



BRAZOS TOWN CENTER

Commercial Reserves Available

NWC & SWC of US 59 & FM 762 / Reading Road | Rosenberg, Texas



Brad LyBrand | 281.477.4300

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

ANCHOR TENANTS



RESTAURANTS



BRAZOS TOWN CENTER - COMMERCIAL RESERVES

Located 8.5 miles southwest of First Colony Mall at the north-west & southwest quadrants of U.S. Highway 59 and F.M. 762, Brazos Town Center is a master-planned, 550 acre development, with approximately 6,400 feet of frontage on Highway 59 (Southwest Freeway) and excellent access from four TXDOT exits feeding directly into the project (two northbound & two southbound). Brazos Town Center is a "Life Essential Town Center" integrating 180 acres of retail with approximately 620 high-end multi-family homes and a medical/professional office park—all interconnected with parks, a trail system, lakes and fountains.

The unique project is strategically positioned as the "Gateway" to the rapidly growing towns of Rosenberg and Richmond with over 36 new subdivisions and 2 million square feet of commercial development in the last 3 years.

400,000 SF premium outlet coming soon. Project is expected to generate \$75 million in property value, as many as 1,500 jobs and \$160 million in sales taxes per year. Construction will begin in spring 2015 and is planning to open summer of 2016.

AVAILABLE TRACTS

Brazos Town Center includes the following available commercial reserves:

PHASE I

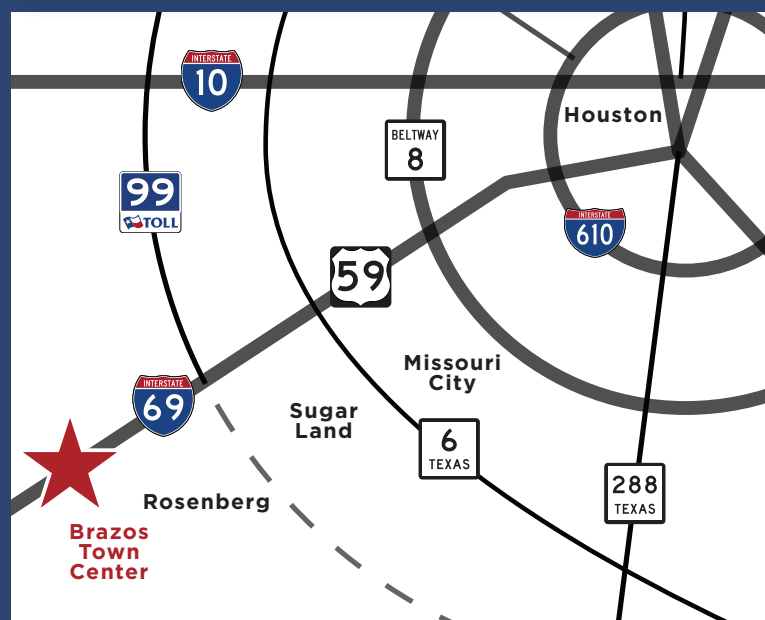
- ± 10.8 acres (Town Center Blvd)
- ± 5.5 acres (FM 2218)
- ± 26,591 SF (Reading Road Tract)

PHASE II

- ± 35,557 SF (Reading Road)
- ± 3.04 acres (Reading Road Tract)

LOCATION

Northwest and southwest quadrants of US Highway 59 (Southwest Freeway) and FM 762, locally known as Thompson Road, extending all the way to Reading Road in Rosenberg, Texas.

