



COMING SOON:



CITRA ENDODONTICS

NEW TENANTS:

savata

Jason's deli



Kids R Kids Learning Academy

THE JOINT chiropractic

OLD NAVY

TEXANSFIT

BRAZOS TOWN CENTER

New Opportunities in One of the Largest Shopping Centers in the Nation

NWC & SWC of I-69 between FM 762 and Reading Road | Rosenberg, Texas

Bob Conwell | Austen Baldrige | 281.477.4300

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

BRAZOS TOWN CENTER

ROSENBERG, TEXAS

PROJECT HIGHLIGHTS



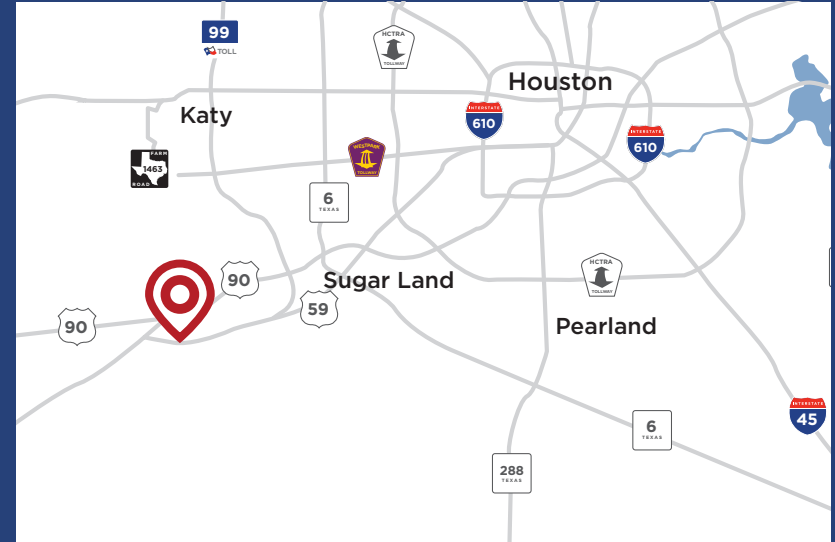
106%
POPULATION
GROWTH
WITHIN 1 MILE



\$106K
AVERAGE
HOUSEHOLD
INCOME
WITHIN TRADE AREA



**MORE THAN
89,450
VPD ON
I-69 / US 59**



“ NUMEROUS BUSINESSES [ARE] INVESTING IN THE CITY CREATING MORE JOBS AND REVENUE. ”

