



Shops at Kingsley Square

Broadway & Kingsley | Pearland, Texas

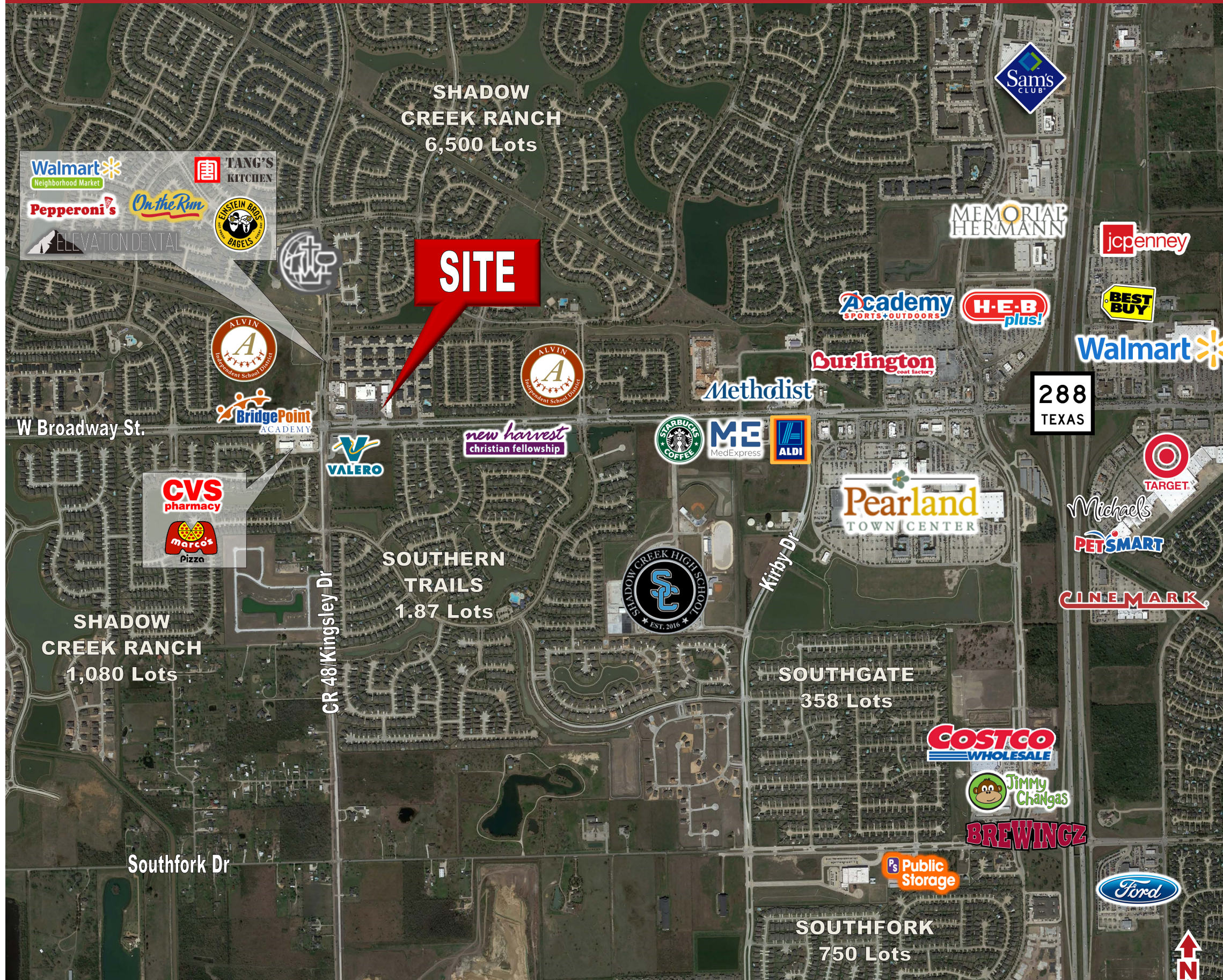
Neal Thomson | Brad Lybrand | 281.477.4300

