



**20 ACRES
AVAILABLE
FOR SALE**

**Victory Lakes
702 Homes**

**Victory Lakes Intermediate
1,092 Students**

jcpenny
SHOE CARNIVAL
Party City

Timmy Changas

Cabela's

Michaels **ROSS** **TJ-MAXX**
five BELOW **ULTA** **TSO** **Target**
Firestone **State Farm** **McDonald's**

Walmart

Chick-fil-A

Logan's Roadhouse

CareNow
Urgent Care

LOWE'S

utmb Health **HOBBY LOBBY**
9 **DOLLAR TREE**

Walmart

Allstate **Visionworks** **Great Clips**
McDonald's **SALLY**
Beauty Supply

STARBUCKS
COFFEE

Pennera
MASSAGE HEIGHTS

BEST BUY

13 Acre Campus
MEMORIAL HERMAN

H-E-B

KOHL'S **petco**

**Bay Colony
475 Homes**

24 FITNESS **Sears**
utmb Health **Freddy's STEAKBURGERS**
Edward Jones **Jason's Deli**

ABUELO'S
THE FLAVOR OF MEXICO
Salata

20 ACRES AT VICTORY LAKES

20 ACRES AT VICTORY LAKES | LEAGUE CITY, TX

PAD AVAILABLE FOR GROUND LEASE

KEVIN SIMS | BRETT STRAKE | 281.477.4300



PROPERTY INSIGHTS

20 ACRES AT VICTORY LAKES

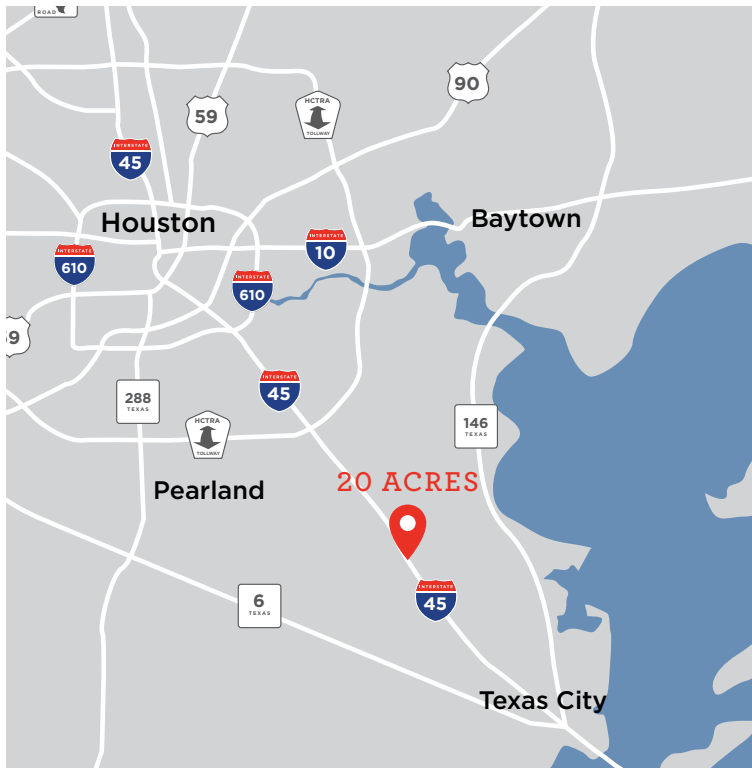
- Pads available for ground lease
- Anchor tenants coming soon
- Over 150K VPD at intersection of I-45 and FM 646

AREA RETAILERS



▶ **KEVIN SIMS**
KSIMS@NEWQUEST.COM
281.477.4366

▶ **BRETT STRAKE**
BSTRAKE@NEWQUEST.COM
281.477.4388



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
20 acres
- ▶ TRAFFIC COUNTS:
Over 150K VPD at intersection
I-45 and FM 646



