

A photograph of a large, two-story commercial building with a stone and brick facade. The building features a prominent 'Kroger Marketplace' sign on its upper level. To the right, a 'STARBUCKS COFFEE' sign is visible. The parking lot in front is filled with various vehicles, including cars and trucks. The sky is blue with scattered white clouds.

Kroger
Marketplace

STARBUCKS COFFEE

SAM HOUSTON TOWN CENTER

Kroger Marketplace-Anchored Center with Prime Visibility

NWC of I-45 and FM 1097 | Willis, Texas

Kevin Sims | 281.477.4300

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



170K
TRADE AREA
POPULATION



“OUR COMMITMENT TO TEXAS IS TO INVEST IN PROJECTS THAT WILL BENEFIT OUR CUSTOMERS, CREATE ECONOMIC ACTIVITY AND **POWER THE FUTURE GROWTH OF OUR REGION.**”

SOURCE: SALLIE RAINER,
PRESIDENT AND CEO OF ENTERGY TEXAS

SAM HOUSTON TOWN CENTER

PROJECT HIGHLIGHTS

WILLIS, TEXAS



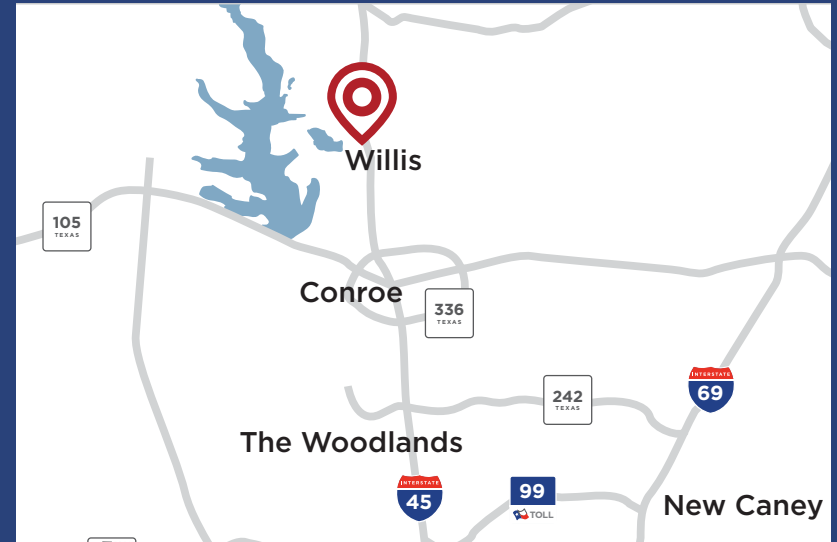
44%
POPULATION
GROWTH
WITHIN 10 MILES



\$82K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 10 MILES



98,655
VPD AT
CORNER OF
FM 1097 &
