



# SPRING TOWN CENTER

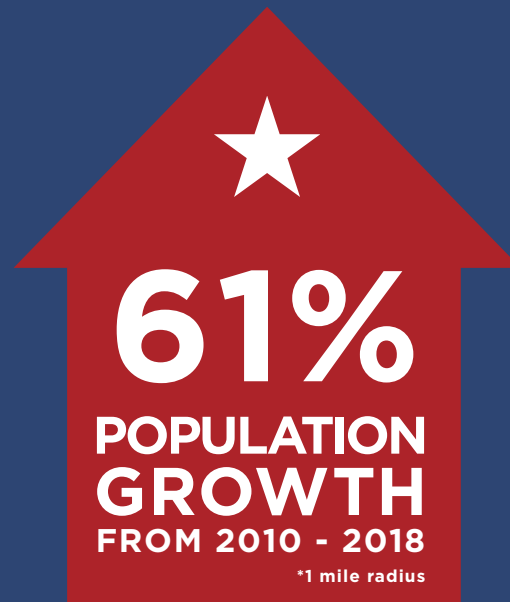
*Freestanding Restaurants, Pad Sites, Multi-Tenant Building Available*

NEC & SEC of FM 2920 & Kuykendahl | Spring, Texas



Andrew Alvis | Kevin Sims | 281.477.4300

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



**\$121K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 1 MILE  
TRADE AREA



## TRAFFIC COUNT

**34,006 VPD ON FM 2920**  
**27,240 VPD ON KUYKENDAHL ROAD NORTH OF FM 2920**  
**26,869 VPD ON KUYKENDAHL ROAD SOUTH OF FM 2920**  
Source: TXDOT 2016



## NEW TENANTS TO AREA

Walmart  
Cinemark  
Lowe's  
Walgreens  
Chili's  
Palais Royal  
Capital One

Petco  
PetSmart  
Sprout's  
Burlington  
Ross  
Michael's  
Ulta



## SPRING TOWN CENTER

Join the **NEWEST RETAIL CORRIDOR**  
in **SPRING COMMUNITY**

**4 MILES** from **EXXON MOBIL CAMPUS**  
with **10,000 EMPLOYEES**

**WALMART, CINEMARK, SPROUTS**  
and **LOWE'S** serve as **MAJOR ANCHORS**

Positioned at the **MAIN INTERSECTION**  
of the **SPRING COMMUNITY**

Less than **1 MILE FROM GRAND PARKWAY**

**EXCELLENT ACCESSIBILITY** in and out  
of the development from FM 2920  
and Kuykendahl

**SPACE AVAILABLE** from **1,050 SF AND UP**

**SECOND GEN PAD AVAILABLE**

**HIGHLY COMPETITIVE LEASE RATES**

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# WHAT'S AROUND



# WHAT'S AROUND



# WHAT'S AROUND



99  
TOLL

99  
TOLL

Spring Terrace  
604 Homes

Northrest Village  
491 Homes

Parkside Place  
384 Units

Jr. Anchor  
Retail Space  
Available

CINEMARK

KUYKENDAHL RD 27,240 VPD

Kroger  
UPS  
EUROPEAN  
WAY CENTER  
MAMA JOHNS  
SUBWAY  
GNC

Academy  
HOBBY LOBBY  
SPECS  
SMOOTHIE KING  
BEUE LION

Red Robin  
Sprint  
PROPOSED  
MCALISTER'S  
DELI

ZAXBY'S  
FREDDY'S  
STEAKBURGERS

DO

WELLS  
FARGO

IHOP

PROPOSED  
Arby's

Capital One

Gordmans  
ROCKLER  
WOODWORKING AND HARDWARE

PETCO

AVIS  
DOLLAR TREE  
MASSAGE HEIGHTS

SALLY BEAUTY  
Tutti Frutti  
GameStop

COMING SOON  
LA FITNESS

Durington  
Party City  
FAMOUS  
footwear  
five BEE'W  
PET SMART  
TJ-maxx  
Michael's  
carter's  
ROSS  
DSW  
OshKosh  
Bigosh  
ULTA

