



FORT BEND TOWN CENTER

Signature Kroger Anchored Center 2 Miles From Sienna Plantation

SWC of Fort Bend Parkway & Hwy 6 | Missouri City, Texas



Kevin Sims | 281.477.4300

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



★
59%
POPULATION GROWTH
 FROM 2010 - 2018
 1 mile radius

\$123K
AVERAGE HOUSEHOLD INCOME
 WITHIN 3 MILE TRADE AREA

“FORT BEND COUNTY IS HOME TO 5 OF THE TOP 10 MASTER-PLANNED COMMUNITIES IN HOUSTON”

- MetroStudy 2017

MAJOR AREA RETAILERS



152,554
CURRENT POPULATION WITHIN 5 MILES



FORT BEND TOWN CENTER

Located just north of **10,000 ACRE MASTER-PLANNED COMMUNITY, SIENNA PLANTATION**, one of the **FASTEST GROWING COMMUNITIES IN THE U.S**

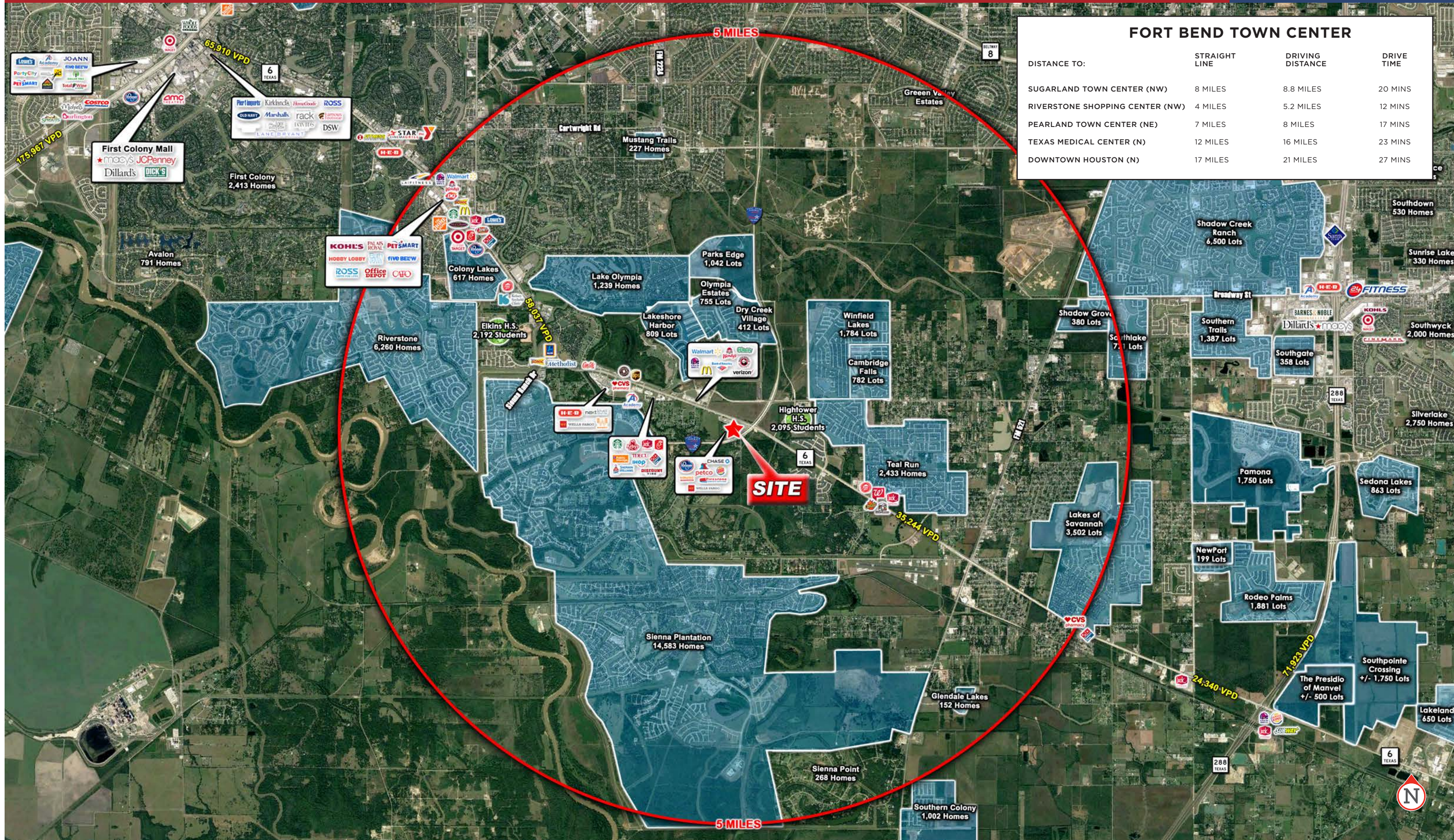
STRATEGICALLY POSITIONED at the epicenter of **EXPLOSIVE GROWTH** in Missouri City