I-45 NORTH



MAJOR CENTER TENANTS



KEVIN SIMS

281.477.4366

ksims@newquest.com



PROJECT HIGHLIGHTS



AVAILABLE



123,000 SF KROGER MARKETPLACE-ANCHORED POWER CENTER WITH A WEEKLY AVERAGE OF 25,000 DAYTIME VISITORS



LOCATED IN THE EPICENTER OF TREMENDOUS GROWTH AND HIGH-TRAFFIC VOLUME



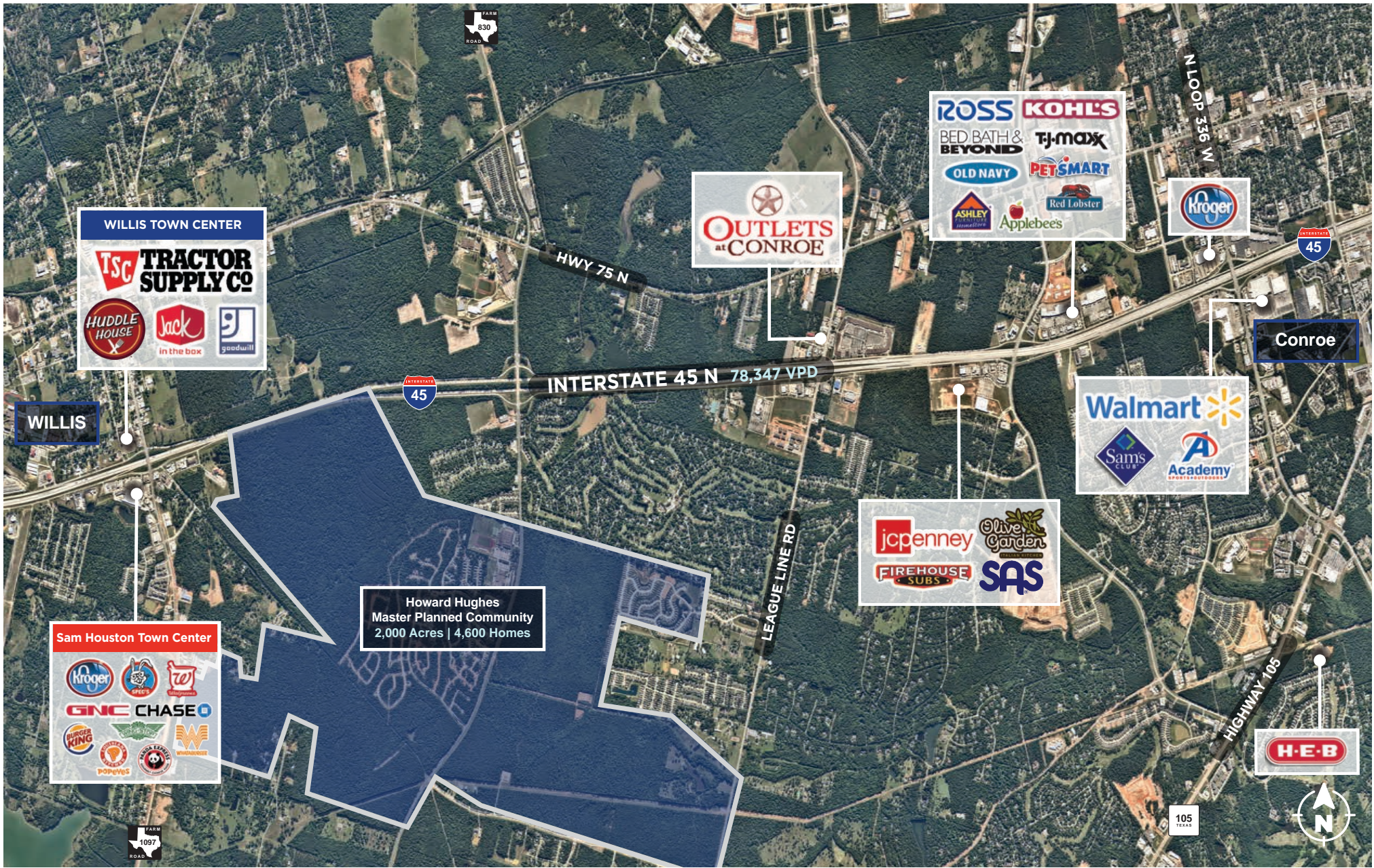
GREAT I-45 FRONTAGE AND QUICK ACCESS TO WILLIS, BENTWATER, AND NUMEROUS OTHER DEVELOPMENTS



HOWARD HUGHES CORPORATION IS DEVELOPING A **2,000-ACRE, 4,600-HOME NEW MASTER PLANNED COMMUNITY**



AVAILABLE:
1 PAD SITE
1,216 SF INLINE RETAIL
1,400 SF INLINE SPACE
3,027 SF 2ND-GEN RESTAURANT





Howard Hughes
Master Planned Community
2,000 Acres
4,600 Homes

Sam Houston Town Center

Available
1,216 SF
2nd Gen Restaurant
Available
3,027 SF

Available
1,400 SF
Willis Urgent Care

Pad Site Available
For Sale or Lease
1.00 ACRES

FM 1097 21,988 VPD

INTERSTATE 45 N 78,347 VPD



SITE



PROPOSED
HEB
Development



Willis Town Center



SITE PLAN



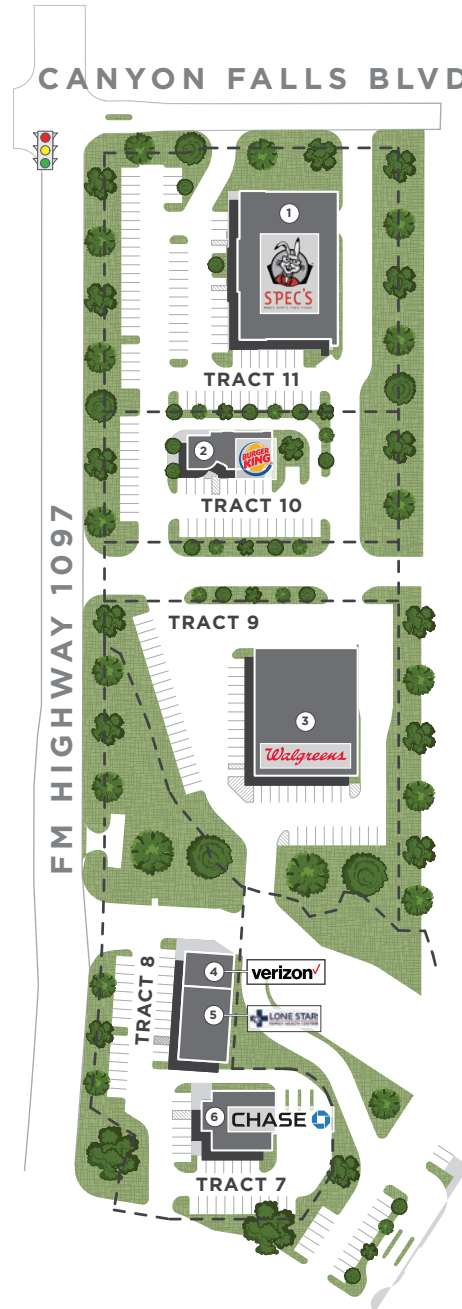
AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



