

A photograph of a young woman with dark hair, wearing a black and white striped long-sleeved shirt and a red skirt. She is smiling and looking to her right, holding a brown paper shopping bag. The background is a blurred indoor setting, possibly a cafe or store.

VICTORY LAKES

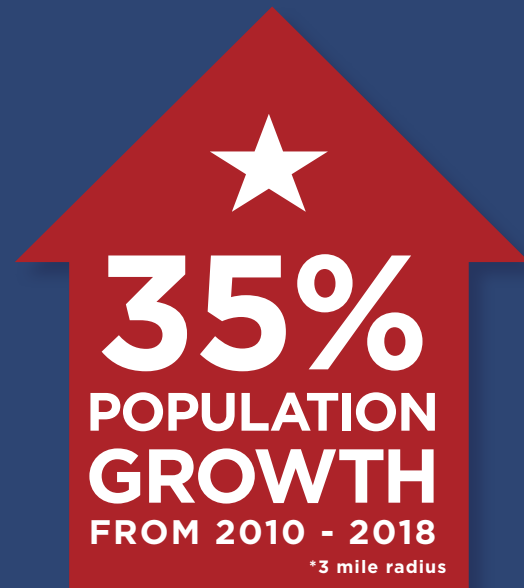
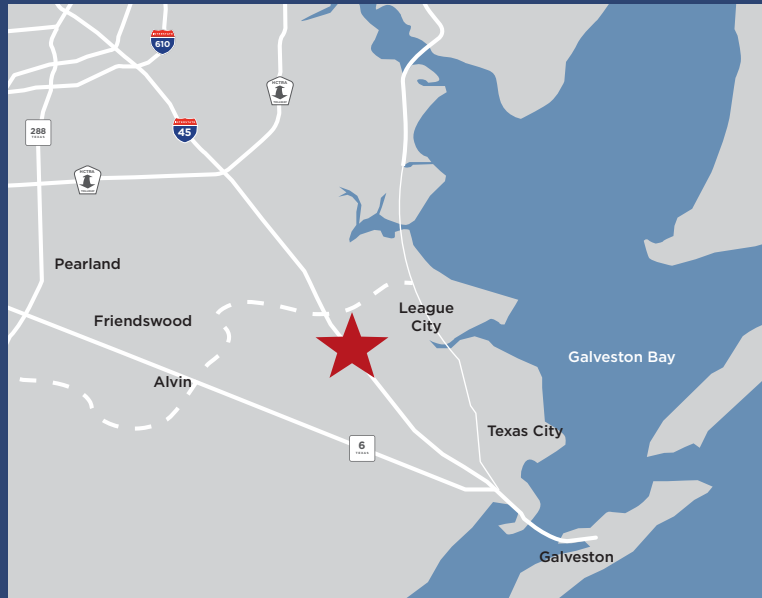
2,660 SF Drive Thru Restaurant Space For Lease & 3.14 Acre Pad Site For Sale

