



# FORT BEND TOWN CENTER

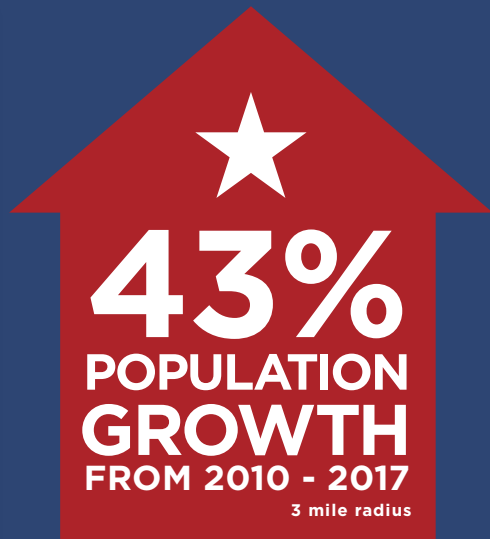
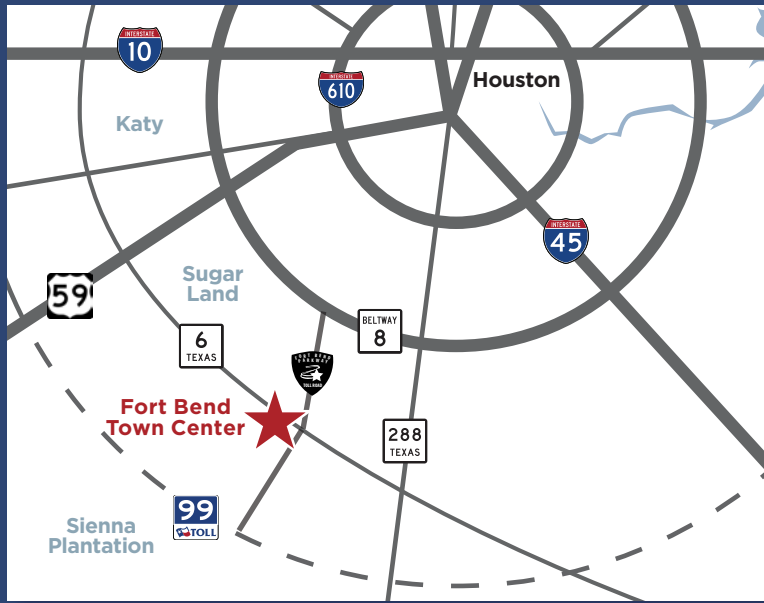
*Last Remaining Pad Site; End Cap and Inline Retail Space for Lease*

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



Zack Sturgeon | Ryan Kelsall | Ronnie Miranda CCIM, SIOR | 281.477.4300

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



**\$131K**  
**AVERAGE**  
**HOUSEHOLD**  
**INCOME**  
 WITHIN 3 MILE  
 TRADE AREA



## TRAFFIC COUNT

Hwy 6 west of Fort Bend Toll Road: 59,861 CPD  
 Hwy 6 east of Fort Bend Toll Road: 34,324 CPD  
 Fort Bend Toll Road north of Hwy 6: 26,034 CPD