*SOURCE: BRET GARDELLA,
ROSENBERG DEVELOPMENT CORPORATION EXECUTIVE DIRECTOR*



KEY TENANTS



BOB CONWELL
281.477.4324
bconwell@newquest.com

AUSTEN BALDRIDGE
281.477.4363
abaldridge@newquest.com



RANKED **30TH** AMONG THE
TOP 50 LARGEST
SHOPPING MALLS IN THE NATION



2 MILLION SF OF
RETAIL, DINING,
HOTEL, AND
ENTERTAINMENT
WITH 80% OF
TENANTS REGIONAL
OR NATIONAL

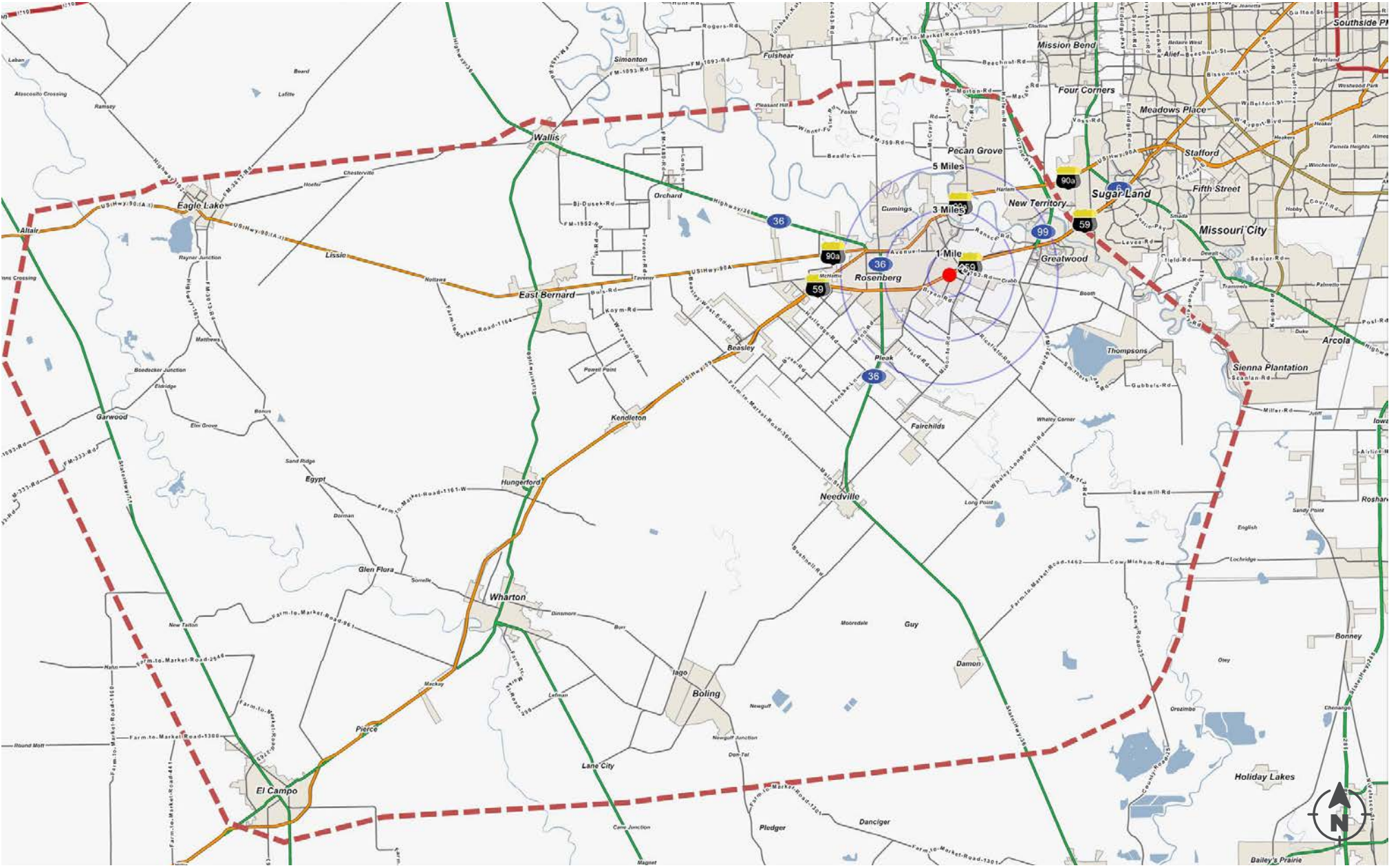
BRAZOS TOWN
CENTER RANKS **#7**
IN FOOT TRAFFIC
IN CENTRAL TEXAS
BOASTING **115K**
MONTHLY VISITORS