NEC of I-45 & FM 646 | League City, Texas



Ronnie Miranda, CCIM, SIOR | 281.477.4300

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



\$108K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILE
TRADE AREA



TRAFFIC COUNTS
124,758 VPD ON I-45

Source: League City DOT, 2017



MAJOR AREA RETAILERS



VICTORY LAKES

Located on I-45 in a **750,00 SF** regional **POWER CENTER**

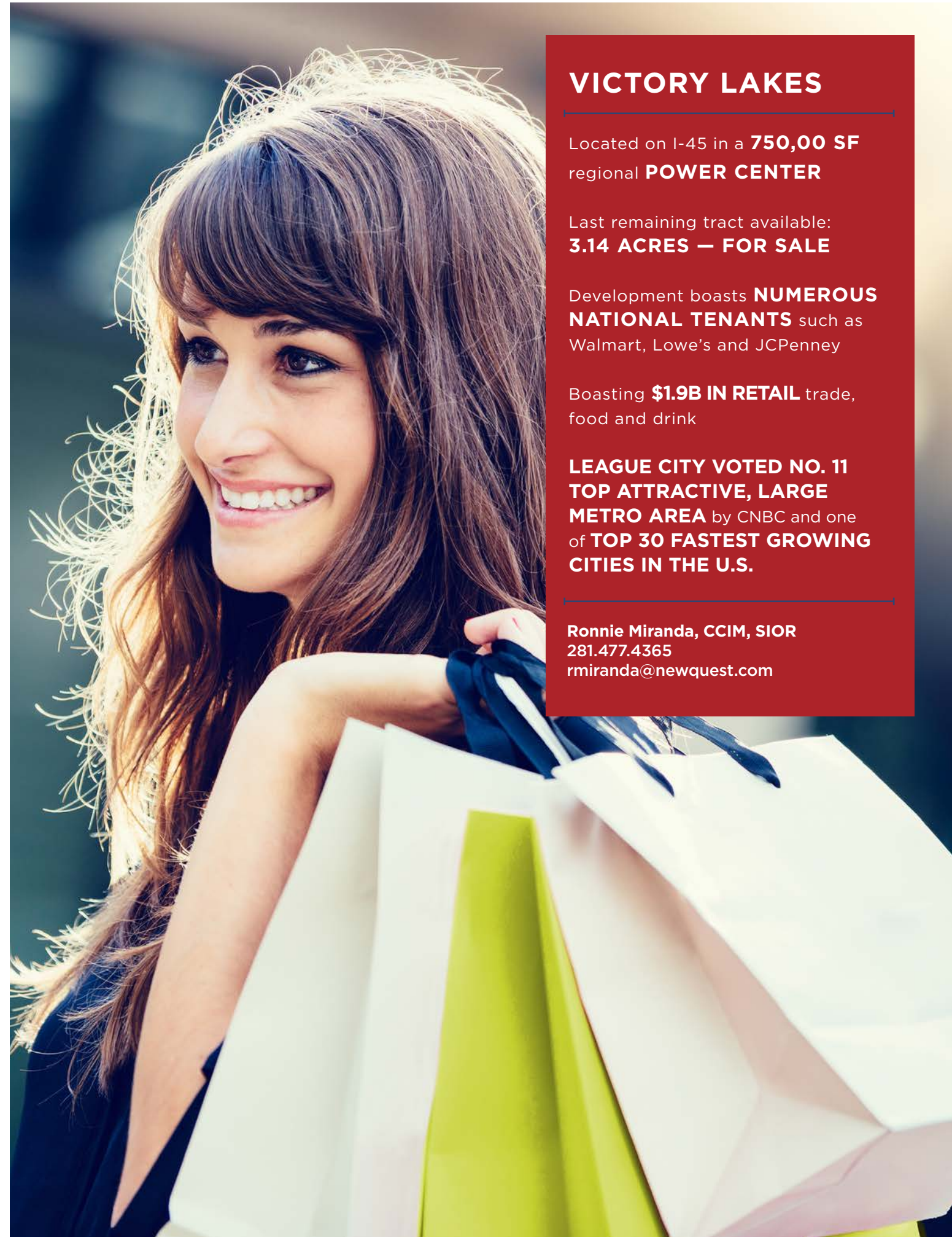
Last remaining tract available:
3.14 ACRES — FOR SALE

Development boasts **NUMEROUS NATIONAL TENANTS** such as Walmart, Lowe's and JCPenney

Boasting **\$1.9B IN RETAIL** trade, food and drink

LEAGUE CITY VOTED NO. 11 TOP ATTRACTIVE, LARGE METRO AREA by CNBC and one of **TOP 30 FASTEST GROWING CITIES IN THE U.S.**

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Brittany Lakes
1,277 Homes

Sedona
1,052 Homes

Bay Colony
475 Homes

13 Acre
Campus
MEMORIAL

Victory Lakes
702 Homes

Victory Lakes
Intermediate
1,092 Students

UP TO
2,660 SF
AVAILABLE

UP TO
3.10 ACRES
AVAILABLE
FOR SALE

GULF FREEWAY 124,758 VPD

FM 646 24,387 VPD

W WALKER ST





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	(ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
TRACT '0'	43,208	0.99	6,500	33	5.08	15.04
TRACT '9'	30,193	0.70	4,057	35	8.63	10.15
TRACT '11'	32,101	0.74	2,660	30	11.28	8.29
TRACT '13'	44,898	1.03	8,481	62	7.31	18.89
SUBTOTAL	150,400	3.46	21,698	160	7.37	13.61
TRACT '9'	135,084	3.10				
EASEMENT	5,643	0.13				
SUBTOTAL	140,728	3.23				
TOTAL	300,127	6.89				

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: SP277 DATE: 06.30.17

AVAILABLE





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
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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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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.

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