



SHOPS AT KATY RESERVE

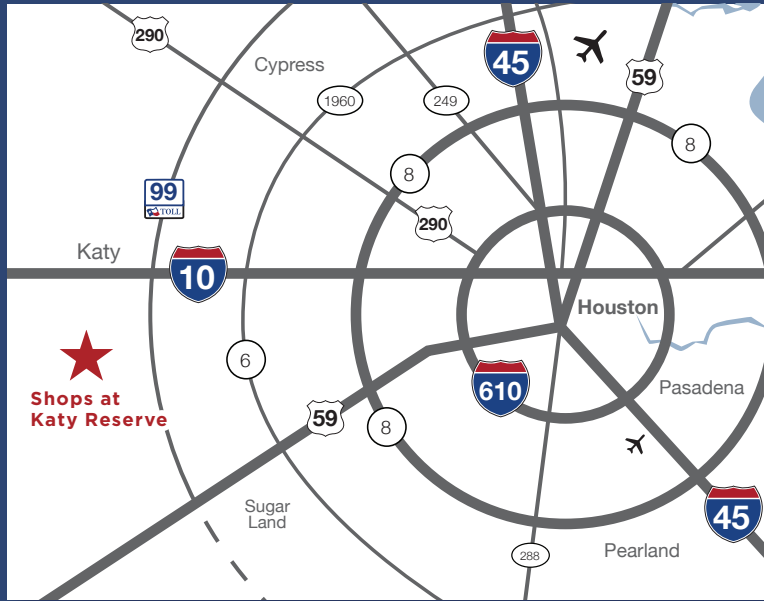
Only One Space Left In Each Phase!

SWC & SEC of FM 1463 at Spring Green Blvd. | Katy, Texas



Bob Conwell | JJ McDermott | 281.477.4300

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

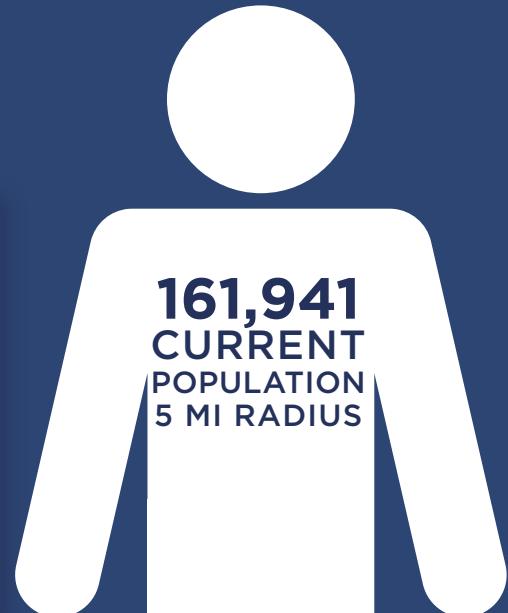


\$172K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 1 MILE
 TRADE AREA

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

- MetroStudy 2017

- MAJOR AREA EMPLOYERS**
- Academy Sports & Outdoors
 - Memorial Hermann Hospital
 - Pathfinder Energy
 - At Home Headquarters
 - Mustang Engineering
 - Dyna-Drill
 - Geico Campus
 - Igloo
 - Rooms to Go
 - Amazon Distribution Center
-



SHOPS AT KATY RESERVE

123,000 SF KROGER MARKETPLACE ANCHORED shopping center located in the explosive growth area of west Katy

PETSUPERMARKET and **24 HOUR FITNESS** now open

Surrounded by **HIGH-END HOME DEVELOPMENTS**, The Reserve At Katy (Toll Brothers with homes from \$400K to \$800K) Woodcreek Reserve (homes from \$260K to over \$1 million)

