



THE SHOPS AT ROCK CREEK

SWQ OF SPRING CYPRESS & GRAND RD. | CYPRESS, TEXAS

PAD SITES AND RETAIL AVAILABLE FOR LEASE



PROJECT HIGHLIGHTS

The Shops at Rock Creek

SWQ OF SPRING CYPRESS & GRAND RD. | CYPRESS, TEXAS

SHADOW ANCHORED BY NEW 90,000 SF HEB

DIRECT ACCESS TO HEB LOT

CENTRALLY LOCATED BETWEEN MULTIPLE UPSCALE RESIDENTIAL DEVELOPMENTS WITH STRONG DEMOGRAPHICS

GRANT ROAD AND SPRING CYPRESS ROAD RECENTLY EXPANDED TO FOUR LANES

EASY ACCESS TO FM 249 AND HWY 290 VIA SPRING CYPRESS ROAD



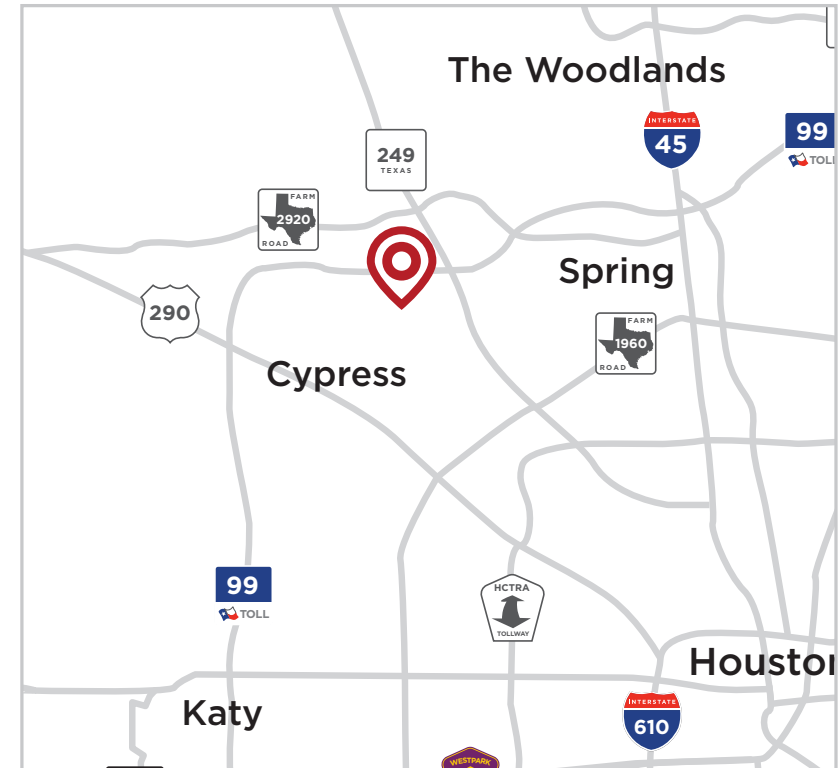
\$144K AVG HHI
within 1 miles



201,233 POPULATION
within 5 miles



31% POPULATION GROWTH
from 2010 - 2019 within 3 miles



MAJOR RESIDENTIAL DEVELOPMENTS

NORTHPOINTE	4,468 LOTS
COLES CROSSING	2,630 LOTS
CYPRESS POINT	1,194 LOTS
OAK FOREST	1,178 LOTS
LONGWOOD	994 LOTS
ROCK CREEK	536 LOTS

