



# MARKETPLACE AT NINETY-SIX

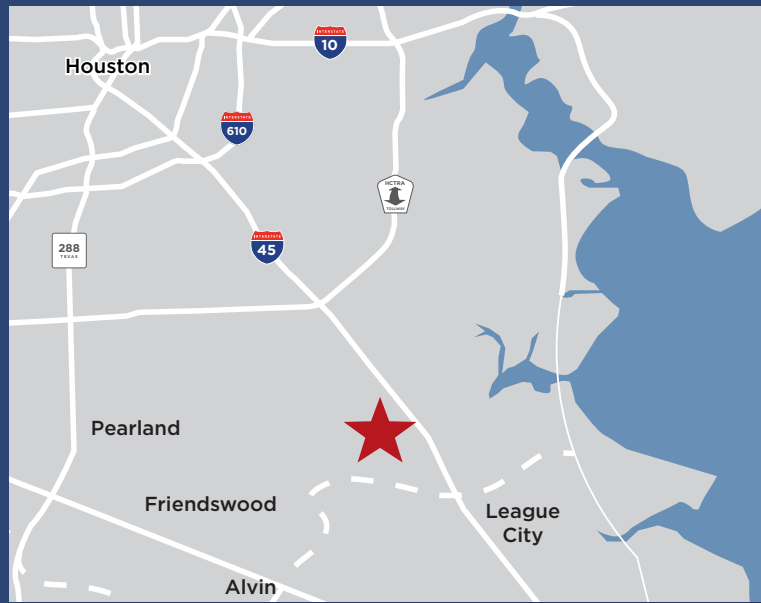
*Kroger Marketplace Anchored Development - Phase II Under Construction*

NEC & SEC of League City Parkway & Hobbs Road | League City, Texas




Rebecca Le | Heather Nguyen | 281.477.4300

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



★  
**28%  
 HISTORIC  
 ANNUAL  
 GROWTH**  
 FROM 2010 - 2018  
\*5 mile radius

**\$123K**  
**AVERAGE  
 HOUSEHOLD  
 INCOME**  
 WITHIN IMMEDIATE  
 TRADE AREA



TRAFFIC COUNT  
 League City Parkway west of I-45  
**31,115 VPD**  
Source: TXDOT 2017

“WE ARE A FAST GROWING COMMUNITY  
 AND WE ARE AN ATTRACTIVE  
 COMMUNITY. I THINK IT’S ONLY  
 GOING TO GET BETTER.”



-Mayor Pat Hallisey, League City

**174,249**  
 CURRENT  
 POPULATION  
 WITHIN  
 5 MILES



**MARKETPLACE AT  
 NINETY-SIX**

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

**SEVERAL PAD SITES  
 AVAILABLE** and **RETAIL SPACE**

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**

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**Magnolia Creek**  
1,284 Lots

**The Landing**  
873 Lots

**Brittney Lakes**  
1,280 Lots

**Brittany Bay**  
378 Lots

**Newport & Ellis Landing**  
777 Lots

**Bauerschlag Elementary School**  
894 Students

**REGIONS**

**Sedona**  
1,021 Lots

**TURNER DR.**

**LEAGUE CITY PKWY** 31,115 VPD

**HOBBS RD.**

**MARKETPLACE AT NINETY-SIX PHASE I**

**MARKETPLACE AT NINETY-SIX PHASE II**

Logos for: IY KIDS, SportClips HAIRCUTS, Better Homes & Gary Greene REAL ESTATE, Delta Test Sites, Inc., SUPERCUTS every time, Valvoline, ACE The helpful place, Banfield PET HOSPITAL

