



# WEBSTER TOWN CENTER

*Webster Premiere Entertainment Destination - 4 Pad Sites Available*

SEC of I-45 & Texas Avenue | Webster, Texas



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



**\$112K**  
**AVERAGE**  
**HOUSEHOLD**  
**INCOME**  
**WITHIN 5 MILE**  
**TRADE AREA**



## TRAFFIC COUNT

39,546 VPD on NASA Road One west of I-45  
 61,809 VPD on NASA Road One east of I-45  
 162,395 VPD on I-45 north of NASA Road One

Source: TXDOT 2017



## MAJOR AREA RETAILERS



## WEBSTER TOWN CENTER

**SUPER REGIONAL RETAIL DESTINATION** pulls population from Webster, Clear Lake, Friendswood, Dickinson, League City and beyond

**DENSE and DIVERSE CITY POPULATION EXCEEDS 620,000** and has **GREAT DAYTIME POPULATION**

**13,000+ LOCAL EMPLOYEES** for NASA and Medical Center of the South Bay area

**GREAT ACCESS** from NASA Road One Bypass & Gulf Freeway

### AVAILABLE:

PAD B (Up to **3,386 SF** Ground Lease or Build to Suit)

PAD E (Up to **6,500 SF** Ground Lease or Build to Suit)

PAD H (Up to **6,547 SF** Ground Lease or Build to Suit)

PAD I (Up to **3,419 SF** Ground Lease or Build to Suit)

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Clear Lake

Clear Lake Regional  
MEDICAL CENTER  
*An HCA Affiliated Hospital*



FM 528 RD 61,809 VPD

**WEBSTER TOWN CENTER**  
Premier Webster Entertainment Destination

**CINEMARK**

Chili's, TWIN PEAKS, Steak 'n Shake, MICHIGAN ICE CREAMERY, MichiRu, McALISTER'S DELI, REMINGTON COLLEGE



