



ROSS
DRESS FOR LESS

PASADENA TOWN CENTER

Now Pre-Leasing 11,000-SF Multi-Tenant Building Adjacent to Ross

SEC of Southmore Avenue and Pasadena Boulevard | Pasadena, Texas

Bob Conwell | Andrew Alvis | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

PROJECT HIGHLIGHTS



FUTURE RETAIL —
NOW PRE-LEASING
11,000-SF MULTI-TENANT
BUILDING ADJACENT TO
ROSS



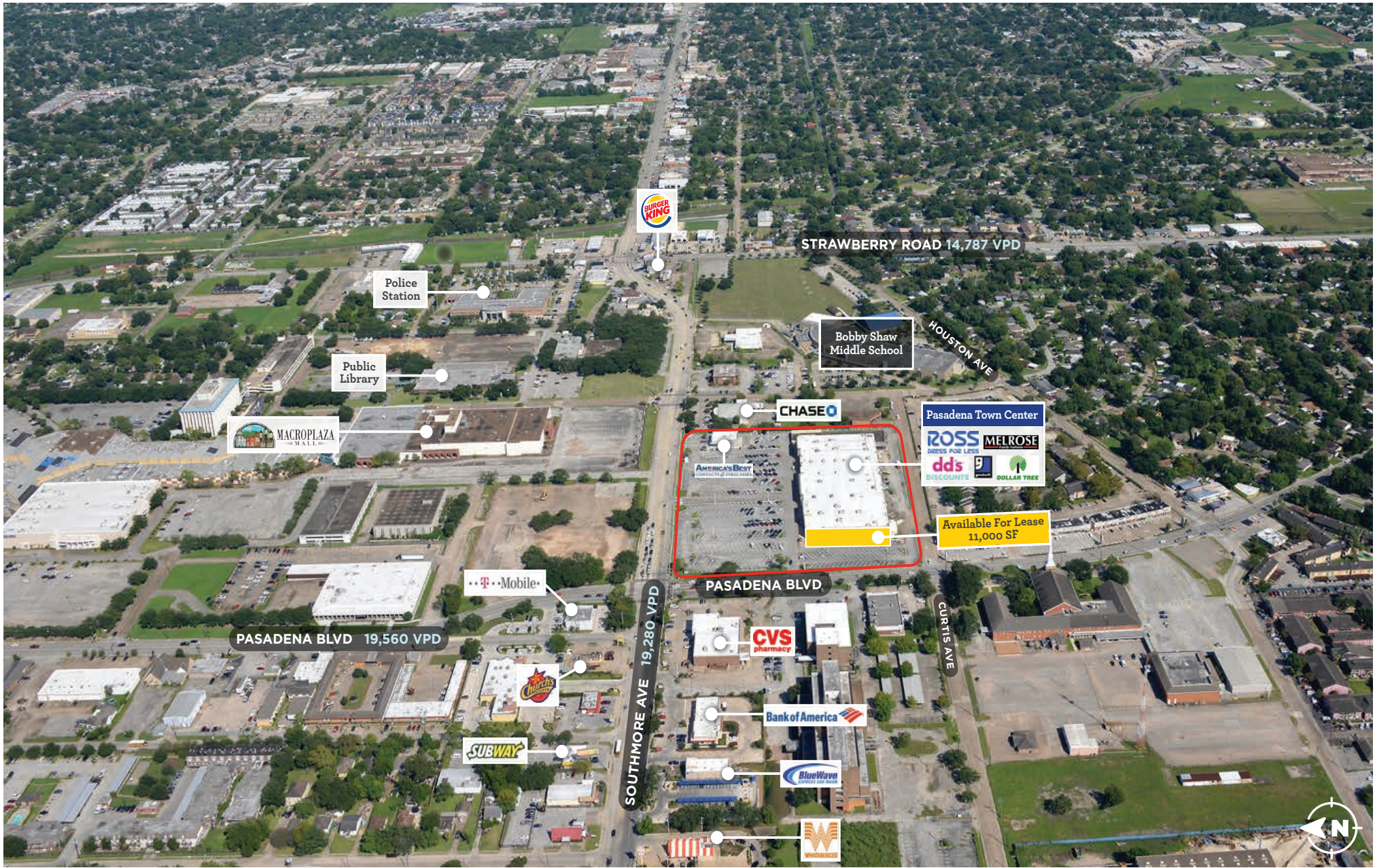
ANCHORED BY ROSS,
DDS, DOLLAR TREE,
MELROSE APPAREL, AND
GOODWILL



LOCATED AT THE MAIN
INTERSECTION FOR
THE TRADE AREA, WITH
EXCELLENT VISIBILITY
AND ACCESS



LOCATED DIRECTLY
ACROSS FROM
MACROPLAZA MALL
(FORMERLY PASADENA
TOWN CENTER MALL)