**the Y YMCA**

Logos for: Kroger Marketplace, Pet Supermarket, Great Clips, marcos Pizza

**BUTLER RD.**



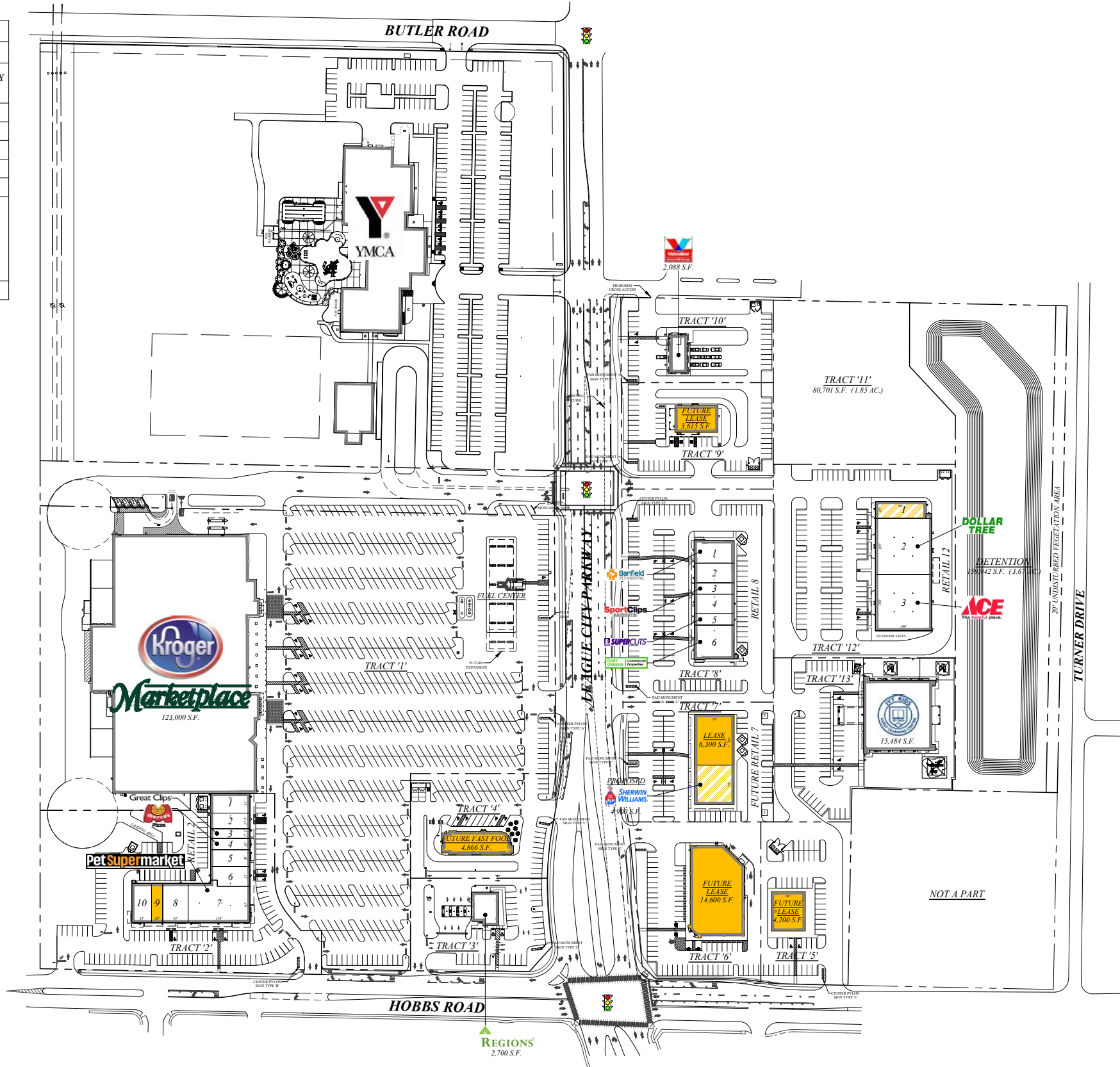
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	600,525	13.79	123,000	600	4.88	20.48
TRACT '2'	131,622	3.02	25,937	133	5.13	19.71
TRACT '3'	40,107	0.92	2,700	32	11.85	6.73
TRACT '4'	46,888	1.08	4,866	47	9.66	10.38
<b>TOTAL</b>	<b>819,141</b>	<b>18.80</b>	<b>156,503</b>	<b>812</b>	<b>5.19</b>	<b>19.11</b>

