An aerial photograph of a shopping center. A yellow box with a red border highlights a specific unit in the center of the building. The building has several storefronts with signs for 'WOOF GANG BAKERY & GROOMING', 'PINCH-A-PENNY POOL-PATIO-SPA', 'Dream Sniffs DENTAL', 'elements massage', 'The UPS Store', 'HANDCRAFTED COCKTAILS', and 'PABLO'S BEVICAD DIVICED'. A parking lot with several cars is in the foreground. In the background, there is a large multi-story apartment building.

Waterside at Mason
246 Units

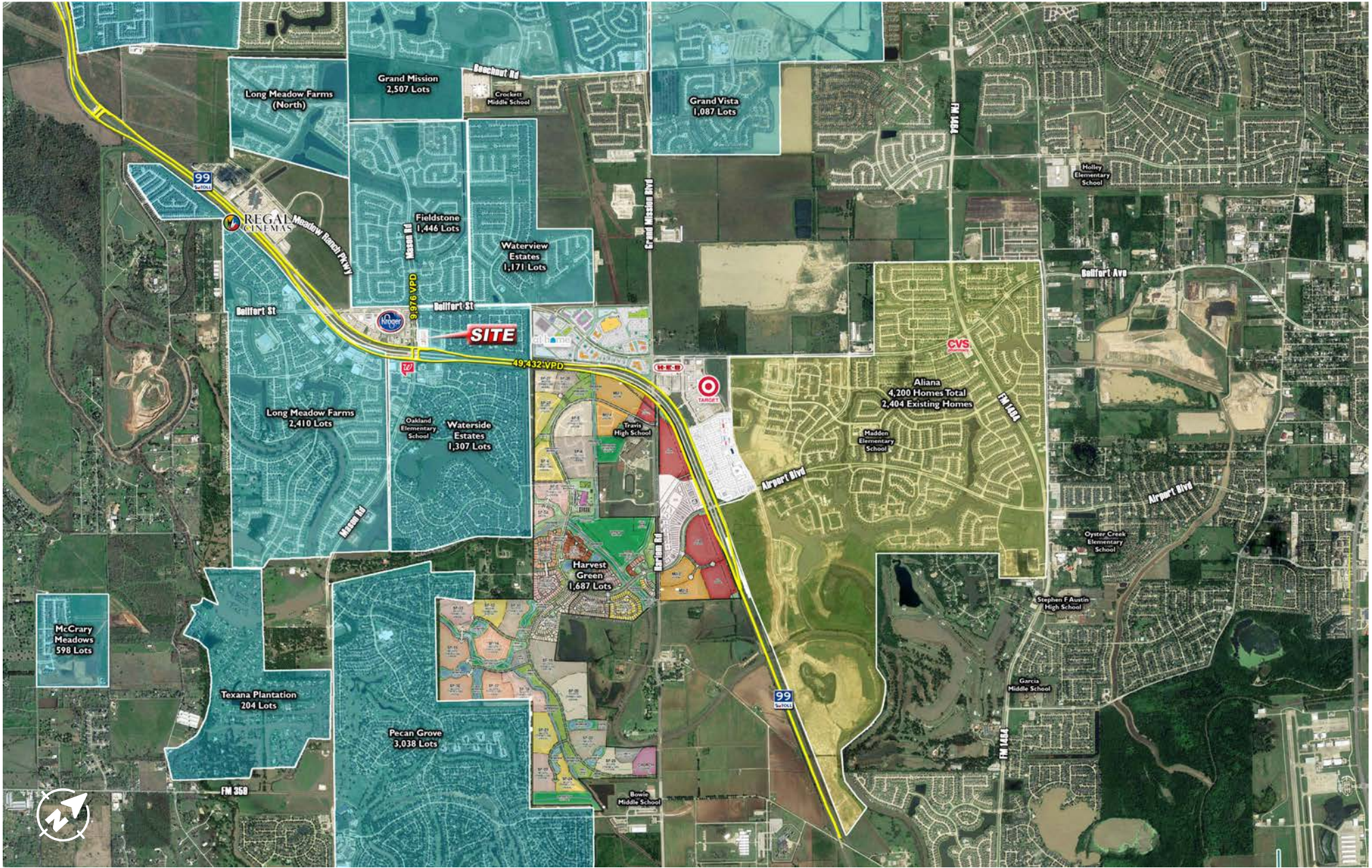
3,200 SF

WATERSIDE SHOPPING CENTER

NEC OF W. GRAND PARKWAY S. AND S. MASON ROAD | RICHMOND, TX

3,200 SF 2ND GENERATION NAIL SALON AVAILABLE FOR LEASE



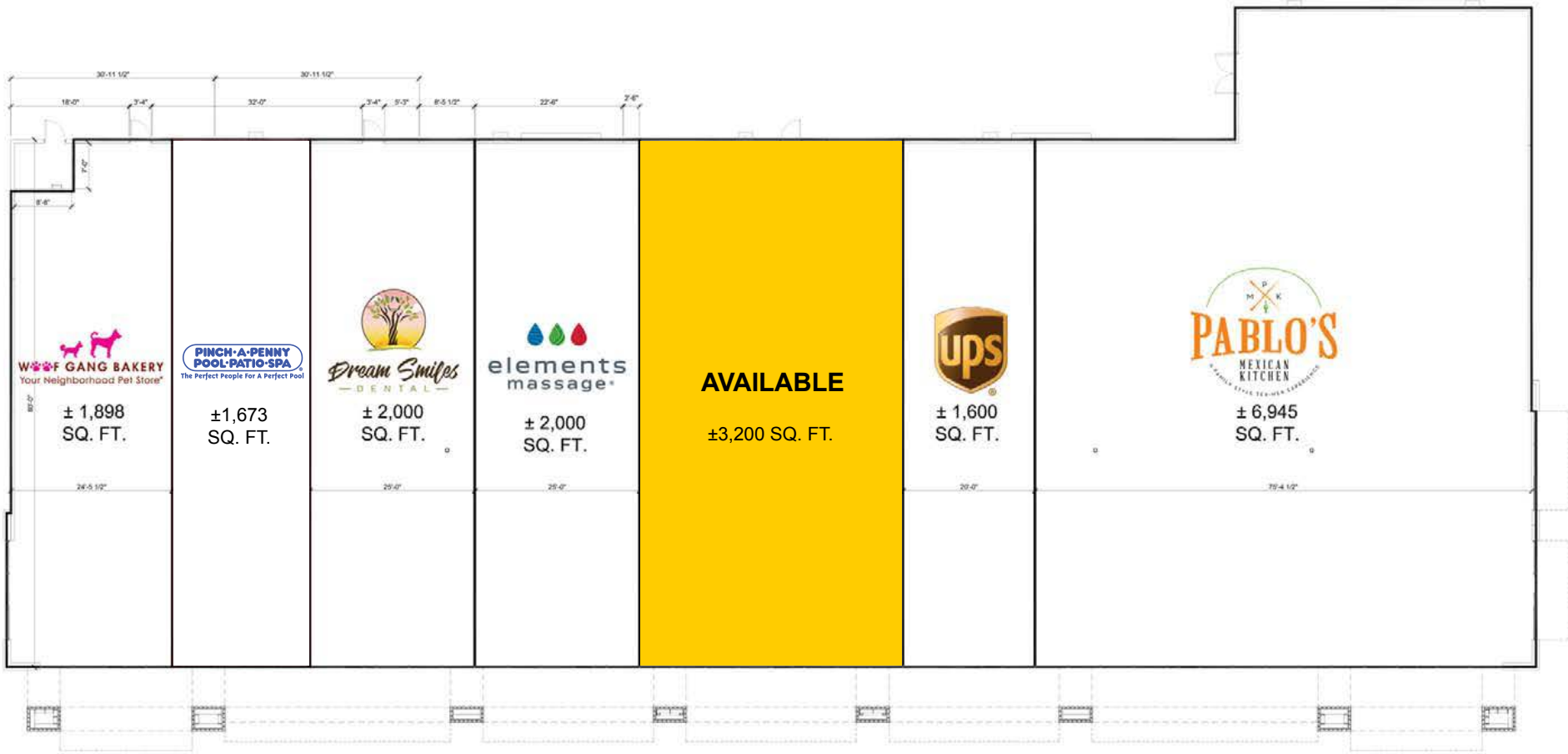




Waterside Shopping Center is a 19,404 SF retail center well positioned amidst the explosive residential and commercial growth in Richmond, TX, part of the Southwest Houston submarket. Drawing traffic from numerous surrounding affluent neighborhoods, including Long Meadow Farms, Waterside Estates, Harvest Green and Aliana, Waterside Commons boasts a well-rounded co-tenancy of daily needs tenants and family-oriented businesses. The shopping center has excellent visibility and access on both Grand Parkway and S Mason, providing quick access to and from both major thoroughfares. With very affordable rents, Waterside Commons is an excellent opportunity to enter this competitive retail market in a Class A shopping center.

