



GRAND MORTON TOWN CENTER

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

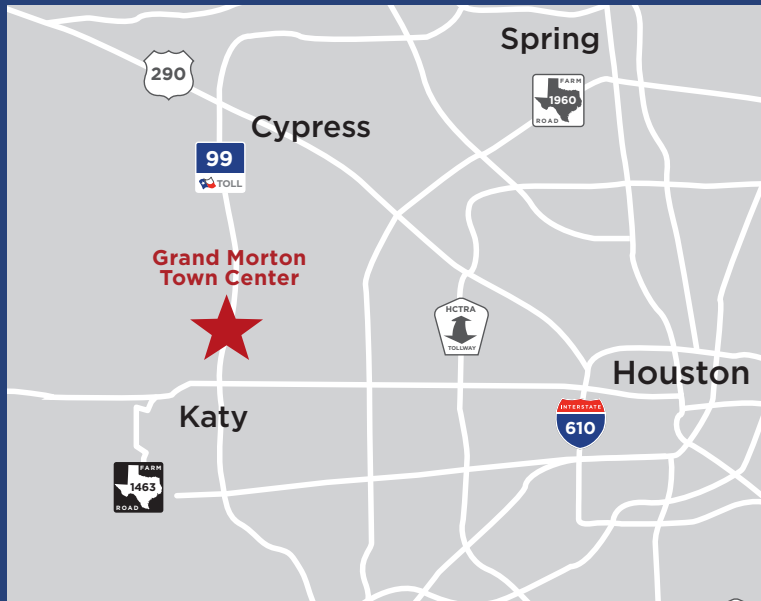
NEC & SEC of Grand Parkway & Morton Ranch Rd. | Katy, Texas

COMING SOON
Michael's, HomeGoods, Petco, Hallmark




Rebecca Le | Josh Friedlander | 281.477.4300

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



2,279
ANNUAL CLOSINGS
4TH QTR
2018
WITHIN
5 MILE
TRADE AREA

\$110K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILE
TRADE AREA



“FASTEST GROWING LARGE COUNTY IN THE U.S. 2013-2016”