ANCHORED by a **102,000 SF KROGER SIGNATURE** store

The **FORT BEND PARKWAY TOLL ROAD** creates convenient connection between **HIGHWAY 6** and the **TEXAS MEDICAL CENTER**, placing the project at a new **REGIONAL INTERSECTION**

Features a **METRO PARK N RIDE** with convenient access to **BELTWAY 8** and **DOWNTOWN HOUSTON**

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WHAT'S AROUND

Sienna Subdivisions
8,169 Homes

Sienna Acreage Estates
101 Homes

MCKEEVER RD.

Billy Baines Middle School
1,784 Students

Silver Ridge Subdivisions
218 Homes

SIENNA PKWY.

Waterbrook Subdivisions
139 Homes

WATTS PLANTATION RD.

Knight Rd
Future Expansion
to Sienna South
1st Quarter 2020

KNIGHT RD.

Fort Bend Town Center

- Kroger
- enterprise
- petco
- RUSSO'S COAL-FIRED-ITALIAN KITCHEN
- SUBWAY
- smart financial
- BD Dental
- Coco Bella Hair & Beauty
- Fort Bend Liquor
- Wirthlin Orthodontics

FORT BEND PKWY 26,069 VPD

- popoYes
- BURGER KING
- AutoZone
- BLUEWAVE
- Firestone COMPLETE AUTO CARE

WELLS FARGO

6 TEXAS HWY 6 55,773 VPD

CHASE

Pad Site Available

COMING SOON
Sienna Grand
300,000 SF Shopping Center



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	506,319	11.62	121,969	651	5.17	24.09
TRACT '2'	143,181	3.29	27,163	159	5.85	18.97
TRACT '3'	40,945	0.94	6,300	40	6.35	15.39
TRACT '4A'	47,256	1.08	2,157	68	31.53	4.56
TRACT '4B'	31,630	0.73	3,150	34	10.79	9.96
TRACT '5'	45,336	1.04	4,055	50	12.33	8.94
TRACT '6'	57,015	1.31	6,000	80	13.33	10.52
TRACT '7'	65,950	1.51	10,250	63	6.15	15.54
TRACT '8'	49,981	1.15	3,950	45	11.39	7.90
SUBTOTAL	987,614	22.67	184,994	1,170	6.32	18.73
ACCESS ROAD	63,628	1.46				
DETENTION	128,081	2.94				
LIFT STATION	2,518	0.06				
SUBTOTAL	194,227	4.46				
TOTAL	1,181,840	27.13				

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.