Walmart



| DEVELOPMENT SYNOPSIS               |           |         |               |                  |                      |           |
|------------------------------------|-----------|---------|---------------|------------------|----------------------|-----------|
| MAJOR LEASE SHOPPING CENTER TRACTS |           |         |               |                  |                      |           |
| TRACT #                            | LAND AREA |         | BUILDING AREA | PARKING PROVIDED | PARKING RATIO / 1000 | DENSITY % |
|                                    | (S.F.)    | (ACRES) |               |                  |                      |           |
| TRACT '1'                          | 138,850   | 3.19    | 36,082        | 169              | 4.68                 | 25.99     |
| TRACT '2'                          | 87,961    | 2.02    | 17,566        | 88               | 5.01                 | 19.97     |
| TRACT '5'                          | 42,586    | 0.98    | 3,930         | 41               | 10.43                | 9.23      |
| TRACT '6'                          | 37,349    | 0.86    | 4,621         | 72               | 15.58                | 12.37     |
| TRACT '7'                          | 34,822    | 0.80    | 3,164         | 34               | 10.75                | 9.09      |
| TRACT '12'                         | 340,440   | 7.82    | 42,248        | 613              | 14.51                | 12.41     |
| TRACT '13'                         | 149,746   | 3.44    | 26,900        | 214              | 7.96                 | 17.96     |
| TRACT '14'                         | 71,194    | 1.63    | 15,548        | 101              | 6.50                 | 21.84     |
| TRACT '16'                         | 37,167    | 0.85    | 3,654         | 62               | 16.97                | 9.83      |
| TRACT '17'                         | 47,884    | 1.10    | 3,615         | 53               | 14.66                | 7.55      |
| SUBTOTAL                           | 987,997   | 22.68   | 157,328       | 1,447            | 9.20                 | 15.92     |
| ACCESS DRIVE                       | 10,143    | 0.23    |               |                  |                      |           |
| SUBTOTAL                           | 10,143    | 0.23    |               |                  |                      |           |
| TOTAL                              | 998,141   | 22.91   |               |                  |                      |           |

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: SP180      DATE: 03.07.19

| RETAIL BUILDING 2 |                   |            |
|-------------------|-------------------|------------|
| NO.               | NAME              | LEASE AREA |
| 1                 | KUMON             | 1,400 S.F. |
| 2                 | SPRING HAIR SALON | 1,400 S.F. |
| 3                 | JKNAILS           | 2,100 S.F. |
| TOTAL             |                   | 4,900 S.F. |

