


NOW OPEN:

ROSS
DRESS FOR LESS



DOLLAR TREE

Market

Walmart 



CHAMBERS TOWN CENTER

SEC OF I-10 & SH 146 | BAYTOWN, TEXAS

FREWAY PAD SITES AND NEW RETAIL AVAILABLE FOR LEASE



PROJECT HIGHLIGHTS

Chambers Town Center

SEC OF I-10 & SH 146 | BAYTOWN, TEXAS

- **Excellent highway visibility** and access to I-10 and SH 146
- Future expansion of **Chevron, Exxon** and other petrochemical facilities will create **1,000 new permanent jobs and over 11,000 skilled labor jobs**
- **Multiple new master planned residential developments** and expansions in progress with an estimated 15,000 new homes



TRAFFIC COUNTS

73,000 VPD on I-10 west of Hwy 146
35,457 VPD on Hwy 146 South of I-10



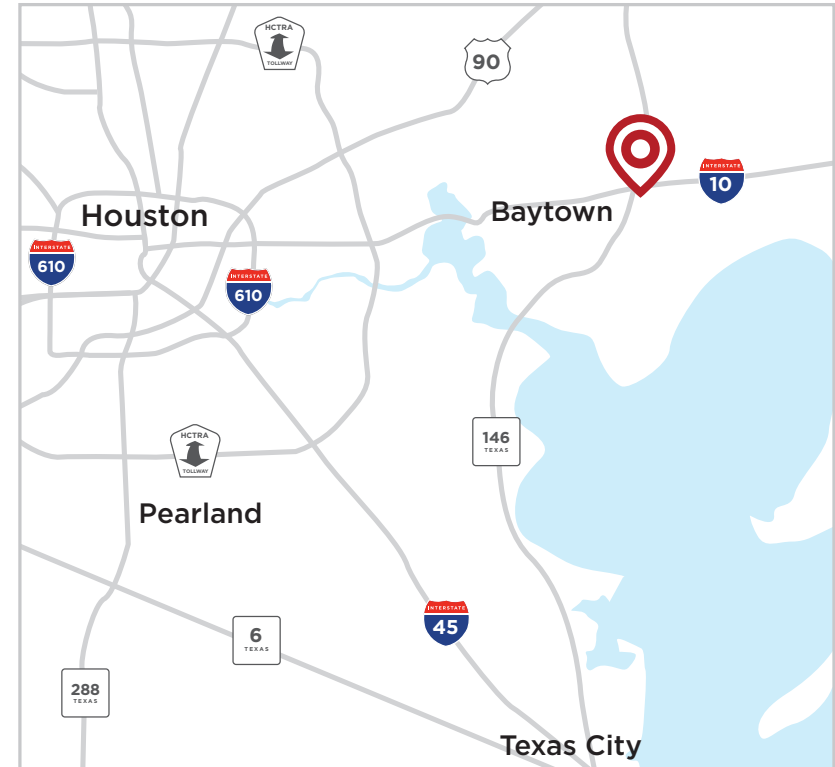
\$103K AVG HHI

within 5 miles



171,545 POPULATION

within trade area



MAJOR AREA EMPLOYERS



800+
EMPLOYEES



2,000+
EMPLOYEES



7,200+
EMPLOYEES

\$6 BILLION INVESTMENT BY CHEVRON

Massive Expansion Project

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SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Showbiz Cinemas	57,560 SF	12	H&R Block	1,584 SF	23	Verizon	2,538 SF
2	Available for Lease	12,798 SF	13	Vietnamese Restaurant	3,716 SF	24	Chick-fil-A	4,791 SF
3	Dollar Tree	10,000 SF	14	Domino's	2,554 SF	25	Whataburger	3,189 SF
4	Ross	22,000 SF	15	Shogun	4,002 SF	26	Wendy's	3,116 SF
5	Walmart	185,989 SF	16	SUPERCUTS	1,050 SF	27	Methodist Hospital	6,054 SF
6	Future Lease - Available	4,795 SF	17	Marble Slab	1,400 SF	28	Pizza Hut	1,544 SF
7	Future Lease - Available	4,621 SF	18	Cricket	1,113 SF	29	T-Mobile	2,520 SF
8	Freddy's Frozen Custard	4,055 SF	19	Dickey's Barbecue Pit	2,181 SF	30	SportClips	1,260 SF
9	Future Lease - Available	8,076 SF	20	Fuzzy's Taco Shop	3,394 SF	31	Nail Bar	2,100 SF
10	Davita Dialysis	7,275 SF	21	GNC	1,260 SF	32	Mattress Firm	4,304 SF
11	Dentist	2,520 SF	22	Vision Source	2,450 SF			



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

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



171K
POPULATION
TRADE AREA



61K
HOUSEHOLDS
TRADE AREA



34
MEDIAN AGE
TRADE AREA



\$104K
AVERAGE HHI
5-MILE RADIUS



84%
HISTORIC
ANNUAL GROWTH

FROM 2010-2019
IN 3-MILE RADIUS

MAJOR AREA EMPLOYERS

BMC Software
Baker Hughes
Phillips 66
ABB Group
Chevron
Dow Chemical
Petrochina
Jacobs Engineering

POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Current Households	5,817	14,992	35,445	60,605
Current Population	17,810	45,667	101,993	171,545
2010 Census Population	9,486	30,270	73,032	134,853
Population Growth 2010 to 2019	87.80%	50.89%	40.51%	28.46%
2019 Median Age	33.9	33.7	33.2	33.9
INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$97,911	\$103,180	\$83,119	\$76,761
Median Household Income	\$85,069	\$95,081	\$75,908	\$68,712
Per Capita Income	\$33,801	\$34,911	\$29,862	\$27,671
RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	74.95%	73.85%	66.99%	66.90%
Black or African American	8.24%	9.22%	13.15%	13.61%
Asian or Pacific Islander	1.84%	2.12%	2.89%	2.19%
Other Races	14.22%	14.04%	16.37%	16.64%
Hispanic	24.87%	26.95%	32.84%	31.14%
CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Household	13.90%	13.37%	20.87%	21.07%
2 Person Households	30.06%	30.00%	28.32%	30.10%
3+ Person Households	56.04%	56.62%	50.81%	48.83%
Owner-Occupied Housing Units	87.51%	87.58%	70.06%	72.92%
Renter-Occupied Housing Units	12.49%	12.42%	29.94%	27.08%

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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