Source: TxDOT Engineers, 2015 Traffic Count



## MAJOR AREA RETAILERS



## FORT BEND TOWN CENTER

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

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

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

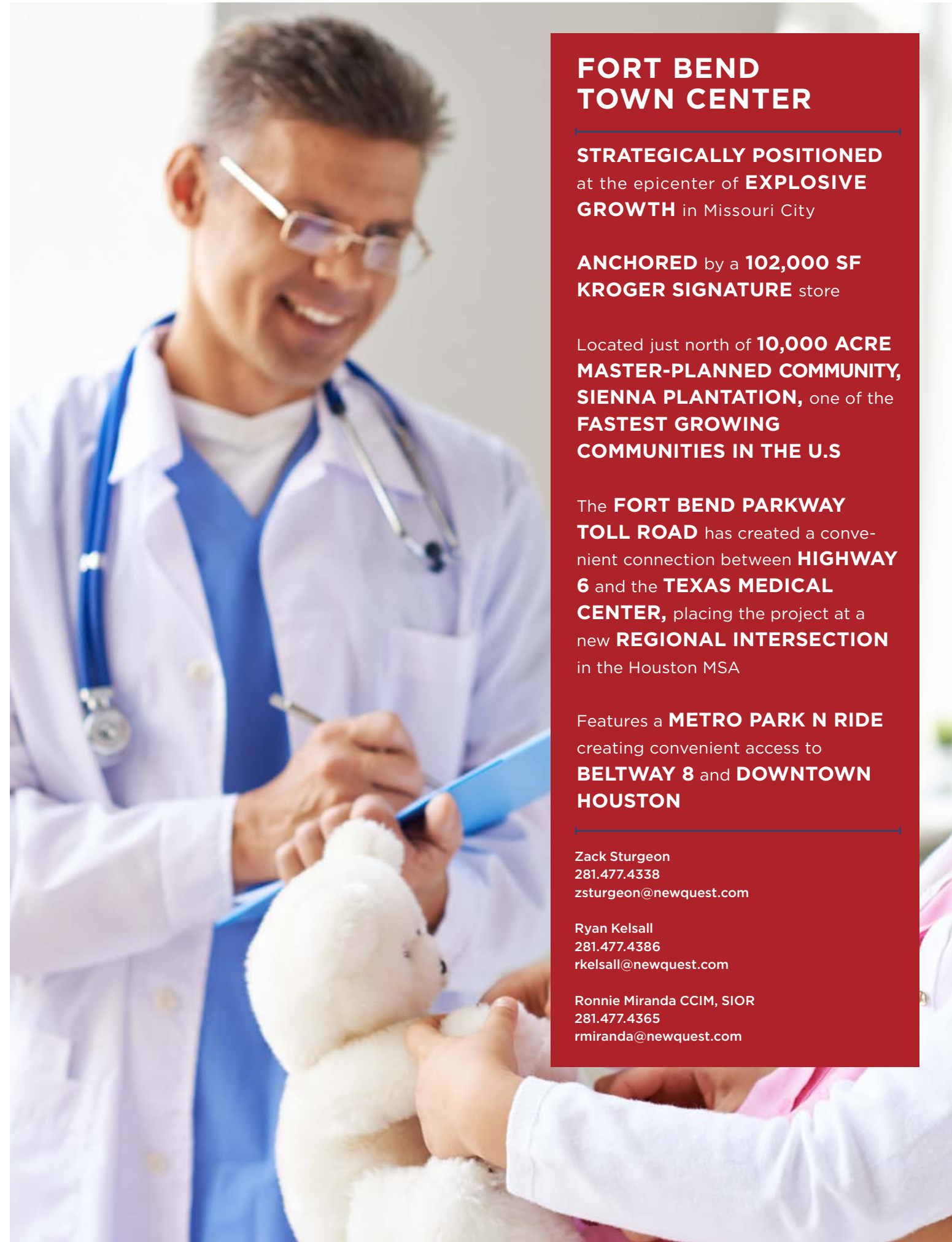
The **FORT BEND PARKWAY TOLL ROAD** has created a convenient connection between **HIGHWAY 6** and the **TEXAS MEDICAL CENTER**, placing the project at a new **REGIONAL INTERSECTION** in the Houston MSA