INTERSTATE 45  
**GULF FREEWAY** 162,395 VPD

NASA RD 1 BYPASS 54,426 VPD



COMING SOON  
**EF**  
EXCLUSIVE FURNITURE  
WHERE LOW PRICES LIVE



# WHAT'S AROUND



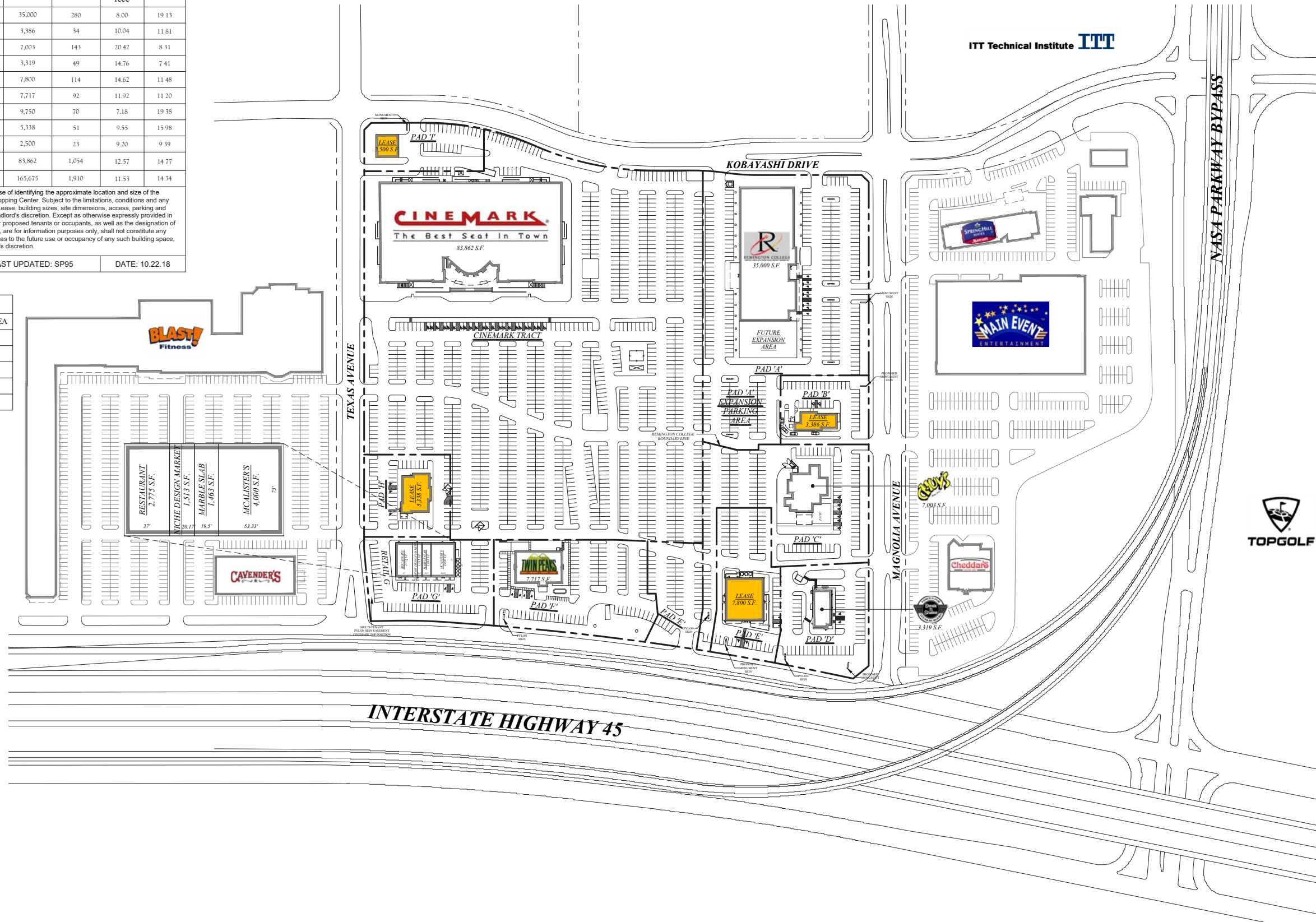
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
PAD 'A'	183,003	4.20	35,000	280	8.00	19.13
PAD 'B'	28,665	0.66	3,386	34	10.04	11.81
PAD 'C'	84,227	1.93	7,003	143	20.42	8.31
PAD 'D'	44,800	1.03	3,319	49	14.76	7.41
PAD 'E'	67,916	1.56	7,800	114	14.62	11.48
PAD 'F'	68,898	1.58	7,717	92	11.92	11.20
PAD 'G'	50,318	1.16	9,750	70	7.18	19.38
PAD 'H'	33,404	0.77	5,338	51	9.55	15.98
PAD 'I'	26,632	0.61	2,500	23	9.20	9.39
CINEMARK TRACT	567,620	13.03	83,862	1,054	12.57	14.77
TOTAL	1,155,483	26.53	165,675	1,910	11.53	14.34

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: SP95      DATE: 10.22.18

RETAIL BUILDING G		
NO.	NAME	LEASE AREA
1	RESTAURANT	2,775 S.F.
2	NICHE DESIGN MARKET	1,513 S.F.
3	MARBLE SLAB CREAMERY	1,463 S.F.
4	MCALISTERS DELI	4,000 S.F.
TOTAL		9,751 S.F.

