

Whispering Lakes Commercial Reserves

FM 646, East of South Shore Boulevard | Dickinson, Texas

Heather Nguyen | 281.477.4300

6.39 & 33.95 Acres Available — Can Be Subdivided



BAY AREA BY THE NUMBERS

The Bay Area has a diverse economy with much of it built around aerospace, petrochemicals, and high tech industries. The region's economy is closely tied to the rest of the Houston area though the mix of local businesses is somewhat unique.

Houston Ship Channel

The Houston Ship Channel is part of the Port of Houston. The port is a 25-mile-long complex of diversified public and private facilities located a few hours' sailing time from the Gulf of Mexico. It is the busiest port in the United States in terms of foreign tonnage, second-busiest in the United States in terms of overall tonnage, and thirteenth-busiest in the world. The port boasts an economic value of \$118 Billion annually.

NASA / Clear Lake

The area is home to NASA's Johnson Space Center and Mission control, and is the hub to much of the nation's aerospace industry.

The Clear Lake (actually an inlet from Galveston Bay and the Gulf of Mexico) is one of Houston's largest recreation areas.

Major attractions include the Kemah Boardwalk and Space Center Houston.

The developer of Whispering Lakes Ranch now offers a variety of opportunities in the rapidly growing League City trade area. This community is minutes away from the Kemah waterfront, South Shore Harbor Resort, Marina, and Conference Center, Beacon Lakes Golf Club, Baybrook Mall, Space Center Houston, Big League Dreams Sports Park, and Galveston Island. Access to I-45 makes it convenient to employees in Downtown, the Medical Center, UTMB, and Johnson Space Center. Additional residential development includes Tuscan Lakes, MarBella, and six new Class A multi-family communities.

- Tracts are in close proximity to Clear Creek ISD's Education Village. Covering over 150 acres, this center is the first of its kind in Texas
- UTMB is under construction on a 35 acre campus at I-45 and FM 646. The first 100,000 SF is complete, and will eventually include over 2 million square feet at completion
- Area retail includes an 82,000 SF Kroger Signature store, one of the largest in Texas
- Great access and visibility in the rapidly expanding 646 corridor in League City, linking I-45 to the coast

Traffic Counts:

- 22,000 cars per day on Highway 96
- 7,300 cars per day on FM 646

*Source: Texas Department of Transportation, 2012 counts

Available Tracts:

Tracts are available for retail, restaurants, gas stations, medical, office, and multifamily.

- Tract One: ± 6.39 acres at the SEC of Caroline Street / South Shore Blvd. and FM 646
- Tract Two: ± 33.9 acres on FM 646, just east of Shore Blvd

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HOUSTON



Grand Parkway

When completed, it will be the longest beltway in the U.S., (170 miles) and the third (outer) loop to the Houston metro.

Segment B: Funded, R.O.W. acquisition begins in 2017, construction begins in 2019, open to traffic 2023.

Interstate 45 Expansion

TxDOT is expanding I-45 to at least 4 lanes in both directions from Galveston Island to Downtown Houston.



Currently the freeway is being expanded from Bay Area Blvd to Dixie Farm Rd to 5 lanes both directions and will be completed by 2017.