121,770
Current Population
Within 5-Mile Radius



26.26%
Population Growth
Within a 3-mile Radius
from 2010 to 2019

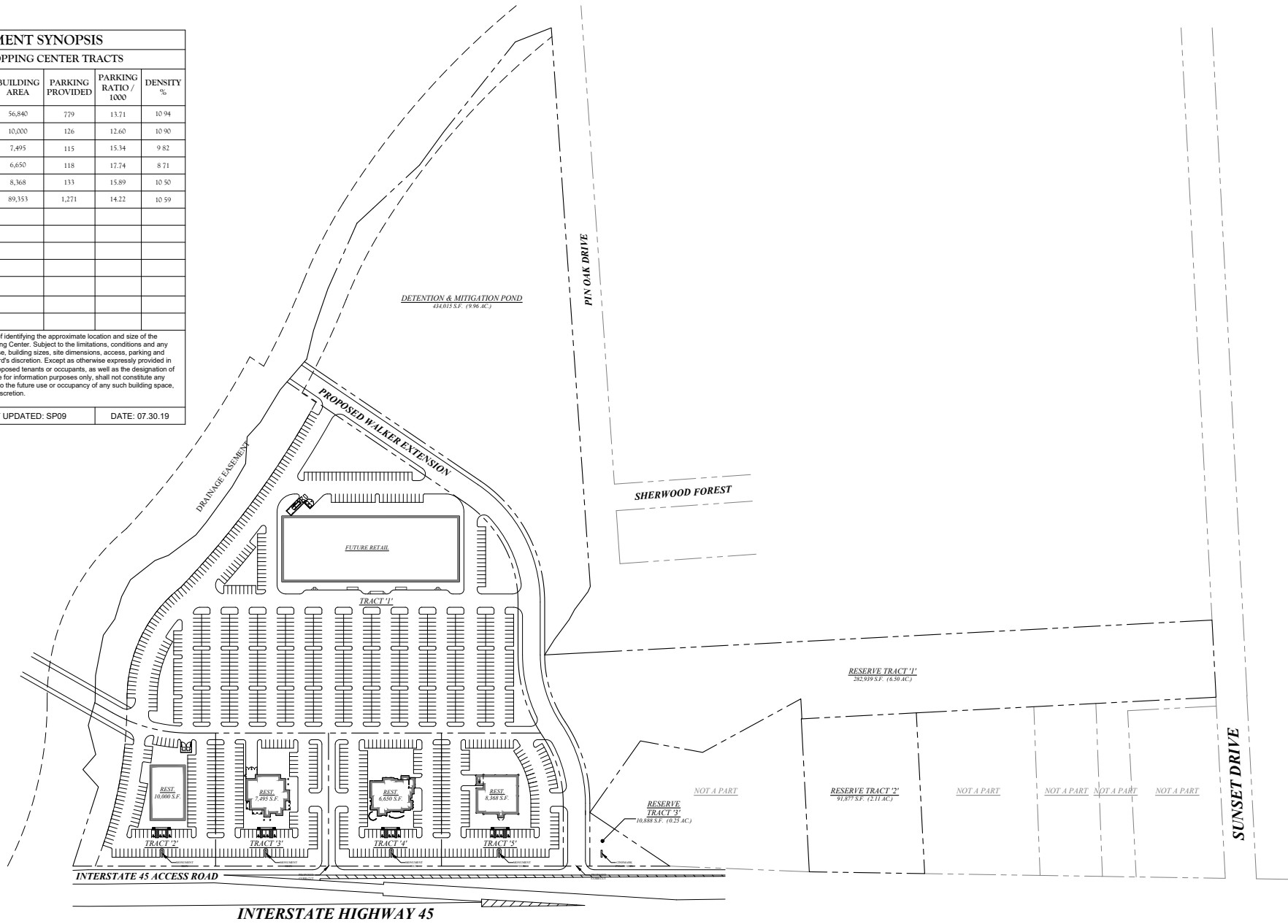


\$96,710
Average HHI Within
1-Mile Radius

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	519,742	11.93	56,840	779	13.71	10.94
TRACT '2'	91,765	2.11	10,000	126	12.60	10.90
TRACT '3'	76,350	1.75	7,495	115	15.34	9.82
TRACT '4'	76,350	1.75	6,650	118	17.74	8.71
TRACT '5'	79,705	1.83	8,368	133	15.89	10.50
SUBTOTAL	843,912	19.37	89,353	1,271	14.22	10.59
DETENTION	434,015	9.96				
RESERVE '1'	282,939	6.50				
RESERVE '2'	91,877	2.11				
RESERVE '3'	10,888	0.25				
WALKER ROAD	83,429	1.92				
SUBTOTAL	903,149	20.73				
TOTAL	1,747,061	40.11				

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: SP09 DATE: 07.30.19



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 04/19

POSTAL COUNTS

	2 MILES	3 MILES	5 MILES
Current Households	8,699	19,171	42,773
Current Population	24,576	55,035	121,770
2010 Census Average Persons per Household	2.83	2.87	2.85
2010 Census Population	21,224	43,811	98,390
Population Growth 2010 to 2019	16.69%	26.26%	24.58%

CENSUS HOUSEHOLDS

1 Person Household	19.81%	19.40%	18.45%
2 Person Households	31.96%	30.49%	31.14%
3+ Person Households	48.24%	50.12%	50.41%
Owner-Occupied Housing Units	73.59%	74.20%	76.17%
Renter-Occupied Housing Units	26.41%	25.80%	23.83%

RACE AND ETHNICITY

2019 Estimated White	69.58%	72.04%	75.00%
2019 Estimated Black or African American	13.34%	10.10%	8.81%
2019 Estimated Asian or Pacific Islander	4.36%	5.28%	5.10%
2019 Estimated Other Races	0.50%	0.52%	0.48%
2019 Estimated Hispanic	26.12%	26.31%	23.68%

INCOME

2019 Estimated Average Household Income	\$96,710	\$103,294	\$104,173
2019 Estimated Median Household Income	\$91,538	\$94,797	\$97,322
2019 Estimated Per Capita Income	\$35,997	\$37,931	\$38,148

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	23.67%	24.50%	22.21%
2019 Estimated Bachelors Degree	20.97%	21.40%	23.79%
2019 Estimated Graduate Degree	12.75%	12.70%	13.07%

AGE

2019 Median Age	33.9	34.5	35.1
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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>



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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.

Rev. 09.13.19 GD