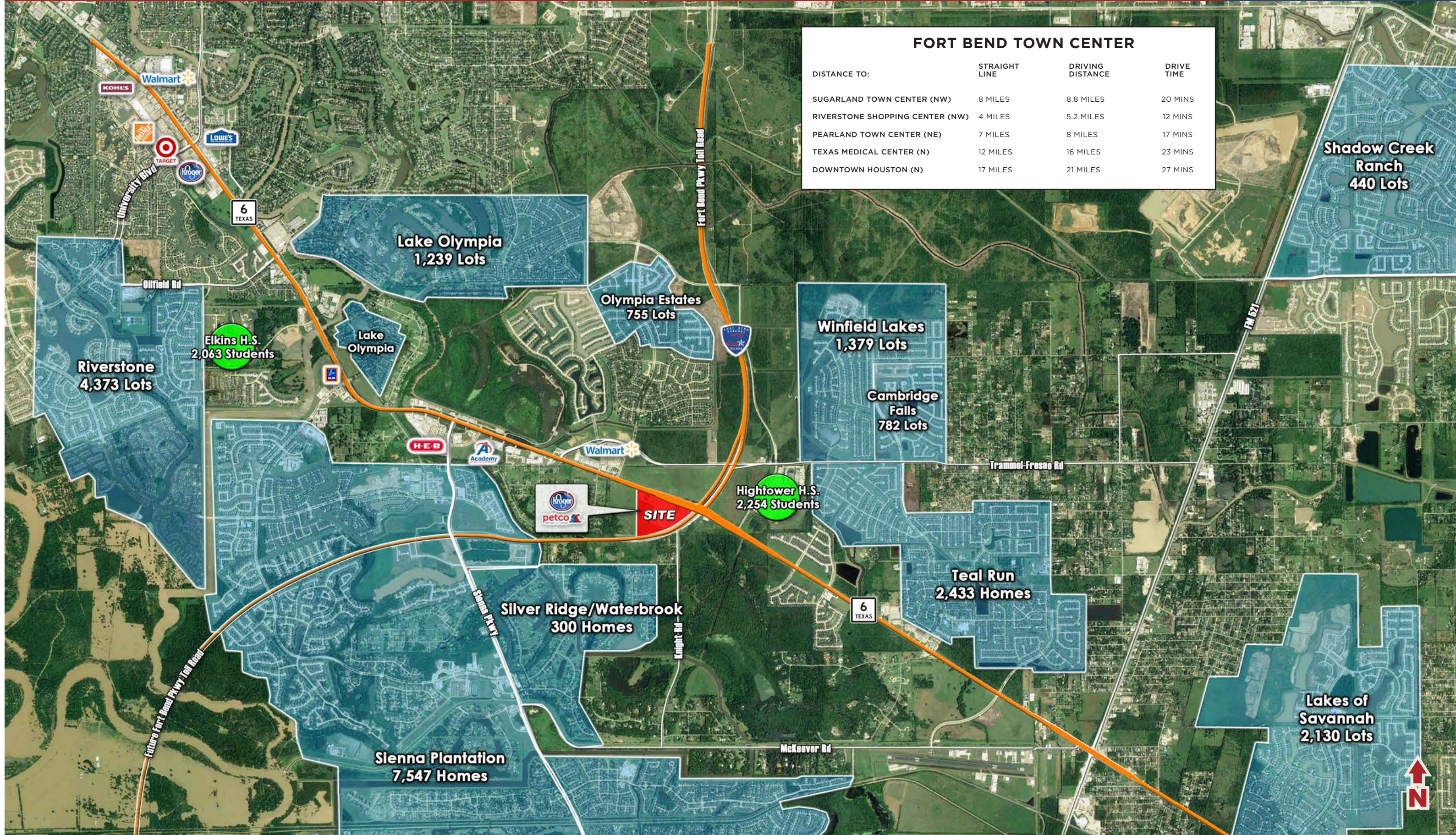
Features a **METRO PARK N RIDE** creating convenient access to **BELTWAY 8** and **DOWNTOWN HOUSTON**

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FORT BEND TOWN CENTER			
DISTANCE TO:	STRAIGHT LINE	DRIVING DISTANCE	DRIVE TIME
SUGARLAND TOWN CENTER (NW)	8 MILES	8.8 MILES	20 MINS
RIVERSTONE SHOPPING CENTER (NW)	4 MILES	5.2 MILES	12 MINS
PEARLAND TOWN CENTER (NE)	7 MILES	8 MILES	17 MINS
TEXAS MEDICAL CENTER (N)	12 MILES	16 MILES	23 MINS
DOWNTOWN HOUSTON (N)	17 MILES	21 MILES	27 MINS



# WHAT'S AROUND



**SIENNA SOUTH**  
3,000+ HOMES

**SIENNA PLANTATION**  
7,047+ HOMES

**SILVER RIDGE/WATERBROOK**  
300 HOMES

KNIGHT ROAD

FT. BEND PARKWAY TOLL ROAD 26,069 VPD



**PAD SITE AVAILABLE**



6 TEXAS

58,037 VPD



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	628	5.15	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	1,167	6.31	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				

