



KATY GRAND

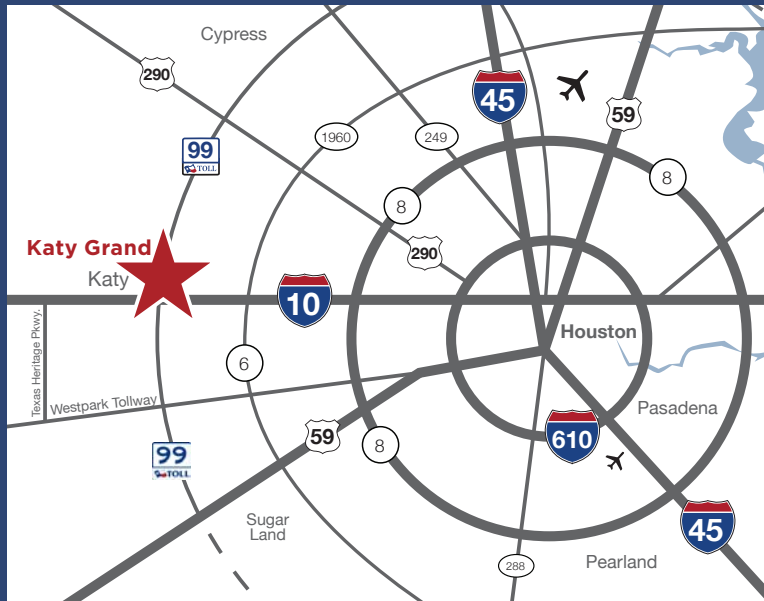
Katy's Newest Prime Destination for Dining and Entertainment

NEC of I-10 & the Grand Parkway (Hwy 99) | Katy, Texas



Rebecca Le | Heather Nguyen | 281.477.4300

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



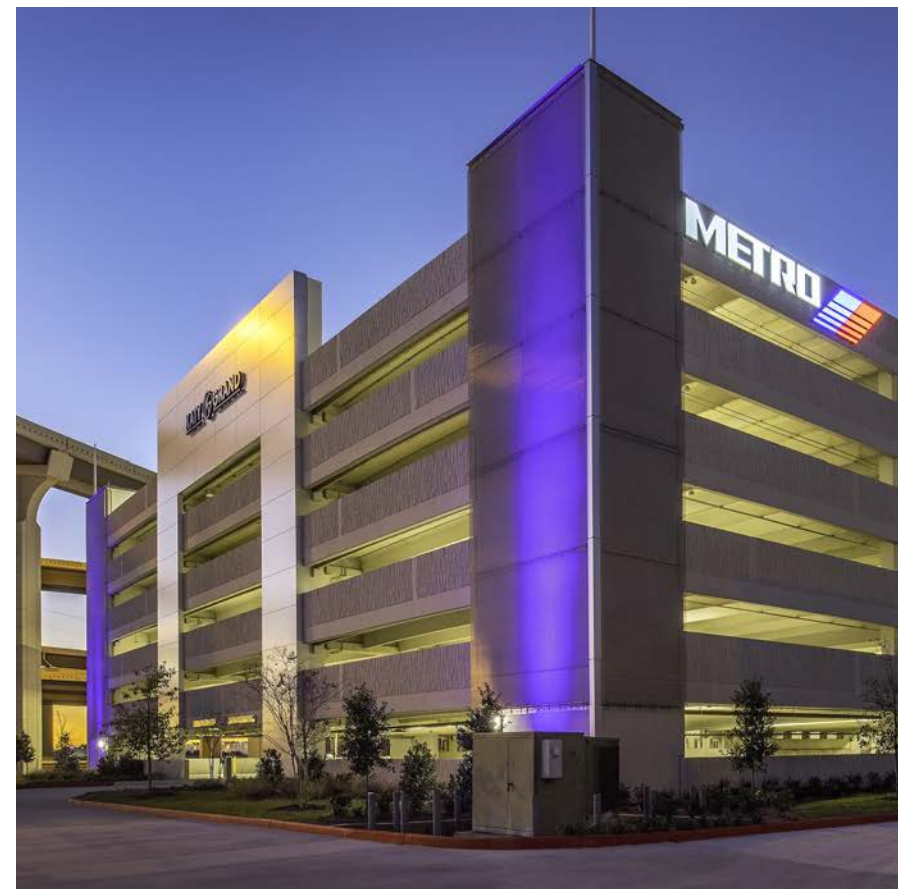
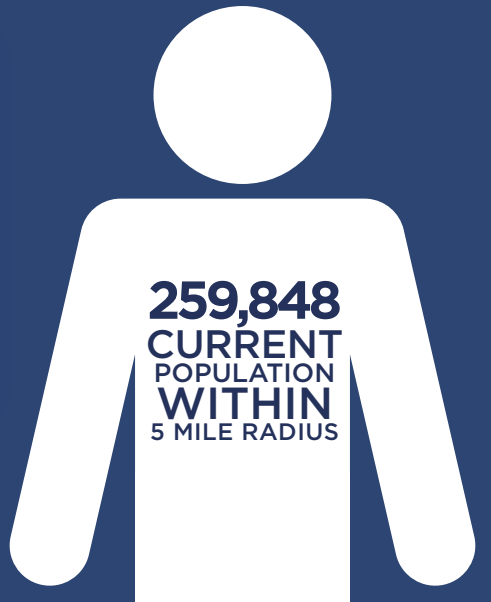
\$125K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 5 MILE
 TRADE AREA

