



NEW FOREST TOWN CENTER

SWC OF BELTWAY 8 & HIGHWAY 90 | HOUSTON, TEXAS

APPROX. 500,000 SF MULTI-ANCHORED DEVELOPMENT



PROJECT HIGHLIGHTS

New Forest Town Center

SWC OF BELTWAY 8 & HIGHWAY 90 | HOUSTON, TEXAS

- **500,000 SF** multi-anchored development | **132 Acres**
- **Strong** East Houston **corporate HQ** and **employee growth**
- Growth: **Generation Park** (12k), **Chevron Phillips** (\$6 billion plant), **petrochemical construction** underway (\$50 billion), and **2k home starts**
- **1 mile** of frontage on **Beltway 8** and on **Hwy. 90**, and **1,100 ft.** of frontage on **Uvalde**
- Residential **developments** (Sonoma Ranch, New Forest Crossing) have contributed to a **22.84% population increase**



TRAFFIC COUNTS

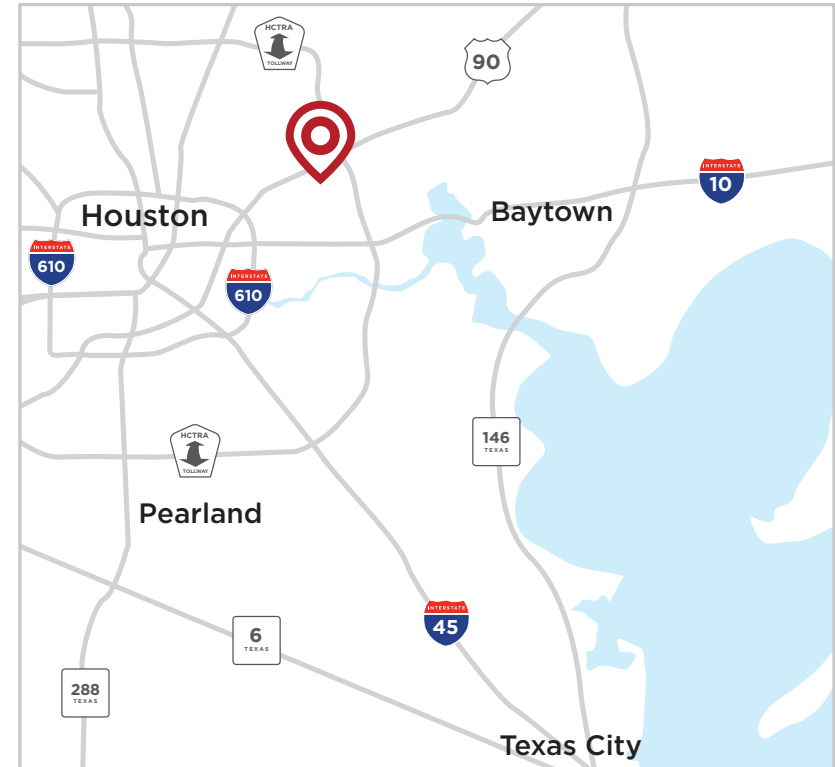
180,269 VPD on Beltway 8
57,248 VPD on Highway 90



