

STABLESIDE AT FALCON LANDING

NWC OF GASTON RD & FALCON LANDING BLVD | KATY TEXAS

KATY'S NEWEST COMMUNITY DESTINATION



PROJECT HIGHLIGHTS

Stableside at Falcon Landing

NWC OF GASTON RD & FALCON LANDING BLVD
KATY, TEXAS

Three high **traffic anchors**:

102,473 SF **Kroger Signature**,

90,000 SF **Villasport Athletic Club & Spa**,

6-A **Tompkins High School** directly across the street with
3,375 students (Katy ISD)

Affluent and family-oriented community

Pedestrian connectivity with **expansive** sidewalk and hike
and bike trails



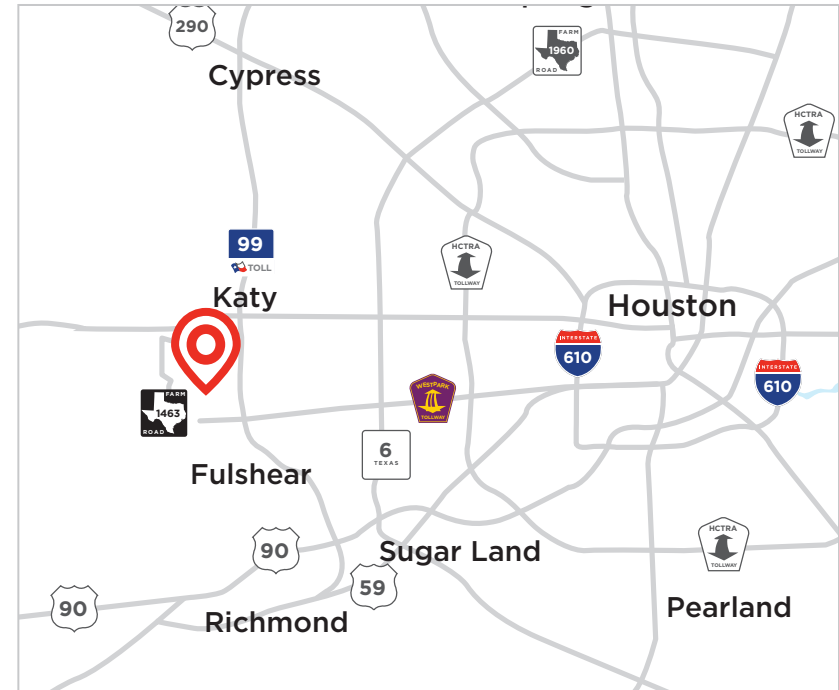
\$173K AVERAGE HH INCOME
within 2 miles



235,848 POPULATION
within 5 miles



89% POPULATION GROWTH
from 2010 – 2019 within 3 miles



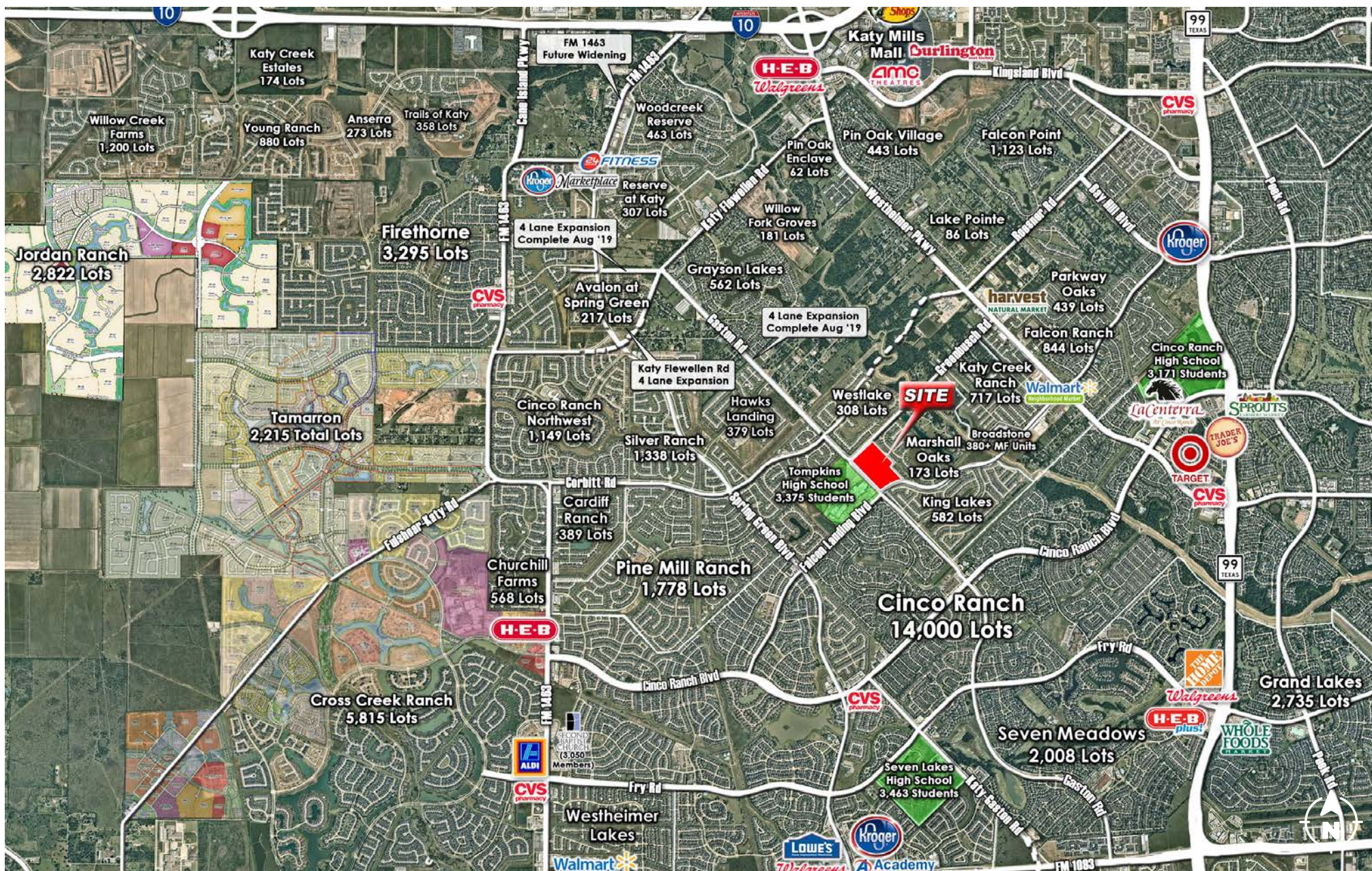
KEY TENANTS



GRACE LA
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gla@newquest.com

AUSTIN ALVIS
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aalvis@newquest.com









SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	VillaSport	90,000 SF	19	Available for Lease	3,500 SF