Source: Census 2017

MAJOR AREA BUSINESSES



408,937
CURRENT
POPULATION
WITHIN
7 MILE RADIUS




GRAND MORTON TOWN CENTER

91+ ACRE DEVELOPMENT NEIGHBORING FUTURE BUSINESS PARK and 1M SF INDUSTRIAL CAMPUS

UNDERSERVED RETAIL in CONVENIENT KATY area location

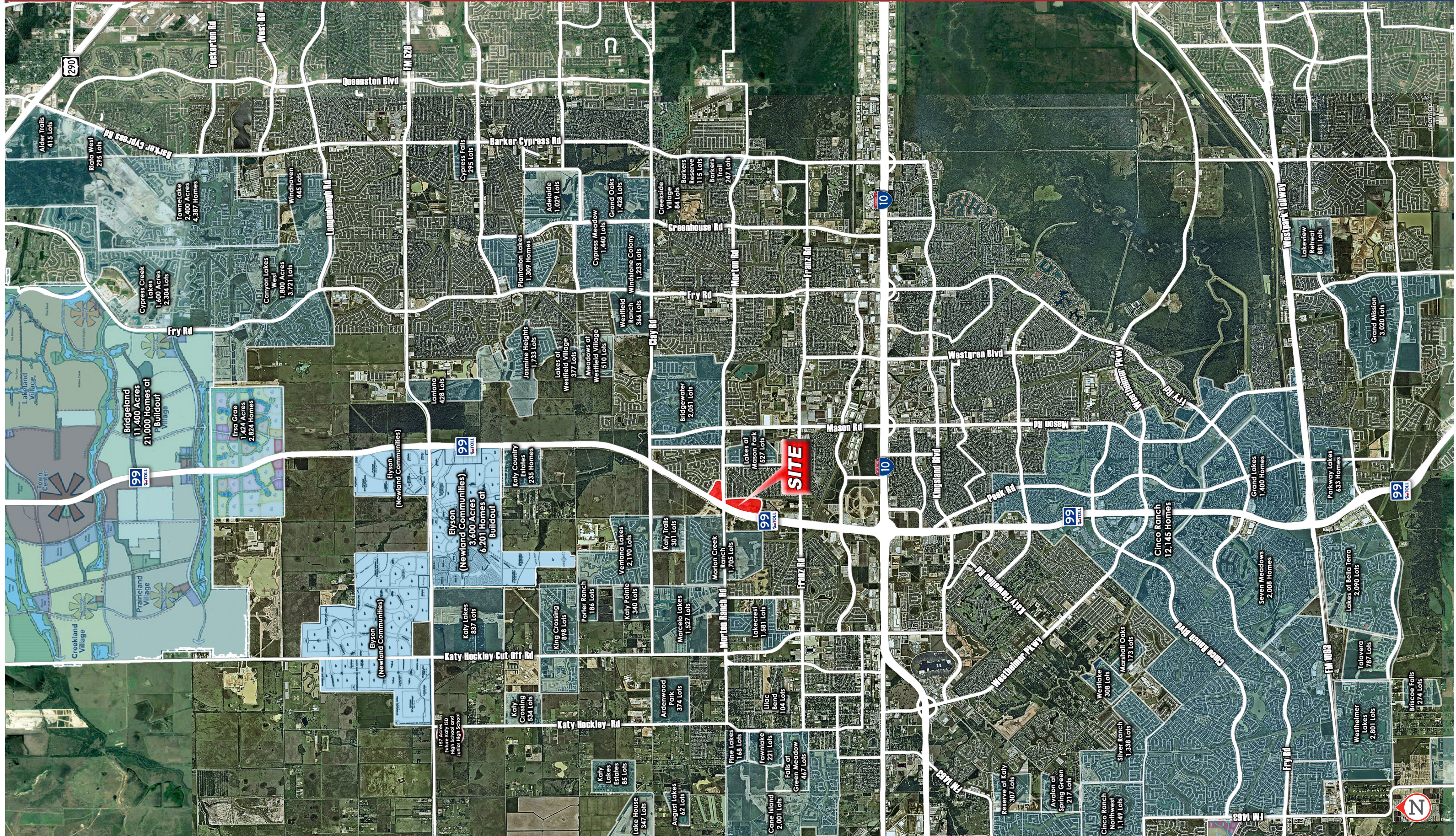
LESS THAN 3 MILES from GRAND PARKWAY

HIGHLY ACCESSIBLE to commuters traveling to I-10 ENERGY CORRIDOR

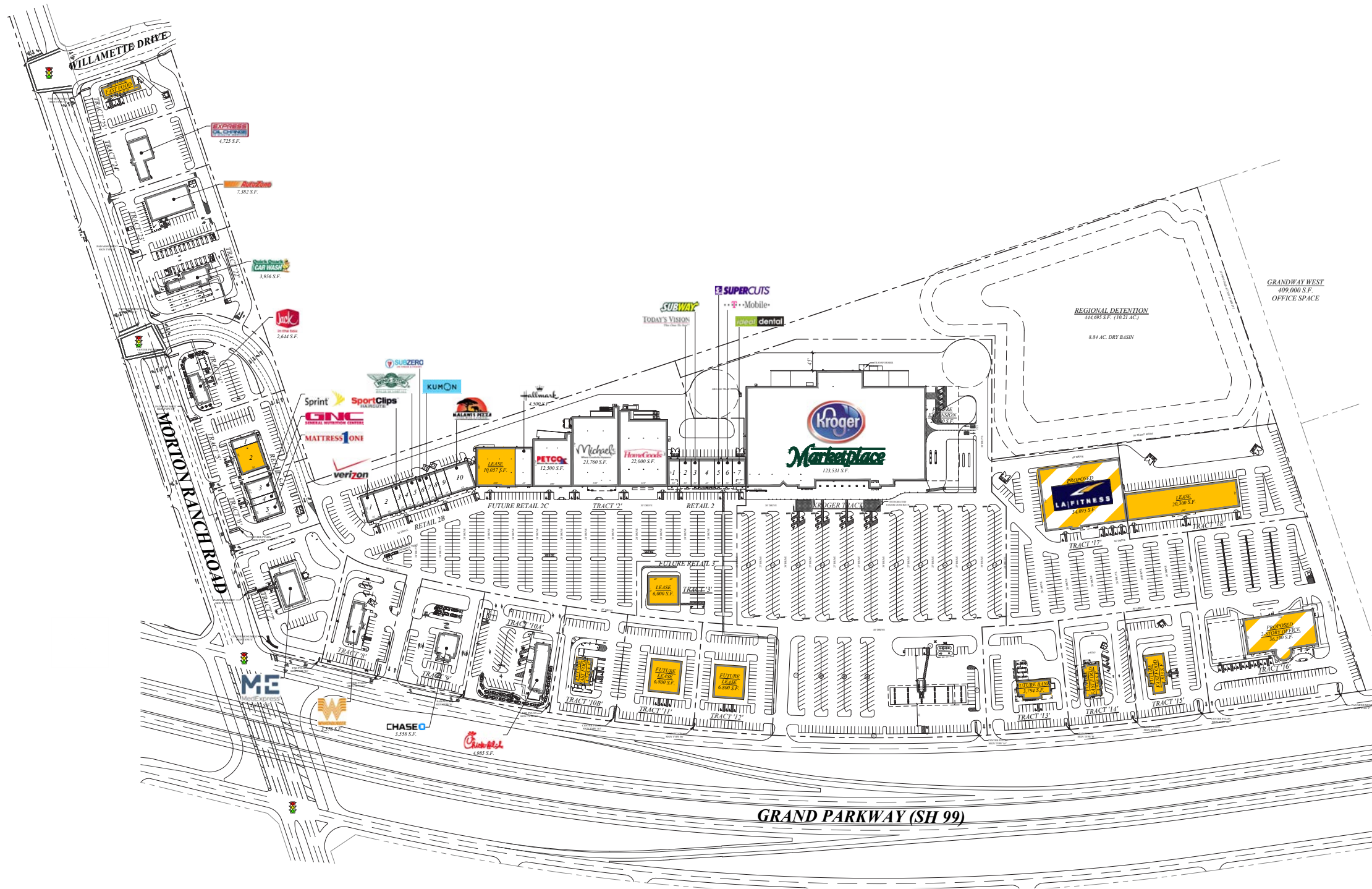
NEAR NEW KISD ELEMENTARY, MIDDLE and HIGH SCHOOLS with 4,300 STUDENTS

Rebecca Le
281.477.4327
rle@newquest.com

Josh Friedlander
281.477.4381
jfriedlander@newquest.com







DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
KROGER TRACT	649,413	14.91	123,531	635	5.14	19.02
TRACT '2'	460,798	10.58	105,482	572	5.42	22.89
TRACT '3'	38,878	0.89	6,000	44	7.33	15.43
TRACT '4'	32,396	0.74	2,644	28	10.59	8.16
TRACT '5'	46,625	1.07	6,406	58	9.05	13.74
TRACT '6'	40,393	0.93	7,095	24	3.38	17.56
TRACT '7'	67,355	1.55	4,877	40	8.20	7.24
TRACT '8'	42,575	0.98	3,578	36	10.06	8.40
TRACT '9'	45,420	1.04	3,558	34	9.56	7.83
TRACT '10A'	59,699	1.37	4,985	57	11.43	8.35