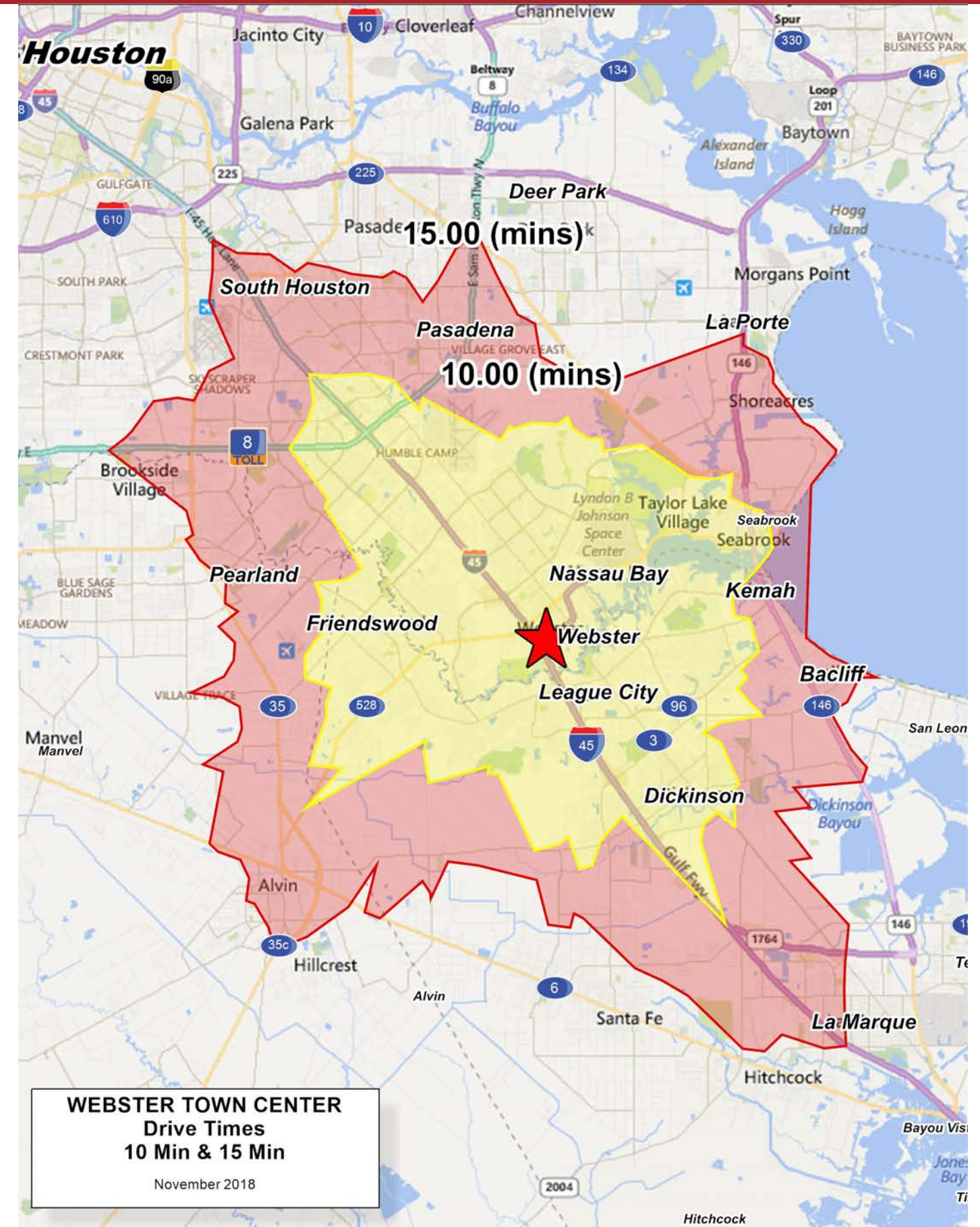
AVAILABLE



# DEMOGRAPHICS

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

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	11,194	35,145	82,999
Current Population	25,751	85,671	212,707
2010 Census Average Persons per Household	2.30	2.44	2.56
2010 Census Population	20,520	73,769	176,019
Population Growth 2010 to 2018	27.74%	16.86%	21.54%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	36.85%	31.71%	26.28%
2 Person Households	29.42%	29.97%	31.71%
3+ Person Households	33.74%	38.32%	42.01%
Owner-Occupied Housing Units	35.69%	50.53%	63.43%
Renter-Occupied Housing Units	64.31%	49.47%	36.57%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	61.56%	66.36%	72.10%
2018 Estimated Black or African American	12.93%	10.84%	8.65%
2018 Estimated Asian or Pacific Islander	8.28%	10.00%	9.52%
2018 Estimated Other Races	16.62%	12.22%	9.24%
2018 Estimated Hispanic	30.97%	27.34%	21.94%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$81,885	\$89,558	\$111,931
2018 Estimated Median Household Income	\$63,130	\$69,836	\$90,283
2018 Estimated Per Capita Income	\$37,015	\$37,916	\$44,981
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	19.52%	19.90%	17.24%
2018 Estimated Bachelors Degree	23.10%	23.84%	28.13%
2018 Estimated Graduate Degree	10.43%	11.67%	15.16%
<b>AGE</b>			
2018 Median Age	32.6	33.9	36.2





# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