NNN Multi-Tenant Investment Opportunity



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Situated in high growth Pearland - Shadow Creek Ranch market. High traffic intersection surrounded by new commercial projects to include abutting Wal-Mart Neighborhood Market (now open 2015), CVS (now open 2015), On the Run, Einstein Bagels, Valero, Bridge Point Academy... The subject is located in the Southwest Portion of Shadow Creek where all the new housing development is concentrated with Perry Homes & KB Home developing 440+ acres. Southern Trails & Southern Trails Annex just south of the project are developing & delivering lots as well. This area is experiencing tremendous residential growth & is underserved from a commercial standpoint. Kingsley is being expanded from the south & will soon be 4 lane boulevard with continuous connectivity from Hwy 6 to Shadow Creek Parkway.

- Year Built: Late 2015
- Retail A:
 - 10,175 SF
 - 100% Leased
 - NOI: 262,500
 - Current Tenants: Nails of America, Heartland Dental, The Tutoring Center, Liberty Tax, and Bahama Bucks
- Retail B:
 - 6,800 SF stand alone Shell adjacent to Walmart
 - Currently Vacant but in negotiation with national group
 - Asking rate for lease: \$18 PSF NNN
 - Will consider a sale of Retail B as is, separately from Retail A

Sale/Lease/Ground Lease: Sale or Lease

Approximate Size: Retail A: 10,175 SF
Retail B: 6,800 SF

Price: \$5,500,000 - For A & B

School District: Alvin ISD

Engineering/Detention: No detention required

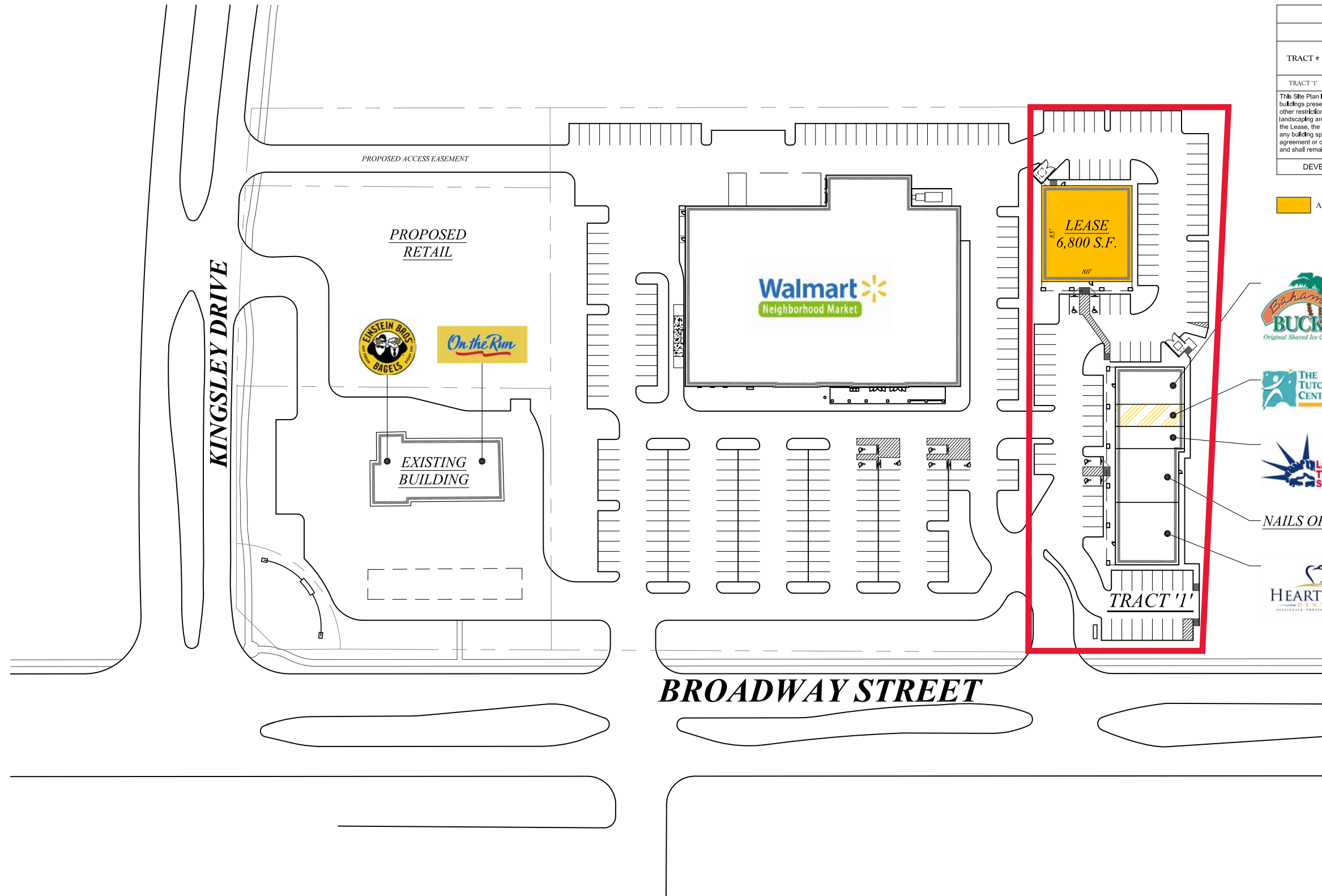
Utilities: Available

Brad LyBrand
713.438.9516
blybrand@newquest.com

Neal Thomson
713.438.9513
nthomson@newquest.com

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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'I'	79,260	1.82	16,975	100	5.89	21.42

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: SP08 DATE: 09.25.14

