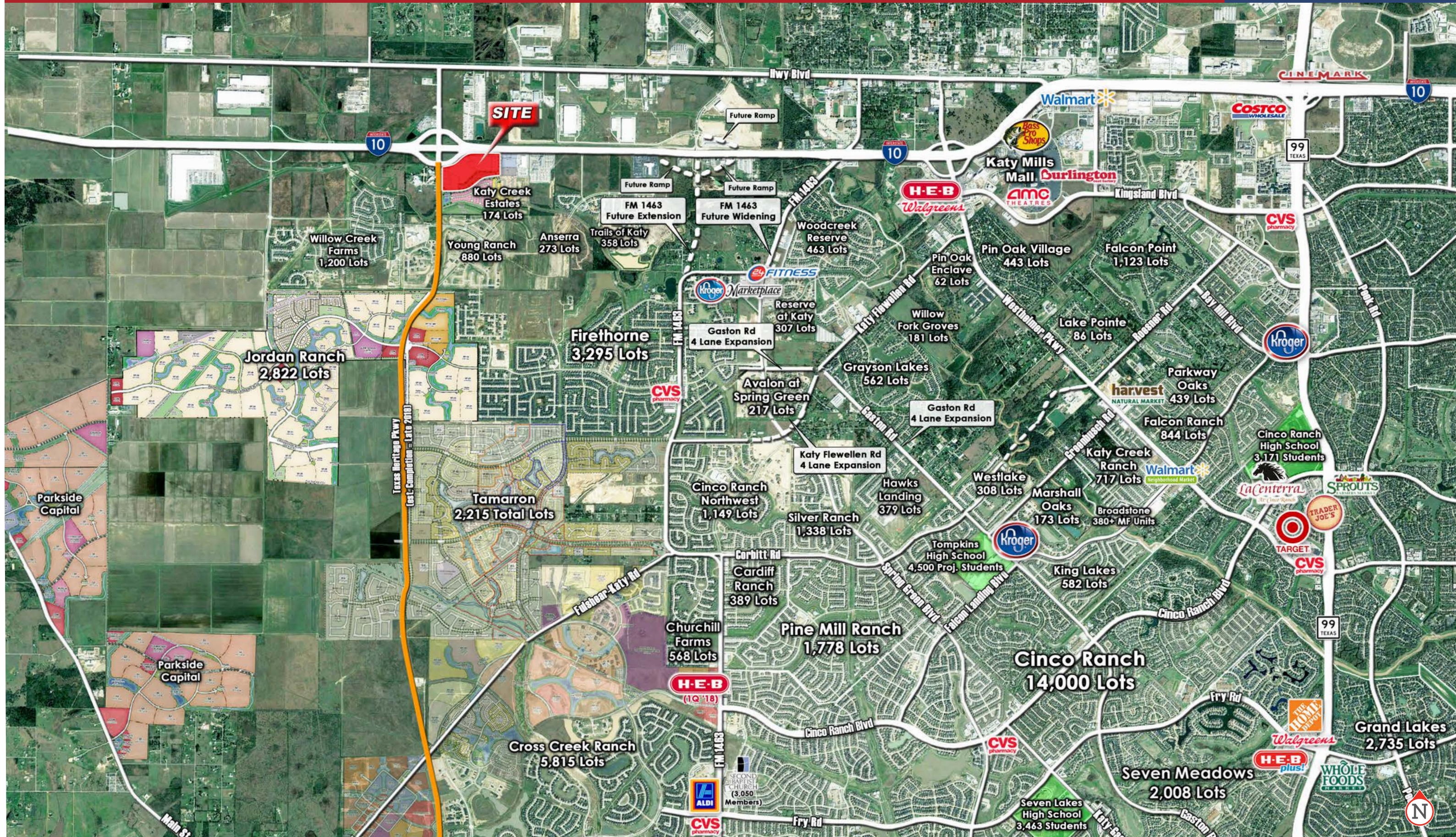
GROCERY-ANCHORED with anchor positions available

SUSTAINED, SUBSTANTIAL RESIDENTIAL GROWTH:

- 1,826 annual closings
- 1,769 annual starts
- **Over 30,000** platted lots in development

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Austin Alvis
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aalvis@newquest.com





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	487,982	11.20	105,682	594	5.62	21.66
TRACT '2'	#####	####	86,755	390	4.50	####
TRACT '3'	368,523	8.46	124,515	503	4.04	33.79
TRACT '4'	188,752	4.33	37,046	344	9.29	19.63
TRACT '5'	113,141	2.60	21,000	108	5.14	18.56
TRACT '6'	56,367	1.29	12,500	48	3.84	22.18
TRACT '7'	88,308	2.03	16,100	120	7.45	18.23
TRACT '8'	52,000	1.19	4,900	23	4.69	9.42
TRACT '9'	57,440	1.32	4,456	55	12.34	7.76
TRACT '10A'	46,801	1.07	5,600	60	10.71	11.97
TRACT '10B'	42,002	0.96	4,000	42	10.50	9.52
TRACT '11'	76,537	1.76	8,000	77	9.63	10.45
TRACT '12'	59,299	1.36	9,100	114	12.53	15.35
TRACT '13'	53,006	1.22	2,500	76	30.40	4.72
TRACT '14'	33,896	0.78	2,158	37	17.15	6.37
TRACT '15'	37,506	0.86	3,578	41	11.46	9.54
TRACT '16'	49,686	1.14	4,996	63	12.61	10.06
TRACT '17'	56,463	1.30	7,916	99	12.51	14.02
TRACT '18'	54,996	1.26	5,700	97	17.02	10.36
TRACT '19'	33,581	0.77	3,425	40	11.68	10.20
TRACT '20'	56,165	1.29	6,082	100	16.44	10.83
TRACT '21'	40,324	0.93	5,600	66	11.79	13.89
TRACT '22'	46,448	1.07	5,218	67	12.84	11.23
TRACT '23'	42,196	0.97	6,300	54	8.57	14.93
TRACT '24'	47,726	1.10	8,000	75	9.38	16.76
TRACT '25'	42,073	0.97	6,300	66	10.48	14.97
TRACT '26'	20,854	0.48	4,900	30	6.12	23.50
TRACT '27'	34,348	0.79	7,000	47	6.71	20.38
SUBTOTAL	2,286,423	52.49	519,327	3,436	6.62	22.71
DETENTION	222,590	5.11				
R.O.W. 'A'	246,436	5.66				
R.O.W. 'B'	234,184	5.38				
SUBTOTAL	703,210	16.14				
TOTAL	2,989,633	68.63	519,327	3,436	6.62	17.37

