

# MARKETPLACE AT NINETY-SIX

NEC & SEC OF LEAGUE CITY PARKWAY & HOBBS ROAD | LEAGUE CITY, TEXAS



## KROGER MARKETPLACE ANCHORED DEVELOPMENT — PHASE II UNDER CONSTRUCTION



# PROJECT HIGHLIGHTS

## Marketplace at Ninety-Six

NEC & SEC OF LEAGUE CITY PARKWAY & HOBBS RD  
LEAGUE CITY, TEXAS

- Anchored by a **123,000-SF** Kroger Marketplace
- Located at the main entrance to some of League City's **strongest residential communities**, including Brittany Lakes, Brittany Bay, Sedona, Westover Park, and Magnolia Creek
- Over **7,000 occupied homes** and **1,026 homes** coming to the south of the development — Westland Ranch New Community
- Conveniently located next to **Perry Family YMCA**
- Several **pad sites available** and **retail space**



### TRAFFIC COUNTS

**31,115 VPD** on League City Pkwy west of I-45



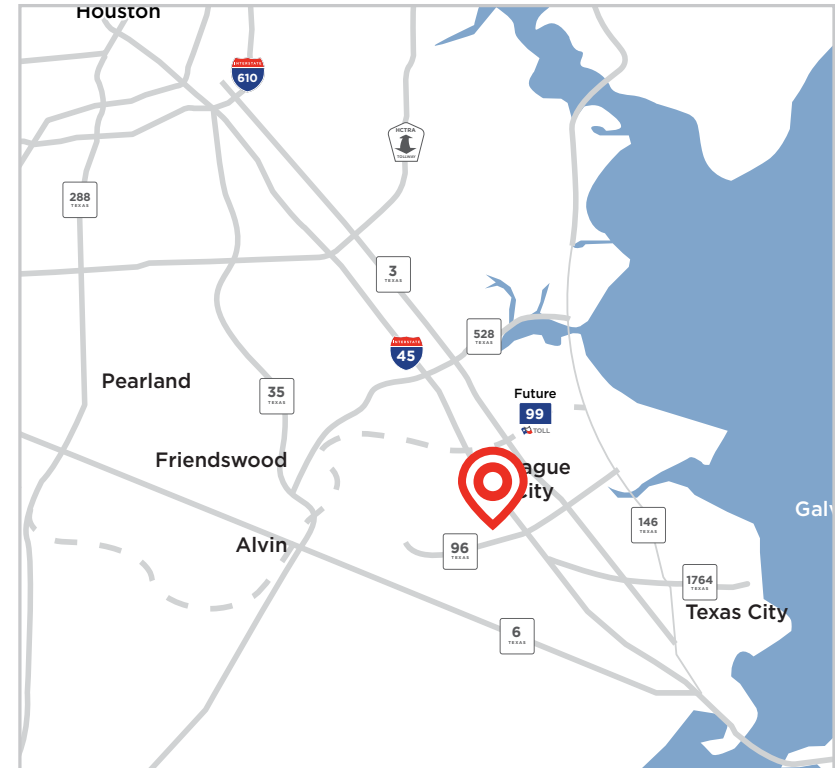
### \$128K AVG HHI

within trade area



### 32% POPULATION GROWTH

from 2010 - 2019 within 3 miles



### MAJOR AREA EMPLOYERS



REBECCA LE

281.477.4327

rle@newquest.com

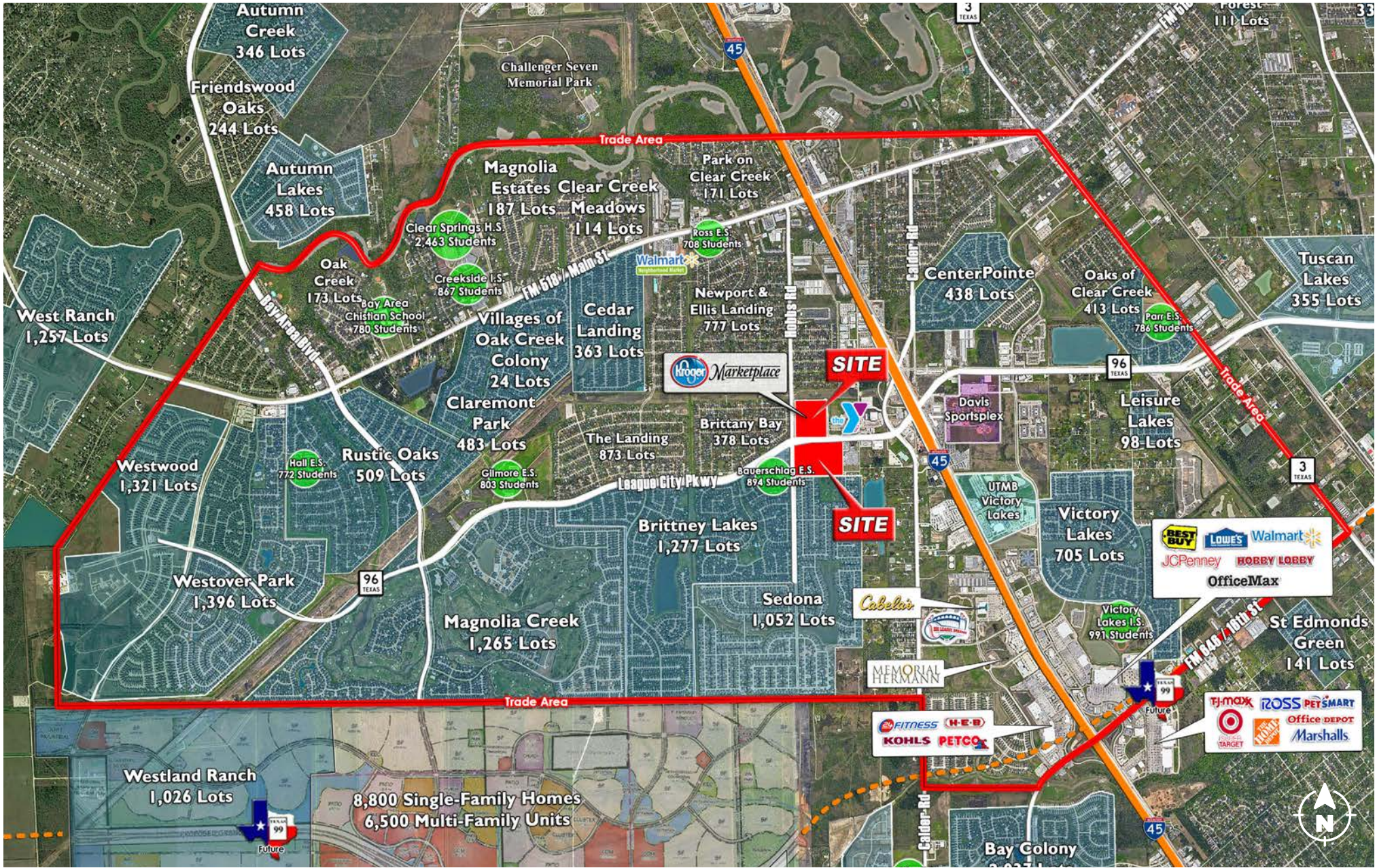
HEATHER NGUYEN

281.477.4358

hnguyen@newquest.com











02.2020 | 02.2020



# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Valvoline	2,088 SF
2	Available Pad	51,060 SF
3	Kroger	123,000 SF
4	Nail Salon	2,450 SF
5	League City Eye Center	1,950 SF
6	Great Clips	1,200 SF
7	Proposed Marco's Pizza	1,400 SF
8	Bao's Cafe	2,100 SF
9	Dentist	2,330 SF
10	CKO Kickboxing	2,400 SF
11	Available for Lease	1,400 SF
12	El Dorado Mexican	3,150 SF
13	Pet Supermarket	7,478 SF
14	Available Pad	46,888 SF
15	Regions Bank	2,700 SF
16	Banfield Pet Hospital	2,859 SF
17	Pediatric Dentist	2,450 SF
18	SportClips	1,400 SF
19	Krystal C Nail Salon	2,450 SF
20	Supercuts	1,400 SF
21	Gary Greene	4,259 SF
22	Liquor Store	2,698 SF
23	Dollar Tree	10,000 SF
24	Ace Hardware	10,000 SF
25	Future Lease	6,300 SF