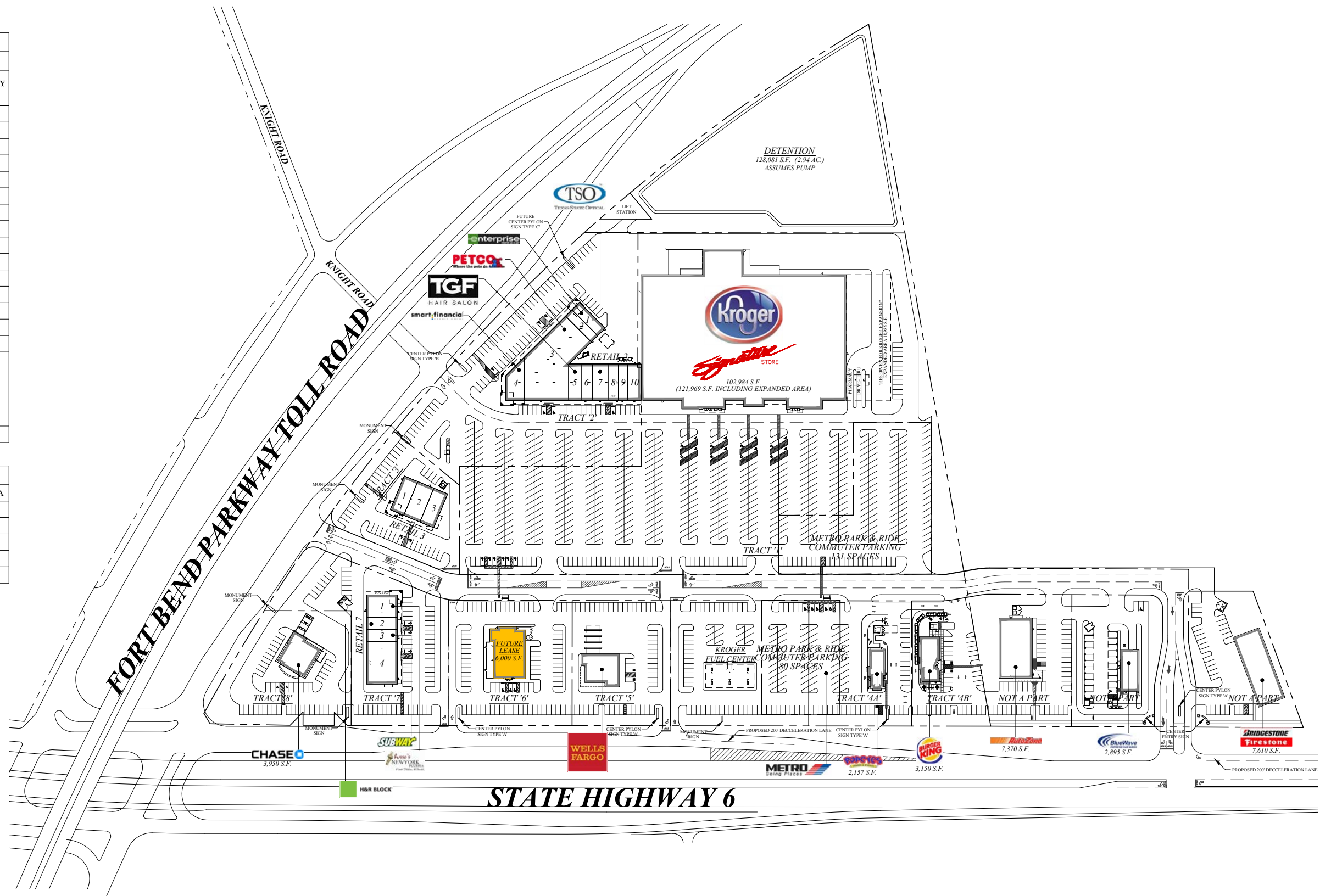
DEVELOPMENT SYNOPSIS LAST UPDATED: SP132 DATE: 10.18.18

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	ENTERPRISE RENT A CAR	1,432 S.F.
2	GISELLE HAIR	1,190 S.F.
3	PETCO	12,530 S.F.
4	SMART FINANCIAL CREDIT UNION	2,323 S.F.
5	TGF HAIR SALON	1,657 S.F.
6	QQ CHINA CAFE	1,500 S.F.
7	TSO	2,100 S.F.
8	POSTAL ANNEX	1,394 S.F.
9	SIENNA CLEANERS	1,213 S.F.
10	IMAGE NAILS	1,750 S.F.
	SPRINKLER ROOM	41 S.F.
TOTAL		27,130 S.F.

RETAIL BUILDING 7		
NO.	NAME	LEASE AREA
1	RUSSO'S NEW YORK PIZZERIA	2,450 S.F.
2	H & R BLOCK	1,397 S.F.
3	SUBWAY	1,400 S.F.
4	BEAUTY EMPIRE	4,890 S.F.
TOTAL		10,137 S.F.

AVAILABLE

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	WIRTHLIN ORTHODONTICS	1,960 S.F.
2	FORT BEND LIQUOR	2,340 S.F.
3	BD DENTAL	2,000 S.F.
TOTAL		6,300 S.F.