“FASTEST
GROWING LARGE
COUNTY IN THE
U.S. 2013-2016”

(Census 2017)

MAJOR AREA
BUSINESSES

- Academy Sports & Outdoors HQ
- Memorial Hermann Hospital
- Wood Group (Mustang Engineering)
- Schlumberger/Dyna-Drill
- Geico Campus
- Amazon
- Igloo



KATY GRAND

Introducing a new
INTERNATIONAL CULINARY
ADVENTURE in Katy

UNIVERSITY OF HOUSTON 46
ACRE CAMPUS (10,000 Students)
 Under construction — Opens August
 2019

CINEMARK 19 KATY features
 19 screens and **STADIUM-STYLE**
RECLINING SEATS

Surrounded by **HIGHEST GROWTH**
RESIDENTIAL MARKET IN THE
COUNTRY

CONVENIENT AND HIGHLY
ACCESSIBLE with **MORE THAN**
200,000 CARS traveling by Katy
 Grand every day

DUAL FREEWAY VISIBILITY
AND FRONTAGE - 1,700' on
 Interstate 10 and 1,000' on Grand
 Parkway

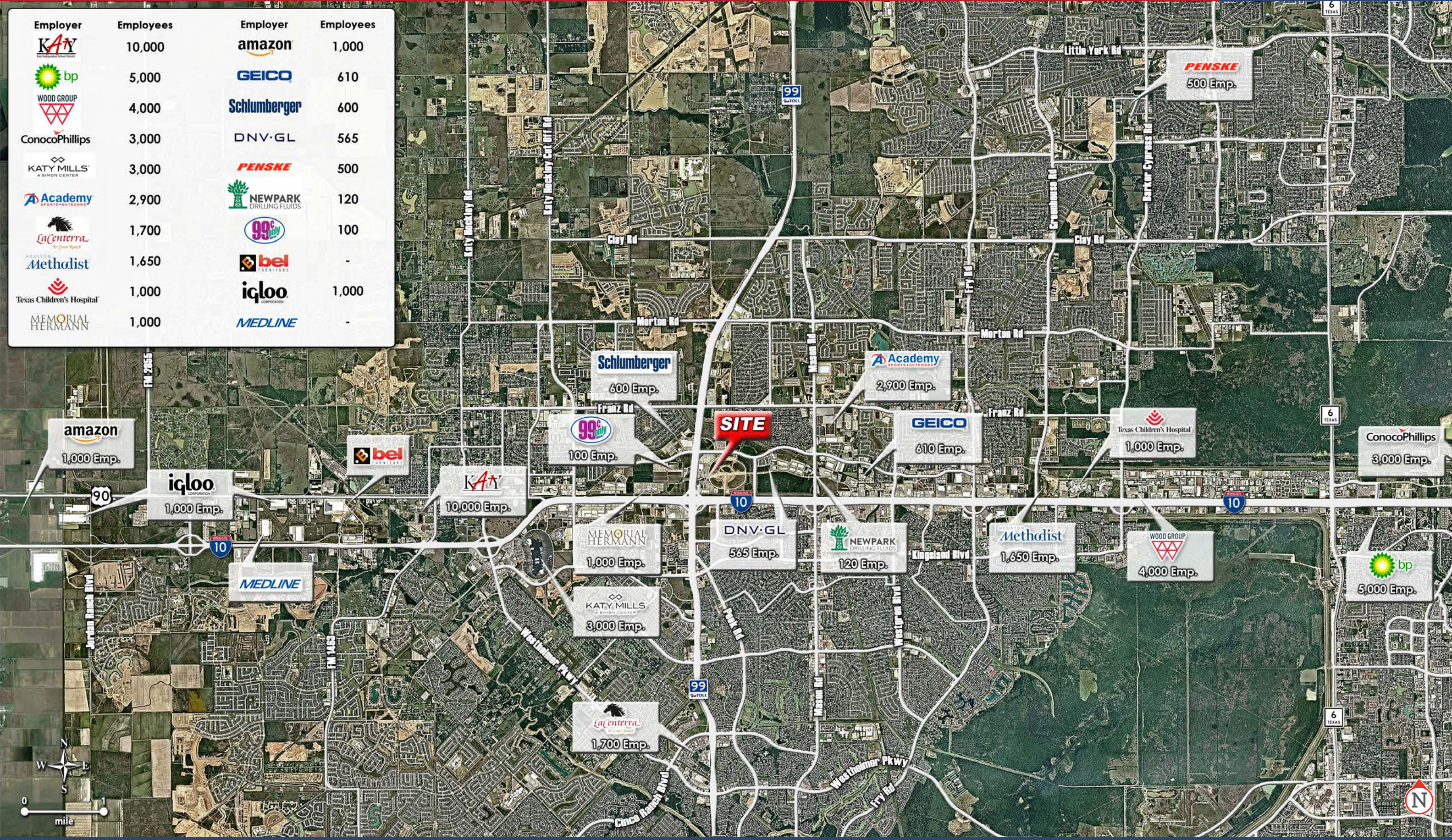
ON SITE, SIX-LEVEL METRO
PARKING GARAGE (1,727 spaces)