ALVIN

PEARLAND

FRIENDSWOOD

PASADENA

CLEAR LAKE CITY

WEBSTER

GALVESTON BAY

LEAGUE CITY

DICKINSON

TEXAS CITY

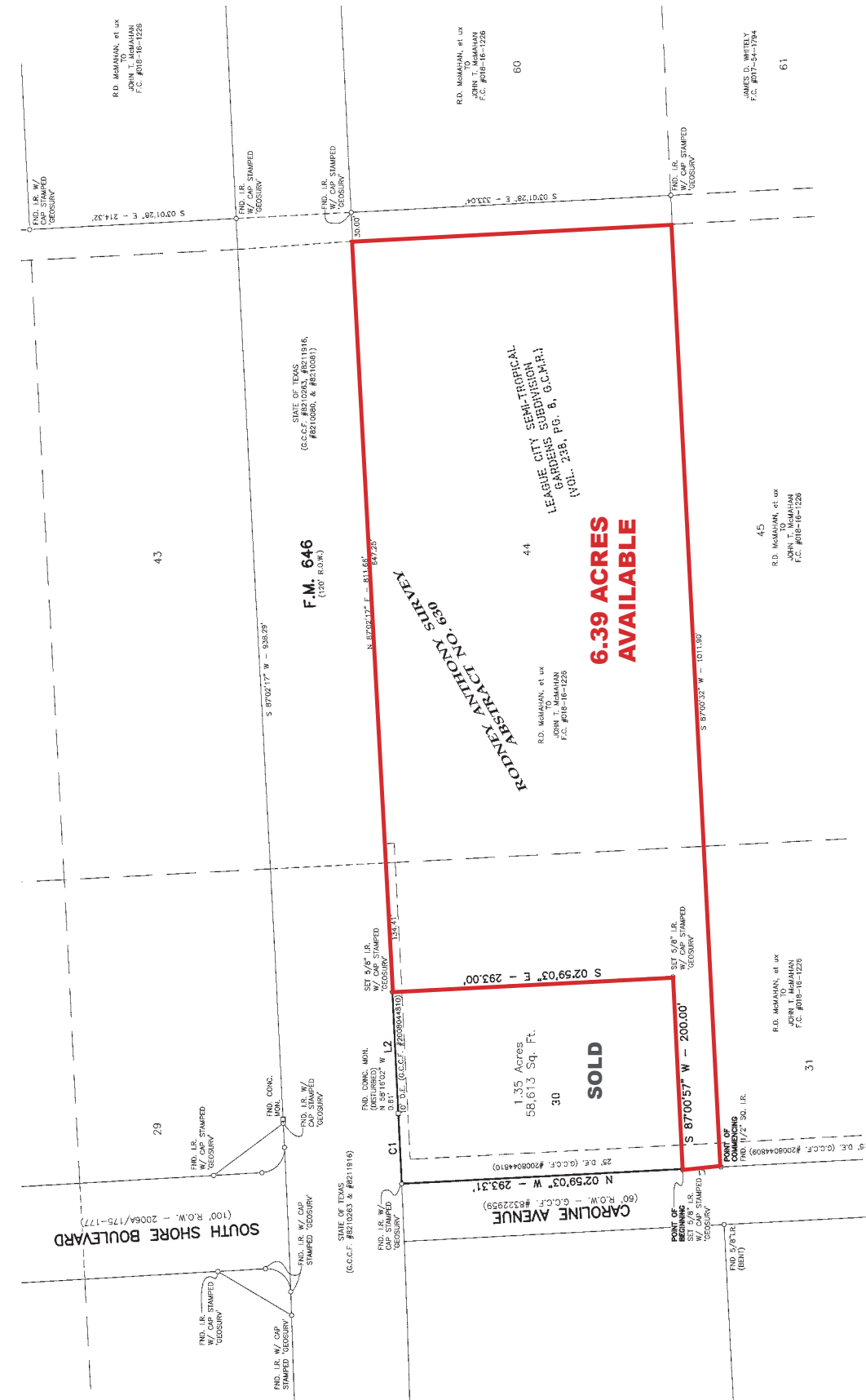
GALVESTON

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TRACT 1 - 6.39 ACRES

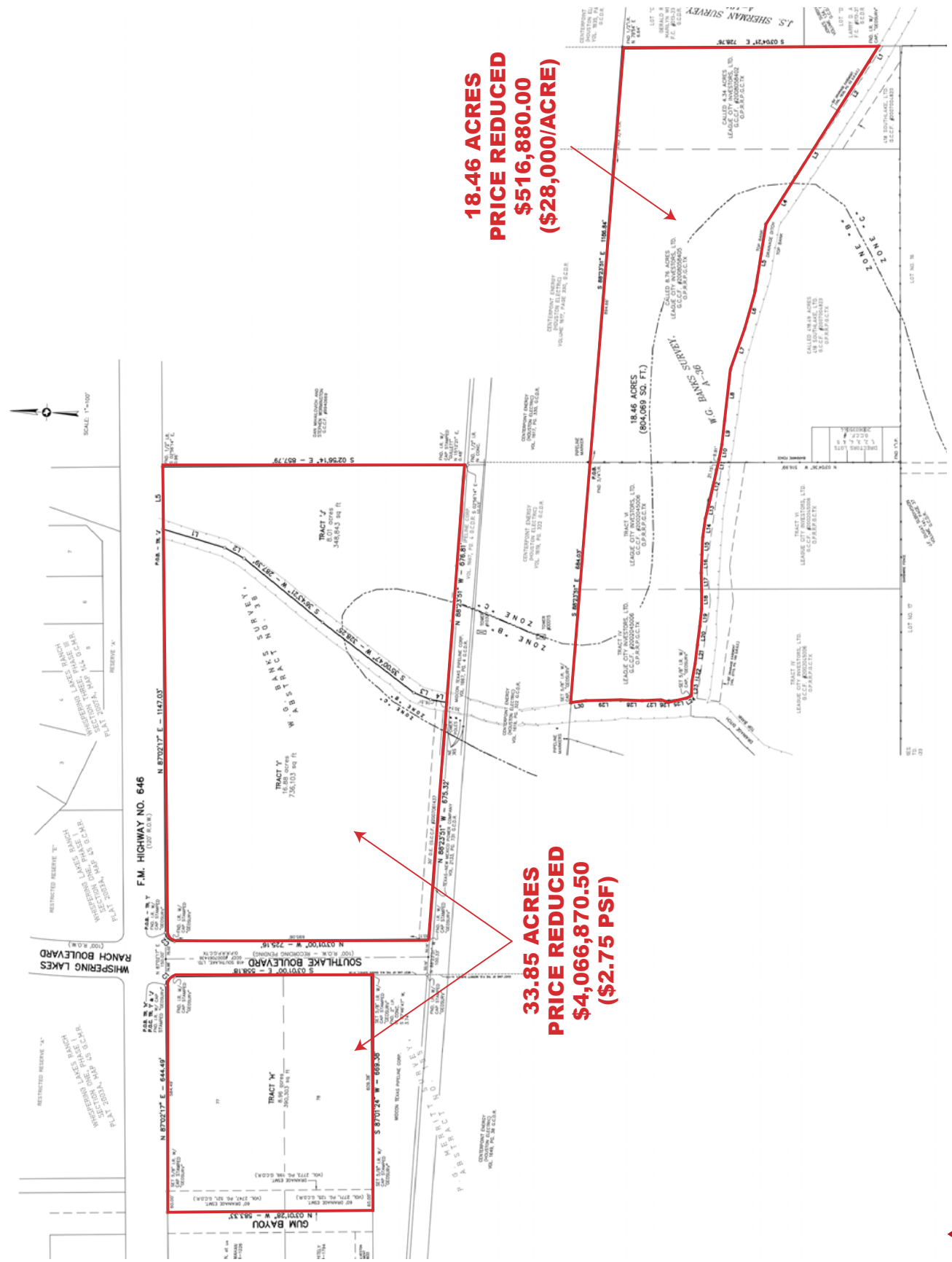


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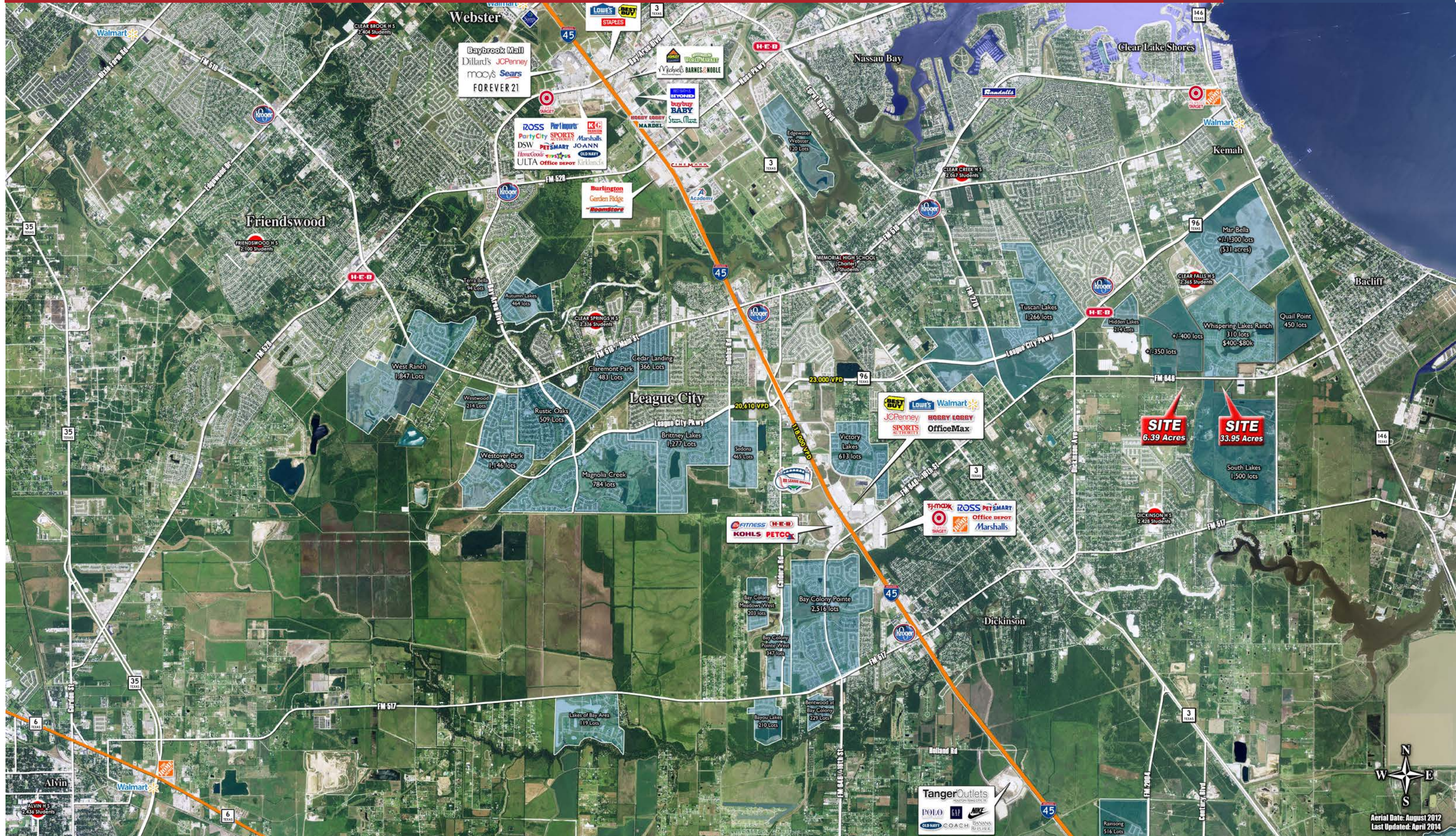


TRACT 2 - 33.95 ACRES



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Aerial Date: August 2012
Last Updated: April 2014

DEMOGRAPHICS

2010 Census, 2016 Estimates with
Delivery Statistics as of 12/16

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	10,705	23,166	53,706