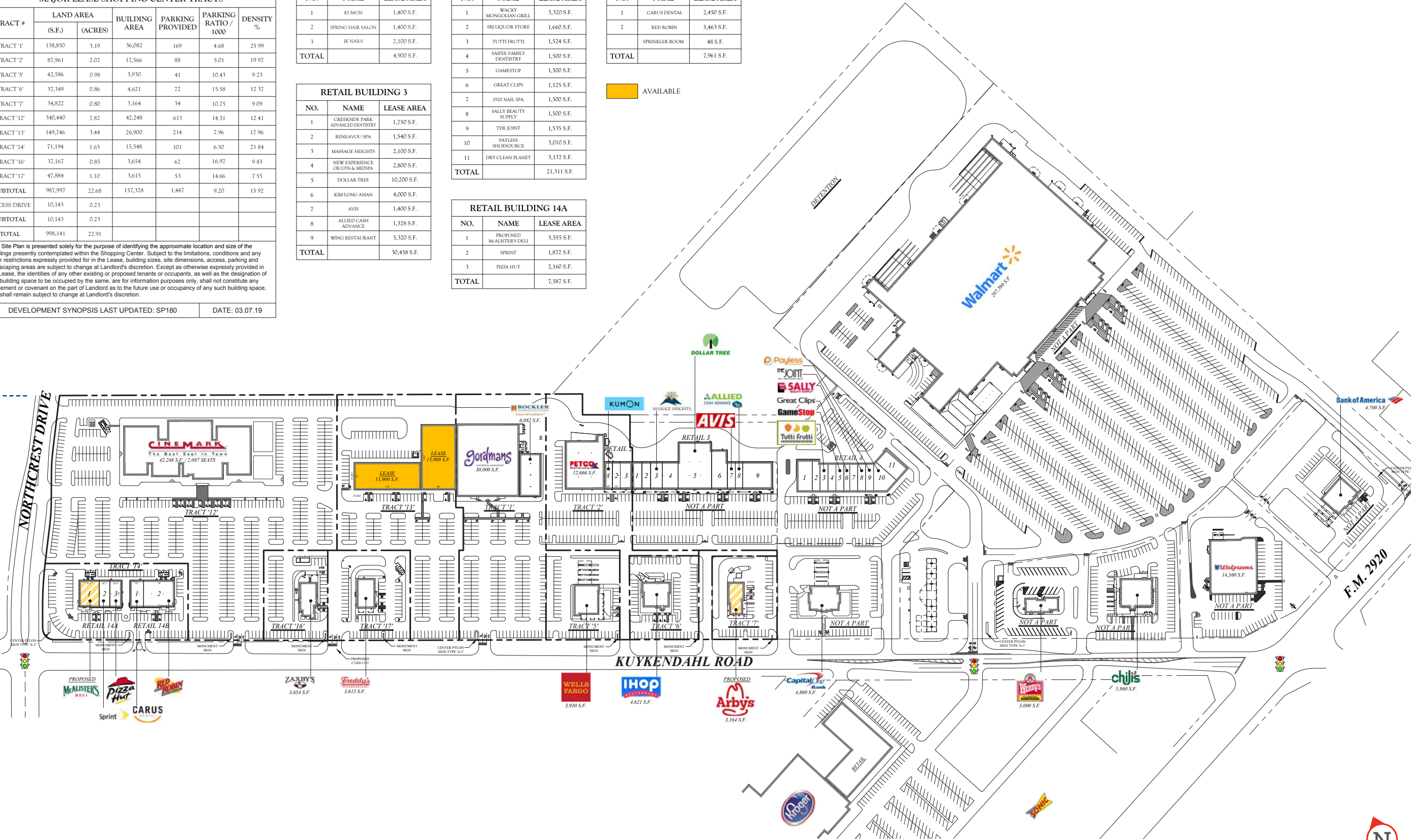
| RETAIL BUILDING 4 |                        |             |
|-------------------|------------------------|-------------|
| NO.               | NAME                   | LEASE AREA  |
| 1                 | WACKY MONGOLIAN GRILL  | 3,320 S.F.  |
| 2                 | SBI LIQUOR STORE       | 1,660 S.F.  |
| 3                 | TUTTI FRUTTI           | 1,524 S.F.  |
| 4                 | SAFEE FAMILY DENTISTRY | 1,500 S.F.  |
| 5                 | GAMESTOP               | 1,500 S.F.  |
| 6                 | GREAT CLIPS            | 1,125 S.F.  |
| 7                 | 2920 NAIL SPA          | 1,500 S.F.  |
| 8                 | SALLY BEAUTY SUPPLY    | 1,500 S.F.  |
| 9                 | THE JOINT              | 1,535 S.F.  |
| 10                | PAYLESS SHOESOURCE     | 3,010 S.F.  |
| 11                | DRY CLEAN PLANET       | 3,137 S.F.  |
| TOTAL             |                        | 21,311 S.F. |

| RETAIL BUILDING 14B |                |            |
|---------------------|----------------|------------|
| NO.                 | NAME           | LEASE AREA |
| 1                   | CARUS DENTAL   | 2,450 S.F. |
| 2                   | RED ROBIN      | 5,463 S.F. |
|                     | SPRINKLER ROOM | 48 S.F.    |
| TOTAL               |                | 7,961 S.F. |

| RETAIL BUILDING 3 |                                   |             |
|-------------------|-----------------------------------|-------------|
| NO.               | NAME                              | LEASE AREA  |
| 1                 | CREEKSIDE PARK ADVANCED DENTISTRY | 1,750 S.F.  |
| 2                 | RENEAOU SPA                       | 1,540 S.F.  |
| 3                 | MASSAGE HEIGHTS                   | 2,100 S.F.  |
| 4                 | NEW EXPERIENCE OB/GYN & MESA      | 2,800 S.F.  |
| 5                 | DOLLAR TREE                       | 10,200 S.F. |
| 6                 | KIM LONG ASIAN                    | 4,000 S.F.  |
| 7                 | AVIS                              | 1,400 S.F.  |
| 8                 | ALLIED CASH ADVANCE               | 1,328 S.F.  |
| 9                 | WING RESTAURANT                   | 5,320 S.F.  |
| TOTAL             |                                   | 30,438 S.F. |