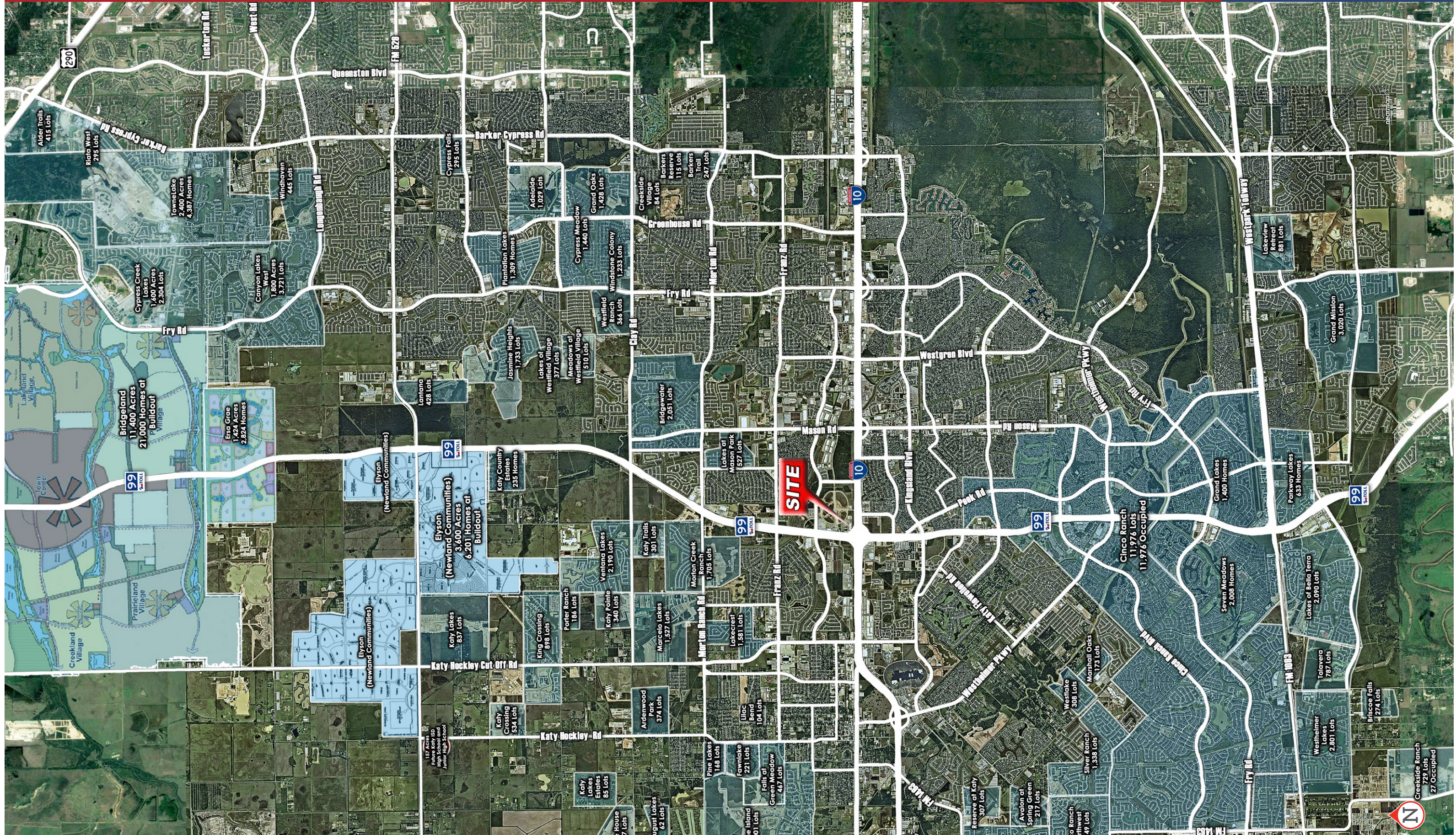
Katy ISD projected to grow to **MORE**
THAN 90,000 STUDENTS in the
 next seven years