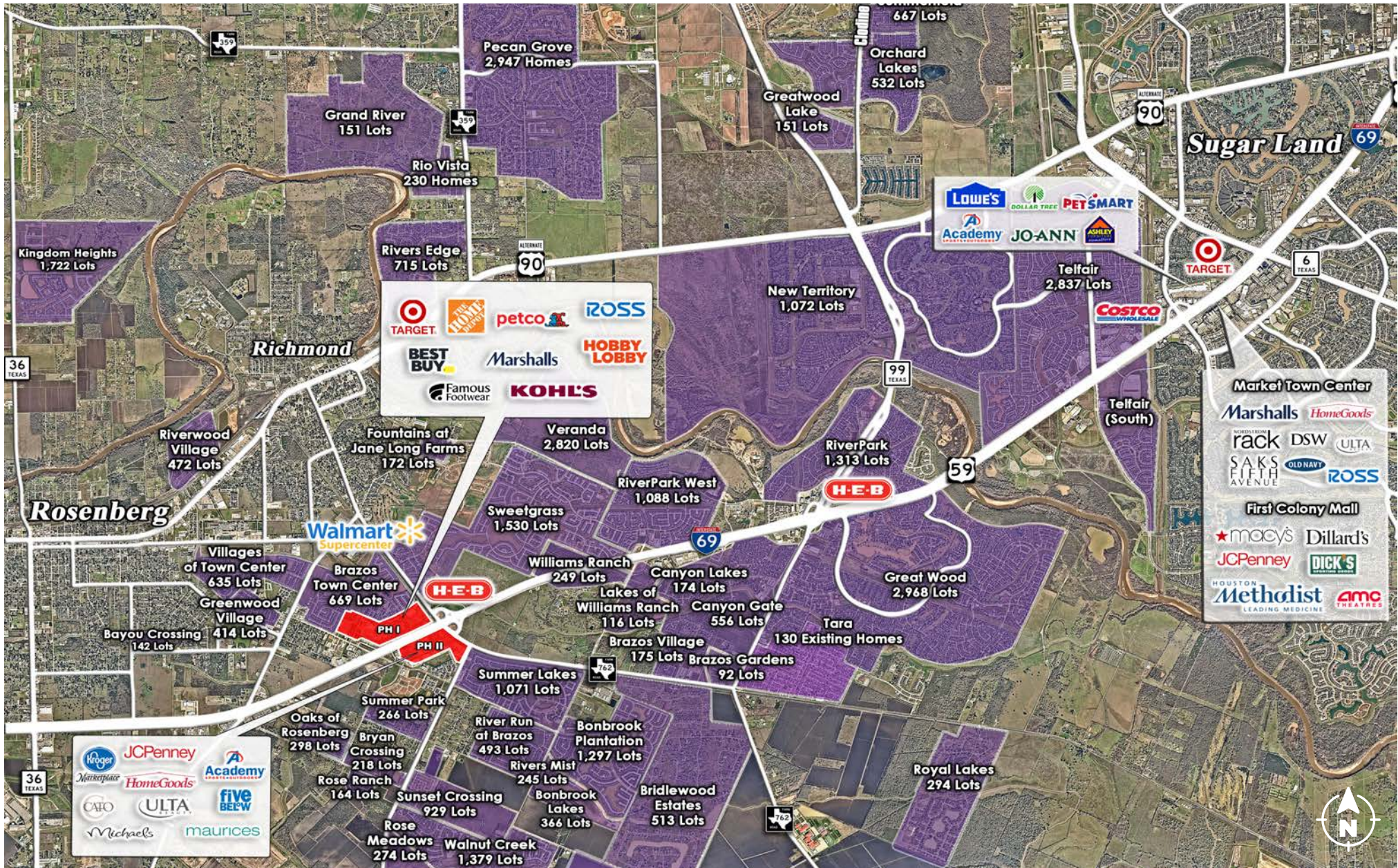
HOME TO **ONE**
OF THE TOP FIVE
KROGER LOCATIONS
IN TEXAS

