

FOR LEASE

EL ASADOR
MEXICAN RESTAURANT

3750
3760

3750
3760

LA ARGENTINA
Artisanal Gelato

MASKS

VORTEXIC
MARTIAL ARTS

MASON PLACE

SWQ OF S MASON RD. AND WESTHEIMER PKWY. | KATY, TEXAS

**UP TO 2,750 SF OF RETAIL SPACE AVAILABLE
IN CINCO RANCH NEIGHBORHOOD CENTER**

 **NewQuest**
PROPERTIES®

PROJECT HIGHLIGHTS

Mason Place

SWQ OF S MASON RD. & WESTHEIMER PKWY. | KATY, TEXAS

Mason Place is a 30,000 SF neighborhood retail center located in the heart of the Cinco Ranch master-planned community. Located just south of Westheimer Parkway and South Mason Road, Mason Place gives consumers a convenient and easily accessible place to trade.

Due to the lack of retail opportunities south of Mason Place, the center caters directly to hundreds of neighboring households. The center is strategically located just south of Kroger and several other national restaurant groups.

- 450 single family homes surround the center
- 2 elementary schools and 2 middle schools within 1 mile - Katy ISD
- Family-oriented tenant mix that serves the affluent community

AVAILABLE:

960-2,750 SF (2nd gen space)