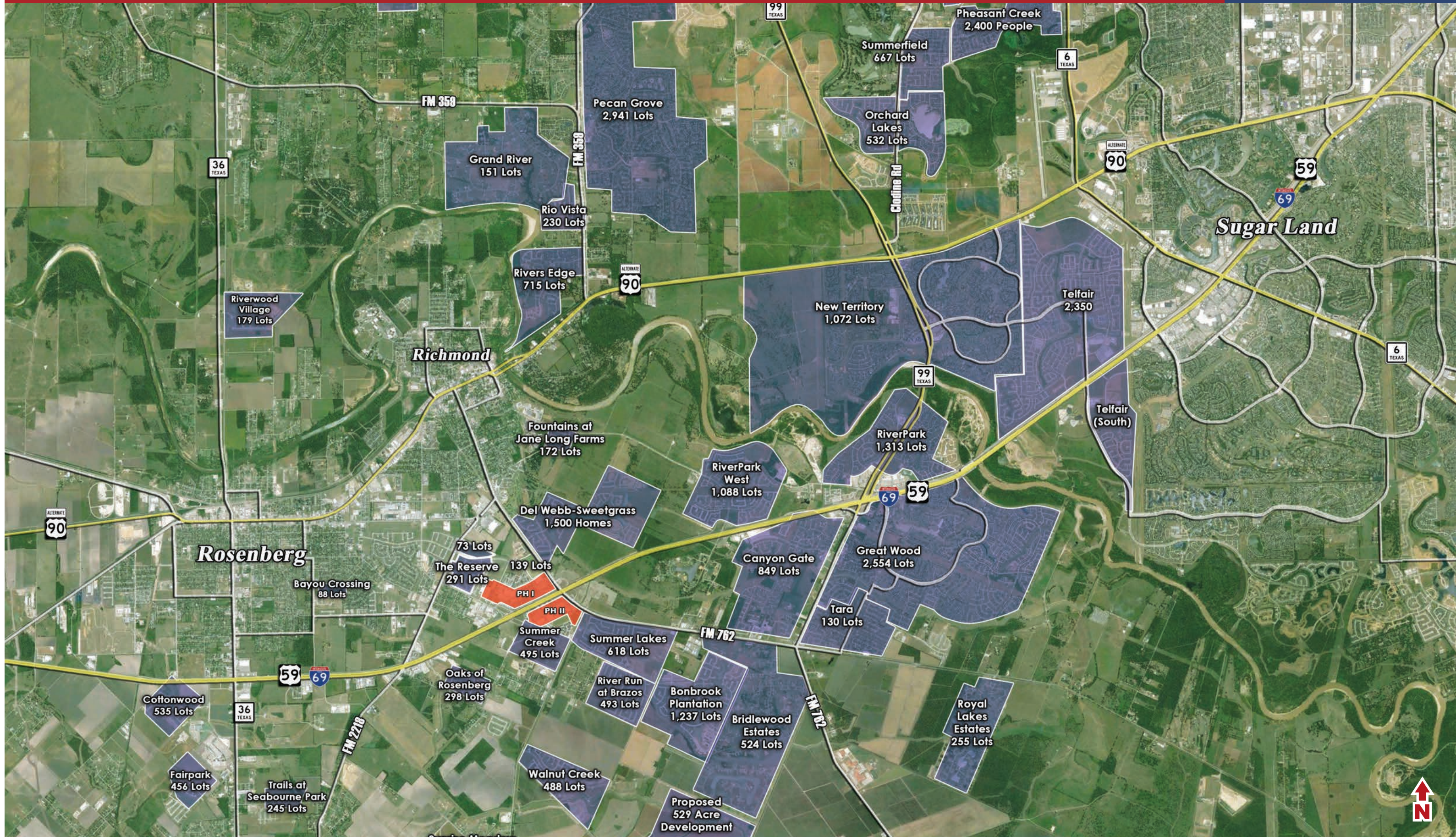


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WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 03/18

	1 Mile	3 Miles	5 Miles	Trade Area
POSTAL COUNTS				
Current Households	2,922	19,601	36,791	85,210
Current Population	9,066	57,362	111,915	249,719
2010 Census Average Persons per Household	3.10	2.93	3.04	2.93
2010 Census Population	4,885	38,353	81,432	194,103
Population Growth 2010 to 2018	85.59%	54.93%	40.73%	31.85%
CENSUS HOUSEHOLDS				
1 Person Household	16.62%	20.93%	17.90%	18.57%
2 Person Households	26.90%	28.14%	27.85%	30.02%
3+ Person Households	56.48%	50.93%	54.25%	51.41%
Owner-Occupied Housing Units	69.39%	59.96%	69.30%	74.84%
Renter-Occupied Housing Units	30.61%	40.04%	30.70%	25.16%
RACE AND ETHNICITY				
2018 Estimated White	51.02%	56.47%	56.08%	60.36%
2018 Estimated Black or African American	24.47%	18.99%	17.41%	15.42%
2018 Estimated Asian or Pacific Islander	13.43%	9.37%	10.93%	10.46%
2018 Estimated Other Races	10.74%	14.73%	15.13%	13.33%
2018 Estimated Hispanic	30.36%	39.17%	38.84%	34.11%
INCOME				
2018 Estimated Average Household Income	\$101,539	\$89,401	\$90,618	\$96,512
2018 Estimated Median Household Income	\$95,711	\$79,476	\$81,151	\$83,833
2018 Estimated Per Capita Income	\$32,084	\$29,457	\$29,158	\$32,358
EDUCATION (AGE 25+)				
2018 Estimated High School Graduate	22.22%	24.95%	24.81%	25.52%
2018 Estimated Bachelors Degree	20.50%	17.75%	18.33%	18.92%
2018 Estimated Graduate Degree	11.37%	8.77%	9.97%	10.60%
AGE				
2018 Median Age	32.4	33.8	34.5	36

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

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





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

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.

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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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