Spaces Available

- 3,200 SF Second Generation Nail Salon



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	4,950	26,821	59,109
Current Population	14,934	80,592	190,843
2010 Census Population	7,448	34,231	125,060
Population Growth 2010 to 2019	100.53%	136.26%	56.57%
2019 Median Age	33.1	33.4	34.0

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$95,836	\$101,316	\$108,610
Median Household Income	\$108,080	\$103,988	\$100,997
Per Capita Income	\$31,335	\$33,251	\$34,224

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	52.97%	53.78%	49.20%
Black or African American	19.94%	20.20%	20.01%
Asian or Pacific Islander	16.82%	15.53%	20.03%
Other Races	9.83%	10.06%	10.36%
Hispanic	25.05%	25.27%	25.52%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	12.17%	13.82%	12.15%
2 Person Households	29.24%	31.14%	26.19%
3+ Person Households	58.59%	55.04%	61.66%
Owner-Occupied Housing Units	90.81%	86.11%	85.95%
Renter-Occupied Housing Units	9.19%	13.89%	14.05%

TEXAS OVERVIEW

49

FORTUNE 500
COMPANIES
CALL TEXAS HOME



RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



POPULATION
28,995,881



2ND FASTEST
GROWING ECONOMY
IN THE U.S.A.



#1 STATE IN
AMERICA
TO START A BUSINESS



#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2020



TOP STATE FOR
JOB GROWTH
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS
11TH YEAR IN A ROW



NO STATE
INCOME TAX



