



THE SHOPS AT ROCK CREEK

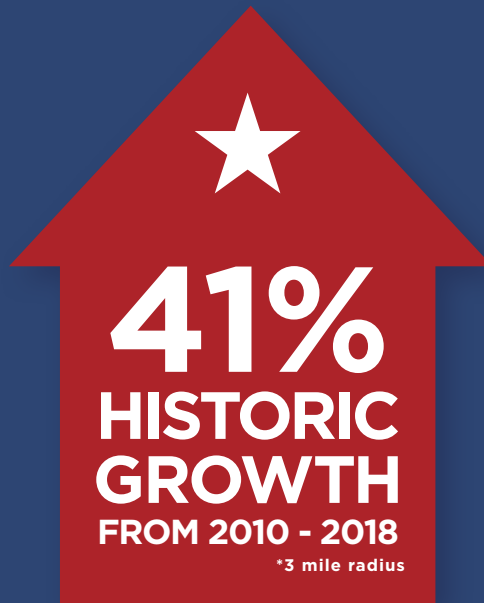
Pads Sites And Retail Available For Lease

SWQ of Spring Cypress & Grant Road | Cypress, Texas



Andrew Alvis | 281.477.4300

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



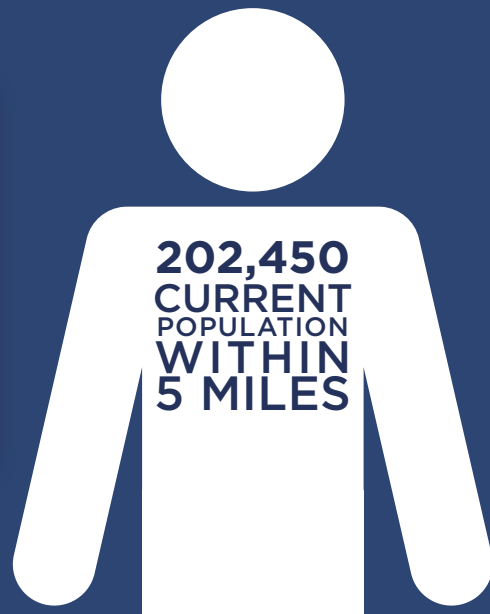
\$163K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE
TRADE AREA

TRAFFIC COUNT
13,042 VPD on GRANT ROAD
21,736 VPD on SPRING CYPRESS

Source: TXDOT, 2017

MAJOR RESIDENTIAL DEVELOPMENTS

Northpointe	4,468 Lots
Coles Crossing	2,630 Lots
Cypress Point	1,194 Lots
Oak Crest	1,178 Lots
Longwood	994 Lots
Rock Creek	536 Lots