TRACT '10B'	45,046	1.03	3,745	45	12.02	8.31
TRACT '11'	54,336	1.25	6,800	99	14.56	12.51
TRACT '12'	54,366	1.25	6,800	95	13.97	12.51
TRACT '13'	56,417	1.30	3,794	46	12.12	6.72
TRACT '14'	48,518	1.11	3,708	64	17.26	7.64
TRACT '15'	52,852	1.21	4,813	52	10.80	9.11
TRACT '16'	164,453	3.78	36,290	215	5.92	22.07
TRACT '17'	165,867	3.81	34,095	248	7.27	20.56
TRACT '18'	106,731	2.45	20,300	117	5.76	19.02
TRACT '22'	55,183	1.27	3,956	23	5.81	7.17
TRACT '23'	44,089	1.01	7,382	48	6.50	16.74
TRACT '24'	40,861	0.94	4,725	23	4.87	11.56
TRACT '25'	37,045	0.85	3,218	37	11.50	8.69
SUBTOTAL	2,409,314	55.31	407,782	2,640	6.47	16.93
ACCESS ROAD	24,864	0.57				
DETENTION	444,695	10.21				
R.O.W.	34,914	0.80				
SUBTOTAL	504,473	11.58				
TOTAL	2,913,787	66.89				

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: 04.04.19

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	T. JIN CHINA DINER	2,100 S.F.
2	TODAY'S VISION	2,100 S.F.
3	SUBWAY	1,400 S.F.
4	PEDIATRIC DENTIST	2,800 S.F.
5	SUPERCUTS	1,400 S.F.
6	TA-MOBILE	1,750 S.F.
7	GENERAL DENTIST	2,450 S.F.
	RISER	36 S.F.
TOTAL		14,036 S.F.