| RETAIL BUILDING 14A |                         |            |
|---------------------|-------------------------|------------|
| NO.                 | NAME                    | LEASE AREA |
| 1                   | PROPOSED MALISTERS DELI | 3,555 S.F. |
| 2                   | SPRINT                  | 1,872 S.F. |
| 3                   | PIZZA HUT               | 2,160 S.F. |
| TOTAL               |                         | 7,587 S.F. |

AVAILABLE




| DEVELOPMENT SYNOPSIS               |           |         |               |                  |                      |           |
|------------------------------------|-----------|---------|---------------|------------------|----------------------|-----------|
| MAJOR LEASE SHOPPING CENTER TRACTS |           |         |               |                  |                      |           |
| TRACT #                            | LAND AREA |         | BUILDING AREA | PARKING PROVIDED | PARKING RATIO / 1000 | DENSITY % |
|                                    | (S.F.)    | (ACRES) |               |                  |                      |           |
| TRACT '1'                          | 601,083   | 13.80   | 134,590       | 622              | 4.62                 | 22.39     |
| TRACT '2'                          | 27,143    | 0.62    | 2,448         | 32               | 13.07                | 9.02      |
| TRACT '3'                          | 45,871    | 1.05    | 4,227         | 61               | 14.43                | 9.21      |
| TRACT '4'                          | 42,264    | 0.97    | 4,988         | 39               | 7.82                 | 11.80     |
| TRACT '5'                          | 60,506    | 1.39    | 10,850        | 61               | 5.62                 | 17.93     |
| TRACT '6'                          | 51,967    | 1.19    | 4,396         | 45               | 10.24                | 8.46      |
| TRACT '7'                          | 91,691    | 2.10    | 14,507        | 104              | 7.17                 | 15.82     |
| TRACT '8'                          | 91,716    | 2.11    | 7,380         | 52               | 7.05                 | 8.05      |
| TRACT '9'                          | 76,475    | 1.76    | 16,790        | 136              | 8.10                 | 21.95     |
| TRACT '10'                         | 62,361    | 1.43    | 11,458        | 79               | 6.89                 | 18.37     |
| TRACT '11'                         | 32,777    | 0.75    | 2,995         | 35               | 11.69                | 9.14      |
| TRACT '12'                         | 46,165    | 1.06    | 9,000         | 73               | 8.11                 | 19.50     |
| TRACT '13'                         | 222,611   | 5.11    | 45,038        | 270              | 5.99                 | 20.23     |
| TRACT '14'                         | 39,834    | 0.91    | 8,000         | 46               | 5.75                 | 20.08     |
| TRACT '15'                         | 19,115    | 0.44    | 1,752         | 30               | 17.12                | 9.17      |
| TRACT '16'                         | 103,813   | 2.38    | 14,700        | 77               | 5.24                 | 14.16     |
| SUBTOTAL                           | 1,615,392 | 37.08   | 293,119       | 1,762            | 6.01                 | 18.15     |
| ACCESS ROAD                        | 12,615    | 0.29    |               |                  |                      |           |
| DETENTION                          | 303,997   | 6.98    |               |                  |                      |           |
| SUBTOTAL                           | 316,612   | 7.27    |               |                  |                      |           |
| TOTAL                              | 1,932,004 | 44.35   |               |                  |                      |           |