THE SHOPS AT ROCK CREEK

Shadow anchored by **NEW 90,000 SF HEB**

CROSS ACCESS WITH HEB

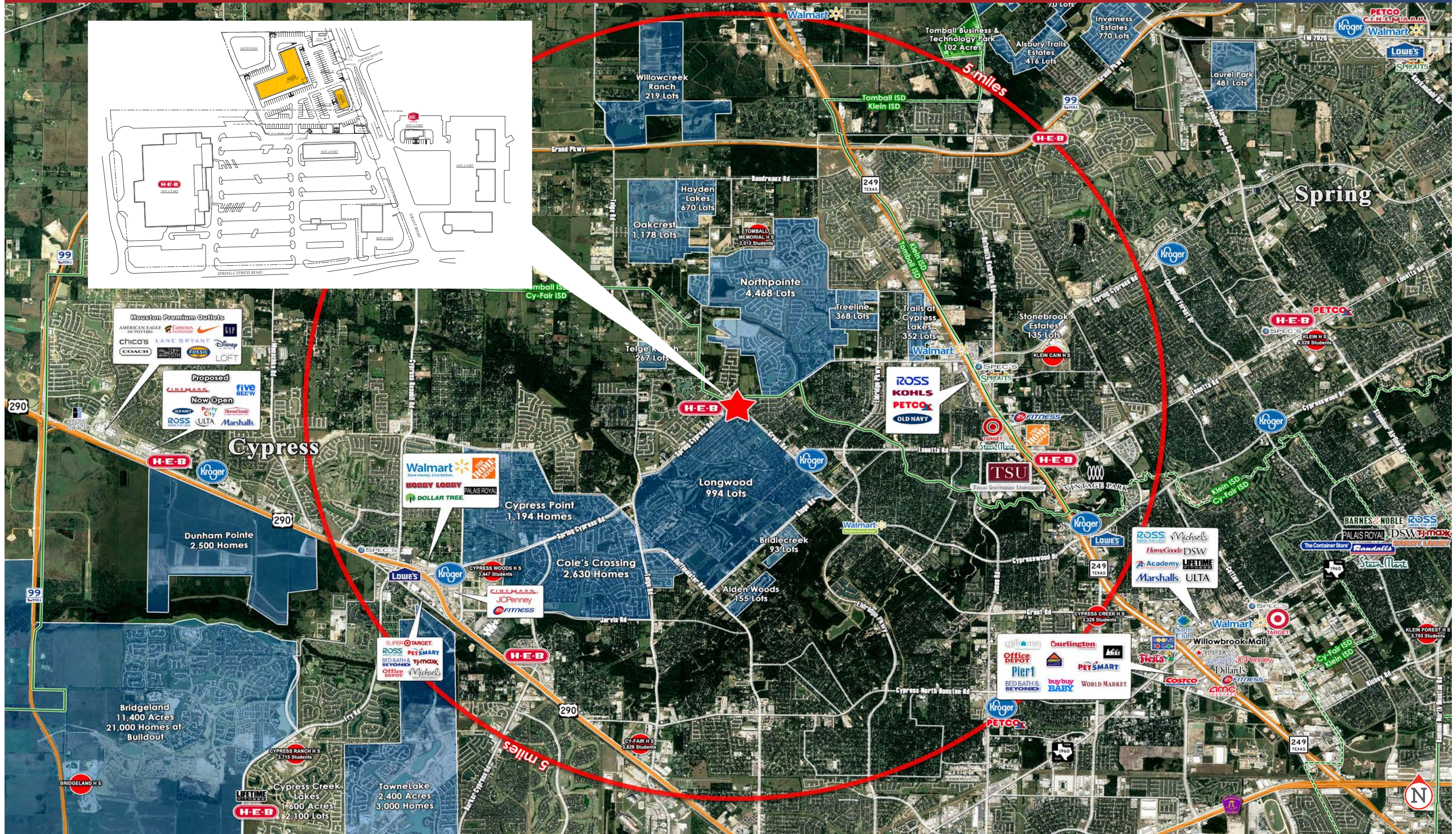
CENTRALLY LOCATED
between multiple upscale residential developments with **STRONG DEMOGRAPHICS**

