



GRAND PARKWAY TOWN CENTER

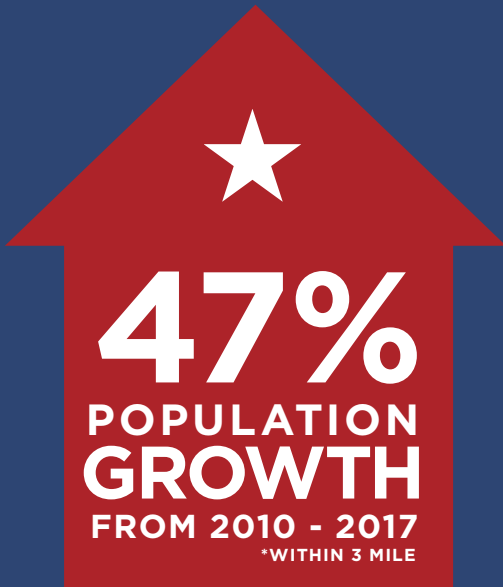
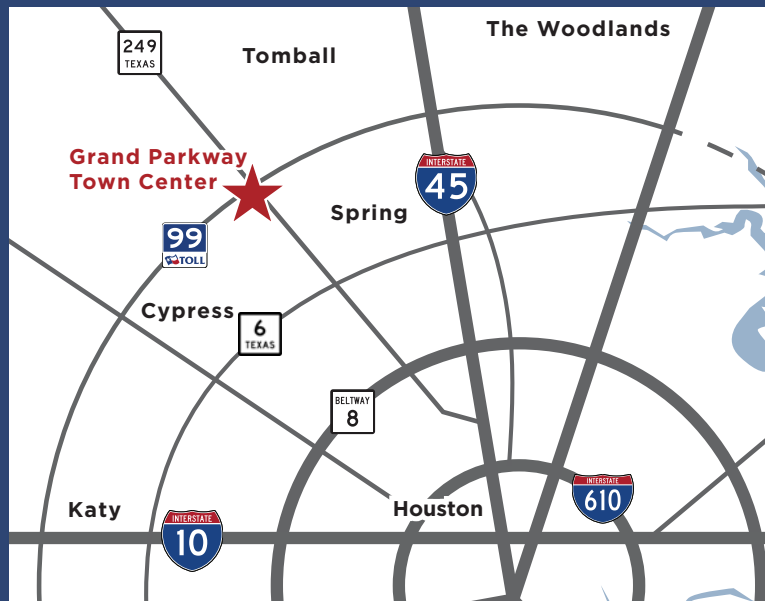
450,000 SF Regional Power Center Coming Soon

SWC of Hwy 249 & Grand Parkway | Tomball, Texas



Brad Elmore | Austin Alvis | 281.477.4300

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



\$121K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 7 MILES

TRAFFIC COUNT
SH 249: 127,610 CPD
Grand Parkway: 34,312 CPD
Source: TxDOT 2016

LOCAL AREA EMPLOYERS



GRAND PARKWAY TOWN CENTER

Nearly **450,000 SF OF RETAIL AND PAD SITES** fronting Hwy 249 and the Grand Parkway

Project will be anchored by proposed **NATIONAL GROCERY, WHOLESALE CLUB, & FITNESS**