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DEVELOPMENT SYNOPSIS LAST UPDATED: SP164      DATE: 03.08.18



| RETAIL BUILDING A |                            |             |
|-------------------|----------------------------|-------------|
| NO.               | NAME                       | LEASE AREA  |
| 1                 | VERIZON WIRELESS           | 3,726 S.F.  |
| 2                 | SPORT CLIPS                | 1,400 S.F.  |
| 3                 | DENTIST                    | 1,680 S.F.  |
| 4                 | KOLACHE FACTORY            | 1,750 S.F.  |
| 5                 | SHOGUN JAPANESE RESTAURANT | 5,499 S.F.  |
| TOTAL             |                            | 14,015 S.F. |

| RETAIL BUILDING C |                        |             |
|-------------------|------------------------|-------------|
| NO.               | NAME                   | LEASE AREA  |
| 1                 | ALICIA'S MEXICAN GRILL | 4,840 S.F.  |
| 2                 | SCHLOTZSKYS            | 2,492 S.F.  |
| 3                 | OPTOMETRIST            | 2,162 S.F.  |
| 4                 | LITTLE CAESARS         | 1,359 S.F.  |
| 5                 | AVA ORTHODONTICS       | 3,000 S.F.  |
| 6                 | PEDIATRIC DENTAL GROUP | 3,000 S.F.  |
| TOTAL             |                        | 16,853 S.F. |

| RETAIL BUILDING B |                       |             |
|-------------------|-----------------------|-------------|
| NO.               | NAME                  | LEASE AREA  |
| 1                 | T-MOBILE              | 2,695 S.F.  |
| 2                 | MALIBU TAN            | 2,450 S.F.  |
| 3                 | H&R BLOCK             | 1,400 S.F.  |
| 4                 | PROPOSED SMOGUE CAFE  | 1,400 S.F.  |
| 5                 | NAMIA'S MEDITERRANEAN | 1,400 S.F.  |
| 6                 | MW CLEANERS           | 1,505 S.F.  |
| TOTAL             |                       | 10,850 S.F. |

| RETAIL BUILDING 13A |                     |            |
|---------------------|---------------------|------------|
| NO.                 | NAME                | LEASE AREA |
| 1                   | I LOVE KICKBOXING   | 3,488 S.F. |
| 2                   | SYDNEY NAIL SPA     | 2,112 S.F. |
| 3                   | PAPA MURPHY'S PIZZA | 1,400 S.F. |
|                     | SPRINKLER ROOM      | 44 S.F.    |
| TOTAL               |                     | 7,044 S.F. |

AVAILABLE

| RETAIL BUILDING 13B |                      |            |
|---------------------|----------------------|------------|
| NO.                 | NAME                 | LEASE AREA |
| 1                   | MED SPA              | 1,400 S.F. |
| 2                   | AVAILABLE            | 2,800 S.F. |
| 3                   | DEKA LASH            | 1,260 S.F. |
| 4                   | LEIF HAIR STUDIO     | 1,540 S.F. |
| 5                   | VERO ITALIAN KITCHEN | 2,688 S.F. |
|                     | SPRINKLER ROOM       | 44 S.F.    |
| TOTAL               |                      | 9,732 S.F. |