242,999 POPULATION
within 7-miles



24% POPULATION GROWTH
from 2010 - 2019 within 5-miles



MAJOR AREA EMPLOYERS

SAN JACINTO
COLLEGE



SHOWBIZ
CINEMAS



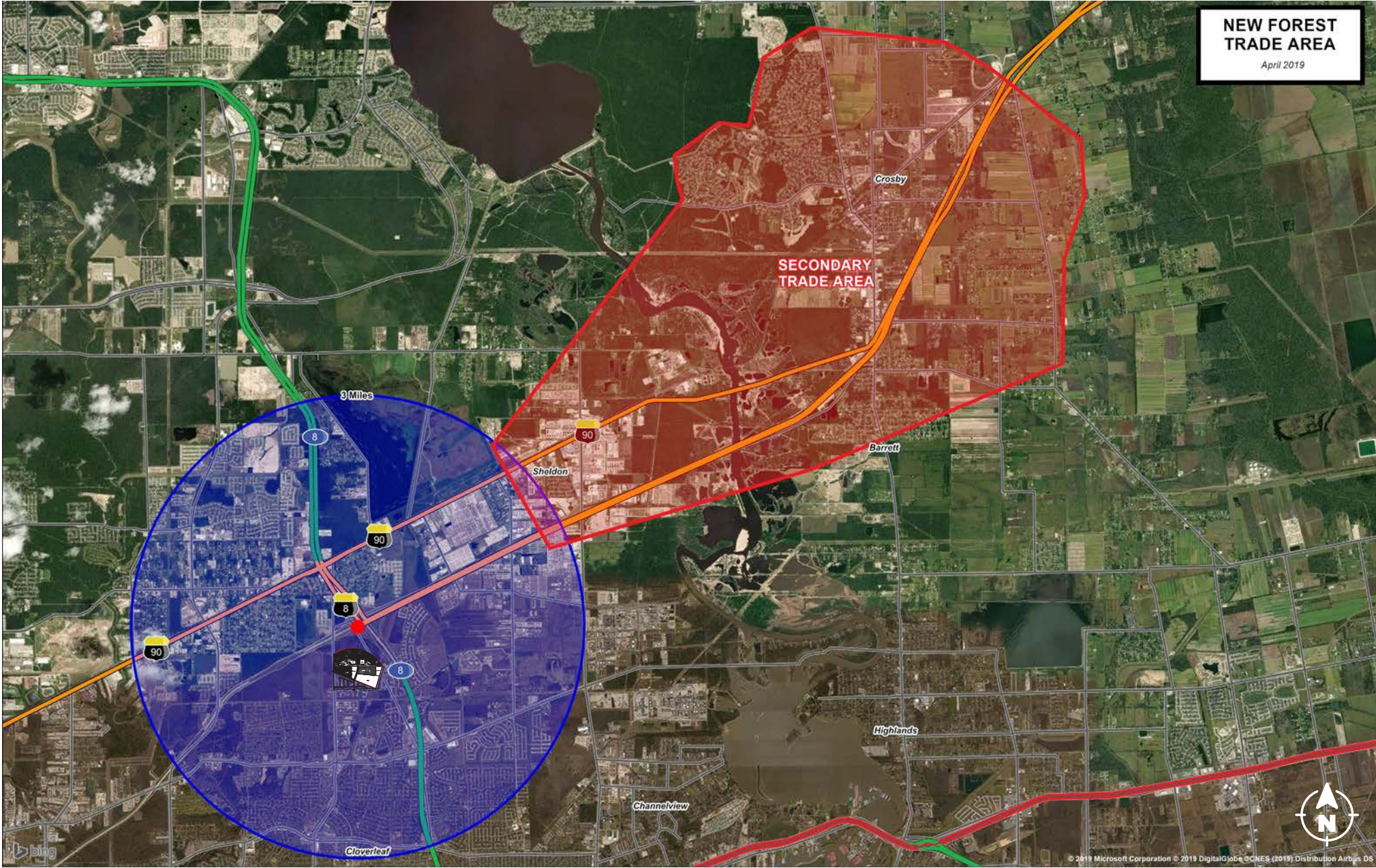
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NEW FOREST TRADE AREA
April 2019