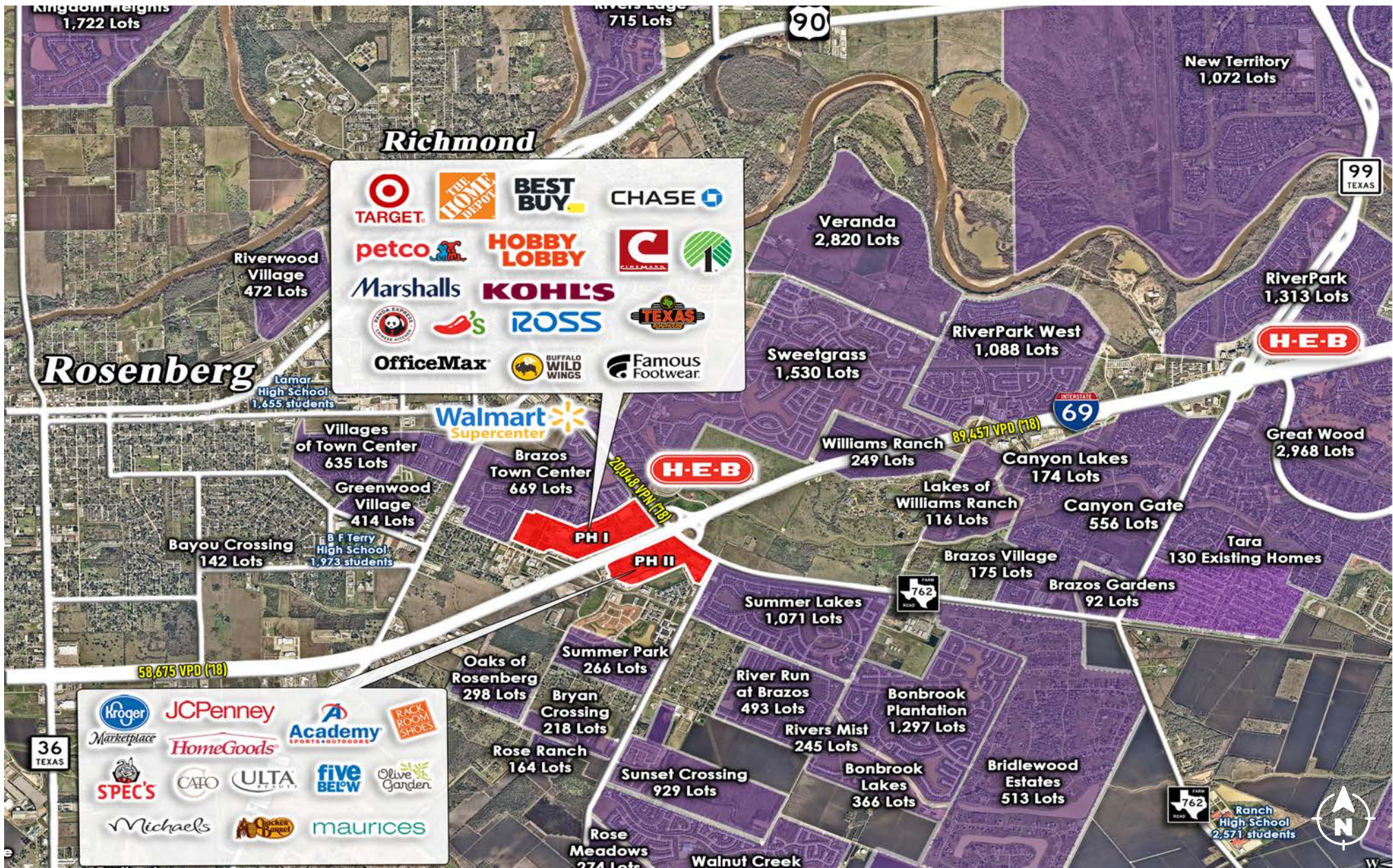
MASTER-PLANNED
TOWN CENTER
MERGING 550 ACRES
OF RETAIL WITH
SINGLE AND MULTI-
FAMILY HOMES