2	Future Lease	8,400 SF	20	Available for Lease	4,734 SF
3	Kroger	102,473 SF	21	Nekter Juice Bar	1,400 SF
4	Deluxe Nails & Spa	3,500 SF	22	Crust Pizza	2,526 SF
5	Vogue Cleaners	1,050 SF	23	Available for Lease	2,526 SF
6	GNC	1,050 SF	24	Play Street Museum	2,594 SF
7	Spec's	4,200 SF	25	Available For Lease	3,539 SF
8	Hollywood Feed	4,795 SF	26	Island Fin Poke	1,406 SF
9	Katy Test Prep & More	4,621 SF	27	Blockhouse Coffee	1,400 SF
10	Postal Plus	4,055 SF	28	Available for Lease	1,400 SF
11	Deca Dental	8,076 SF	29	Jax Grill	4,629 SF
12	Optometrist	7,275 SF	30	Future Lease	9,100 SF
13	Thrive Vet Care	2,520 SF	31	Available Pad	43,207 SF
14	Pinch A Penny	1,584 SF	32	Sonic	1,344 SF
15	SportClips	3,716 SF	33	Raising Cane's	4,304 SF
16	Next Level Urgent Care	2,554 SF	34	Regions Bank	2,724 SF
17	Tidal Wave	3,450 SF			
18	The Union Kitchen	5,137 SF			

12.19 | 12.19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	19,207	34,221	76,179
Current Population	60,295	109,105	235,848
2010 Census Population	32,510	57,861	140,411
Population Growth 2010 to 2019	86%	89%	68%
2019 Median Age	35	35	35