Sterling Green
2,954 Homes

North Shore Middle School
1,357 Students

North Shore Sr. High School
4,723 Students

San Jacinto College North
8,206 Students

Woodforest
757 Homes
1,300 Lots

New Forest
827 Homes

Dr. Shirley Williamson Elementary
711 Students

Cobbs 6th Grade Campus
1,110 Students

2.5 Million SF Industrial Park

PROPOSED **FITNESS**

PROPOSED **at home**

PROPOSED **PETCO**

PROPOSED **ULIA**

PROPOSED **ROSS**

PROPOSED **DUNKIN' DONUTS**

PROPOSED **McDonald's**

PROPOSED **Chick-fil-A**

PROPOSED **Bank of America**

PROPOSED **Target**

PROPOSED **TEXAS**

PROPOSED **CVS**

PROPOSED **FIVE GUYS**

PROPOSED **Walgreens**
Wal-Mart
SALES
Great Clips

SAM HOUSTON PARKWAY
180,269 VPD

HIGHWAY 90
50,285 VPD



02.2020 | 01.2020

SITE PLAN

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	580,238	12.40	107,607	648	6.02	19.93
TRACT 2'	488,886	11.21	87,233	447	5.09	17.96
TRACT 3'	348,973	8.01	108,465	434	4.00	31.08
TRACT 4'	354,201	8.14	75,243	388	5.16	23.21
TRACT 5'	54,718	1.26	7,700	51	6.62	14.07
TRACT 6'	32,560	0.75	6,650	35	5.26	20.42
TRACT 7'	41,798	0.96	2,488	35	14.07	5.95
TRACT 8'	62,875	1.44	5,620	79	13.93	9.02
TRACT 9'	48,640	1.12	6,300	61	9.68	12.95
TRACT 10'	73,358	1.68	7,135	99	13.88	9.36
TRACT 11'	42,415	0.97	800	34	42.50	1.89
TRACT 12'	86,374	2.03	16,625	112	6.74	18.81
TRACT 13'	70,532	1.62	15,050	82	5.45	21.34
TRACT 14'	50,250	1.15	2,462	34	13.81	4.90
TRACT 15'	47,399	1.09	7,291	51	6.55	16.44
TRACT 16'	67,851	1.56	10,850	78	7.19	16.00
TRACT 17'	44,021	1.01	4,380	55	7.64	10.41
TRACT 18'	70,224	1.61	4,996	63	12.61	7.11
TRACT 19'	43,174	0.99	4,365	48	11.00	10.11
TRACT 20'	38,288	0.88	4,500	55	12.22	13.75
TRACT 21'	83,205	1.91	6,000	65	10.83	7.23
TRACT 22'	56,477	1.30	1,990	55	27.64	3.52
TRACT 24'	39,345	0.90	6,500	38	5.85	16.52
TRACT 25'	44,739	1.03	6,400	65	10.16	14.31
SUBTOTAL	2,831,953	65.01	507,920	3,092	6.09	17.94
RESERVE TRACT 'A'	206,109	4.73				
RESERVE TRACT 'B'	244,140	5.60				
M.F. TRACT '1'	653,400	15.00				
M.F. TRACT '2'	612,191	14.05				
DETENTION	980,474	22.51				
ACCESS EASEMENT	7,104	0.16				
PUBLIC R.O.W.	200,994	4.59				
SUBTOTAL	2,903,512	66.68				
TOTAL	5,735,464	131.67				