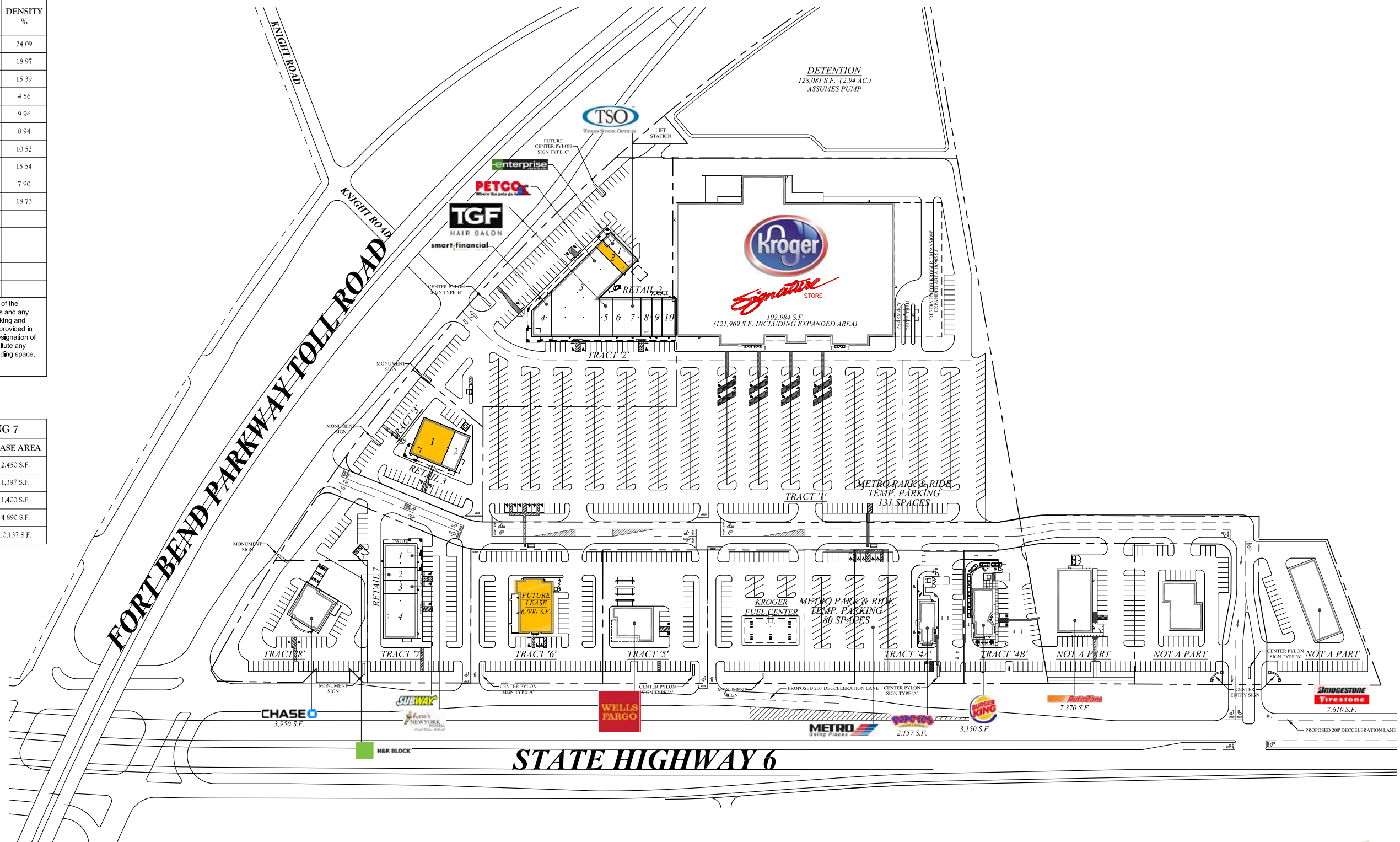
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, 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.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	ENTERPRISE RENT A CAR	1,432 S.F.
2	AVAILABLE	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	AVAILABLE	4,300 S.F.
2	BD DENTAL	2,000 S.F.
TOTAL		6,300 S.F.