**2,995 S.F. BLDG WITH DRIVE THRU ON 32,777 S.F. PAD**



# WHO'S NEARBY

# DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

|   | 1 Mile    | 3 Miles   | 5 Miles   |
|---|-----------|-----------|-----------|
| <b>POSTAL COUNTS</b>                      |           |           |           |
| Current Households                        | 3,354     | 25,036    | 79,186    |
| Current Population                        | 10,978    | 76,940    | 231,707   |
| 2010 Census Average Persons per Household | 3.27      | 3.07      | 2.93      |
| 2010 Census Population                    | 6,814     | 56,335    | 163,022   |
| Population Growth 2010 to 2018            | 61.11%    | 36.69%    | 42.30%    |
| <b>CENSUS HOUSEHOLDS</b>                  |           |           |           |
| 1 Person Household                        | 11.99%    | 14.18%    | 16.69%    |
| 2 Person Households                       | 28.21%    | 29.32%    | 31.71%    |
| 3+ Person Households                      | 59.80%    | 56.49%    | 51.60%    |
| Owner-Occupied Housing Units              | 90.48%    | 85.95%    | 79.93%    |
| Renter-Occupied Housing Units             | 9.52%     | 14.05%    | 20.07%    |
| <b>RACE AND ETHNICITY</b>                 |           |           |           |
| 2018 Estimated White                      | 68.54%    | 69.67%    | 69.84%    |
| 2018 Estimated Black or African American  | 10.65%    | 10.02%    | 10.48%    |
| 2018 Estimated Asian or Pacific Islander  | 8.28%     | 7.42%     | 7.97%     |
| 2018 Estimated Other Races                | 12.13%    | 12.35%    | 11.16%    |
| 2018 Estimated Hispanic                   | 25.67%    | 26.45%    | 24.76%    |
| <b>INCOME</b>                             |           |           |           |
| 2018 Estimated Average Household Income   | \$120,930 | \$103,295 | \$111,034 |
| 2018 Estimated Median Household Income    | \$98,505  | \$89,272  | \$94,496  |
| 2018 Estimated Per Capita Income          | \$39,156  | \$35,106  | \$39,521  |
| <b>EDUCATION (AGE 25+)</b>                |           |           |           |
| 2018 Estimated High School Graduate       | 17.36%    | 20.48%    | 17.92%    |
| 2018 Estimated Bachelors Degree           | 30.62%    | 25.88%    | 28.25%    |
| 2018 Estimated Graduate Degree            | 13.83%    | 12.31%    | 15.03%    |
| <b>AGE</b>                                |           |           |           |
| 2018 Median Age                           | 33.3      | 34.2      | 35.2      |

Our quest is your success.

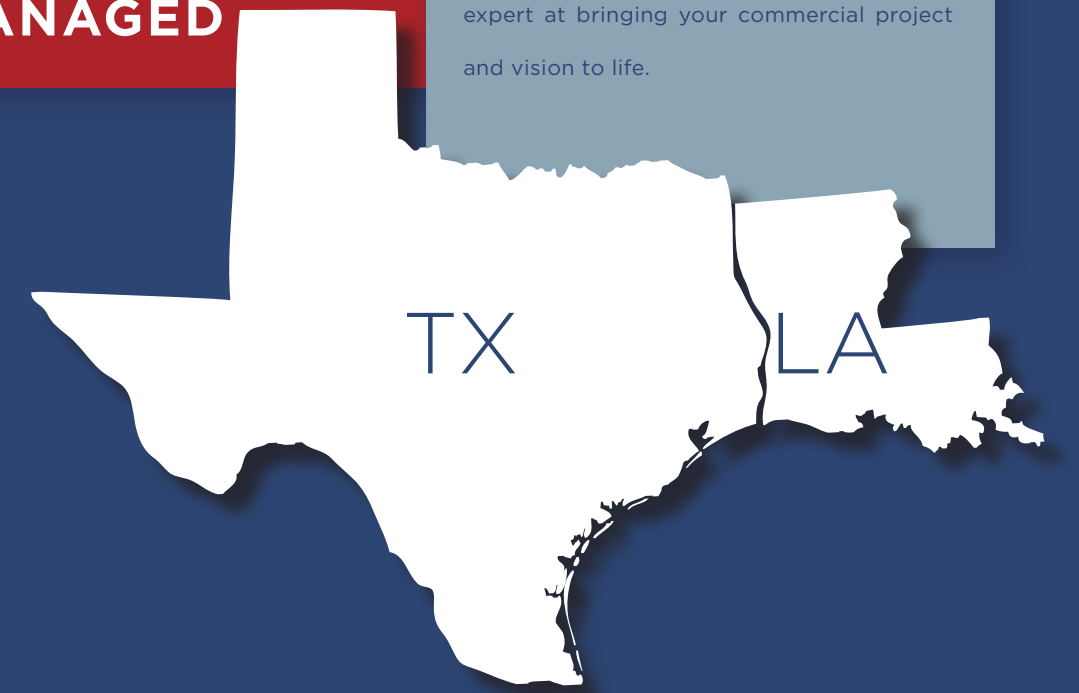
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and 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.

|   |               |                           |                      |
|---|---------------|---------------------------|----------------------|
| <b>Home Asset, Inc., dba NewQuest Properties</b>                  | <b>420076</b> | -                         | <b>(281)477-4300</b> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| Designated Broker of Firm   | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| 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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Rev. 04.04.19 ct