AVAILABLE:
PHASE I & PHASE II
PAD SITES, END CAP
& INLINE SPACES

TRADE AREA











RESIDENTIAL AERIAL



PHASE I SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

09.20 | 05.20

PHASE I SITE PLAN



KEY	BUSINESS	LEASE AREAS
1	Future Lease	48,559 SF
2	Cinemark	38,910 SF
3	Future Lease	81,000 SF
4	Available Pad	52,982 SF
5	Available Pad	64,316 SF
6	Available Pad	68,132 SF
7	Hampton Inn	48,021 SF



AVAILABLE
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PHASE I SITE PLAN



KEY	BUSINESS	LEASE AREAS
8	Wells Fargo	4,054 SF
9	Future Lease	12,050 SF
10	Available Pad	34,142 SF
11	Proposed Aspen Dental	3,500 SF
12	Available Pad	51,694 SF
13	Available For Lease	1,400 SF
14	Nuance Salon & Spa	1,800 SF
15	Bullritos	2,049 SF
16	Proposed Jewelry Repair	1,390 SF
17	Lumin Lash	1,593 SF
18	Pepperoni's	1,740 SF
19	Dollar Tree	9,000 SF
20	Available For Lease	40,000 SF
21	Old Navy	12,500 SF
22	Kohl's	88,248 SF
23	RUE 21	5,001 SF
24	Sally Beauty Supply	1,400 SF
25	Bath & Body Works	3,150 SF
26	Available For Lease	3,586 SF
27	Rosenberg Police	636 SF
28	Hobby Lobby	56,206 SF

KEY	BUSINESS	LEASE AREAS
45	Marble Slab Creamery	1,500 SF
46	Image Nails	1,750 SF
47	Mattress Firm	4,472 SF
48	AT&T	2,800 SF
49	Buffalo Wild Wings	6,000 SF
50	Smoothie King	1,476 SF
51	Aisha's Salon & Spa	1,400 SF
52	Salata	2,700 SF
53	Chick-fil-A	4,434 SF
54	TDECU	5,024 SF
55	Panda Express	2,250 SF
56	Verizon	3,500 SF



U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)



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 LEASED
 IN NEGOTIATION
 NOT A PART

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PHASE I SITE PLAN



KEY	BUSINESS	LEASE AREAS
29	Home Depot	100,000 SF
30	Best Buy	30,000 SF
31	OfficeMax	18,352 SF
32	Famous Footwear	7,500 SF
33	Ross	30,187 SF
57	Chili's	6,040 SF
58	Starbucks	1,756 SF
59	Subway	1,284 SF
60	First Community Bank	3,000 SF
61	McAlister's Deli	4,000 SF
62	GNC	1,470 SF
63	The UPS Store	1,470 SF
64	Quick Weight Loss	1,400 SF
65	Five Star Dentists	2,450 SF
66	TSO Optical	2,500 SF
67	Gringo's	5,000 SF
68	Shogun Japanese Grill	4,301 SF
69	Kumon	1,256 SF
70	State Farm Insurance	1,343 SF
71	Kay Jewelers	2,500 SF



