



# STABLESIDE AT FALCON LANDING

*Katy's Premier Neighborhood Lifestyle Center*

NWC of Gaston Road and Falcon Landing Boulevard | Katy, Texas



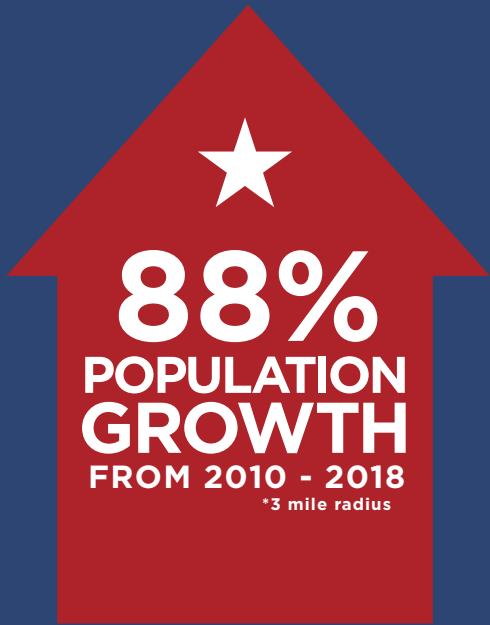
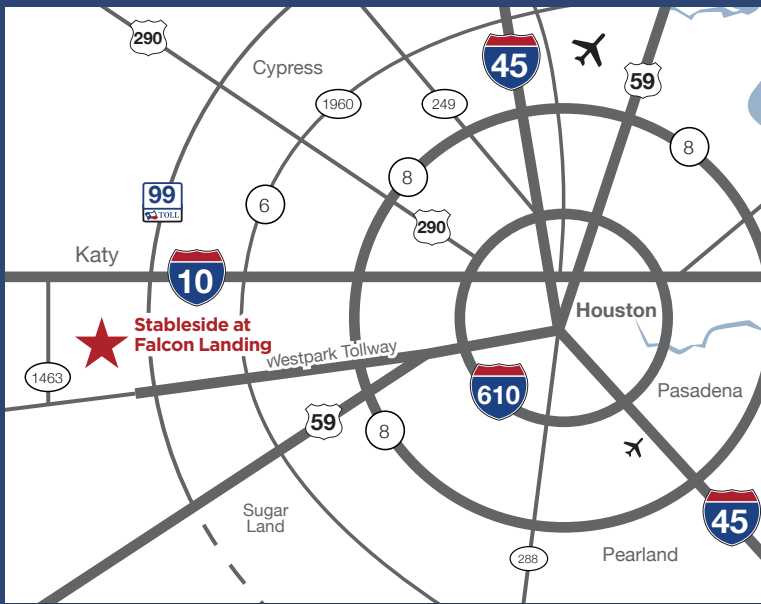
Now Leasing Phase II

Anchored by



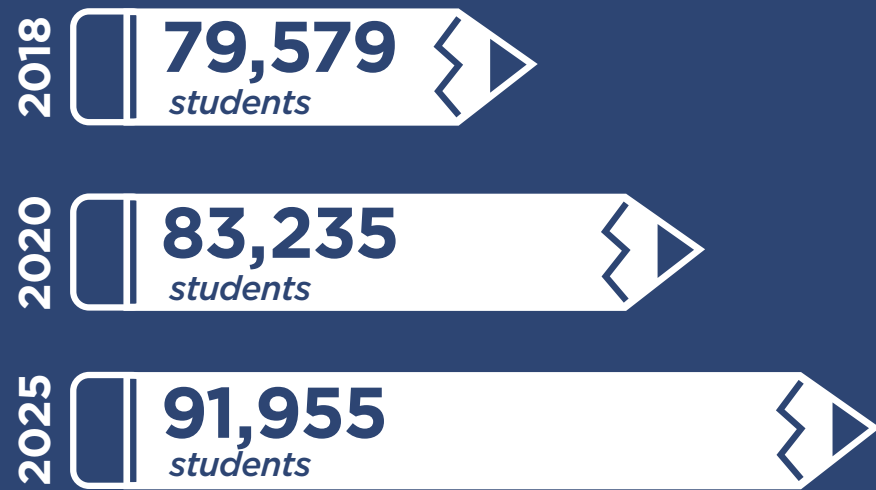
Austin Alvis | Andrew Alvis | 281.477.4300