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
#4 Fastest-growing city in the nation
Leads the country in employment and population growth | 2020
Fastest-growing, among the 20 largest U.S. cities | 2000-2016

DALLAS

#6 Fastest-growing housing market | 2020
21 Fortune 500 companies
300 Corporate headquarters
8,300 Californians move in area yearly

HOUSTON

#2 Fastest-growing housing market | 2018
#7 Top 2 business-friendly city

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the 3rd year in a row | 2020
Amazon creating 1,000 new jobs in Pflugerville | 2020
Tesla building a \$1.1B, 2,000-acre factory (5,000 workers)

SAN ANTONIO

#2 Fastest-growing city in the nation
#4 Best places to live in Texas | 2020
#34 Best places to live in America



WHY TEXAS



ECONOMIC POWERHOUSE

RANKED **10TH LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



NATION'S #1 EXPORTER

EXPORTED **\$330 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION



HOME TO WORLD-LEADING COMPANIES

49 FORTUNE 500 COMPANIES, INCLUDING: EXXONMOBIL, AT&T, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



2ND LARGEST WORKFORCE IN AMERICA

14+ MILLION WORKERS



WORLD-CLASS AIRPORTS

380 AIRPORTS SERVE TEXAS TRAVELERS



TOP-NOTCH SCHOOLS

37 PUBLIC UNIVERSITIES AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019

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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