RETAIL BUILDING 2B		
NO.	NAME	LEASE AREA
1	VERIZON	2,543 S.F.
2	DELUXE NAILS	3,517 S.F.
3	SPORTCLIPS	1,403 S.F.
4	POSTAL PLUS	1,403 S.F.
5	WINGSTOP	1,786 S.F.
6	SUB ZERO ICE CREAM	1,215 S.F.
7	KUMON	1,286 S.F.
8	ANAYAH'S SALON	1,123 S.F.
9	CORNERSTONE ORTHODONTICS	1,680 S.F.
10	MALAWI'S PIZZA	4,589 S.F.
	RISER ROOM	36 S.F.
TOTAL		20,581 S.F.

RETAIL BUILDING 5-6		
NO.	NAME	LEASE AREA
1	COMET CLEANERS	1,585 S.F.
2	AVAILABLE	4,785 S.F.
3	SPRINT	3,014 S.F.
4	GNC	1,225 S.F.
5	MATTRESS ONE	2,856 S.F.
	RISER ROOM	36 S.F.
TOTAL		13,501 S.F.

AVAILABLE

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'A'	736,801	16.91	186,902	775	4.15	25.37
DEVELOPER	178,439	4.10	26,952	232	8.61	15.10
OUTPARCEL '1'	67,849	1.56	5,135	62	12.07	7.57
OUTPARCEL '2'	45,399	1.04	2,700	35	12.96	5.95
OUTPARCEL '3'	29,999	0.69	2,158	27	12.51	7.19
SUBTOTAL	1,058,487	24.30	223,847	1,131	5.05	21.15
PROPOSED R.O.W.	3,801	0.09				
SUBTOTAL	3,801	0.09				
TOTAL	1,062,288	24.39				

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: SP76

DATE: 02.01.18



PHOTOS



WHO'S NEARBY

DEMOGRAPHICS

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

3 Miles 5 Miles 7 Miles Trade Area

POSTAL COUNTS

Current Households	26,545	80,723	129,649	54,136
Current Population	83,861	250,878	408,937	171,564
2010 Census Average Persons per Household	3.16	3.11	3.15	3.17
2010 Census Population	52,883	180,966	294,390	115,974
Population Growth 2010 to 2018	59.16%	38.99%	39.15%	48.34%

CENSUS HOUSEHOLDS

1 Person Household	15.43%	15.79%	15.00%	15.99%
2 Person Households	26.20%	26.92%	26.16%	25.67%
3+ Person Households	58.37%	57.28%	58.84%	58.34%
Owner-Occupied Housing Units	77.15%	75.19%	76.74%	74.10%
Renter-Occupied Housing Units	22.85%	24.81%	23.26%	25.90%

RACE AND ETHNICITY

2018 Estimated White	65.79%	64.70%	62.85%	63.26%
2018 Estimated Black or African American	12.35%	12.68%	13.13%	14.14%
2018 Estimated Asian or Pacific Islander	5.46%	7.66%	9.55%	5.94%
2018 Estimated Other Races	15.78%	14.36%	13.90%	16.05%
2018 Estimated Hispanic	37.40%	35.52%	34.49%	38.57%

INCOME

2018 Estimated Average Household Income	\$83,122	\$97,144	\$110,332	\$87,143
2018 Estimated Median Household Income	\$77,559	\$84,957	\$94,654	\$77,627
2018 Estimated Per Capita Income	\$27,737	\$32,702	\$36,235	\$28,709

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	23.57%	20.69%	19.55%	23.29%
2018 Estimated Bachelors Degree	19.70%	23.90%	26.34%	20.87%
2018 Estimated Graduate Degree	8.72%	10.47%	12.95%	8.51%

AGE

2018 Median Age	33.2	33.3	33.2	32.4
-----------------	------	------	------	------

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.





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.

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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev. 04/10/19 DK