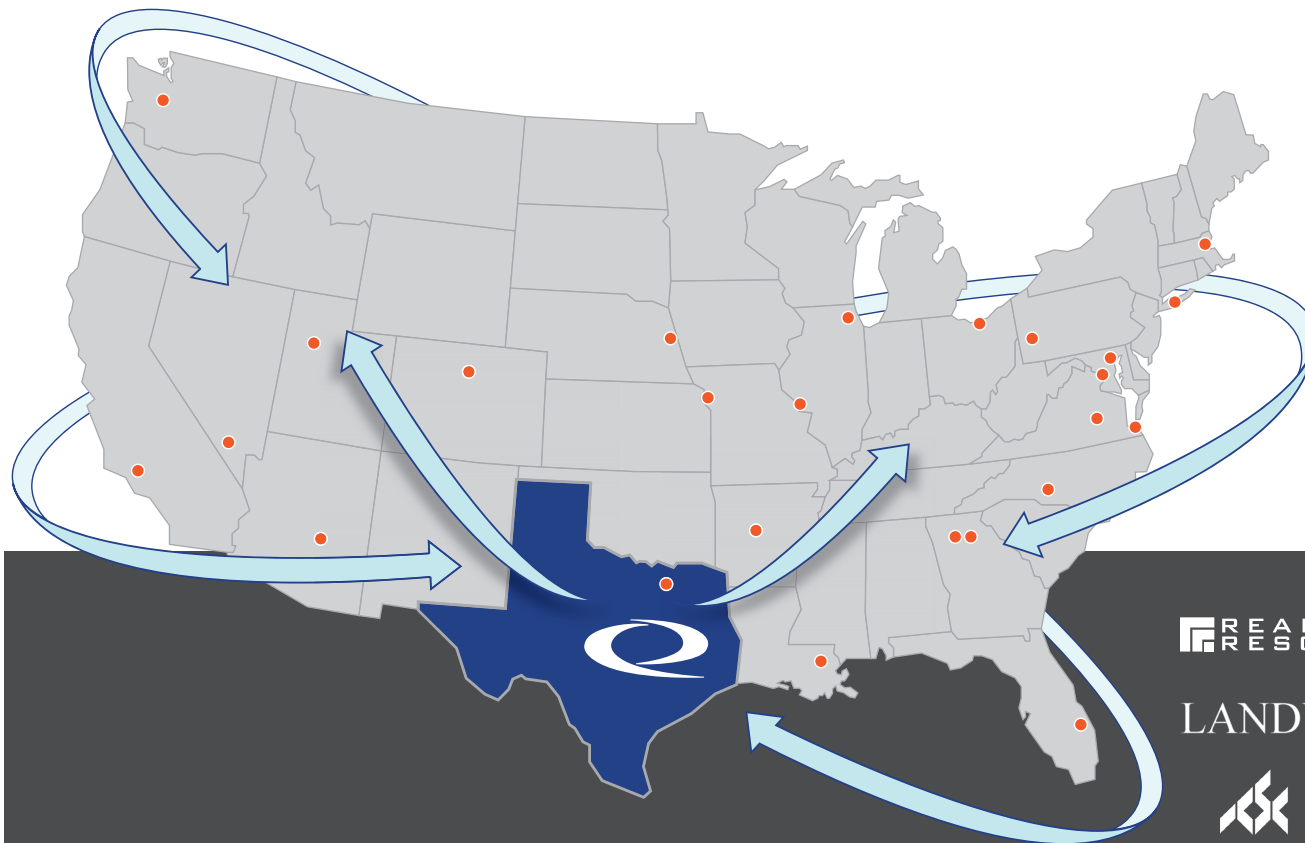
INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$172,418	\$164,921	\$138,907
Median Household Income	\$139,865	\$137,405	\$120,146
Per Capita Income	\$54,531	\$53,515	\$46,704

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	68%	68%	67%
Black or African American	10%	10%	10%
Asian or Pacific Islander	16%	15%	14%
Other Races	6%	6%	8%
Hispanic	22%	22%	23%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	11%	11%	14%
2 Person Households	23%	25%	27%
3+ Person Households	66%	65%	60%
Owner-Occupied Housing Units	88%	88%	82%
Renter-Occupied Housing Units	12%	12%	18%

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

REALTY
RESOURCES

CoStar™

metrøstudy

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.

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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