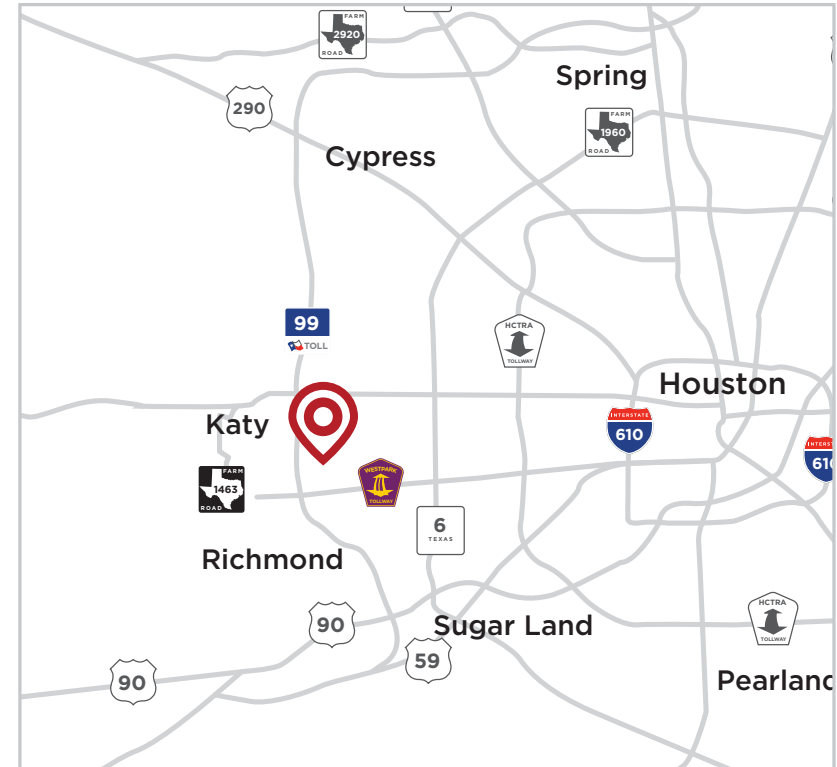
TRAFFIC COUNTS

17,617 VPD on South Mason Road



\$166K AVG HHI

within 1 mile



MAJOR AREA RETAILERS



AUSTEN BALDRIDGE

281.477.4363

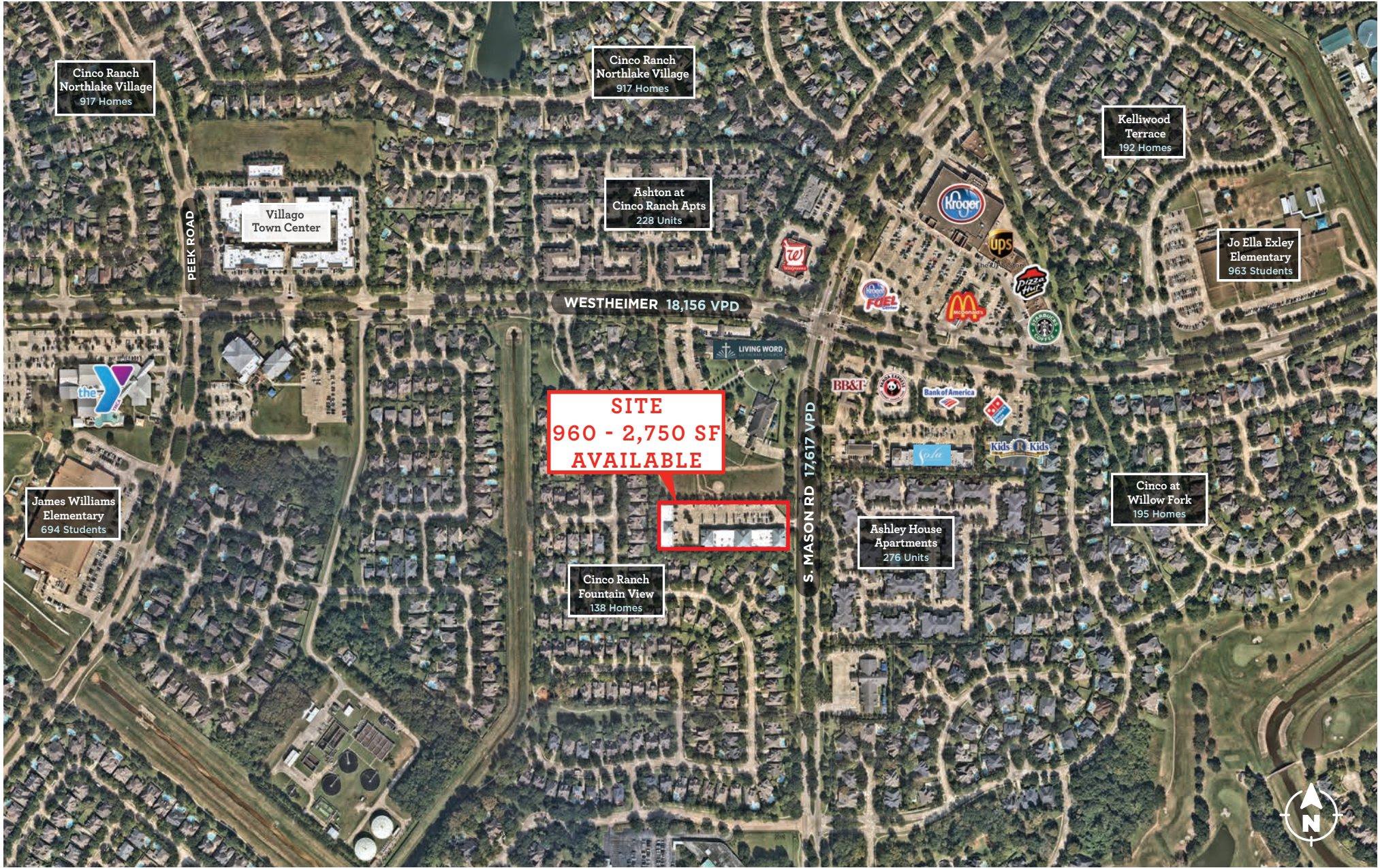
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AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



SP.74 | 03.08.16

DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,868	38,469	91,046
Current Population	11,923	119,956	277,694
2010 Census Population	11,829	100,048	185,964
Population Growth 2010 to 2020	1%	20%	50%
2020 Median Age	38	35	35

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$166,123	\$137,191	\$135,549
Median Household Income	\$129,797	\$107,527	\$108,985
Per Capita Income	\$55,486	\$46,079	\$45,715

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	63%	63%	63%
Black or African American	8%	11%	12%
Asian or Pacific Islander	23%	18%	15%
Other Races	6%	8%	10%
Hispanic	18%	23%	26%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	13%	13%	14%
2 Person Households	29%	26%	28%
3+ Person Households	58%	60%	58%
Owner-Occupied Housing Units	78%	82%	79%
Renter-Occupied Housing Units	22%	18%	21%

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
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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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