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: SP152      DATE: 03.08.18

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	NAIL SALON	2,450 S.F.
2	LEAGUE CITY EYE CENTER	1,950 S.F.
3	GREAT CLIPS	1,200 S.F.
4	PROPOSED MARCOS PIZZA	1,400 S.F.
5	BAOS CAFE	2,100 S.F.
6	DENTIST	2,330 S.F.
7	PET SUPERMARKET	7,478 S.F.
8	EL DORADO MEXICAN	3,150 S.F.
9	AVAILABLE	1,400 S.F.
10	CKO KICKBOXING	2,450 S.F.
	RISER ROOM	37 S.F.
<b>TOTAL</b>		<b>25,945 S.F.</b>

AVAILABLE



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '5'	45,543	1.05	4,200	46	10.95	9.22
TRACT '6'	61,612	1.41	14,600	64	4.38	23.70
TRACT '7'	56,449	1.30	11,200	66	5.89	19.84
TRACT '8'	101,633	2.33	14,872	118	7.93	14.63
TRACT '9'	51,060	1.17	3,615	52	14.38	7.08
TRACT '10'	40,384	0.93	2,088	23	11.02	5.17
TRACT '12'	111,257	2.55	22,700	95	4.19	20.40
TRACT '13'	83,652	1.92	15,484	62	4.00	18.51
<b>SUBTOTAL</b>	<b>551,591</b>	<b>12.66</b>	<b>69,959</b>	<b>416</b>	<b>5.95</b>	<b>12.68</b>
DETENTION	159,942	3.67				
LANDSCAPE PRESERVE	17,315	0.40				
TRACT '11'	80,701	1.85				
<b>SUBTOTAL</b>	<b>257,958</b>	<b>5.92</b>				
<b>TOTAL</b>	<b>809,549</b>	<b>18.58</b>				

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DEVELOPMENT SYNOPSIS LAST UPDATED: SP160      DATE: 10.25.18

RETAIL BUILDING 8		
NO.	NAME	LEASE AREA
1	PROPOSED BANFIELD	2,859 S.F.
2	PEDIATRIC DENTIST	2,450 S.F.
3	SPORT CLIPS	1,400 S.F.
4	KRYSTAL C NAIL SALON	2,450 S.F.
5	SUPERCUTS	1,400 S.F.
6	GARY GREENE	4,259 S.F.
	RISER ROOM	54 S.F.
<b>TOTAL</b>		<b>14,872 S.F.</b>

RETAIL BUILDING 12		
NO.	NAME	LEASE AREA
1	PROPOSED LIQUOR STORE	2,698 S.F.
2	DOLLAR TREE	10,000 S.F.
3	ACE	10,000 S.F.
	RISER ROOM	82 S.F.
<b>TOTAL</b>		<b>22,780 S.F.</b>

## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 12/18

**2 Miles      3 Miles      5 Miles      Trade Area**

### POSTAL COUNTS

Current Households	12,399	22,722	65,373	14,275
<b>Current Population</b>	<b>36,287</b>	<b>64,553</b>	<b>174,249</b>	<b>42,661</b>
2010 Census Average Persons per Household	2.93	2.84	2.67	2.99
2010 Census Population	29,062	50,726	136,997	34,873
Population Growth 2010 to 2018	25.76%	28.29%	27.83%	22.75%

### CENSUS HOUSEHOLDS

1 Person Household	16.81%	18.82%	24.24%	14.69%
2 Person Households	29.45%	30.48%	30.72%	29.38%
3+ Person Households	53.73%	50.70%	45.04%	55.93%
Owner-Occupied Housing Units	79.63%	73.81%	64.92%	85.32%
Renter-Occupied Housing Units	20.37%	26.19%	35.08%	14.68%

