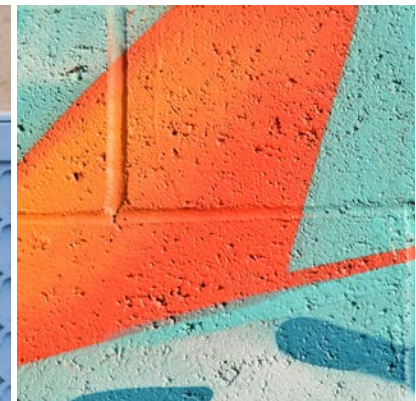





STABLESIDE
AT FALCON LANDING
Katy, Texas





welcome TO



STABLESIDE

COMING SPRING | 2020

STABLESIDE

AT FALCON LANDING

A gathering place inspired by the families that surround it. Carefully selected restaurants, first-to-market retailers, specialty merchants, and innovative local businesses converge in a place that feels distinctively welcoming, safe, and fun.

off to the races spring 2020



SHOPPING



FITNESS



DINING



CONNECTIVITY

location



Stableside is located in the heart of the booming communities of Cinco Ranch, Katy, and Fulshear in Fort Bend County, Texas.

schools

#1 SCHOOL DISTRICT
IN THE HOUSTON AREA

family

#2 COUNTY IN TEXAS TO
RAISE A FAMILY

home

#3 SUBURB TO
LIVE IN TEXAS

growth

#4 COUNTY IN TEXAS FOR
MILLENNIALS

income

#2 COUNTY IN THE US FOR
PURCHASING POWER

SOURCE: 2018 Niche.com Inc.

trade area

HIGHWAY 90

INTERSTATE 10

GRAND PARKWAY (99)

WESTPARK TOLLWAY

- Schools**
- 1 - Tompkins High School
 - 2 - Cinco Ranch High School
 - 3 - Seven Lakes High School
 - 4 - Katy High School
 - 5 - Cinco Ranch Junior High School
 - 6 - Beckendorff Junior High School
 - 7 - Tays Junior High School
 - 8 - Seven Lakes Junior High School
 - 9 - Wood Creek Junior High School
 - 10 - Jenks Elementary School
 - 11 - Rylander Elementary School
 - 12 - Kilpatrick Elementary School
 - 13 - Griffin Elementary School
 - 14 - Wilson Elementary School
 - 15 - Davidson Elementary School
 - 16 - Randolph Elementary School
 - 17 - Stanley Elementary School
 - 18 - Holland Elementary School
 - 19 - Wolman Elementary School
 - 20 - Campbell Elementary School
 - 21 - Shafer Elementary School
- Recreation**
- 1 - The Club at Falcon Point
 - 2 - The Golf Club at Cinco Ranch
 - 3 - Meadowbrook Farms Golf Club
 - 4 - Typhoon Texas Waterpark

Kroger
Marketplace
24 FITNESS

H-E-B

KATY MILLS MALL
AMC THEATRES
lastcall
BANANA REPUBLIC
H&M
OFF 5TH

STABLESIDE AT FALCON LANDING

TARGET
HomeGoods
Michaels

LA CENTERRA
SEPHORA
WHITE|BLACK
DISH SOCIETY
TRADER JOE'S
Suzie's
ALAMO
VALCO
BELL+PELLI

H-E-B
MOD COCO
COFFEE • PASTRIES • CUPCAKES

THE HOME DEPOT

Walmart
XSCAPE THEATRES

LOWE'S
HURTS DONUT

Kroger
Academy Sports & Outdoors
PETCO
PET WEL

H-E-B plus!

WHOLE FOODS MARKET
WORLD MARKET



Cinco Ranch Southwest
2,373 Homes

Silver Ranch
1,500 Homes

Cinco Ranch West
14,000 Homes

6A Tompkins High School
(Katy ISD)
3,375 Students

King Lakes

GASTON RD.

FALCON LANDING BLVD.

Coming Soon
TIDAL WAVE

Cane's

SONIC

REGIONS

Phase II - Now Available
THE UNION KITCHEN
BLOCK HOUSE
nékter
Island Fin
play street museum

GNC
SPEC'S
Hollywood Feed
DECA DENTAL
THRIVE
PUNCH-A-PENNY POOL, PATIO-SPA
SportClips
Vogel's Cleaners
Katy Test Prep & more
nextlevel
HEALTHY CARE

Kroger

GREENBUSCH EXPANSION COMPLETE

Marshall Oaks
\$600K - \$800K

Under Construction
VillaSport
ATHLETIC CLUB AND SPA

GREENBUSCH RD.