Located just 13 miles from the new **EXXON MOBIL WORLD HQ**

5,000 ANNUAL HOUSING STARTS over the past 5 years surrounding the site

CLOSE PROXIMITY TO THE TOMBALL MEDICAL CENTER

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TOMBALL

PROPOSED PHASE II
GRAND PARKWAY
TOWN CENTER

TOMBALL TOLLWAY 50,657 VPD

GRAND PARKWAY 34,312 VPD

ROCKY ROAD

BOUDREAUX ROAD

Academy Sports + Outdoors
Lowe's
Kohl's
Target

Kroger

H-E-B

Walmart

PROPOSED
Chick-fil-A

PROPOSED
Whataburger

PROPOSED
Rucker Barrel

PROPOSED
LA Fitness

PROPOSED
Dick's Sporting Goods

PROPOSED
Cane's

PROPOSED
Freddy's

PROPOSED
Verizon
Starbucks

PROPOSED
Sam's Club

UPS
Great Clips
PROPOSED
petco
where the healthy pets go

PROPOSED
Kroger Marketplace

FIRST CHOICE
EMERGENCY ROOM



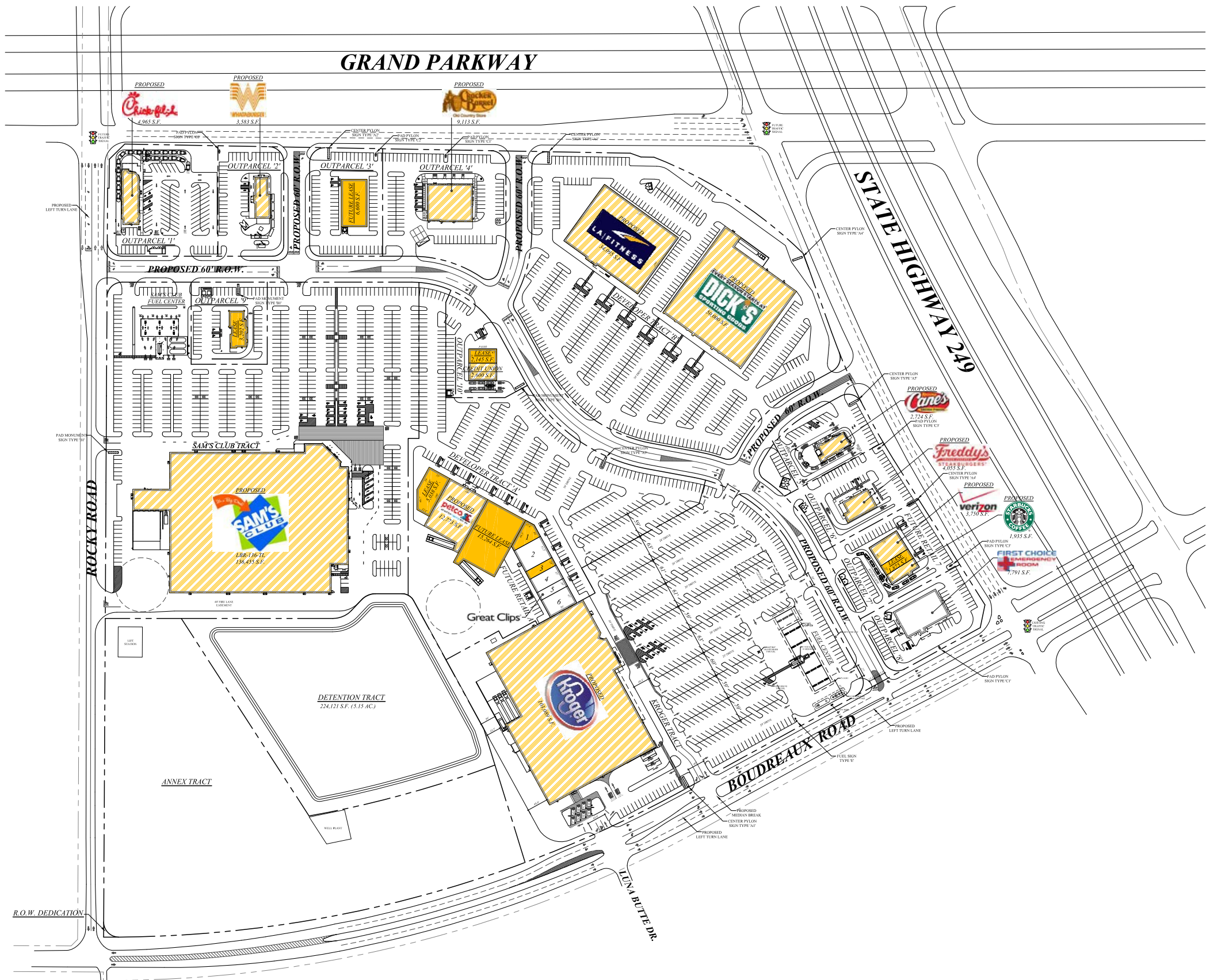
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
DEV. TRACT 'A'	269,853	6.19	47,680	349	7.32	17.67
DEV. TRACT 'B'	375,042	8.61	84,095	556	6.61	22.42
KROGER	451,446	10.36	103,089	482	4.68	22.84
OUTPARCEL '1'	64,562	1.48	4,965	75	15.11	7.69
OUTPARCEL '2'	38,308	0.88	3,583	37	10.33	9.35
OUTPARCEL '3'	41,804	0.96	6,600	69	10.45	15.79
OUTPARCEL '4'	74,532	1.71	9,113	96	10.53	12.23
OUTPARCEL '5'	35,846	0.82	2,724	28	10.28	7.60
OUTPARCEL '6'	38,869	0.89	4,055	50	12.33	10.43
OUTPARCEL '7'	45,706	1.05	7,560	58	7.67	16.54
OUTPARCEL '8'	39,265	0.90	7,791	36	4.62	19.84
OUTPARCEL '9'	33,435	0.77	3,202	43	13.43	9.58
OUTPARCEL '10'	31,103	0.71	4,550	25	5.49	14.63
SAM'S CLUB	511,880	11.75	136,455	547	4.01	26.66
SUBTOTAL	2,051,651	47.10	425,462	2,451	5.76	20.74
DETENTION	224,121	5.15				
ANNEX TRACT	389,506	8.94				
R.O.W. '1'	192,817	4.43				
R.O.W. '2'	266	0.01				
TOTAL	2,858,362	65.62				