### RACE AND ETHNICITY

2018 Estimated White	76.27%	75.13%	72.44%	77.06%
2018 Estimated Black or African American	7.36%	8.04%	9.35%	7.09%
2018 Estimated Asian or Pacific Islander	6.86%	6.43%	6.88%	6.87%
2018 Estimated Other Races	8.99%	9.91%	10.81%	8.50%
2018 Estimated Hispanic	21.00%	22.16%	24.50%	20.18%

### INCOME

<b>2018 Estimated Average Household Income</b>	<b>\$120,044</b>	<b>\$115,419</b>	<b>\$106,422</b>	<b>\$122,757</b>
2018 Estimated Median Household Income	\$101,179	\$99,548	\$90,916	\$106,693
2018 Estimated Per Capita Income	\$42,471	\$41,347	\$41,152	\$42,720

### EDUCATION (AGE 25+)

2018 Estimated High School Graduate	22.04%	20.42%	19.23%	19.46%
2018 Estimated Bachelors Degree	26.78%	27.70%	25.32%	28.78%
2018 Estimated Graduate Degree	14.34%	14.43%	13.38%	15.78%

### AGE

2018 Median Age	34.2	34	34.5	34.1
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Our quest  
is your success.

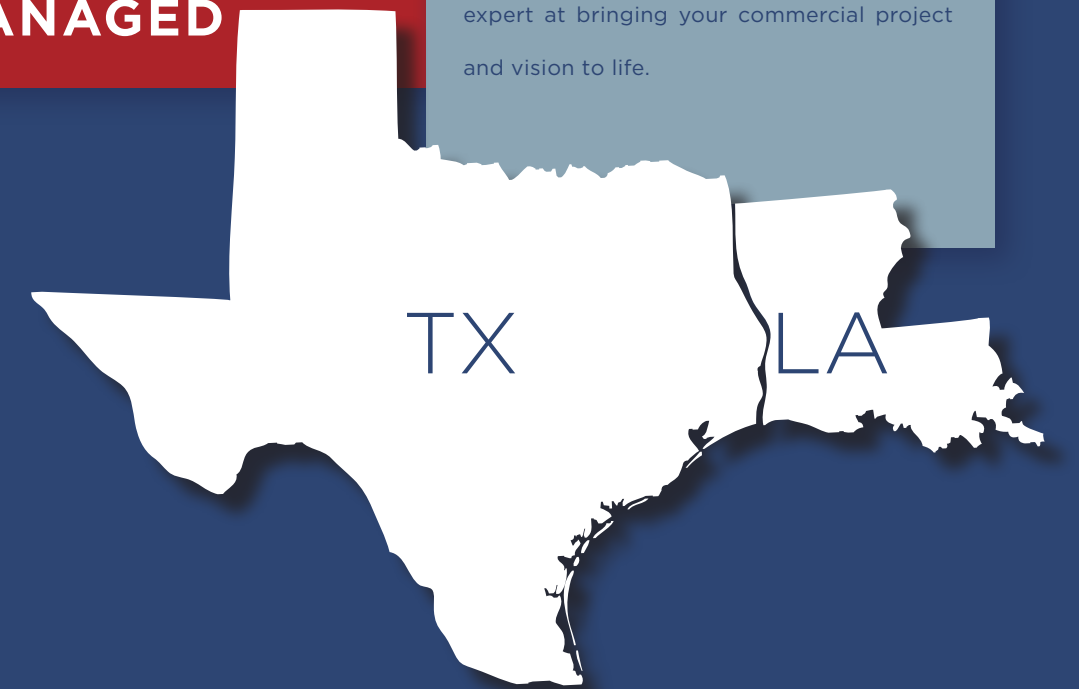
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





# 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>
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