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



**\$179K**  
**AVERAGE**  
**HOUSEHOLD**  
**INCOME**  
 WITHIN 2 MILE  
 TRADE AREA

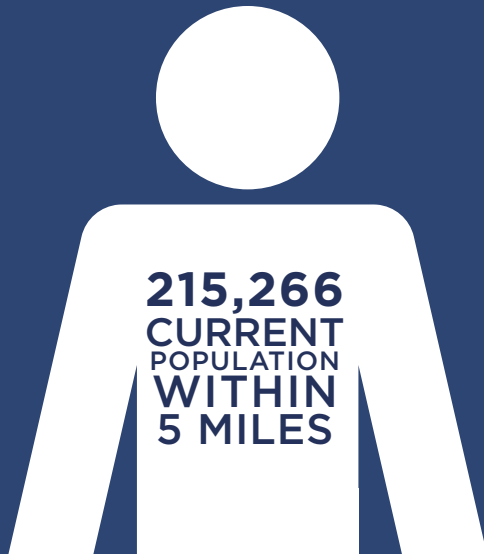
**KATY ISD'S PROJECTED GROWTH**



Source: Katy ISD/Community Impact Newspaper

**MAJOR AREA EMPLOYERS**

- Academy Sports & Outdoors
- Igloo Corporation
- BP America
- Energy Corridor
- Katy ISD
- Amazon



**STABLESIDE AT FALCON LANDING**

**THREE HIGH TRAFFIC ANCHORS:**  
 102,473 SF **Kroger Signature**  
 90,000 SF **VillaSport Athletic Club & Spa**  
 6-A Tompkins High School directly across the street with **3,375 STUDENTS** (Katy ISD)

