

THE SHOPPES AT FRY ROAD

SWC OF HIGHWAY 290 AND FRY ROAD | CYPRESS, TEXAS

2ND GENERATION RESTAURANT | AVAILABLE FOR MOVE-IN



AVAILABLE
(Do not disturb tenant)

PROJECT HIGHLIGHTS

The Shoppes at Fry Road

SWC OF HIGHWAY 290 AND FRY ROAD | CYPRESS, TEXAS

- Located at the SWC of Highway 290 and Fry Road
- **Fry Road now extends past Highway 290** to connect to Cypress Rosehill
- The center is positioned in the **heart of northwest Houston's booming residential growth**
- Located **near the entrance of Bridgeland**, the new 11,400 acre master planned community
- Bridgeland has been named **#1 master planned community** by the National Association of Home Builders
- Approximate size: 40,068 SF

AVAILABLE:

- | | |
|------------------|-----------------------------|
| 1. Dessert Space | 2. Former Alterations Space |
| 1,575 SF | 1,408 SF |



TRAFFIC COUNTS

102,383 VPD on Highway 290
35,602 VPD on Fry Road



\$124,804 AVG HHI
within 5 miles



102% GROWTH
from 2010 - 2020 within 3 miles



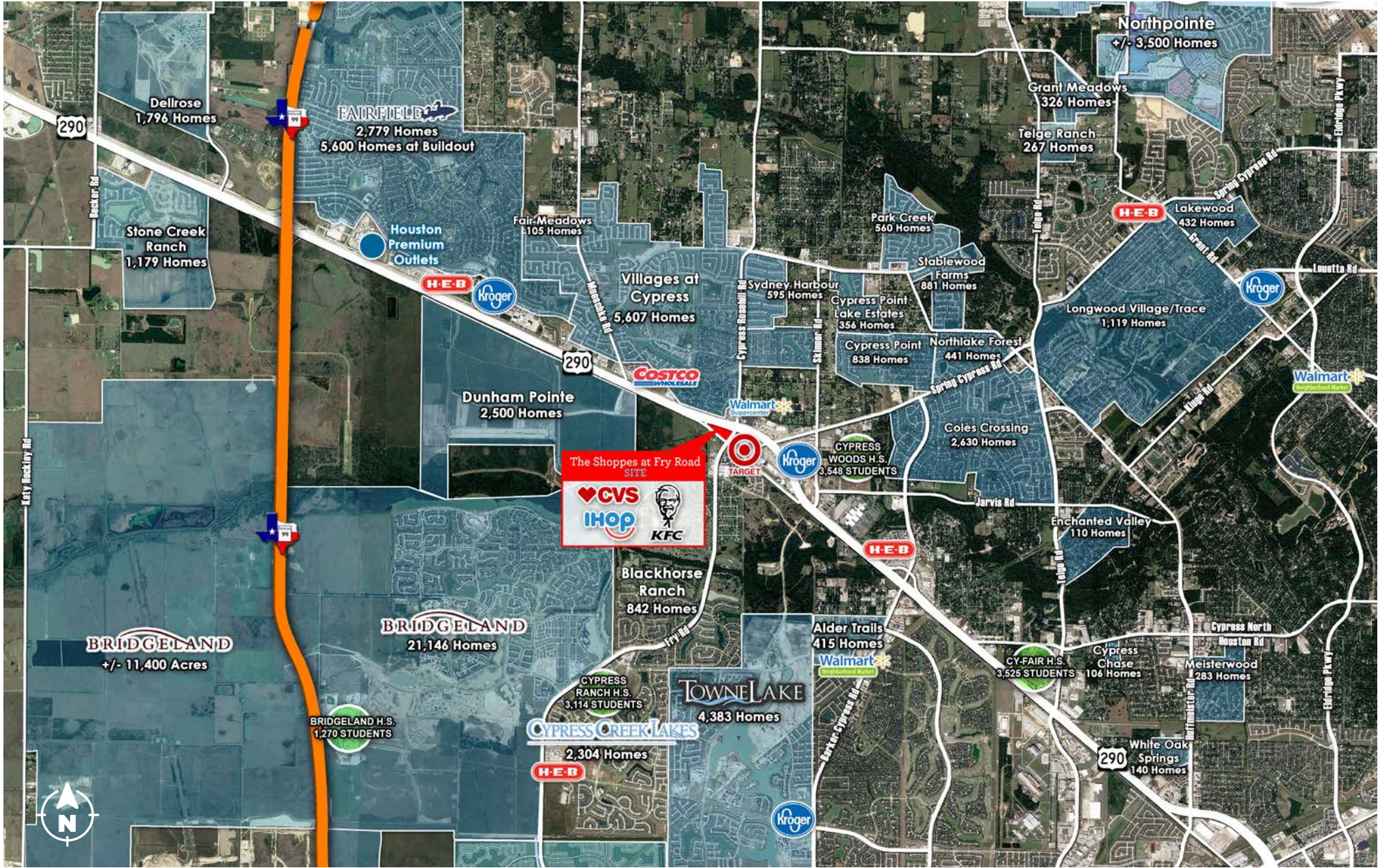
MAJOR AREA BUSINESSES



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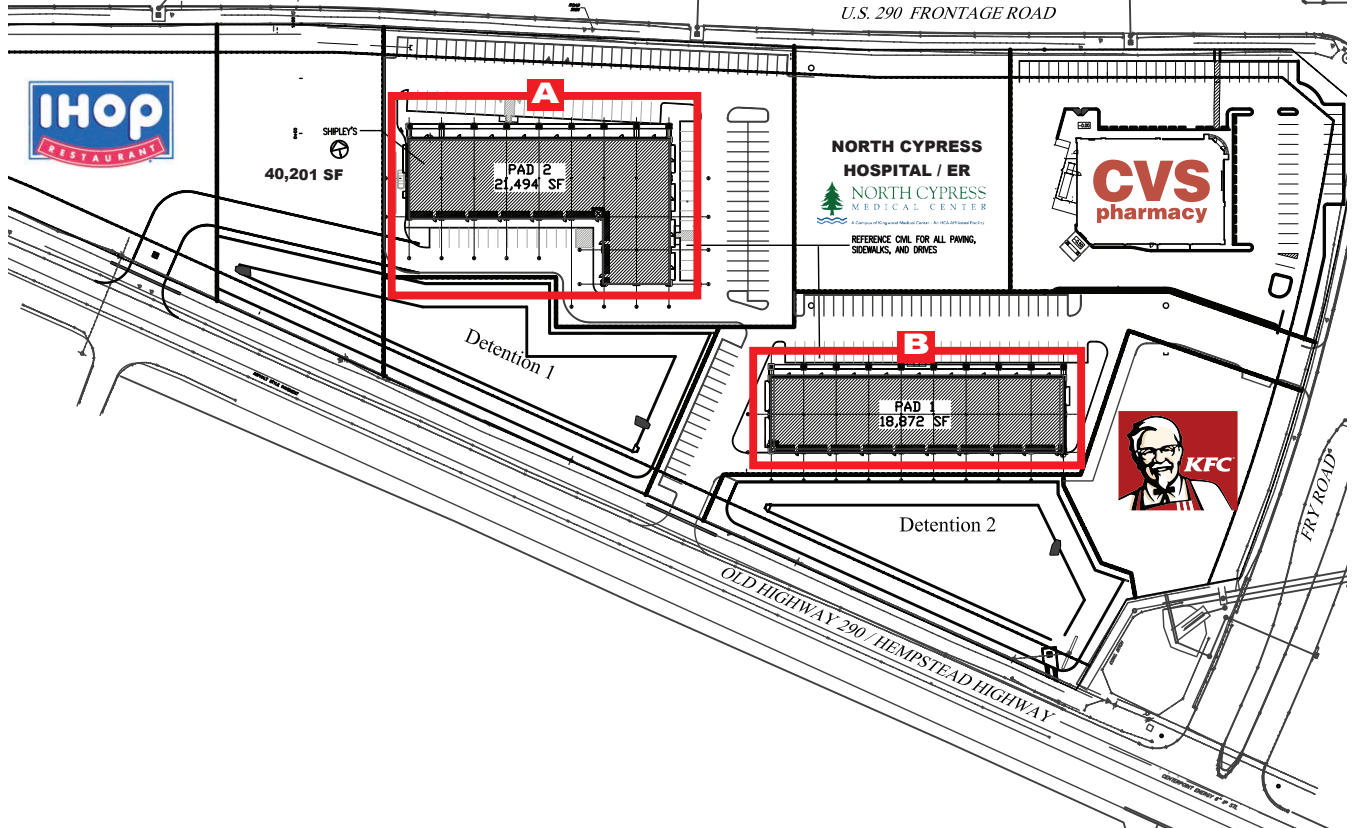
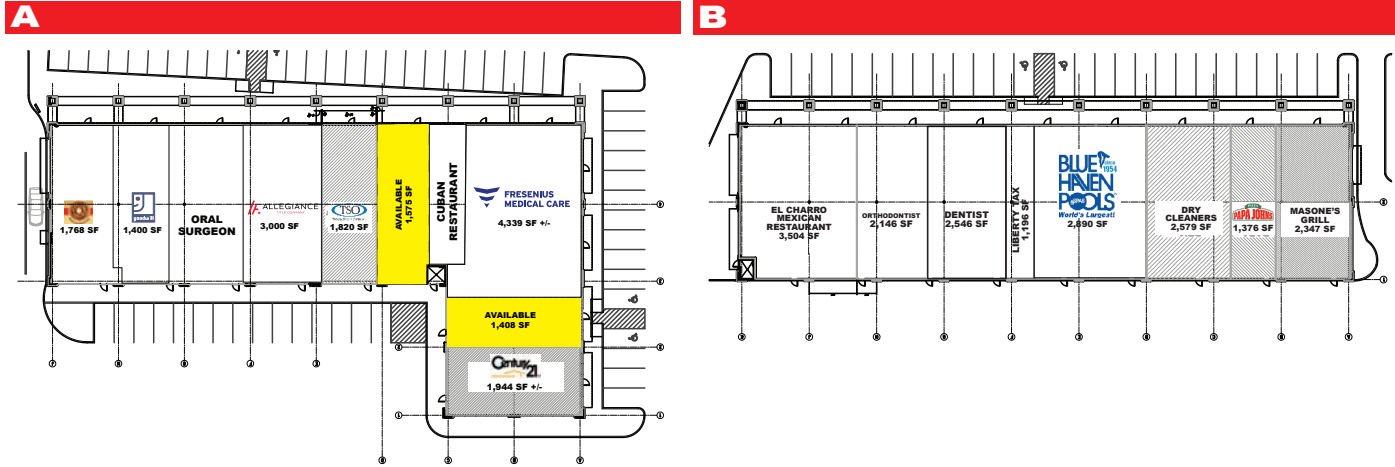
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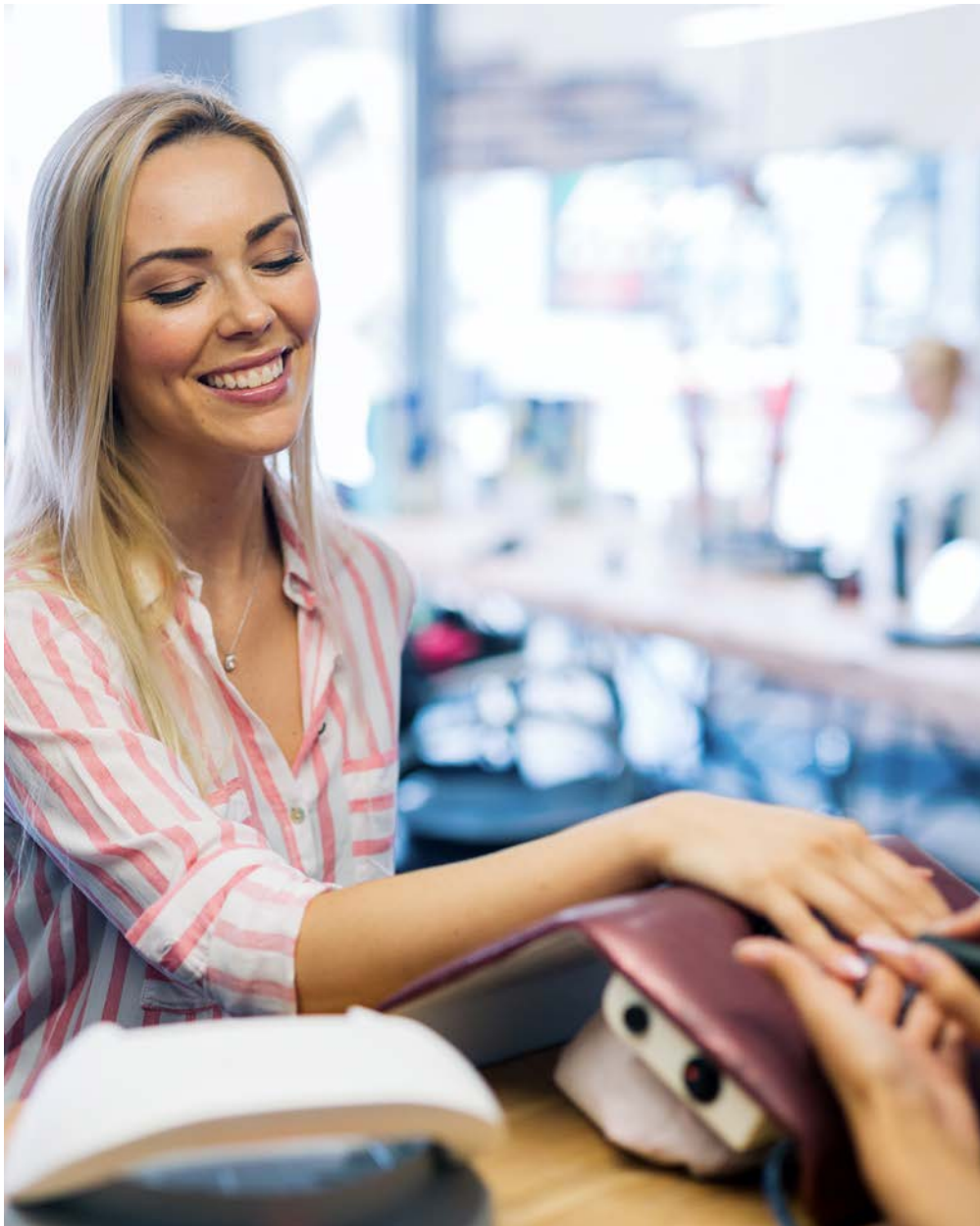
SITE PLAN

