

VICTORY LAKES

NEC OF I-45 & FM 646 | LEAGUE CITY, TEXAS

**43,208 SF FREESTANDING MEDICAL FACILITY &
3.14-ACRE PAD SITE FOR SALE**



PROJECT HIGHLIGHTS

Victory Lakes

NEC OF I-45 & FM 646 | LEAGUE CITY, TEXAS

- **UTMB Campus adjacent** to the center
- Located on I-45 in a **750,000 SF regional power center**
- National tenants include **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.**
- Last remaining tract available:
3.14 Acres — For sale



TRAFFIC COUNTS

119,062 VPD on I-45

33,031 VPD on FM 646

(TXDoT 2018)



\$104K AVG HHI

within 2 miles



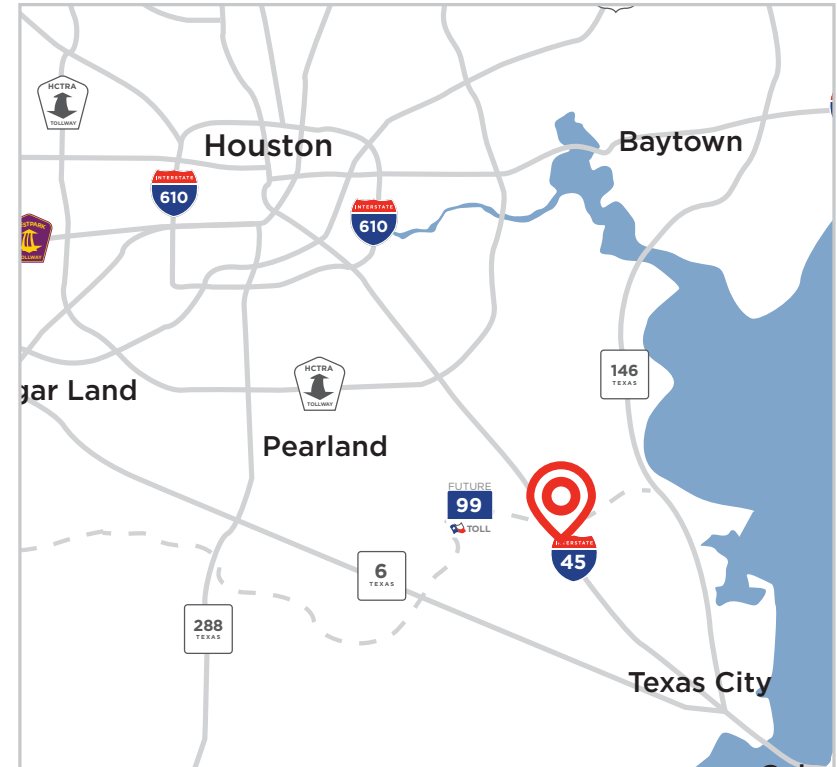
133,587 POPULATION

within 5 miles



34% GROWTH

from 2010 - 2019 within 3 miles



MAJOR AREA EMPLOYERS



NUMEROUS NATIONAL TENANTS IN DEVELOPMENT

Such as Walmart, Lowe's and JCPenney

KEVIN SIMS
281.477.4366
ksims@newquest.com

BRETT STRAKE
281.477.4388
bstrake@newquest.com





SITE PLAN



KEY	BUSINESS	LEASE AREAS
1	Panera Bread	4,200 SF
2	Tutti Frutti	1,200 SF
3	Massage Heights	3,000 SF
4	Available Pad	32,101 SF
5	Wells Fargo	4,057 SF
6	Available Pad	135,084 SF
7	First Choice Emergency Room	6,500 SF

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	10,539	23,627	47,923
Current Population	30,058	67,592	133,587
2010 Census Population	22,805	50,633	107,582
Population Growth 2010 to 2019	32.71%	34.38%	24.85%
2019 Median Age	35.0	34.5	34.7

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$103,976	\$102,417	\$103,025
Median Household Income	\$98,377	\$94,672	\$95,895
Per Capita Income	\$38,359	\$37,775	\$38,586

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	71.22%	72.28%	74.28%
Black or African American	11.68%	10.13%	9.36%
Asian or Pacific Islander	5.88%	5.43%	5.21%
Hispanic	23.61%	25.75%	24.46%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	19.31%	19.58%	20.28%
2 Person Households	31.38%	30.37%	31.33%
3+ Person Households	49.32%	50.05%	48.39%
Owner-Occupied Housing Units	74.15%	73.98%	72.69%
Renter-Occupied Housing Units	25.85%	26.02%	27.31%

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 03.10.20 DK