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: SP22 DATE: 05.14.18



NOW NEGOTIATING ANCHOR & JUNIOR ANCHOR POSITIONS!

WHO'S NEARBY

DEMOGRAPHICS

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

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	1,838	5,313	28,509
Current Population	5,989	16,199	87,174
2010 Census Average Persons per Household	3.26	3.05	3.06
2010 Census Population	2,079	5,129	36,433
Population Growth 2010 to 2018	188.13%	216.10%	141.58%
CENSUS HOUSEHOLDS			
1 Person Household	8.41%	12.16%	14.69%
2 Person Households	28.49%	31.20%	28.58%
3+ Person Households	63.11%	56.65%	56.74%
Owner-Occupied Housing Units	94.76%	86.75%	78.19%
Renter-Occupied Housing Units	5.24%	13.25%	21.81%
RACE AND ETHNICITY			
2018 Estimated White	76.73%	76.32%	71.86%
2018 Estimated Black or African American	8.24%	8.30%	10.07%
2018 Estimated Asian or Pacific Islander	6.39%	6.84%	7.85%
2018 Estimated Other Races	8.08%	7.99%	9.69%
2018 Estimated Hispanic	20.67%	20.93%	26.48%
INCOME			
2018 Estimated Average Household Income	\$125,561	\$130,896	\$135,888
2018 Estimated Median Household Income	\$118,674	\$122,637	\$122,210
2018 Estimated Per Capita Income	\$41,261	\$42,661	\$44,095
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	19.07%	18.10%	16.62%
2018 Estimated Bachelors Degree	30.74%	31.57%	30.96%
2018 Estimated Graduate Degree	13.51%	14.90%	17.92%
AGE			
2018 Median Age	35.3	35.1	34.1

Our quest is your success.

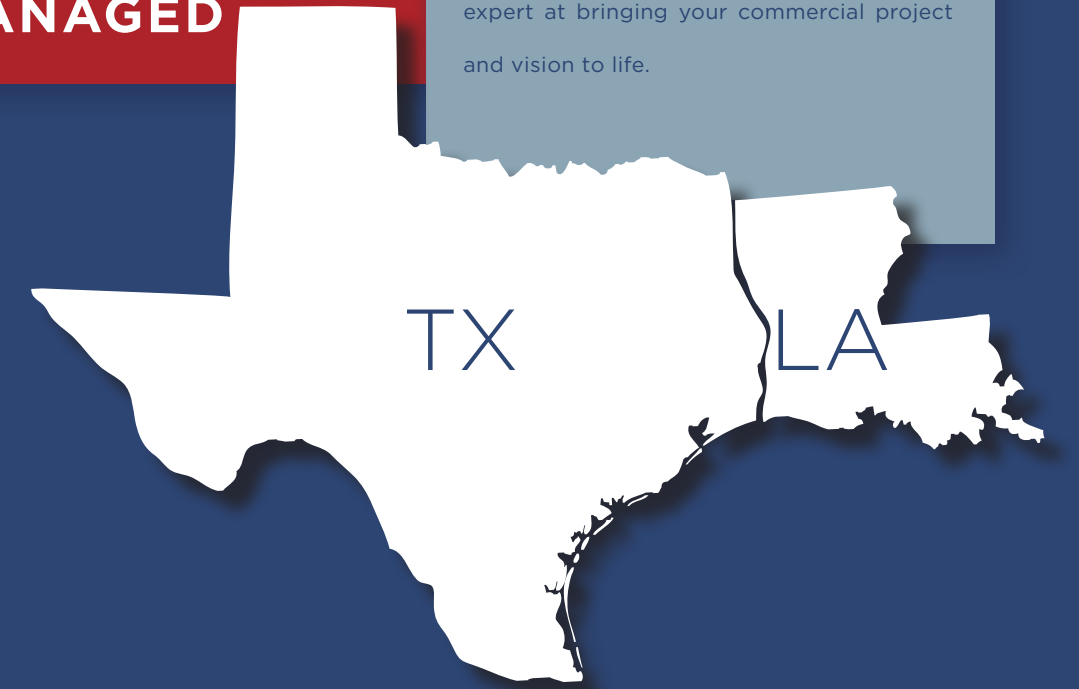
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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>



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Rev. 04.26.19 ct