WHO'S NEARBY

DEMOGRAPHICS

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

	1 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	2,071	18,789	47,999
Current Population	6,403	60,296	152,554
2010 Census Average Persons per Household	3.09	3.21	3.18
2010 Census Population	4,031	41,057	109,117
Population Growth 2010 to 2018	58.88%	46.87%	39.89%
CENSUS HOUSEHOLDS			
1 Person Household	16.84%	12.91%	14.18%
2 Person Households	25.39%	25.46%	26.53%
3+ Person Households	57.77%	61.63%	59.30%
Owner-Occupied Housing Units	81.56%	88.61%	86.32%
Renter-Occupied Housing Units	18.44%	11.39%	13.68%
RACE AND ETHNICITY			
2018 Estimated White	33.78%	36.33%	35.19%
2018 Estimated Black or African American	40.66%	37.51%	39.41%
2018 Estimated Asian or Pacific Islander	16.05%	15.36%	14.51%
2018 Estimated Other Races	9.22%	10.42%	10.51%
2018 Estimated Hispanic	18.01%	20.45%	21.56%
INCOME			
2018 Estimated Average Household Income	\$115,211	\$123,088	\$119,347
2018 Estimated Median Household Income	\$107,915	\$107,972	\$100,192
2018 Estimated Per Capita Income	\$37,503	\$38,812	\$38,306
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	13.86%	16.32%	18.66%
2018 Estimated Bachelors Degree	34.82%	32.55%	28.59%
2018 Estimated Graduate Degree	15.85%	16.47%	15.23%
AGE			
2018 Median Age	34.3	34.5	36.1

Our quest is your success.

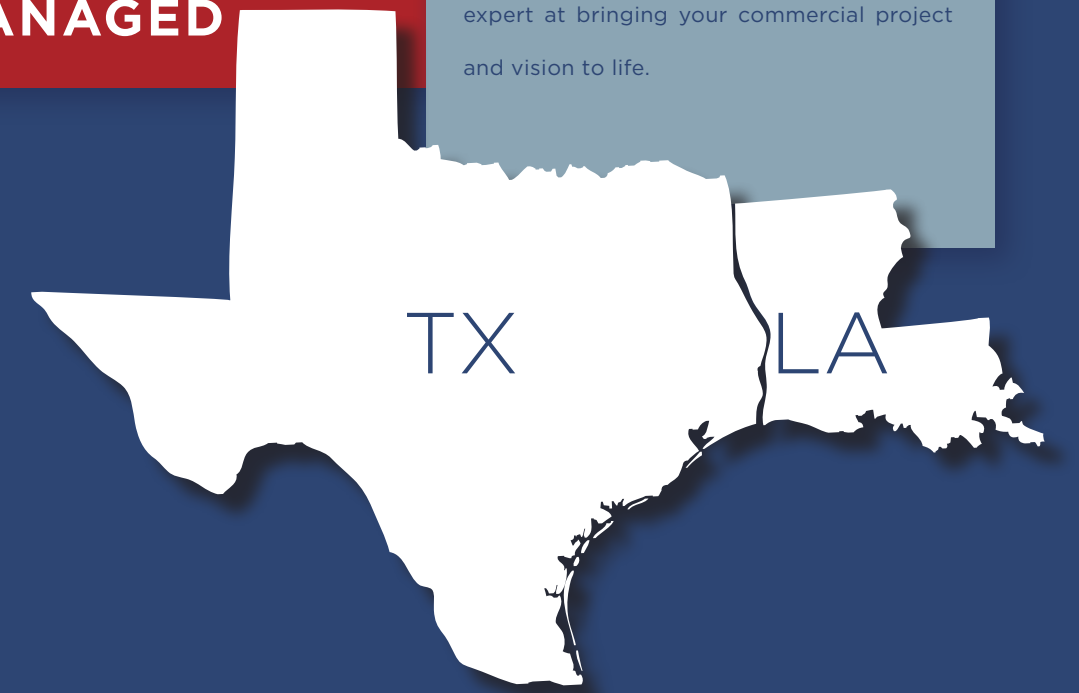
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

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

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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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