



GRAND MORTON TOWN CENTER

Join High-Performance Retailers in 91+ Acre Regional Katy Development

NEC & SEC of Grand Morton Parkway & Morton Ranch Road | Katy, Texas

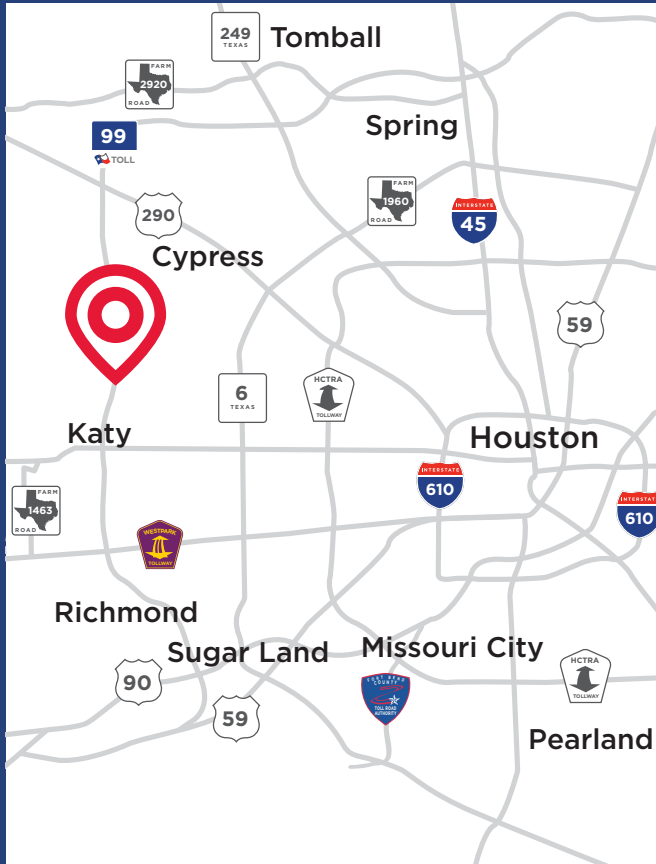
Rebecca Le | Josh Friedlander | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

GRAND MORTON TOWN CENTER

PROJECT HIGHLIGHTS

KATY, TEXAS



84%
POPULATION
GROWTH
WITHIN 3 MILES



\$109K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 7 MILES



**MORE THAN
432,880**
POPULATION
WITHIN 7 MILES

**MAJOR
AREA
BUSINESSES**



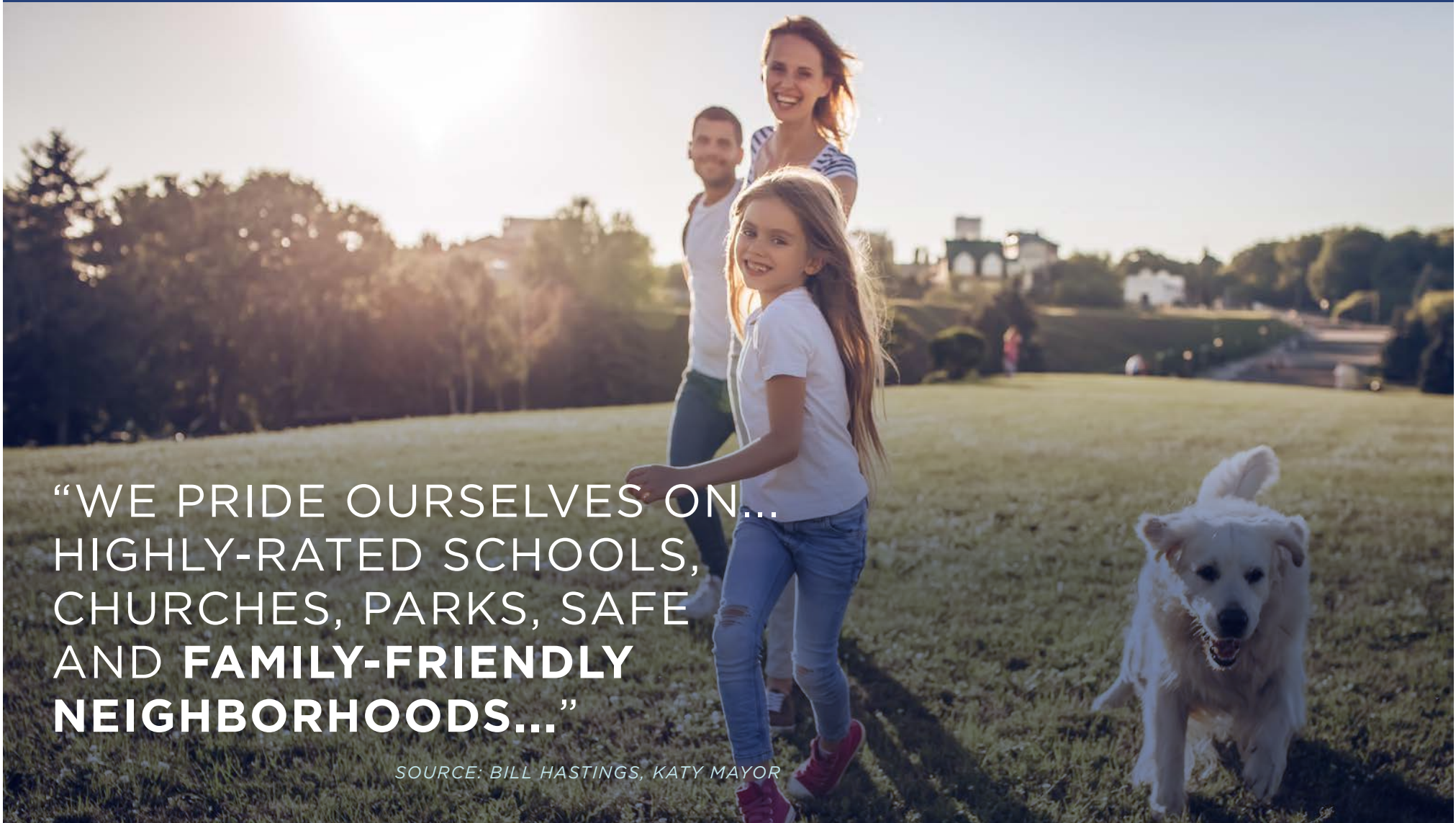
SABIC HEADQUARTERS COMING SOON
Hiring 1,000 employees