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PHASE I SITE PLAN



KEY	BUSINESS	LEASE AREAS
34	DaVita Dialysis	2,622 SF
35	Monique Vu, D.D.S.	1,693 SF
36	Available For Lease	4,753 SF
37	Leslie's Pool Supplies	2,620 SF
38	Visionworks	3,498 SF
39	Available For Lease	7,505 SF
40	Target	127,280 SF
41	European Wax Center	1,600 SF
42	Lane Bryant	6,900 SF
43	Marshalls	28,000 SF
44	Petco	15,281 SF
72	Bank of America	4,463 SF
73	Jason's Deli	4,690 SF
74	Burger King	2,804 SF
75	Texas Roadhouse	2,804 SF
76	Lone Star Braces	1,965 SF
77	Available For Lease	2,877 SF
78	Gamestop	1,750 SF
79	SportClips	1,400 SF
80	Chipotle	2,998 SF
81	Chase	3,953 SF
82	Bridgestone Firestone	7,655 SF
83	Regions Bank	4,705 SF



TOWN CENTER BOULEVARD

F.M. HIGHWAY 762

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)



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 NOT A PART

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PHASE II SITE PLAN



AVAILABLE
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 NOT A PART

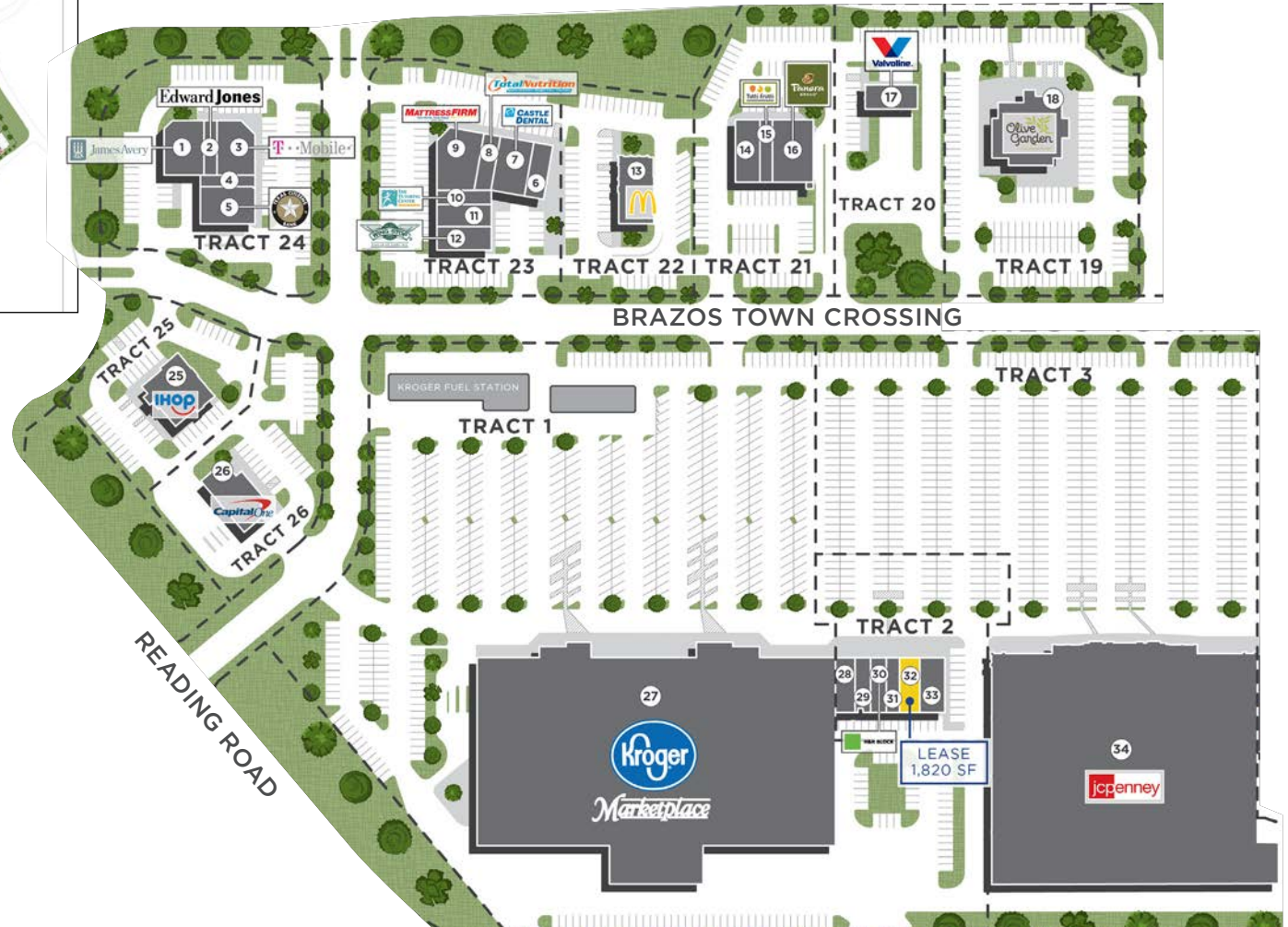


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PHASE II SITE PLAN



U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)



KEY	BUSINESS	LEASE AREAS
1	James Avery	3,525 SF
2	Edward Jones	1,160 SF
3	T-Mobile	3,238 SF
4	Dry Cleaners	1,050 SF
5	Texas Citizens Bank	3,325 SF
6	Royal Urgent Care	1,747 SF
7	Castle Dental	3,000 SF
8	Total Nutrition	1,541 SF
9	Mattress Firm	4,077 SF
10	The Tutoring Center	1,260 SF
11	Le Tran Vision	1,978 SF
12	Wingstop	2,100 SF
13	McDonald's	3,899 SF
14	Pho House	2,520 SF
15	Tutti Frutti	1,280 SF
16	Panera Bread	4,200 SF
17	Valvoline	2,088 SF
18	Olive Garden	7,537 SF
25	IHOP	4,588 SF
26	Capital One	3,795 SF
27	Kroger Marketplace	123,000 SF
28	Image Nails	1,750 SF
29	Shi Salon	1,367 SF
30	H&R Block	1,400 SF
31	Postal Plus	1,240 SF
32	Available For Lease	1,820 SF
33	T. Jin China Diner	2,200 SF
34	JCPenney	102,922 SF

AVAILABLE
 LEASED
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 NOT A PART



09.20 | 02.20

PHASE II SITE PLAN

VIEW 2



U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)

F.M. HIGHWAY 762



KEY	BUSINESS	LEASE AREAS
19	BreWingZ	6,988 SF
20	First Choice Emergency Room	7,032 SF
21	Popeyes	2,157 SF
22	Cracker Barrel	10,101 SF
23	Sonic	2,696 SF
24	Available Pad	76,495 SF
34	JCPenney	102,922 SF
35	Five Below	9,959 SF
36	Rack Room Shoes	6,050 SF
37	Maurices	4,969 SF
38	The Children's Place	4,200 SF
39	Cato	3,975 SF
40	HomeGoods	23,520 SF
41	Available For Lease	6,825 SF
42	Academy	77,780 SF
43	Michaels	17,040 SF
44	Ulta	10,050 SF
45	Frost Bank	4,147 SF
46	America's Best	1,815 SF
47	Firehouse Subs	1,815 SF
48	Pizza Hut	1,353 SF
49	Made Ya Smile Dental	3,600 SF
50	Taco Bell	2,682 SF
51	Walgreens	14,490 SF