09.20 | 12.19



| KEY | BUSINESS | LEASE AREAS |
|-----|--------------------------------|-------------|
| 1 | Spec's | 15,194 SF |
| 2 | Burger King | 3,152 SF |
| 3 | Walgreens | 13,650 SF |
| 4 | Verizon | 1,750 SF |
| 5 | Lone Star Family Health Center | 3,750 SF |
| 6 | Chase | 4,195 SF |



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART





| KEY | BUSINESS | LEASE AREAS |
|-----|---------------------|-------------|
| 7 | Kroger Marketplace | 123,000 SF |
| 8 | Tender Touch Nails | 12,900 SF |
| 9 | Texas Hair Team | 2,100 SF |
| 10 | Willis Cleaners | 1,400 SF |
| 11 | SportClips | 1,094 SF |
| 12 | Available For Lease | 1,216 SF |
| 13 | Available For Lease | 3,027 SF |
| 14 | Little Caesars | 1,400 SF |
| 15 | Dental One | 2,800 SF |
| 16 | Doreck Vision | 1,733 SF |
| 17 | Available For Lease | 1,400 SF |
| 18 | Schlotzsky's | 2,781 SF |



AVAILABLE
 LEASED
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 NOT A PART

INTERSTATE HIGHWAY 45



09.20 | 12.19



| KEY | BUSINESS | LEASE AREAS |
|-----|--------------------|-------------|
| 19 | Wingstop | 2,100 SF |
| 20 | T-Mobile | 1,750 SF |
| 21 | Willis Urgent Care | 3,150 SF |
| 22 | Whataburger | 3,218 SF |
| 23 | Panda Express | 2,216 SF |
| 24 | Available Pad | 40,518 SF |



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



09.20 | 12.19





Montgomery County, Texas

#6 FASTEST
GROWING
TEXAS COUNTY

607,391 CURRENT POPULATION
200%+ GROWTH PAST 25 YEARS



HOUSEHOLD

3.18
AVERAGE SIZE



POPULATION

1 MILLION
PROJECTED
IN 25 YEARS



INCOME

\$93,628
AVERAGE PER
HOUSEHOLD

**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 | 5 MILES | 10 MILES | TRADE AREA |
|--------------------------------|----------------|-----------------|-------------------|
| Current Households | 14,885 | 63,168 | 24,929 |
| Current Population | 40,156 | 170,326 | 67,211 |
| 2010 Census Population | 29,508 | 120,772 | 47,096 |
| Population Growth 2010 to 2020 | 37% | 44% | 44% |
| 2020 Median Age | 37 | 37 | 40 |

| INCOME | 5 MILES | 10 MILES | TRADE AREA |
|--------------------------|----------------|-----------------|-------------------|
| Average Household Income | \$67,665 | \$81,578 | \$81,386 |
| Median Household Income | \$62,880 | \$65,856 | \$70,071 |
| Per Capita Income | \$25,153 | \$30,636 | \$30,983 |

| RACE AND ETHNICITY | 5 MILES | 10 MILES | TRADE AREA |
|---------------------------|----------------|-----------------|-------------------|
| White | 76% | 75% | 79% |
| Black or African American | 8% | 9% | 7% |
| Asian or Pacific Islander | 1% | 2% | 1% |
| Other Races | 15% | 14% | 13% |
| Hispanic | 27% | 30% | 22% |

| CENSUS HOUSEHOLDS | 5 MILES | 10 MILES | TRADE AREA |
|-------------------------------|----------------|-----------------|-------------------|
| 1 Person Household | 21% | 22% | 19% |
| 2 Person Households | 35% | 35% | 39% |
| 3+ Person Households | 44% | 42% | 42% |
| Owner-Occupied Housing Units | 74% | 68% | 80% |
| Renter-Occupied Housing Units | 26% | 32% | 20% |

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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