Grant Road and Spring Cypress Road **RECENTLY EXPANDED TO FOUR LANES**

EASY ACCESS TO FM 249 AND HWY 290 via Spring Cypress Road

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WHAT'S AROUND: Trade Area





Rock Creek
536 Homes

Black Elementary
School
1,049 Students

SITE

Village of
Indian Trails
376 Homes

GRANT RD
13,042 VPD

Jack
in the Box

PET SUPERMARKET
SAPPORO
Little Caesars
Great Clips
9ROUND
PAMPER ME NAILS SPA

H-E-B

CYPRESS CROSSROADS
DENTAL GROUP
BOBO GARDEN
Salon
MASSAGE HEIGHTS

AMERICA'S ER
MEDICAL CENTERS

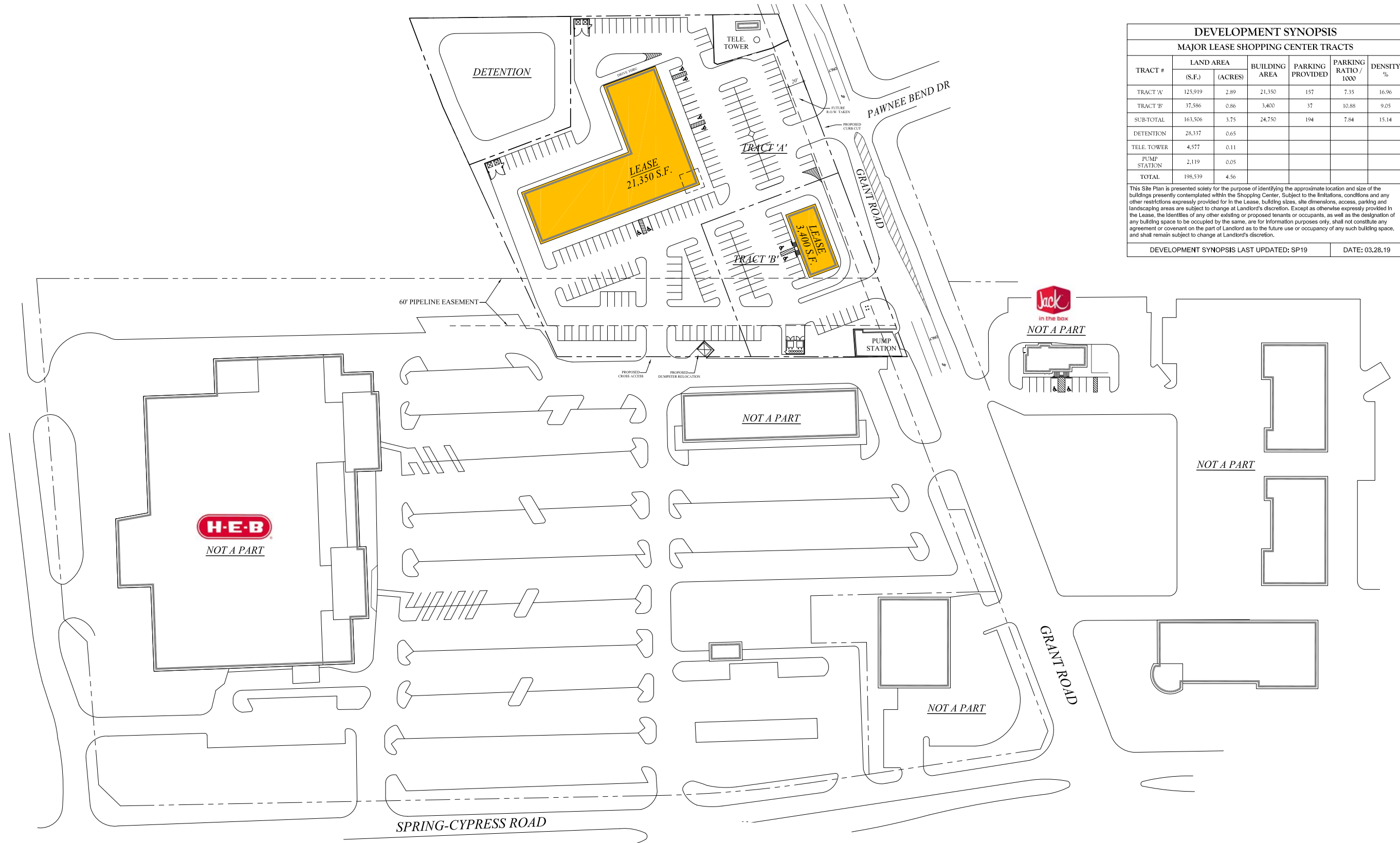
SPRING CYPRESS RD
21,736 VPD

Fairwood
765 Homes

Lakes at
Northpointe
379 Homes

Lakewood Oaks
Estates
256 Homes





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'A'	125,919	2.89	21,350	157	7.35	16.96
TRACT 'B'	37,586	0.86	3,400	37	10.88	9.05
SUB-TOTAL	163,506	3.75	24,750	194	7.84	15.14
DETENTION	28,337	0.65				
TELE. TOWER	4,577	0.11				
PUMP STATION	2,119	0.05				
TOTAL	198,539	4.56				