BRAZOS TOWN CROSSING

TRACT 3

TRACT 4

TRACT 5

TRACT 11

TRACT 6



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

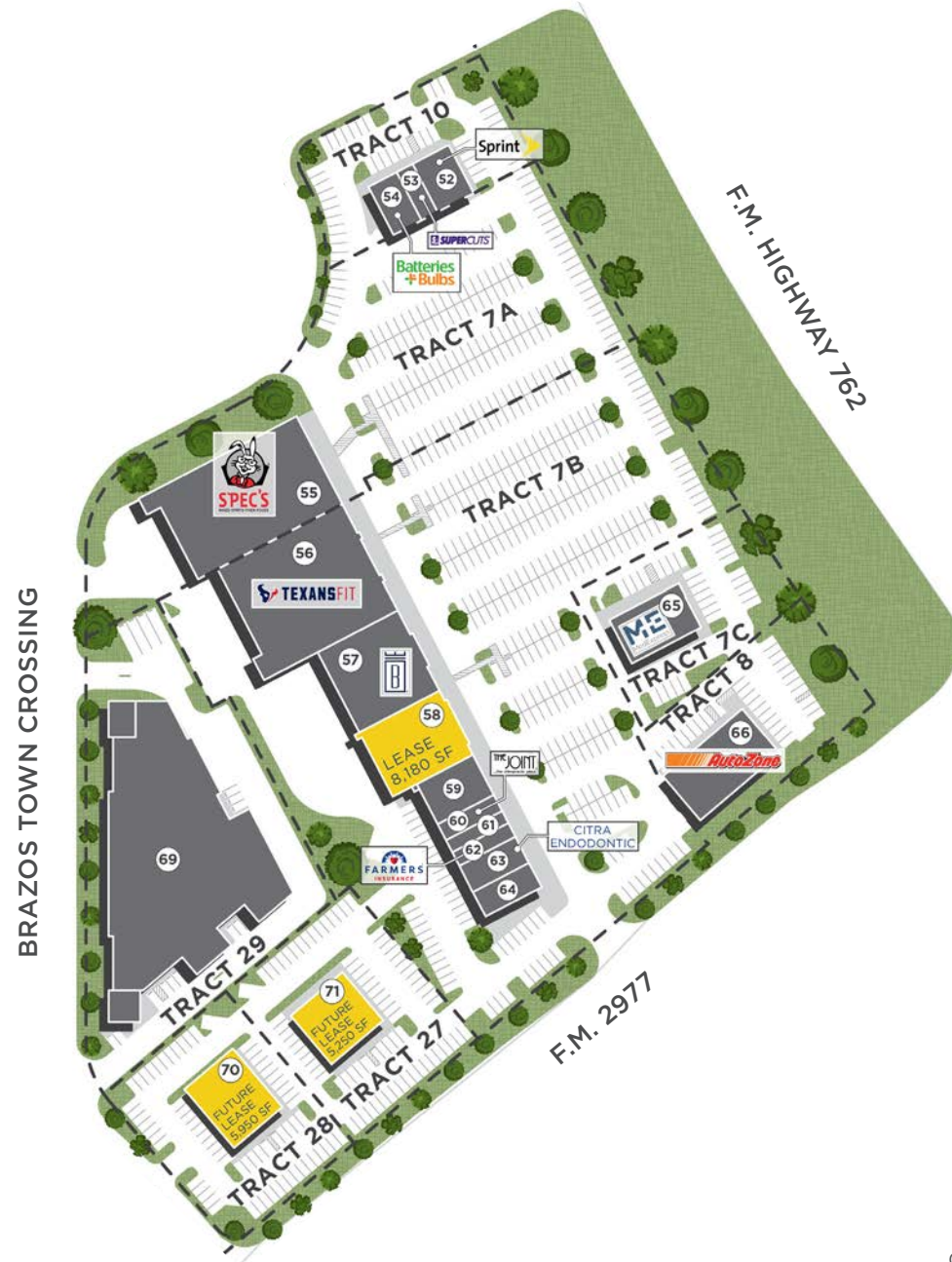
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PHASE II SITE PLAN

VIEW 3



KEY	BUSINESS	LEASE AREAS
52	Sprint	2,700 SF
53	Supercuts	1,200 SF
54	Batteries Plus	2,100 SF
55	Spec's	20,047 SF
56	Available For Lease	38,835 SF
57	Blue Lion Salon Studios	10,000 SF
58	Available For Lease	8,180 SF
59	Lush & Company	3,500 SF
60	The Joint	1,400 SF
61	Ding Tea	1,050 SF
62	Farmers Insurance	1,190 SF
63	Proposed Citra Endodontic	2,332 SF
64	L&A Chinese Restaurant	2,120 SF
65	MedExpress	4,714 SF
66	AutoZone	7,370 SF
69	NewQuest Mini Storage	127,892 SF
70	Available Pad	38,770 SF
71	Available Pad	39,454 SF
72	Available Pad	46,528 SF



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 IN NEGOTIATION
 NOT A PART



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PHASE II SITE PLAN



KEY	BUSINESS	LEASE AREAS
67	Available Pad	37,557 SF
68	Available Pad	45,270 SF
72	Available Pad	46,528 SF

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 NOT A PART



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CLICK HERE
FOR PROPERTY VIDEO