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KATY, TEXAS



“WE PRIDE OURSELVES ON...
HIGHLY-RATED SCHOOLS,
CHURCHES, PARKS, SAFE
AND **FAMILY-FRIENDLY**
NEIGHBORHOODS...”

SOURCE: BILL HASTINGS, KATY MAYOR

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GRAND MORTON TOWN CENTER

91+ ACRE DEVELOPMENT WITH MAJOR NATIONAL ANCHORS, RETAILERS, AND RESTAURANTS

NEIGHBORING GRANDWAY WEST, A **850,000-SF CLASS "A" OFFICE COMPLEX**

1/2 MILE FROM CLAY 99 BUILDING 5, A **1 MILLION-SF INDUSTRIAL CAMPUS** UNDER CONSTRUCTION

HIGHLY ACCESSIBLE TO COMMUTERS TRAVELING ON 99 GRAND PARKWAY AND TO I-10 ENERGY CORRIDOR

NEAR NEW KATY ISD ELEMENTARY, MIDDLE AND HIGH SCHOOLS WITH **4,300 STUDENTS**

STRONG DAYTIME POPULATION

UNDER-SERVED RETAIL IN CONVENIENT KATY AREA LOCATION

AVAILABLE:

PAD SITES

SPACES FROM 1,215 SF - 2,733 SF

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NewQuest
PROPERTIES



07.20 | 03.20

SITE PLAN: SEC

KEY	BUSINESS	LEASE AREAS
1	Available Pad	37,045 SF
2	Express Oil Change	4,725 SF
3	AutoZone	7,382 SF
4	Quick Quack Car Wash	3,956 SF
5	Jack In The Box	2,644 SF
6	Comet Cleaners	1,585 SF
7A	Goodwill	1,710 SF
7B	Available For Lease	3,075 SF

KEY	BUSINESS	LEASE AREAS
8	T-Mobile	3,014 SF
9	GNC	1,225 SF
10A	Available For Lease	1,413 SF
10B	Proposed Smoothie King	1,443 SF
11	Verizon	2,543 SF
12	Deluxe Nails	3,517 SF
13	SportClips	1,403 SF
14	Postal Plus	1,403 SF
15	Wingstop	1,786 SF
16	Available For Lease	1,215 SF
17	Kumon	1,286 SF
18	Anayah's Salon	1,123 SF
19	Cornerstone Orthodontics	1,680 SF
20	Available For Lease	4,589 SF
21	Whiskey Charlie's	2,500 SF
22	Available For Lease	2,000 SF
23	Proposed Famous Footwear	5,557 SF
24	Hallmark	4,500 SF
25	Petco	12,500 SF
26	Michaels	21,760 SF
27	HomeGoods	22,000 SF

KEY	BUSINESS	LEASE AREAS
28	T. Jin China Diner	2,100 SF
29	Today's Vision	2,100 SF
30	Subway	1,400 SF
31	Pediatric Dentist	2,800 SF
32	Supercuts	1,400 SF
33	AT&T	1,750 SF
34	General Dentist	2,450 SF
35	Kroger	123,531 SF
36	Proposed LA Fitness	34,095 SF
37	Future Lease	20,300 SF
38	Available Pad	38,878 SF
39	MedExpress	4,877 SF
40	Whataburger	3,578 SF
41	Chase	3,558 SF
42	Chic-fil-A	4,985 SF
44	Available Pad	54,336 SF
45	Available Pad	54,366 SF
46	Bank of America	4,160 SF
47	Available Pad	48,518 SF
48	Available Pad	52,852 SF
49	Kelsey-Seybold Clinic	36,290 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