**AFFLUENT and FAMILY ORIENTED COMMUNITY**

**OVER 108,000 people** with over **\$164,000 in household income** in a 3 mile radius

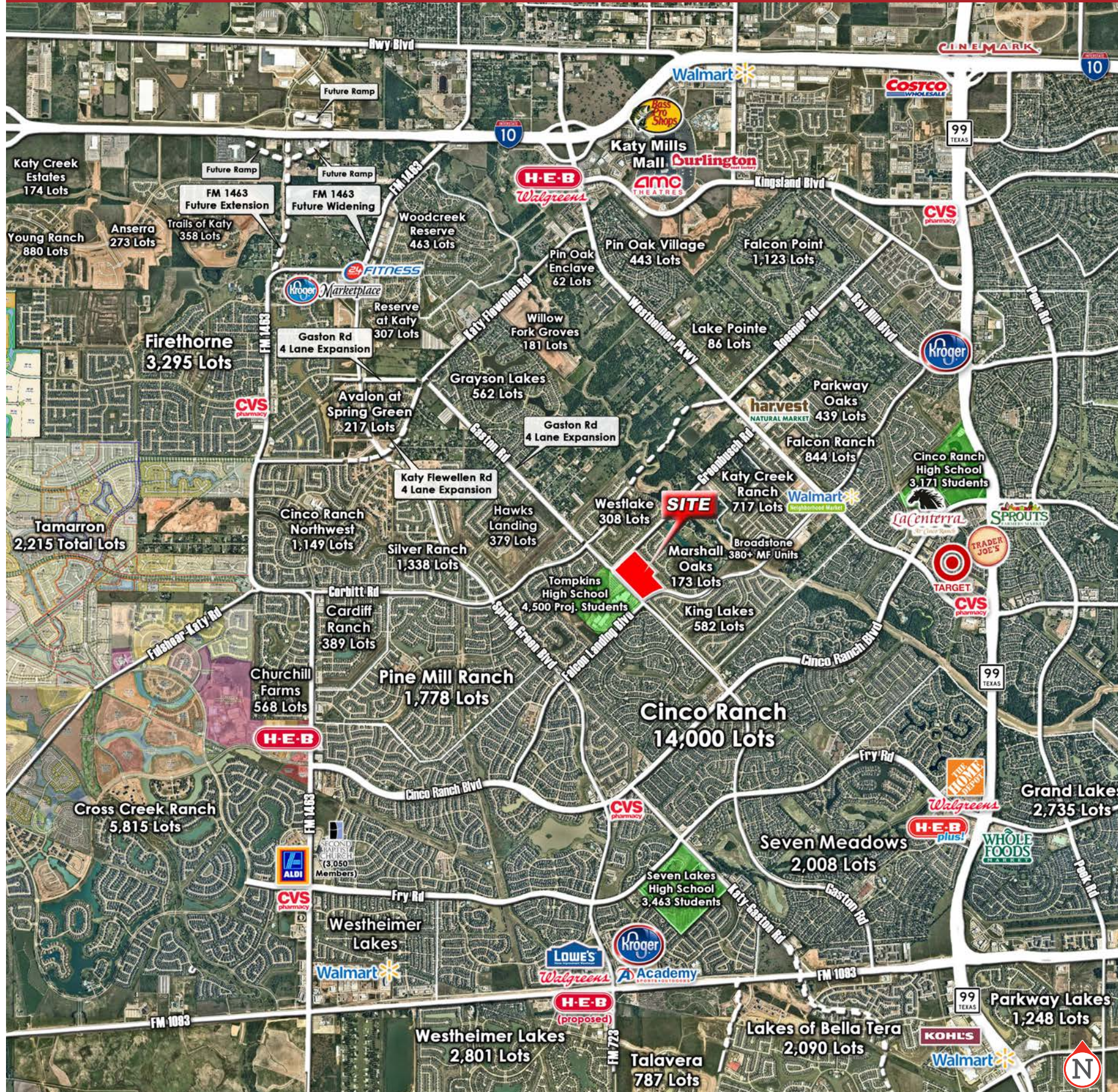
**PEDESTRIAN CONNECTIVITY** with expansive sidewalk and hike and bike trails



Austin Alvis  
 281.477.4335  
 aalvis@newquest.com

Andrew Alvis  
 281.477.5038  
 andrew.alvis@newquest.com





## Grocery



Katy's newest community lifestyle center, Stableside at Falcon Landing, is located in the bullseye of the west Katy and Fulshear trade areas.

The center's grocery and fitness anchor base attracts shoppers from the numerous high-income neighborhoods that are easily accessed by Gaston Road, Greenbusch Road, and Falcon Landing Boulevard.

### Strong Anchor and Amenity Base

- 102,473 SF Kroger
- 90,000 SF VillaSport Athletic Club & Spa
- 10,000+ SF park-like greenspace

### Unequaled Access

- Over 2,000 surface parking spaces
- Hard-corners of the newly expanded Gaston Rd., Falcon Landing Blvd. and Greenbusch Rd.
- Equidistant to I-10, Grand Parkway, Westpark Tollway and FM 1463

### Community Attractions

- Highly acclaimed Katy ISD
- 6-A High School directly across the street with 3,375 students
- Well-attended football games and other high school events
- Pedestrian connectivity with expansive sidewalk and hike and bike trails