ANDREW ALVIS

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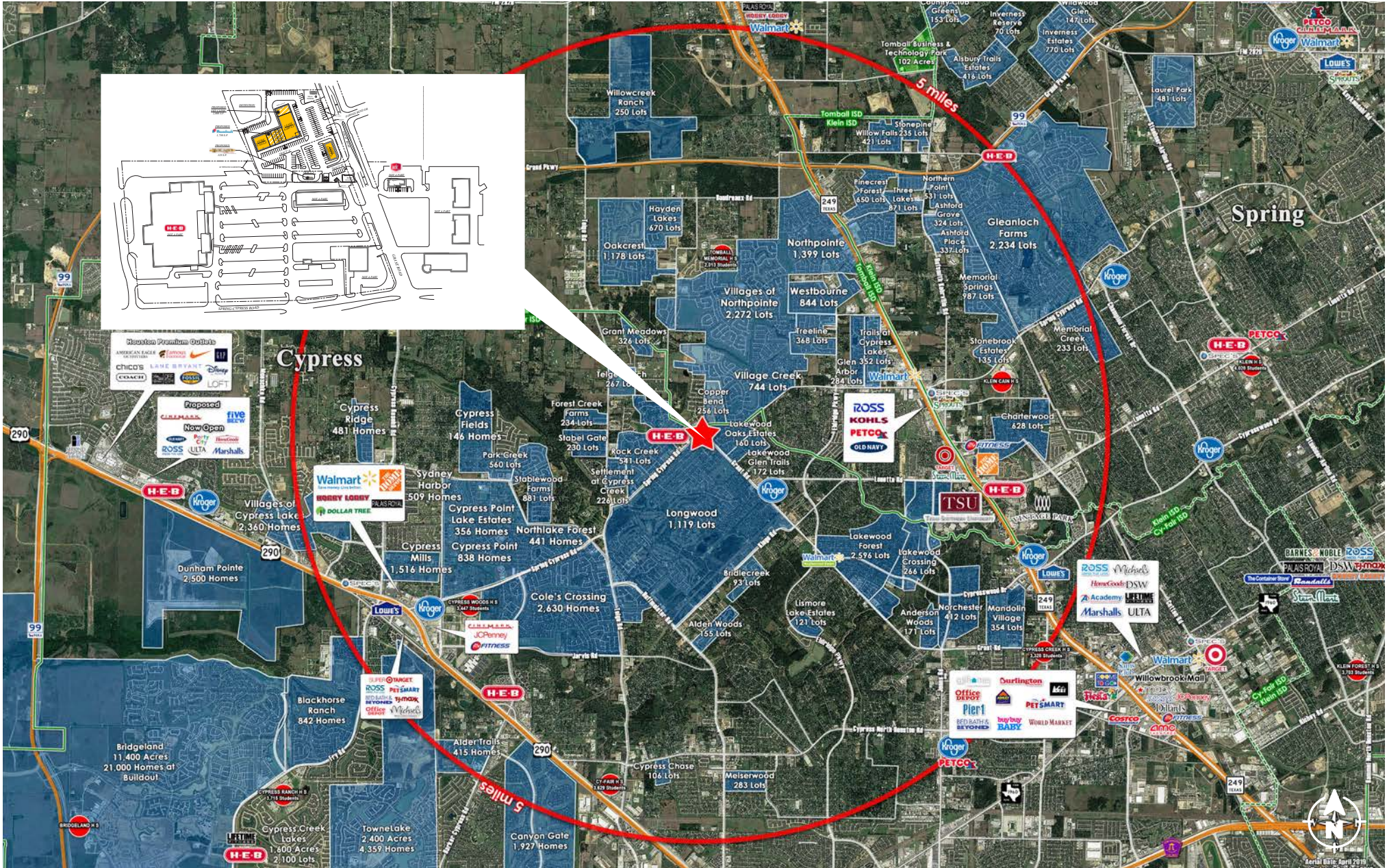
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BOB CONWELL

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KEY	BUSINESS	LEASE AREAS
1	Future Lease	4,550 SF
2	Proposed Domino's	1,750 SF
3	Proposed Gift Shop	3,850 SF
4	Future Lease	8,400 SF
5	Proposed Vet Clinic	2,800 SF
6	Future Lease	3,400 SF
7	Proposed Mudslingers Drive-Thru Coffee	123 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

DEMOGRAPHICS

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



POPULATION	1 MILES	3 MILES	5 MILES
Current Households	3,838	29,987	69,587
Current Population	11,870	87,869	201,233
2010 Census Population	9,275	66,888	154,115
Population Growth 2010 to 2019	27.99%	31.44%	30.75%
2019 Median Age	35.8	36.4	35.4
INCOME	1 MILES	3 MILES	5 MILES
2019 Estimated Average Household Income	\$144,498	\$125,263	\$110,070
2019 Estimated Median Household Income	\$120,808	\$106,606	\$93,074
2019 Estimated Per Capita Income	\$49,276	\$43,898	\$39,672
RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
2019 Estimated White	74.90%	73.72%	69.96%
2019 Estimated Black or African American	9.25%	9.14%	10.57%
2019 Estimated Asian or Pacific Islander	5.67%	7.61%	8.14%
2019 Estimated Other Races	9.35%	8.90%	10.70%
2019 Estimated Hispanic	26.29%	25.13%	26.74%
CENSUS HOUSEHOLDS	1 MILES	3 MILES	5 MILES
1 Person Household	10.36%	13.41%	17.20%
2 Person Households	31.34%	31.65%	30.86%
3+ Person Households	58.30%	54.94%	51.94%
Owner-Occupied Housing Units	93.21%	88.22%	78.92%
Renter-Occupied Housing Units	6.79%	11.78%	21.08%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND



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
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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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