# WHO'S NEARBY

# DEMOGRAPHICS

2010 Census, 2017 Estimates with Delivery Statistics as of 6/17

	1 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	2,024	18,330	46,039
Current Population	6,258	58,821	146,326
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 2017	55.29%	43.28%	34.18%
<b>CENSUS HOUSEHOLDS</b>			
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%
<b>RACE AND ETHNICITY</b>			
2017 Estimated White	36.21%	38.91%	36.61%
2017 Estimated Black or African American	38.25%	35.52%	38.65%
2017 Estimated Asian or Pacific Islander	15.89%	14.68%	13.97%
2017 Estimated Other Races	9.34%	10.51%	10.39%
2017 Estimated Hispanic	18.48%	21.01%	21.59%
<b>INCOME</b>			
2017 Estimated Average Household Income	\$127,095	\$131,037	\$117,487
2017 Estimated Median Household Income	\$111,154	\$110,458	\$101,263
2017 Estimated Per Capita Income	\$40,087	\$40,204	\$36,816
<b>EDUCATION (AGE 25+)</b>			
2017 Estimated High School Graduate	14.57%	16.65%	18.70%
2017 Estimated Bachelors Degree	33.12%	31.39%	27.55%
2017 Estimated Graduate Degree	17.35%	16.12%	15.27%
<b>AGE</b>			
2017 Median Age	34	34.1	35.9

Our quest is your success.

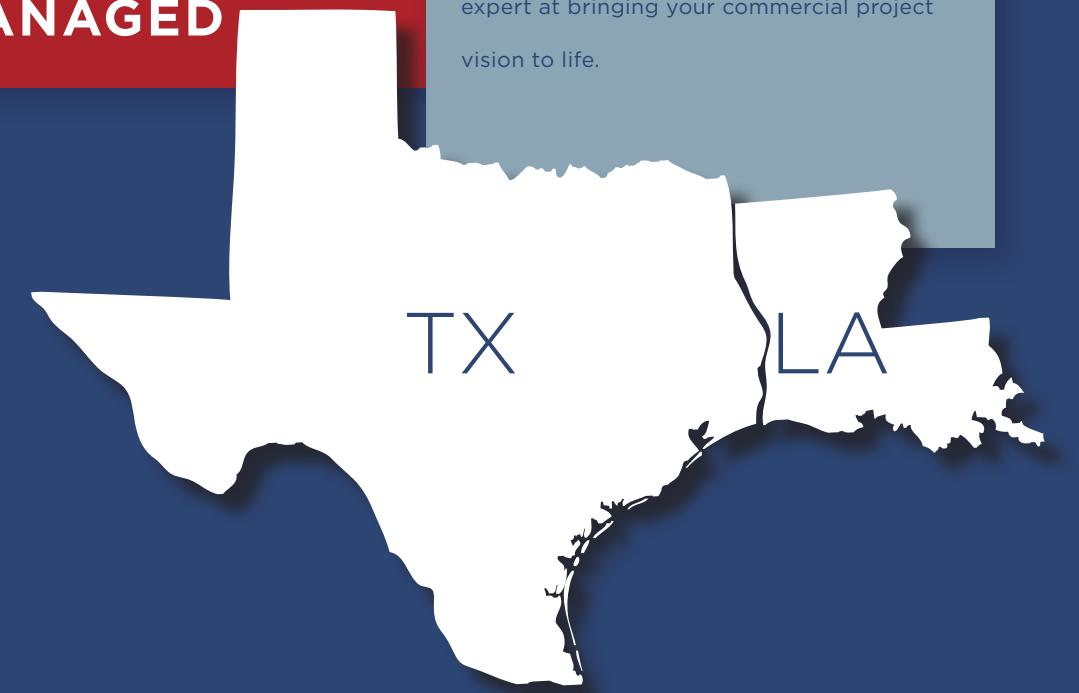
9.9M SF OWNED

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>
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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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