Monterrey at Willowbend
\$700K - \$1 Million



VillaSport
ATHLETIC CLUB AND SPA
Opening March 2020

Kroger

GNC SPEC'S
Hollywood Feed

Crave's SONIC
REGIONS

Jax GRILL

1,200 SF
Ice Cream Space
Available

BLOCK HOUSE **Island Fin**
POKE

THE UNION KITCHEN

play street
museum

Sonoma
WINE SHOP • WINE BAR • RESTAURANT

CRUST

Petit Re
Children's Boutique

néktər
JUICE BAR

AVAILABLE
(divisible)



BLOCK HOUSE
COFFEE & KITCHEN

Island Fin
Poke

play street
museum

Last Restaurant
End-Cap With
Covered Patio
2,526 SF



néktar
JUICE BAR

Petit Re
Children's
Boutique

Sonoma
WINE SHOP • WINE BAR • RESTAURANT

1,200 SF
Ice Cream Space
Available




THE UNION KITCHEN

site plan



site plan



VillaSport

ATHLETIC CLUB AND SPA

VillaSport Athletic Club and Spa is Katy's premier destination for fitness, family and community, where quality and luxury combine to create a one-of-a-kind experience for every member of the family. Tasteful architectural features, unmatched attention to detail and extraordinary service make VillaSport a unique fitness experience.

3,000 workouts

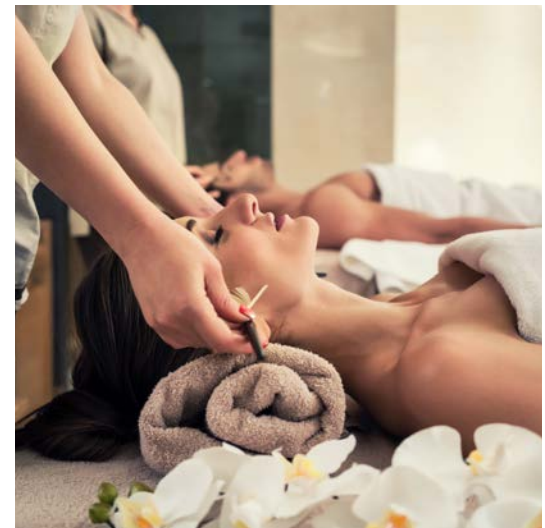
PER DAY FROM A 15-MILE RADIUS

affluent

MEMBER BASE

high

DAYTIME UTILIZATION



tenants



THE UNION KITCHEN



CRUST PIZZA



BLOCKHOUSE COFFEE

LOCAL RESTAURANTS DELIVERING AN
elevated dining experience



SONOMA WINE BAR



JAX GRILL



NEKTER JUICE



ISLAND FIN POKE

Strong, Affluent Market

Stableside's customer base consists of young families with high, discretionary income. 82.1% of the area population is part of the "Boomburbs" segment of ESRI's LifeMode Analytics.

THE "BOOMBURBS":

- WELL-EDUCATED PROFESSIONALS WITH A RUNNING START ON PROSPERITY
- LONGER COMMUTE TIMES HAVE CREATED MORE HOME WORKERS
- WELL CONNECTED: OWN THE LATEST DEVICES AND UNDERSTAND HOW TO USE THEM EFFICIENTLY
- PRIMARILY HOLD MANAGEMENT POSITIONS
- STYLE MATTERS, FROM PERSONAL APPEARANCE TO THEIR HOMES. STILL FURNISHING THEIR NEW HOMES AND ALREADY REMODELING.
- PHYSICAL FITNESS IS A PRIORITY



2 Mile: \$172,418
3 Mile: \$164,921
5 Mile: \$138,907

average household
income



2 Mile: 61.0%
3 Mile: 60.2%
5 Mile: 53.8%

education
(Bachelor's or Higher)