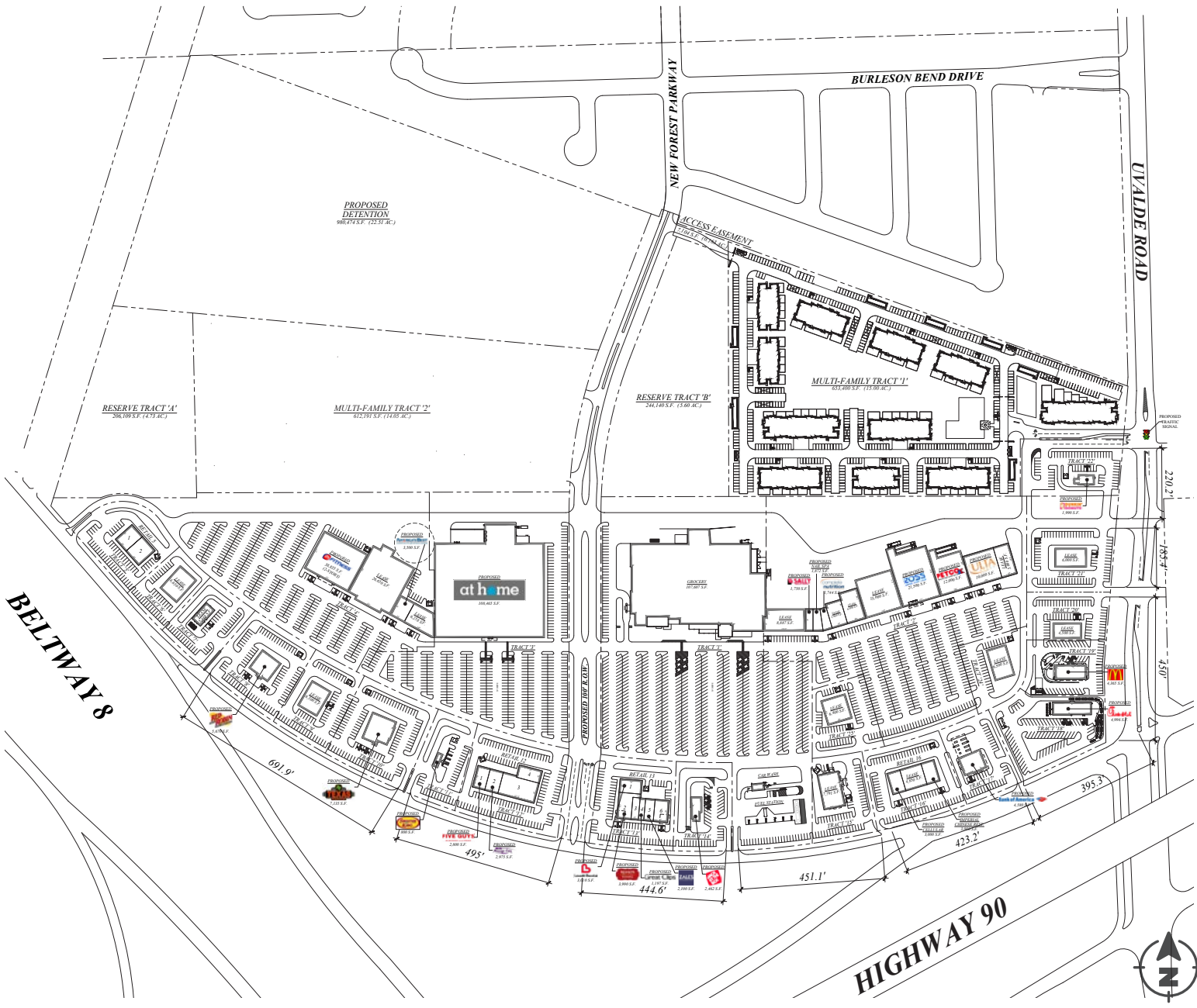
DEVELOPMENT SYNOPSIS LAST UPDATED: SP62 DATE: 04.30.19

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	PROPOSED HEALTHY SLIPPY	1,750 S.F.
2	PROPOSED NAIL SPA	1,872 S.F.
3	PROPOSED COMBUSTIBLE STORAGE	1,744 S.F.
4	AVAILABLE	12,600 S.F.
TOTAL		17,966 S.F.

RETAIL BUILDING 12		
NO.	NAME	LEASE AREA
1	PROPOSED FRESH GUYS BURGERS	2,800 S.F.
2	PROPOSED MASSAGE ENVOY	2,975 S.F.
3	AVAILABLE	1,850 S.F.
4	PROPOSED NIGHT LIGHT PESTABARS	3,000 S.F.
TOTAL		10,625 S.F.

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	AVAILABLE	3,500 S.F.
2	AVAILABLE	4,200 S.F.
TOTAL		7,700 S.F.

RETAIL BUILDING 13		
NO.	NAME	LEASE AREA
1	PROPOSED LOVETT DENTAL	3,010 S.F.
2	PROPOSED BUSSO NEW YORK PIZZERIA	3,990 S.F.
3	PROPOSED AMERICAN LEASERS	1,603 S.F.
4	PROPOSED GREAT CLUBS	1,497 S.F.
5	PROPOSED JADES JEWELRY	2,400 S.F.
6	PROPOSED EAST CARVALA REST.	3,150 S.F.
TOTAL		15,050 S.F.