SITE PLAN

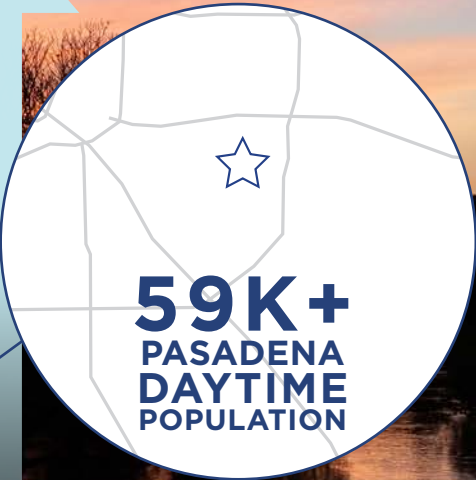
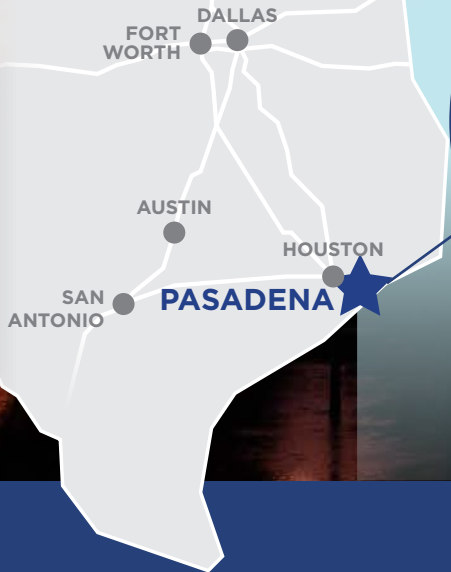
KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	DD's Discounts	24,350 SF	4	Goodwill	20,558 SF
2	Dollar Tree	9,409 SF	5	Ross Dress For Less	29,967 SF
3	Melrose	12,254 SF	6	Available For Lease	11,000 SF
			7	America's Best	3,500 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



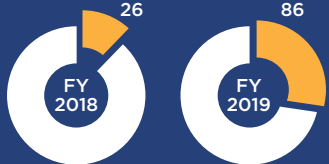
12.19 | 12.19



PASADENA
REGION GREW BY
ONE MILLION PEOPLE
FROM 2010 TO 2018,
ONE OF THE FASTEST-GROWING
AREAS IN THE COUNTRY

PASADENA SAW \$1.1 BILLION IN CAPITAL INVESTMENT AND 1,056 NEW FULL-TIME JOBS IN 2019

New Business & Expansions



NUMEROUS PROJECTS UNDERWAY TO UPGRADE PASADENA'S INFRASTRUCTURE



- Richey Road expansion (Phase I & II) \$15M+ investment
- Shaw Street
- Pasadena Boulevard

MAJOR EMPLOYERS

- Afton Chemical
- Air Products, Inc.
- BASF Corporation
- Bayshore Medical Center
- BP Amoco
- Chevron Phillips
- CHI St. Luke's
- Enterprise Products
- Georgia Gulf Corporation
- Ineos Pasadena
- Kinder Morgan
- LyondellBasell
- Nestle Water
- Pinnacle Art
- Sekisui Specialty Chemicals
- SunEdison



PASADENA



151,372
POPULATION



51,658
HOUSEHOLDS
TOTAL



59,412
DAYTIME
POPULATION



\$71,534
AVERAGE HHI



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	25,245	42,522	91,989
Current Population	85,525	138,504	290,853
2010 Census Population	78,084	132,898	274,238
Population Growth 2010 to 2020	9.89%	4.68%	6.45%
2020 Median Age	30.2	31.0	31.6

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$57,523	\$60,066	\$62,894
Median Household Income	\$49,768	\$51,833	\$53,822
Per Capita Income	\$17,658	\$19,229	\$20,764

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	70.73%	70.26%	64.57%
Black or African American	3.01%	3.56%	6.94%
Hispanic	81.92%	78.65%	71.72%

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	17.89%	20.33%	20.64%
2 Person Households	20.91%	22.00%	23.38%
3+ Person Households	61.19%	57.67%	55.99%
Owner-Occupied Housing Units	51.80%	52.08%	53.12%
Renter-Occupied Housing Units	48.20%	47.92%	46.88%

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
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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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