2 Mile: 60,295
3 Mile: 109,105
5 Mile: 235,848

population



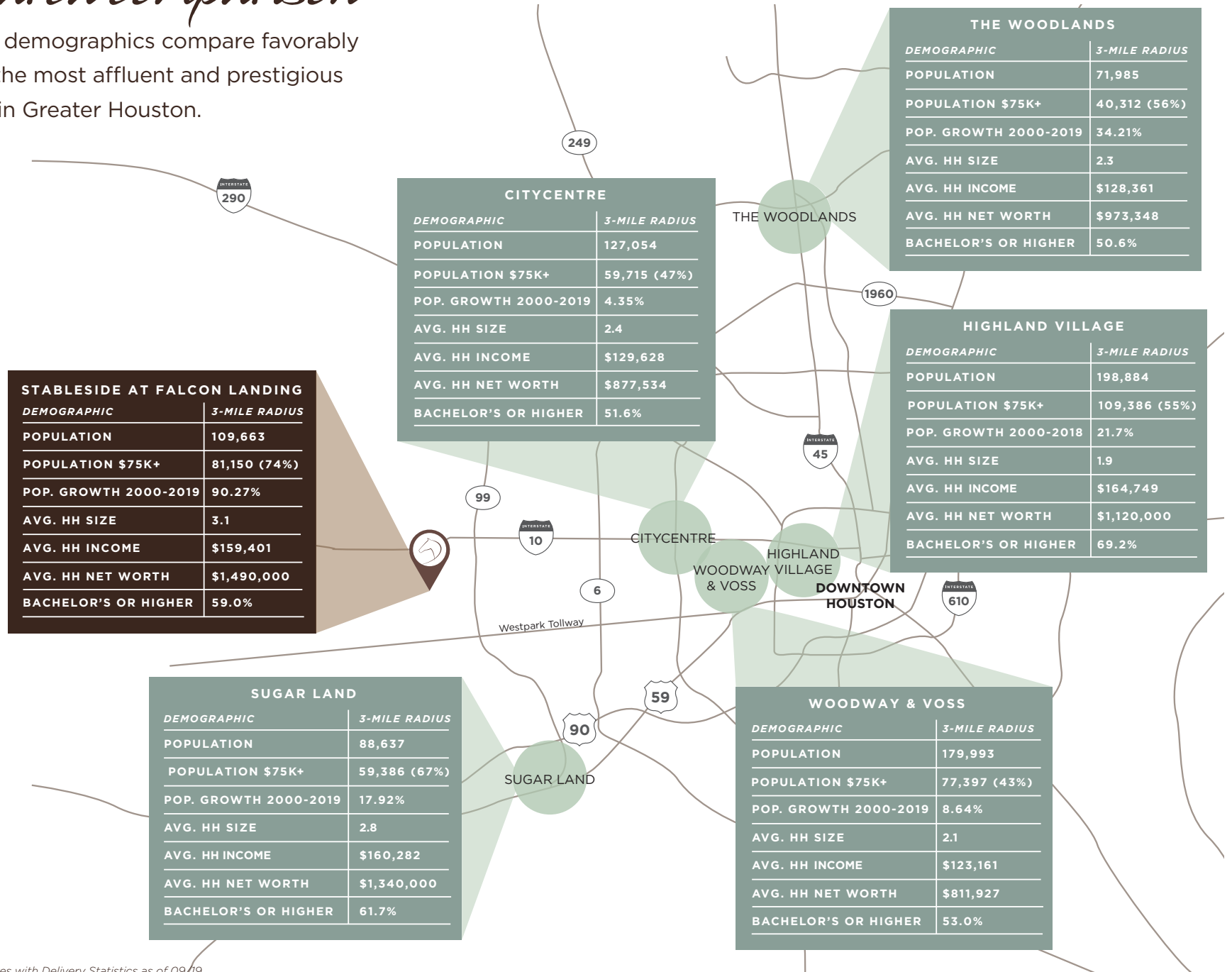
2 Mile: 19,207
3 Mile: 34,221
5 Mile: 76,179

households

demographics

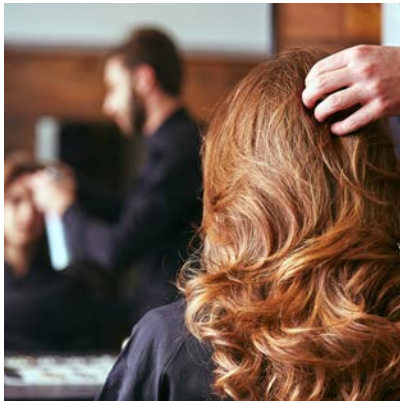
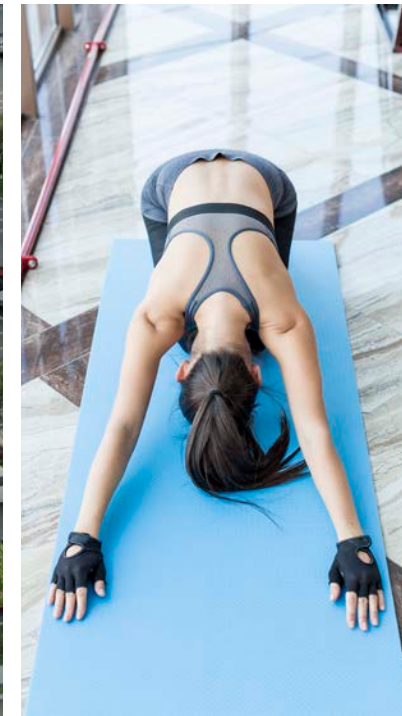
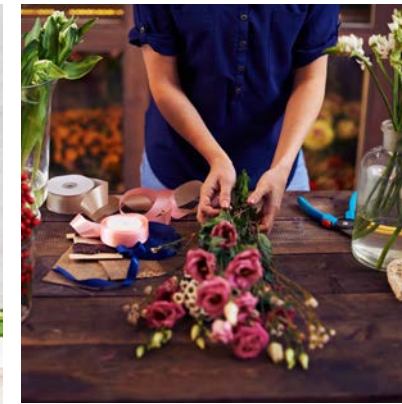
trade area comparison

Stableside's demographics compare favorably to some of the most affluent and prestigious trade areas in Greater Houston.





COME JOIN KATY'S
NEWEST
lifestyle destination
SPRING 2020





STABLESIDE

AT FALCON LANDING

— *Katy, Texas* —

leasing inquiries

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NewQuest
PROPERTIES®

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

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
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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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