26	Proposed Sherwin Williams	4,200 SF
27	Available Pad	45,543 SF
28	Available Pad	61,612 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



SP166 | 10.11.19

# DEMOGRAPHICS

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



POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
------------	---------	---------	---------	------------

Current Households	12,336	22,253	63,141	16,413
Current Population	35,665	64,901	168,365	48,858
2010 Census Population	28,227	49,656	135,898	37,671
Population Growth 2010 to 2019	27.04%	31.61%	24.51%	30.17%
2019 Median Age	34.6	34.6	34.5	34.7

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
--------	---------	---------	---------	------------

Average Household Income	\$119,824	\$111,404	\$102,234	\$127,963
Median Household Income	\$109,772	\$104,322	\$93,607	\$120,190
Per Capita Income	\$42,628	\$40,417	\$39,584	\$44,726

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
--------------------	---------	---------	---------	------------

White	75.90%	75.39%	72.30%	76.94%
Black or African American	6.77%	7.57%	9.76%	6.48%
Asian or Pacific Islander	7.76%	6.81%	6.56%	7.46%
Other Races	9.06%	9.73%	10.85%	8.62%
Hispanic	21.65%	22.64%	25.87%	22.29%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
-------------------	---------	---------	---------	------------

1 Person Household	16.13%	16.99%	23.89%	14.65%
2 Person Households	29.45%	30.26%	30.82%	29.55%
3+ Person Households	54.42%	52.74%	45.29%	55.80%
Owner-Occupied Housing Units	81.79%	79.16%	65.39%	85.16%
Renter-Occupied Housing Units	18.21%	20.84%	34.61%	14.84%

# 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

REALTY  
RESOURCES

CoStar™

metrōstudy

LANDVISION

nearmap

REGIS  
online

ICSC

LoopNet™

Aero Photo  
since 1991

# 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>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 02.20.2020 ct