| KEY | BUSINESS | LEASE AREAS |
|-----|------------------------------|-----------------|
| 1 | ShIPLEY'S Donuts | 1,768 SF |
| 2 | Goodwill | 1,400 SF |
| 3 | Oral Surgeon | 3,000 SF |
| 4 | Allegiance Title | 3,000 SF |
| 5 | Texas State Optical | 1,820 SF |
| 6 | Available For Lease | 1,575 SF |
| 7 | Cuban Restaurant | 1,000 SF |
| 8 | Fresenius Medical Care | 4,339 SF |
| 9 | Available For Lease | 1,408 SF |
| 10 | Century 21 | 1,944 SF |
| 11 | El Charro Mexican Restaurant | 3,504 SF |
| 12 | Orthodontist | 2,146 SF |
| 13 | Dentist | 2,546 SF |
| 14 | Liberty Tax | 1,196 SF |
| 15 | Blue Haven Pools | 2,890 SF |
| 16 | Dry Cleaners | 2,579 SF |
| 17 | Papa John's Pizza | 1,376 SF |
| 18 | Masone's Bar & Grill | 2,347 SF |



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



| POPULATION | 2 MILES | 3 MILES | 5 MILES |
|--------------------------------|---------|---------|---------|
| Current Households | 10,968 | 31,181 | 57,656 |
| Current Population | 34,680 | 97,418 | 178,920 |
| 2010 Census Population | 21,331 | 48,261 | 105,902 |
| Population Growth 2010 to 2020 | 62.65% | 101.95% | 69.05% |
| 2020 Median Age | 34.4 | 34.6 | 34.9 |

| INCOME | 2 MILES | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$112,373 | \$121,443 | \$124,804 |
| Median Household Income | \$95,874 | \$98,217 | \$100,623 |
| Per Capita Income | \$37,452 | \$40,196 | \$41,622 |

| RACE AND ETHNICITY | 2 MILES | 3 MILES | 5 MILES |
|---------------------------|---------|---------|---------|
| White | 71.84% | 73.08% | 72.27% |
| Black or African American | 11.61% | 10.64% | 10.51% |
| Asian or Pacific Islander | 6.30% | 6.90% | 7.43% |
| Hispanic | 24.51% | 23.15% | 23.57% |

| CENSUS HOUSEHOLDS | 2 MILES | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| 1 Person Household | 12.82% | 12.78% | 12.51% |
| 2 Person Households | 27.16% | 26.79% | 28.15% |
| 3+ Person Households | 60.01% | 60.42% | 59.34% |
| Owner-Occupied Housing Units | 86.75% | 87.11% | 87.59% |
| Renter-Occupied Housing Units | 13.25% | 12.89% | 12.41% |

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 |
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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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