Rebecca Le
 281.477.4327
 rle@newquest.com

Heather Nguyen
 281.477.4358
 hnguyen@newquest.com

WHAT'S AROUND: Employees





WHAT'S AROUND: Local Retail





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	309,124	7.10	79,235	341	4.30	25.63
TRACT '1B'	75,802	1.74	12,645	93	7.35	16.68
TRACT '2'	93,517	2.15	8,002	162	20.24	8.56
TRACT '3'	97,886	2.25	14,575	113	7.75	14.89
TRACT '4'	75,181	1.73	11,800	89	7.54	15.70
TRACT '5'	56,903	1.31	5,600	80	14.29	9.84
TRACT '6'	59,731	1.37	6,500	102	15.69	10.88
SUBTOTAL	768,144	17.63	138,357	980	7.08	18.01
TRACT '1A'	176,659	4.06	487,860	1,747		
SUBTOTAL	176,659	4.06	672,694	3,273		
TOTAL	944,803	21.69	141,655	2727,0000	19.25	

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.

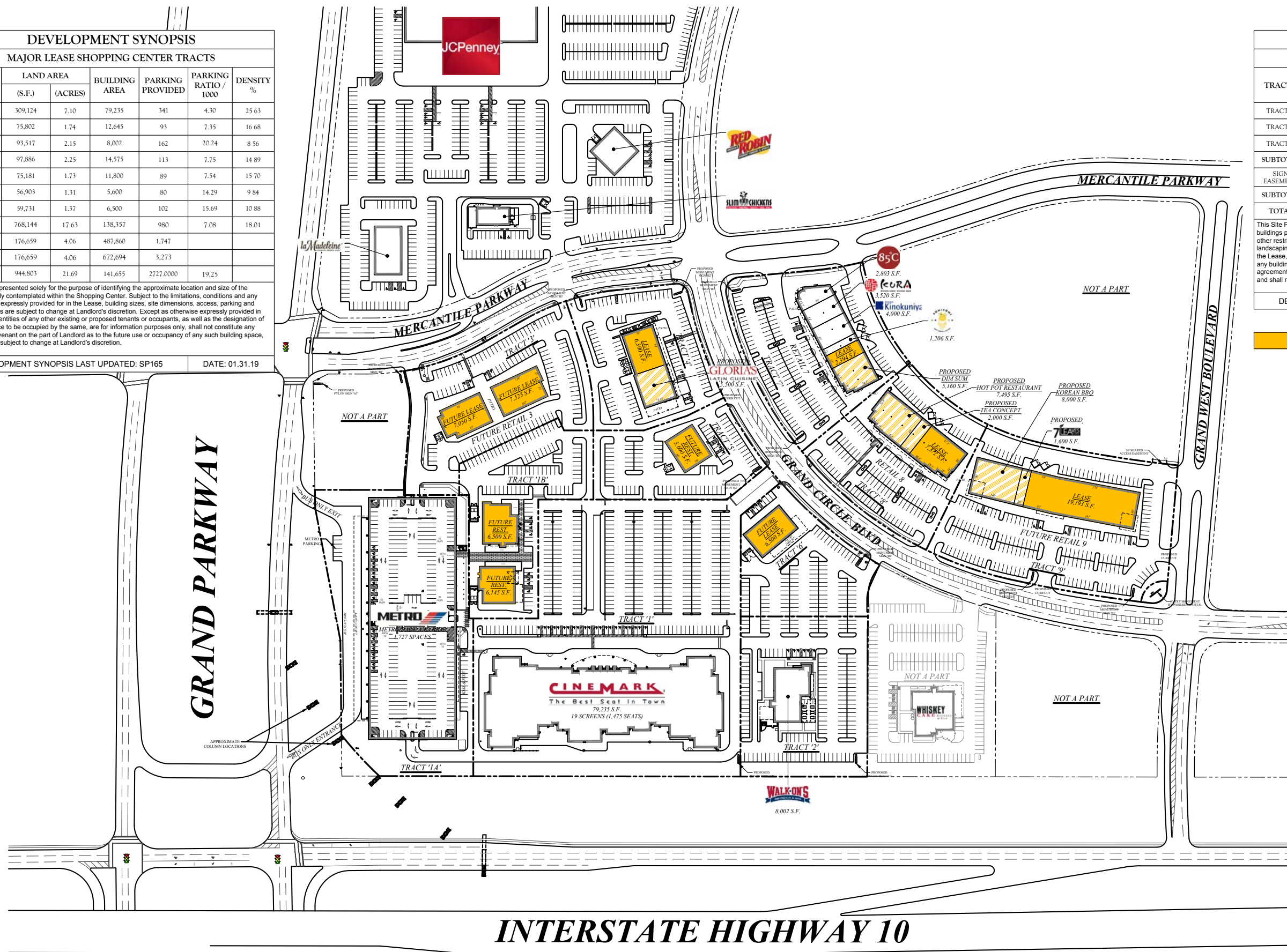
DEVELOPMENT SYNOPSIS LAST UPDATED: SP165 DATE: 01.31.19

