



10 Minutes From:
SPRINGWOODS VILLAGE III

hp **SWN**
 Southwestern Energy

ABS **Hewlett Packard Enterprise**

ExxonMobil

TOMBALL TOLLWAY 50,657 VPD

GRAND PARKWAY 34,312 VPD

BOUDREAUX ROAD

SITE

SITE

ROCKY ROAD

GRAND PARKWAY AND 249 MIXED-USE DEVELOPMENT

SWC OF HWY 249 & GRAND PARKWAY | TOMBALL, TEXAS

65-ACRE MIXED-USE DEVELOPMENT OPPORTUNITY



PROJECT HIGHLIGHTS

Grand Parkway and Highway 249

SWC OF HWY 249 & GRAND PARKWAY | TOMBALL, TEXAS

- **65 acre mixed-use development** fronting Highway 249 and Grand Parkway
- Available for lease or build-to-suit for retail, office, or medical uses
- **Super-regional location** at intersecting highways
- Close proximity to the major residential communities of Magnolia, Cypress, Spring, and Tomball



TRAFFIC COUNTS

127,610 VPD on SH 249

61,554 VPD on Grand Parkway



5,000 ANNUAL HOUSING STARTS

over the past 5 years surrounding site



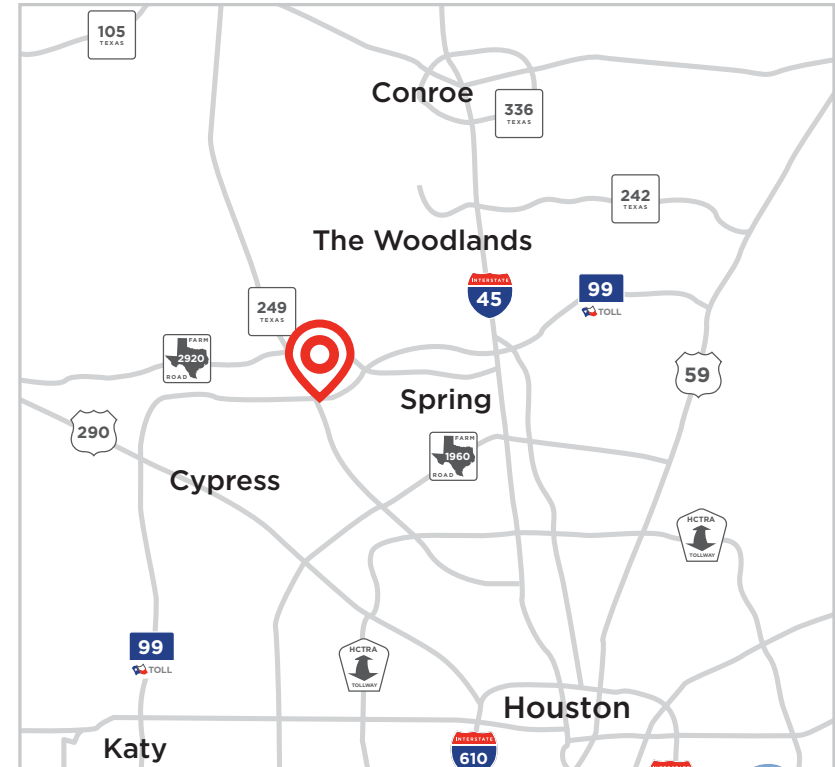
415,185 POPULATION

within 7 miles



61% POPULATION GROWTH

from 2010 - 2019 within 3 miles



MAJOR AREA EMPLOYERS

ExxonMobil

MEMORIAL HERMANN

SWN
Southwestern Energy®



HCA Houston Healthcare™

BAKER HUGHES

AUSTIN ALVIS

281.477.4335

aalvis@newquest.com

NewQuest
PROPERTIES®





SITE SCHEMATIC A



SP123 | 12.13.18

SITE SCHEMATIC B



SP123A | 12.13.18

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	29,060	82,556	130,873
Current Population	91,246	257,428	415,185
2010 Census Population	57,006	182,042	298,398
Population Growth 2010 to 2019	61%	42%	39%
2019 Median Age	33	33	33

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$80,942	\$92,761	\$106,601
Median Household Income	\$78,447	\$82,861	\$91,344
Per Capita Income	\$27,073	\$31,224	\$35,082

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	66%	64%	62%
Black or African American	12%	13%	13%
Asian or Pacific Islander	5%	8%	10%
Other Races	16%	15%	14%
Hispanic	37%	36%	35%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Household	16%	16%	15%
2 Person Households	26%	27%	26%
3+ Person Households	58%	58%	59%
Owner-Occupied Housing Units	77%	76%	77%
Renter-Occupied Housing Units	24%	24%	23%

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 combined 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
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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