- AVAILABLE
- BUCK'S
Original Shaved Ice Company
- THE TUTORING CENTER
- LIBERTY TAX SERVICE
- NAILS OF AMERICA
- HEARTLAND
RESIDENTIAL TRUST PROFESSIONAL



DEMOGRAPHICS

2010 Census, 2016 Estimates with
Delivery Statistics as of 9/16

	1.00 Mi	3.00 Mi	5.00 Mi
POSTAL COUNTS			
Current Households	3,985	19,626	59,010
Current Population	12,378	58,198	186,020
2010 Census Average Persons per Household	3.11	2.97	3.15
2010 Census Population	7,290	39,402	140,695
Population Growth 2010 to 2016	69.80%	48.41%	32.44%
CENSUS HOUSEHOLDS			
1 Person Household	9.47%	17.65%	17.05%
2 Person Households	29.51%	28.08%	25.42%
3+ Person Households	61.02%	54.27%	57.53%
Owner-Occupied Housing Units	93.08%	75.82%	76.91%
Renter-Occupied Housing Units	6.92%	24.18%	23.09%
RACE AND ETHNICITY			
2016 Estimated White	51.90%	50.13%	39.77%
2016 Estimated Black or African American	22.28%	22.95%	36.18%
2016 Estimated Asian or Pacific Islander	18.60%	17.65%	9.53%
2016 Estimated American Indian or Native Alaskan	0.43%	0.43%	0.52%
2016 Estimated Other Races	6.79%	8.83%	14.01%
2016 Estimated Hispanic	17.66%	20.31%	30.46%
INCOME			
2016 Estimated Average Household Income	\$146,138	\$136,236	\$100,511
2016 Estimated Median Household Income	\$117,153	\$109,631	\$84,069
2016 Estimated Per Capita Income	\$50,633	\$47,043	\$32,768
EDUCATION (AGE 25+)			
2016 Estimated High School Graduate	9.87%	12.06%	18.76%
2016 Estimated Bachelors Degree	33.38%	31.30%	23.23%
2016 Estimated Graduate Degree	28.09%	25.68%	15.84%
AGE			
2016 Median Age	32.6	33	32.3

**Our quest
is your success.**

**10,746,775 SF
OWNED**

**12,135,000 SF
LEASED**

**11,718,969 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.

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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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Rev. 02/07/17 MT