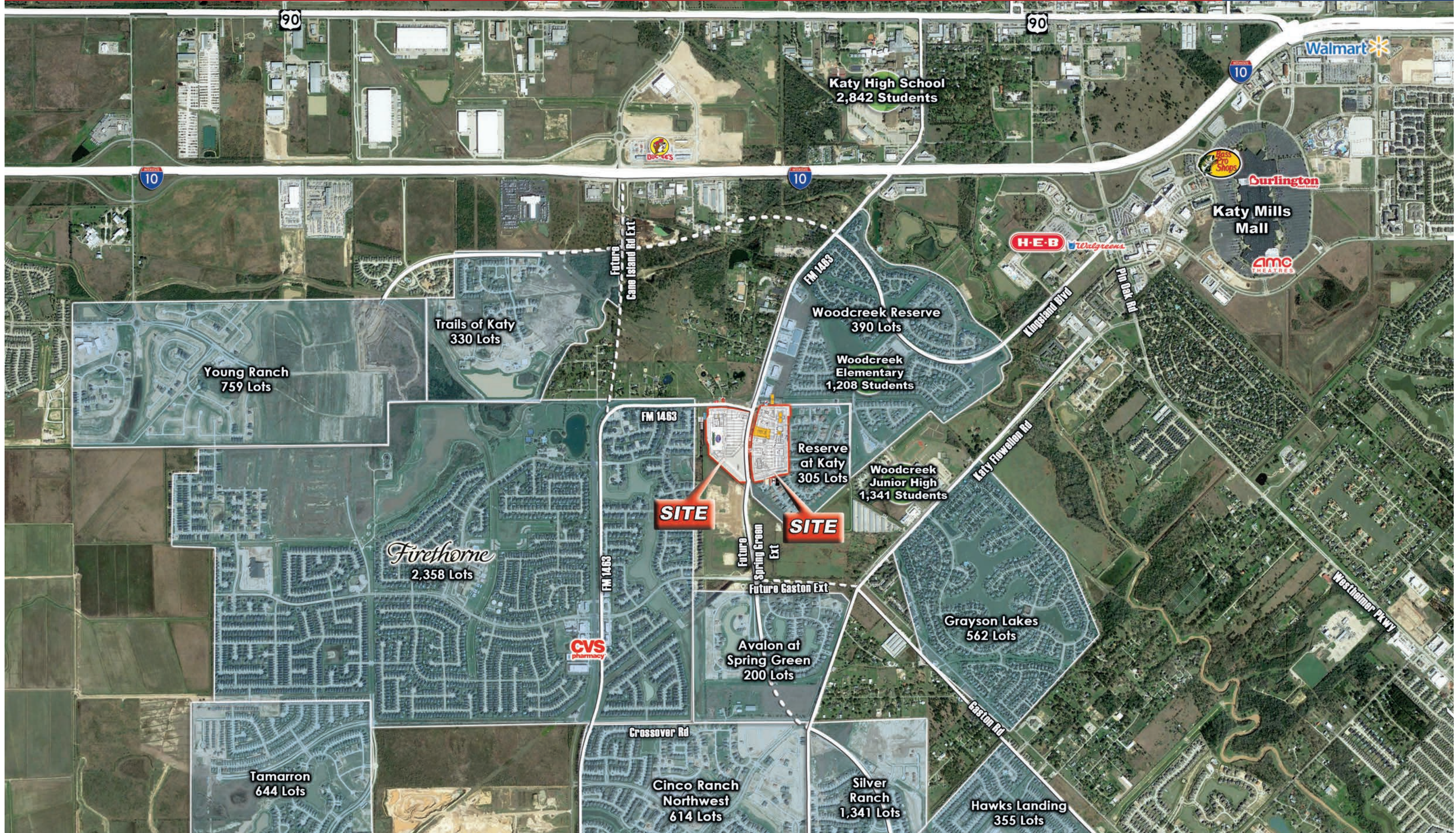
801 HOMES CLOSED AND 730 HOMES STARTS as of 4th QTR 2017 in 2 mile radius

Limited Space Available:

PHASE I: 1,050 SF
PHASE II: 1,098 SF

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SILVER RANCH
1,341 LOTS

CINCO RANCH NORTHWEST
614 LOTS
\$275K-\$900K

KATY FLEWELLEN RD

AVALON AT
SPRING GREEN
200 LOTS

CROSSOVER RD

SPRING GREEN BLVD

S. FIRETHORNE DR

FM 1463

FIRETHORNE
2,358 LOTS
\$190K-\$570K

RESERVE AT
KATY
305 LOTS

WONDER LASH
Great Clips *VISION SOURCE*
ROYALE RETREAT
THE SOCIAL PUB AND GRILL

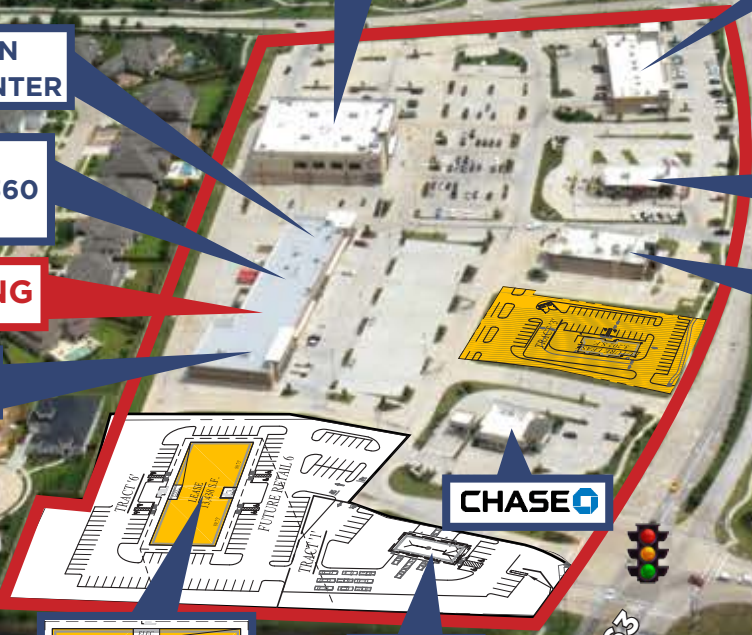


UNDER CONSTRUCTION
9,259 SF CHILDHOOD CENTER

PROPOSED
IMAGE STUDIOS 360
5,950 SF

1,098 SF NOW LEASING

Pet Supermarket



24 FITNESS

Wendy's

FIRST CHOICE
EMERGENCY ROOM

Kroger
Marketplace

SUBWAY SHISalon
Massage Envy RUSSO'S PIZZERIA EUROPEAN WAX CENTER
TENDER TOUCH NAILS
KATY DENTAL STAR
VOGUE CLEANERS
POSTAL PLUS

CHASE

Kroger

LEASE
13,438 S.F.
SECOND FLOOR

Valvoline

1,050 SF
AVAILABLE

FM 1463

FM 1463





NO.	NAME	LEASE AREA
1	TIGER NOODLE HOUSE	2,100 S.F.
2	PUMPD NUTRITION	1,400 S.F.
3	PAPA MURPHY'S PIZZA	1,400 S.F.
4	VISION SOURCE	1,400 S.F.
5	WONDER LASH	1,400 S.F.
6	ROYALE RETREAT NAIL SPA	1,750 S.F.
7	GREAT CLIPS	1,050 S.F.
8	LOCAL PUB & GRILL	2,115 S.F.
	RISE ROOM	44 S.F.
TOTAL		12,659 S.F.

MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	37,249	0.86	2,088	15	7.18	5.61
TRACT 2'	51,944	1.19	3,558	36	10.12	6.85
TRACT 3'	57,669	1.32	3,202	63	19.68	5.55
TRACT 3B'	38,290	0.88	8,945	25	2.79	23.36
TRACT 4'	66,484	1.53	3,027	43	14.21	4.55
TRACT 5'	81,104	1.86	12,644	98	7.75	15.59
TRACT 6'	102,808	2.36	28,000	116	4.14	27.24
TRACT 7'	148,679	3.41	24,492	172	7.02	16.47
TRACT 8'	159,504	3.66	36,896	241	6.53	23.13
SUBTOTAL	743,732	17.07	122,852	809	6.59	16.52
ACCESS DRIVE	13,381	0.31				
SUBTOTAL	13,381	0.31				
TOTAL	757,114	17.38				

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: SP161 DATE: 09.18.17

NO.	NAME	LEASE AREA
1	KATY STAR DENTAL	4,200 S.F.
2	PROPOSED FOREVER YOGURT	1,050 S.F.
3	EUROPEAN WAX	1,211 S.F.
4	RUSSO'S NY PIZZERIA	3,500 S.F.
5	SUBWAY	1,400 S.F.
6	KUMON	1,400 S.F.
7	MESSAGE ENVY	3,150 S.F.
8	SH SALON	1,400 S.F.
9	POSTAL PLUS	1,400 S.F.
10	DRY CLEANER DROP STATION	1,050 S.F.
11	TENDER TOUCH	2,450 S.F.
	CORRIDOR	189 S.F.
	RISE ROOM	36 S.F.
TOTAL		22,436 S.F.

MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	622,218	14.28	123,000	613	4.98	19.77
TRACT 2'	95,942	2.20	22,355	128	5.73	23.30
SUBTOTAL	718,160	16.49	145,355	741	5.10	20.24
TRACT 3'	252,174	5.79				
SUBTOTAL	252,174	5.79				
TOTAL	970,334	22.28				

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DEVELOPMENT SYNOPSIS LAST UPDATED: SP92 DATE: 02.18.15

WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 03/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	1,532	17,096	52,048
Current Population	4,625	51,593	161,941
2010 Census Average Persons per Household	3.02	3.02	3.11
2010 Census Population	1,882	23,203	88,924
Population Growth 2010 to 2018	145.95%	124.75%	82.80%
CENSUS HOUSEHOLDS			
1 Person Household	15.84%	14.94%	12.60%
2 Person Households	26.91%	28.71%	27.22%
3+ Person Households	57.26%	56.35%	60.18%
Owner-Occupied Housing Units	66.96%	79.23%	83.85%
Renter-Occupied Housing Units	33.04%	20.77%	16.15%
RACE AND ETHNICITY			
2018 Estimated White	73.50%	74.34%	72.80%
2018 Estimated Black or African American	9.43%	8.60%	9.07%
2018 Estimated Asian or Pacific Islander	9.89%	8.47%	9.64%
2018 Estimated Other Races	6.73%	8.12%	8.04%
2018 Estimated Hispanic	20.83%	22.71%	23.44%
INCOME			
2018 Estimated Average Household Income	\$171,854	\$148,343	\$143,112
2018 Estimated Median Household Income	\$146,434	\$129,377	\$124,464
2018 Estimated Per Capita Income	\$53,078	\$47,475	\$46,225
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	13.35%	15.61%	14.73%
2018 Estimated Bachelors Degree	35.54%	32.56%	32.67%
2018 Estimated Graduate Degree	22.22%	17.93%	18.48%
AGE			
2018 Median Age	35.1	35.5	34.9

Our quest
is your success.

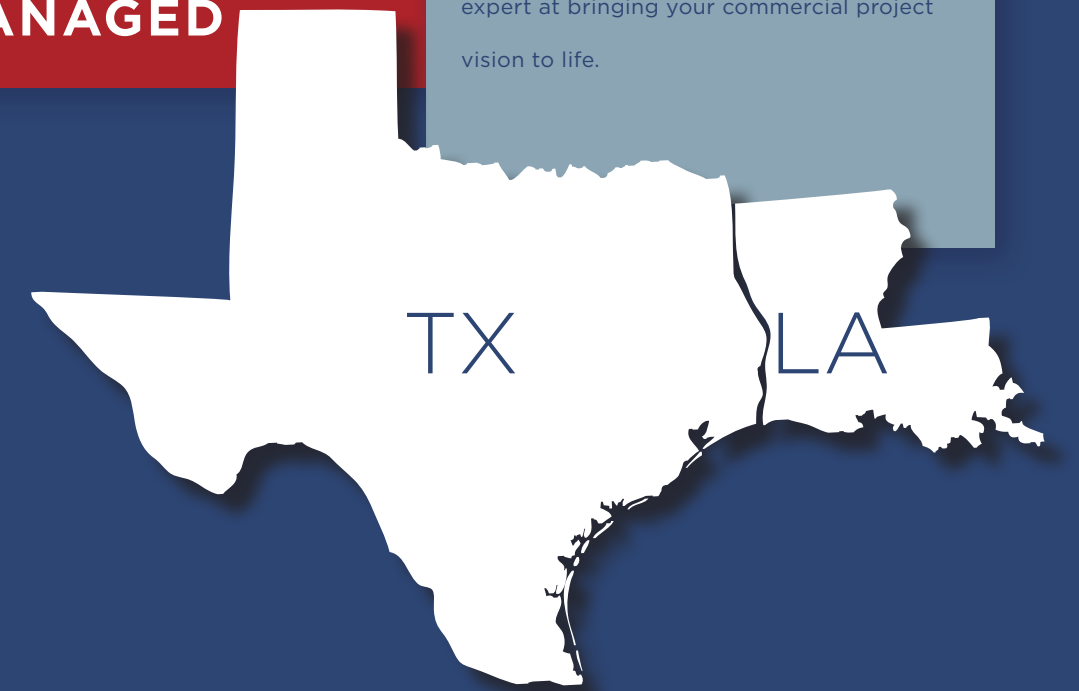
9.9M SF
OWNED

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.

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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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Rev 06.29.18 ct