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: SP112 DATE: 10.04.17

RETAIL BUILDING A		
NO.	NAME	LEASE AREA
1	AVAILABLE	2,253 S.F.
2	AKASH ASIAN FUSION	3,888 S.F.
3	AVAILABLE	1,400 S.F.
4	PEDIATRIC DENTIST	2,450 S.F.
5	GREAT CLIPS	1,400 S.F.
6	VENUS NAILS SPA	3,150 S.F.
	RISEB ROOM	64 S.F.
TOTAL		14,605 S.F.

AVAILABLE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2017 Estimates with Delivery Statistics as of 09/17

	3 Miles	5 Miles	7 Miles
POSTAL COUNTS			
Current Households	19,606	52,738	106,183
Current Population	57,786	154,394	303,879
2010 Census Average Persons per Household	2.95	2.93	2.86
2010 Census Population	39,636	116,308	234,454
Population Growth 2010 to 2017	46.95%	33.38%	30.02%
CENSUS HOUSEHOLDS			
1 Person Household	19.19%	16.77%	17.90%
2 Person Households	27.27%	30.51%	31.51%
3+ Person Households	53.53%	52.72%	50.60%
Owner-Occupied Housing Units	75.12%	81.09%	78.86%
Renter-Occupied Housing Units	24.88%	18.91%	21.14%
RACE AND ETHNICITY			
2017 Estimated White	72.56%	74.12%	73.61%
2017 Estimated Black or African American	8.65%	8.30%	8.82%
2017 Estimated Asian or Pacific Islander	7.01%	7.21%	7.61%
2017 Estimated Other Races	11.16%	9.75%	9.39%
2017 Estimated Hispanic	24.82%	22.70%	21.83%
INCOME			
2017 Estimated Average Household Income	\$102,633	\$117,910	\$120,884
2017 Estimated Median Household Income	\$90,734	\$100,199	\$99,210
2017 Estimated Per Capita Income	\$35,626	\$41,351	\$43,317
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	23.02%	21.16%	19.71%
2017 Estimated Bachelors Degree	27.66%	28.85%	29.85%
2017 Estimated Graduate Degree	11.88%	13.48%	14.24%
AGE			
2017 Median Age	33.7	35.4	35.8

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.





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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