Current Population	29,863	61,944	138,032
2010 Census Average Persons per Household	2.79	2.67	2.57
2010 Census Population	21,480	45,080	103,584
Population Growth 2010 to 2016	39.05%	37.68%	34.20%
CENSUS HOUSEHOLDS			
1 Person Household	18.47%	22.90%	26.02%
2 Person Households	31.37%	32.13%	32.68%
3+ Person Households	50.16%	44.97%	41.30%
Owner-Occupied Housing Units	78.58%	68.70%	64.98%
Renter-Occupied Housing Units	21.42%	31.30%	35.02%
RACE AND ETHNICITY			
2016 Estimated White	81.73%	79.35%	77.18%
2016 Estimated Black or African American	5.97%	6.09%	7.37%
2016 Estimated Asian or Pacific Islander	5.20%	4.07%	4.66%
2016 Estimated American Indian or Native Alaskan	0.41%	0.45%	0.51%
2016 Estimated Other Races	6.69%	10.05%	10.28%
2016 Estimated Hispanic	18.02%	23.37%	23.52%
INCOME			
2016 Estimated Average Household Income	\$116,114	\$103,588	\$99,607
2016 Estimated Median Household Income	\$102,643	\$88,634	\$82,726
2016 Estimated Per Capita Income	\$42,351	\$39,613	\$39,579
EDUCATION (AGE 25+)			
2016 Estimated High School Graduate	20.12%	20.48%	20.13%
2016 Estimated Bachelors Degree	25.94%	22.35%	22.98%
2016 Estimated Graduate Degree	13.41%	12.40%	12.47%
AGE			
2016 Median Age	35.3	35.3	36.2

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.6M 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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