FORTUNE 500
RANKED #26 FOR 2020



FORTUNE 500
RANKED #37 FOR 2020

HOME DEPOT IS THE SINGLE **LARGEST** HOME IMPROVEMENT RETAILER AND INSTALLER IN THE **U.S.**

OPERATING MORE THAN **2,200 STORES** WITH **400,000 EMPLOYEES** ACROSS NORTH AMERICA, MEXICO, AND CANADA

HOME DEPOT OFFERS **OVER 35K PRODUCTS** IN STORES AND **1 MILLION PRODUCTS** IN E-COMMERCE

TEXAS TARGET STORES BOAST AN AVERAGE FOOT TRAFFIC OF **MORE THAN 126K VISITORS MONTHLY**

TARGET IS THE **8TH-LARGEST RETAILER** IN THE NATION WITH MORE THAN **1,800 STORES** AND **45 FUTURE OPENINGS**

EMPLOYING MORE THAN **350,000 MEMBERS** IN THE WORLD AND **REVENUE TOPPING \$78 BILLION** IN 2020

COMMUNITY HIGHLIGHTS



NAMED **“THE HUB OF THE GULF COAST”** BY BUSINESS FOCUS MAGAZINE



DOLLAR TREE PLANNING A 140-ACRE, **\$130 MILLION DISTRIBUTION CENTER 15 MINUTES FROM BRAZOS TOWN CENTER**



SELECTED BY **ALDI FOR THEIR NEW REGIONAL HEADQUARTERS - 650,000 SF, OPENED IN 2016**

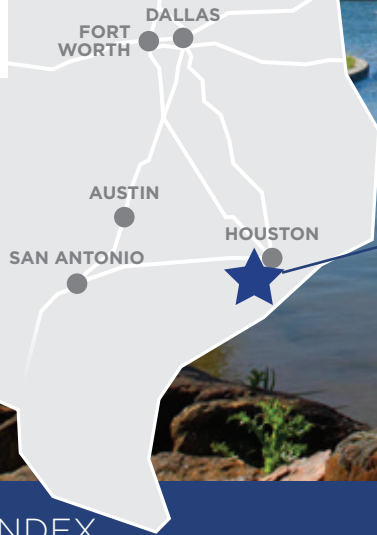


POPULATION HAS GROWN MORE THAN 28% SINCE 2010, WITH MORE THAN 4,000 HOMES BUILT BETWEEN 2013-2018



AMAZON PLANNING A 850,000-SF E-COMMERCE FULFILLMENT CENTER LESS THAN 4 MILES AWAY

REGIONAL HIGHLIGHTS



NO. 1 IN GREATER HOUSTON FOR INCOMING INVESTMENT

QUALITY OF LIFE INDEX

“FORT BEND COUNTY IS OPEN FOR BUSINESS. WE WORK TO ENTICE INDUSTRY [TO] CONTINUE TO GROW.”

- FBC JUDGE KP GEORGE

COMMUNITIES

Home to 5 of top 10 Houston master-planned communities

Home to 6 of top 30 master-planned communities in U.S.



RANKED #2 IN TEXAS AND #5 IN U.S.

For purchasing power

RANKED #1 IN GREATER HOUSTON, #3 IN TEXAS, AND #8 IN U.S.

For business growth



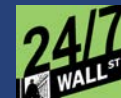
RANKED AS FASTEST-GROWING

Large County in U.S., 2013-2019



2020 RANKING

Of Top-Richest Counties in Texas



EDUCATION INDEX

HIGHER EDUCATION

4 institutions in Houston



45% of residents have a Bachelor's degree or higher



DEMOGRAPHICS

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



POPULATION

	1 MILE	3 MILES	5 MILES	TRADE AREA
Current Households	2,180	20,555	38,328	96,222
Current Population	7,980	59,746	116,251	283,379
2010 Census Population	3,868	36,159	81,380	214,744
Population Growth 2010 to 2020	106%	70%	47%	36%
2020 Median Age	34	35	36	37

INCOME

	1 MILE	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$101,059	\$83,097	\$89,493	\$105,529
Median Household Income	\$83,903	\$71,842	\$76,755	\$87,213
Per Capita Income	\$32,655	\$27,860	\$29,407	\$35,377

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES	TRADE AREA
White	52%	56%	55%	58%
Black or African American	21%	19%	17%	16%
Asian or Pacific Islander	16%	12%	12%	13%
Other Races	10%	14%	15%	13%
Hispanic	28%	37%	37%	32%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES	TRADE AREA
1 Person Household	15%	21%	18%	18%
2 Person Households	27%	28%	28%	30%
3+ Person Households	59%	51%	54%	52%
Owner-Occupied Housing Units	78%	60%	70%	76%
Renter-Occupied Housing Units	22%	40%	30%	24%

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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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Rev 09.22.20 ct