### NEW TENANTS COMING SOON



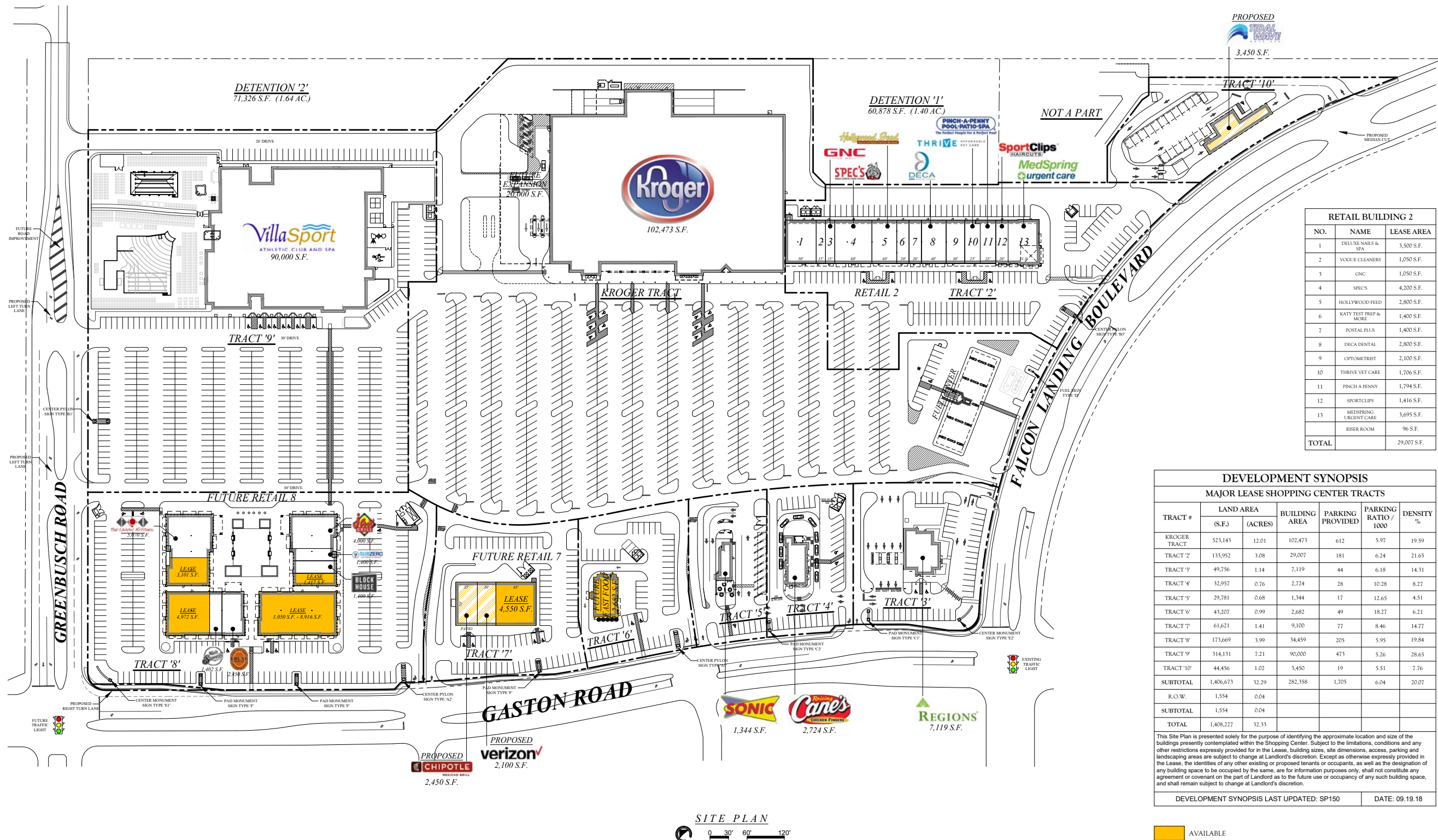
## Fitness



## Restaurants







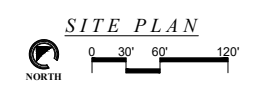
NO.	NAME	LEASE AREA
1	DELUXE NAILS & SPA	3,500 S.F.
2	VOGUE CLEANERS	1,050 S.F.
3	GNC	1,050 S.F.
4	SPECS	4,200 S.F.
5	HOLLYWOOD FEED	2,800 S.F.
6	KATY TEST PREP & MORE	1,400 S.F.
7	POSTAL PLUS	1,400 S.F.
8	DECA DENTAL	2,800 S.F.
9	OPTOMETRIST	2,100 S.F.
10	THRIVE VET CARE	1,706 S.F.
11	PINCH A PENNY	1,794 S.F.
12	SPORTCLIPS	1,416 S.F.
13	MEDSPRING URGENT CARE	3,695 S.F.
	RISER ROOM	96 S.F.
<b>TOTAL</b>		<b>29,007 S.F.</b>

MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
KROGER TRACT	523,143	12.01	102,473	612	5.97	19.59
TRACT '2'	133,952	3.08	29,007	181	6.24	21.65
TRACT '3'	49,756	1.14	7,119	44	6.18	14.31
TRACT '4'	32,957	0.76	2,724	28	10.28	8.27
TRACT '5'	29,781	0.68	1,344	17	12.65	4.51
TRACT '6'	43,207	0.99	2,682	49	18.27	6.21
TRACT '7'	61,621	1.41	9,100	77	8.46	14.77
TRACT '8'	173,669	3.99	34,459	205	5.95	19.84
TRACT '9'	314,131	7.21	90,000	473	5.26	28.65
TRACT '10'	44,456	1.02	3,450	19	5.51	7.76
<b>SUBTOTAL</b>	<b>1,406,673</b>	<b>32.29</b>	<b>282,358</b>	<b>1,705</b>	<b>6.04</b>	<b>20.07</b>
R.O.W.	1,554	0.04				
<b>SUBTOTAL</b>	<b>1,554</b>	<b>0.04</b>				
<b>TOTAL</b>	<b>1,408,227</b>	<b>32.33</b>				

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: SP150      DATE: 09.19.18

AVAILABLE



**STABLESIDE AT FALCON LANDING**

PRELIMINARY STUDY  
 NC OF GASTON ROAD & FALCON LANDING BOULEVARD  
 FORT BEND, TEXAS

# WHO'S NEARBY

# DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 09/18

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	15,922	33,995	71,110