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	28,389	53,858	73,605
Current Population	93,213	179,015	242,999
2010 Census Population	76,494	145,032	199,617
Population Growth 2010 to 2019	22.08%	23.89%	22.35%
2019 Median Age	31.6	31.1	31.7

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$67,472	\$61,128	\$61,514
Median Household Income	\$63,264	\$56,792	\$56,000
Per Capita Income	\$21,389	\$19,125	\$19,384

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	49.74%	51.92%	50.68%
Black or African American	26.18%	21.50%	23.92%
Asian or Pacific Islander	3.82%	2.94%	2.54%
Hispanic	48.45%	55.01%	53.28%

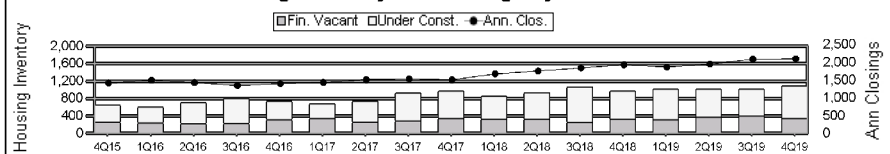
CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Household	16.61%	17.21%	17.77%
2 Person Households	23.39%	22.56%	22.97%
3+ Person Households	60.00%	60.23%	59.27%
Owner-Occupied Housing Units	67.05%	61.18%	62.95%
Renter-Occupied Housing Units	32.95%	38.82%	37.05%

Historical Housing Activity Summary New Forest Town Center

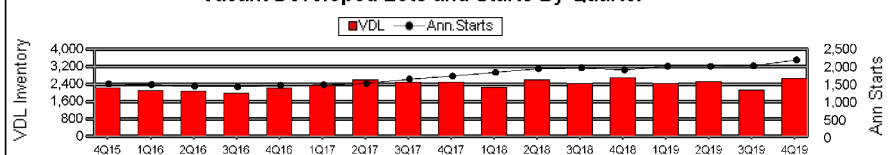
Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q15	340	1,425	44	257	393	694	5.8	287	1,541	2,236	17.4	10,067	1,473
1Q16	352	1,505	47	235	374	656	5.2	314	1,520	2,115	16.7	11,080	1,374
2Q16	303	1,436	48	222	485	755	6.3	402	1,475	2,089	17.0	13,260	1,689
3Q16	361	1,356	47	230	570	847	7.5	453	1,456	1,995	16.4	13,539	1,214
4Q16	389	1,405	49	311	426	786	6.7	328	1,497	2,230	17.9	13,220	1,491
1Q17	386	1,439	52	338	341	731	6.1	331	1,514	2,362	18.7	12,738	1,761
2Q17	385	1,521	50	259	477	786	6.2	440	1,552	2,605	20.1	12,518	2,068
3Q17	379	1,539	54	288	637	979	7.6	572	1,671	2,508	18.0	12,898	2,184
4Q17	364	1,514	63	339	631	1,033	8.2	418	1,761	2,495	17.0	12,996	2,026
1Q18	551	1,679	61	323	530	914	6.5	432	1,862	2,251	14.5	13,527	1,751
2Q18	468	1,762	60	323	611	994	6.8	548	1,970	2,593	15.8	13,788	1,958
3Q18	465	1,848	60	249	813	1,122	7.3	593	1,991	2,429	14.6	13,978	1,912
4Q18	452	1,936	57	324	650	1,031	6.4	361	1,934	2,712	16.8	13,254	2,151
1Q19	489	1,874	61	318	701	1,080	6.9	538	2,040	2,442	14.4	13,181	2,231
2Q19	547	1,953	62	374	641	1,077	6.6	544	2,036	2,523	14.9	12,644	1,966
3Q19	604	2,092	59	398	622	1,079	6.2	606	2,049	2,135	12.5	12,469	1,755
4Q19	461	2,101	59	346	738	1,143	6.5	525	2,213	2,680	14.5	11,535	2,181



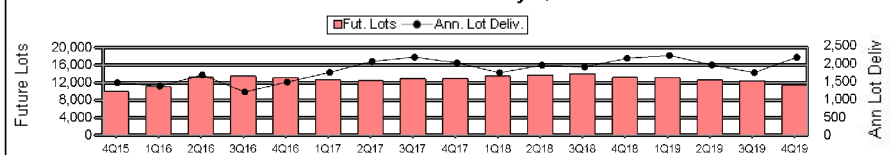
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Houston Residential Survey (4Q19)
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MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

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MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND



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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Buyer/Tenant/Seller/Landlord Initials

Date

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