SP160 | 10.31.19

SITE PLAN: NEC

KEY	BUSINESS	LEASE AREAS
1	McDonald's	5,135 SF
2	Walmart	186,902 SF
3	Morton Ranch Smiles	5,693 SF
4	The Joint Chiropractic	1,089 SF
5	Available For Lease	2,733 SF
6	Mathnasium	1,190 SF
7	Nightlight Pediatric Urgent Care	2,764 SF
8	UPS	1,400 SF
9	Cricket	1,050 SF
10	Land & Sea	2,834 SF
11	Nail Bar of Texas	2,450 SF
12	Great Clips	1,053 SF
13	9 Round Kickboxing	1,107 SF
14	Grand Morton Animal Hospital	1,750 SF
15	Little Caesars	1,803 SF
16	Regions Bank	2,700 SF
17	Taco Bell	2,158 SF



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SP160 | 10.31.19







CITY HIGHLIGHTS



NICHE™

**TOP-RATED
SCHOOL DISTRICT
IN HOUSTON &
ONE OF TEXAS' &
FASTEST-GROWING**

LIFESTYLE INDEX

Cinco Ranch ranked #2 Best Suburban Community in Texas



\$129K average household income projected to grow to \$142K by 2024

SPENDING



EDUCATION INDEX

47.7% of the population holds a Bachelor's or graduate degree

Home to 4 satellite college campuses:



UNIVERSITY of HOUSTON



ECONOMY INDEX

55,000+ tech employees within a 30-minute drive

\$21+ billion in sales with 11,000 companies and over 200 corporations locally headquartered

- | | |
|----------------|-------------------|
| Academy Sports | BP North America |
| GEICO | Katy ISD |
| Schlumberger | Shell Exploration |
| Wood | Houston Methodist |
| IGLOO | Memorial Hermann |

TOP INDUSTRIES

- | | |
|--|------------------------------------------------------------------|
| | Health Care & Social
337,909 Jobs |
| | Establishments
185,794 Jobs |
| | Professional, Scientific, & Technical
169,298 Jobs |
| | Accommodation & Food 151,024 Jobs |

**FORTUNE 500
RANKED #20 FOR 2020**



KROGER IS THE **NATION'S LARGEST SUPERMARKET** BY REVENUE AND HIT **OVER \$121.2 BILLION IN 2020**



OPERATING 2,761 STORES, 1,560 FUEL CENTERS, 2,268 PHARMACIES, AND 256 FINE JEWELRY STORES



PRODUCING PRIVATE-LABEL PRODUCTS IN **35 FOOD PRODUCTION OR MANUFACTURING FACILITIES**



WITH A PRESENCE IN 35 STATES, KROGER **EMPLOYS MORE THAN 453,000 PERSONNEL SERVING 11 MILLION CUSTOMERS DAILY**



SUPPORTS TEXAS COMMUNITIES WITH MORE THAN **\$17.3 BILLION IN LOCAL CONTRIBUTIONS**

DEMOGRAPHICS

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



POPULATION **3 MILES** **5 MILES** **7 MILES** **TRADE AREA**

Current Households	33,227	85,929	136,454	73,050
Current Population	104,326	267,940	432,885	233,895
2010 Census Population	56,887	182,033	298,396	152,880
Population Growth 2010 to 2020	84%	47%	45%	53%
2020 Median Age	34	34	34	33

INCOME **3 MILES** **5 MILES** **7 MILES** **TRADE AREA**

Average Household Income	\$86,323	\$94,621	\$108,643	\$88,368
Median Household Income	\$77,293	\$81,966	\$89,451	\$76,621
Per Capita Income	\$28,719	\$31,786	\$35,627	\$28,727

RACE AND ETHNICITY **3 MILES** **5 MILES** **7 MILES** **TRADE AREA**

White	66%	64%	62%	62%
Black or African American	13%	13%	13%	15%
Asian or Pacific Islander	5%	7%	10%	6%
Other Races	15%	15%	14%	16%
Hispanic	36%	36%	34%	39%

CENSUS HOUSEHOLDS **3 MILES** **5 MILES** **7 MILES** **TRADE AREA**

1 Person Household	16%	16%	15%	15%
2 Person Households	26%	27%	26%	25%
3+ Person Households	58%	58%	59%	60%
Owner-Occupied Housing Units	76%	76%	77%	75%
Renter-Occupied Housing Units	24%	24%	23%	25%

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>



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