DEVELOPMENT SYNOPSIS (PHASE II)						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '7'	96,749	2.22	19,119	128	6.69	19.76
TRACT '8'	83,482	1.92	16,902	111	6.57	20.25
TRACT '9'	140,031	3.21	28,793	189	6.56	20.56
SUBTOTAL	320,262	7.35	64,814	428	6.60	20.24
SIGN EASEMENT	1,908	0.04				
SUBTOTAL	1,908	0.04				
TOTAL	322,169	7.40				

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: SP162 DATE: 01.09.19

AVAILABLE



INTERSTATE HIGHWAY 10

WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

	3 Miles	5 Miles	10 Miles
POSTAL COUNTS			
Current Households	37,709	84,937	235,945
Current Population	111,206	259,848	722,616
2010 Census Average Persons per Household	2.95	3.06	3.06
2010 Census Population	79,994	188,499	505,417
Population Growth 2010 to 2018	39.70%	38.20%	43.24%
CENSUS HOUSEHOLDS			
1 Person Household	17.37%	15.30%	17.14%
2 Person Households	29.01%	27.50%	26.54%
3+ Person Households	53.62%	57.20%	56.31%
Owner-Occupied Housing Units	73.14%	76.45%	73.19%
Renter-Occupied Housing Units	26.86%	23.55%	26.81%
RACE AND ETHNICITY			
2018 Estimated White	70.46%	67.34%	59.62%
2018 Estimated Black or African American	10.13%	10.38%	15.08%
2018 Estimated Asian or Pacific Islander	7.29%	10.68%	11.86%
2018 Estimated Other Races	11.56%	11.07%	12.93%
2018 Estimated Hispanic	29.44%	28.62%	31.76%
RACE AND ETHNICITY, BY ASIAN ORIGIN			
Asian Indian & Pakistani	38.1%	36.0%	34.3%
Chinese (except Taiwanese)	20.1%	23.9%	17.1%
Filipino	10.1%	9.1%	10.7%
Indonesian	.9%	1.0%	.7%
Japanese	1.2%	1.4%	1.3%
Korean	6.4%	7.7%	5.4%
Taiwanese	.8%	1.1%	1.0%
Thai	1.0%	.7%	.7%
Vietnamese	15.8%	14.5%	23.7%
Other Asian, specified and unspecified	4.3%	3.2%	3.5%
INCOME			
2018 Estimated Average Household Income	\$99,808	\$124,694	\$111,910
2018 Estimated Median Household Income	\$85,821	\$106,480	\$95,652
2018 Estimated Per Capita Income	\$34,947	\$41,535	\$37,204
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	20.09%	17.34%	19.15%
2018 Estimated Bachelors Degree	25.32%	28.92%	27.49%
2018 Estimated Graduate Degree	10.96%	14.96%	14.66%
AGE			
2018 Median Age	34.5	34.6	33.6

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.





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.

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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev 03.07.19 ct