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: SP19 DATE: 03.28.19



DEMOGRAPHICS

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

1 Mile 3 Miles 5 Miles

POSTAL COUNTS

Current Households	4,038	31,638	70,153
Current Population	12,446	95,514	202,450
2010 Census Average Persons per Household	3.08	3.02	2.89
2010 Census Population	9,259	67,904	153,840
Population Growth 2010 to 2018	34.42%	40.74%	31.76%

CENSUS HOUSEHOLDS

1 Person Household	10.38%	13.39%	17.26%
2 Person Households	31.33%	31.70%	30.86%
3+ Person Households	58.28%	54.91%	51.87%
Owner-Occupied Housing Units	93.20%	88.34%	78.82%
Renter-Occupied Housing Units	6.80%	11.66%	21.18%

RACE AND ETHNICITY

2018 Estimated White	76.22%	75.76%	71.32%
2018 Estimated Black or African American	8.37%	8.14%	10.03%
2018 Estimated Asian or Pacific Islander	5.81%	7.40%	8.05%
2018 Estimated Other Races	8.80%	8.11%	9.99%
2018 Estimated Hispanic	24.08%	22.13%	24.34%

INCOME

2018 Estimated Average Household Income	\$163,084	\$132,748	\$115,189
2018 Estimated Median Household Income	\$123,688	\$110,777	\$95,583
2018 Estimated Per Capita Income	\$55,212	\$46,385	\$41,342

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	18.21%	15.71%	18.81%
2018 Estimated Bachelors Degree	34.66%	35.14%	30.54%
2018 Estimated Graduate Degree	18.01%	15.99%	13.66%

AGE

2018 Median Age	35.4	36	35.1
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Our quest
is your success.

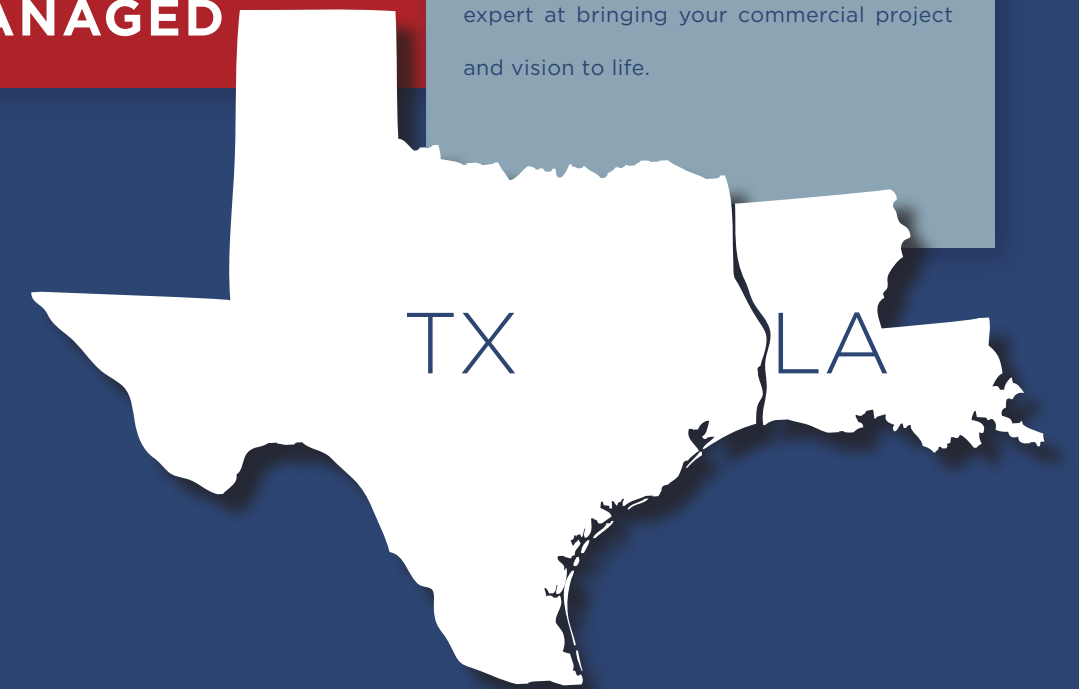
9.9M SF
OWNED

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. 04.11.19 DK