Current Population	52,515	108,950	218,993
2010 Census Average Persons per Household	3.30	3.20	3.08
2010 Census Population	29,144	57,969	135,394
Population Growth 2010 to 2018	80.21%	88.60%	62.16%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	9.04%	10.33%	13.56%
2 Person Households	22.85%	24.70%	26.96%
3+ Person Households	68.11%	64.97%	59.48%
Owner-Occupied Housing Units	90.87%	88.27%	82.11%
Renter-Occupied Housing Units	9.13%	11.73%	17.89%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	71.38%	71.54%	69.32%
2018 Estimated Black or African American	9.06%	9.07%	9.61%
2018 Estimated Asian or Pacific Islander	12.95%	12.81%	13.10%
2018 Estimated Other Races	6.26%	6.22%	7.52%
2018 Estimated Hispanic	21.03%	20.68%	22.43%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$178,729	\$164,512	\$141,204
2018 Estimated Median Household Income	\$150,890	\$145,345	\$124,940
2018 Estimated Per Capita Income	\$54,525	\$51,665	\$46,087
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	10.31%	10.90%	13.69%
2018 Estimated Bachelors Degree	37.42%	37.59%	34.70%
2018 Estimated Graduate Degree	24.82%	23.14%	19.66%
<b>AGE</b>			
2018 Median Age	34.8	35	35.1

Our quest  
is your success.

9.9M SF  
OWNED

12.1M SF  
LEASED

10.3M SF  
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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.

<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

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**

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