



# FRIENDSWOOD CROSSING

*Premiere 24 Hour Fitness Anchored Retail Center*

NWC of FM 518 & FM 528 | Friendswood, Texas



Ryan Kelsall | Ronnie Miranda, CCIM, SIOR | 281.477.4300

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



# FRIENDSWOOD CROSSING

- Located at the northwest corner of FM 518 & FM 528, the **“MAIN AND MAIN”** of Friendswood
- Anchored by **24 HOUR FITNESS**
- **DYNAMIC INTERSECTION** captures traffic from Alvin, League City, Pearland and Friendswood, Texas
- Project Size: **65,381 SF** of retail space

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## LOCAL AREA BUSINESSES

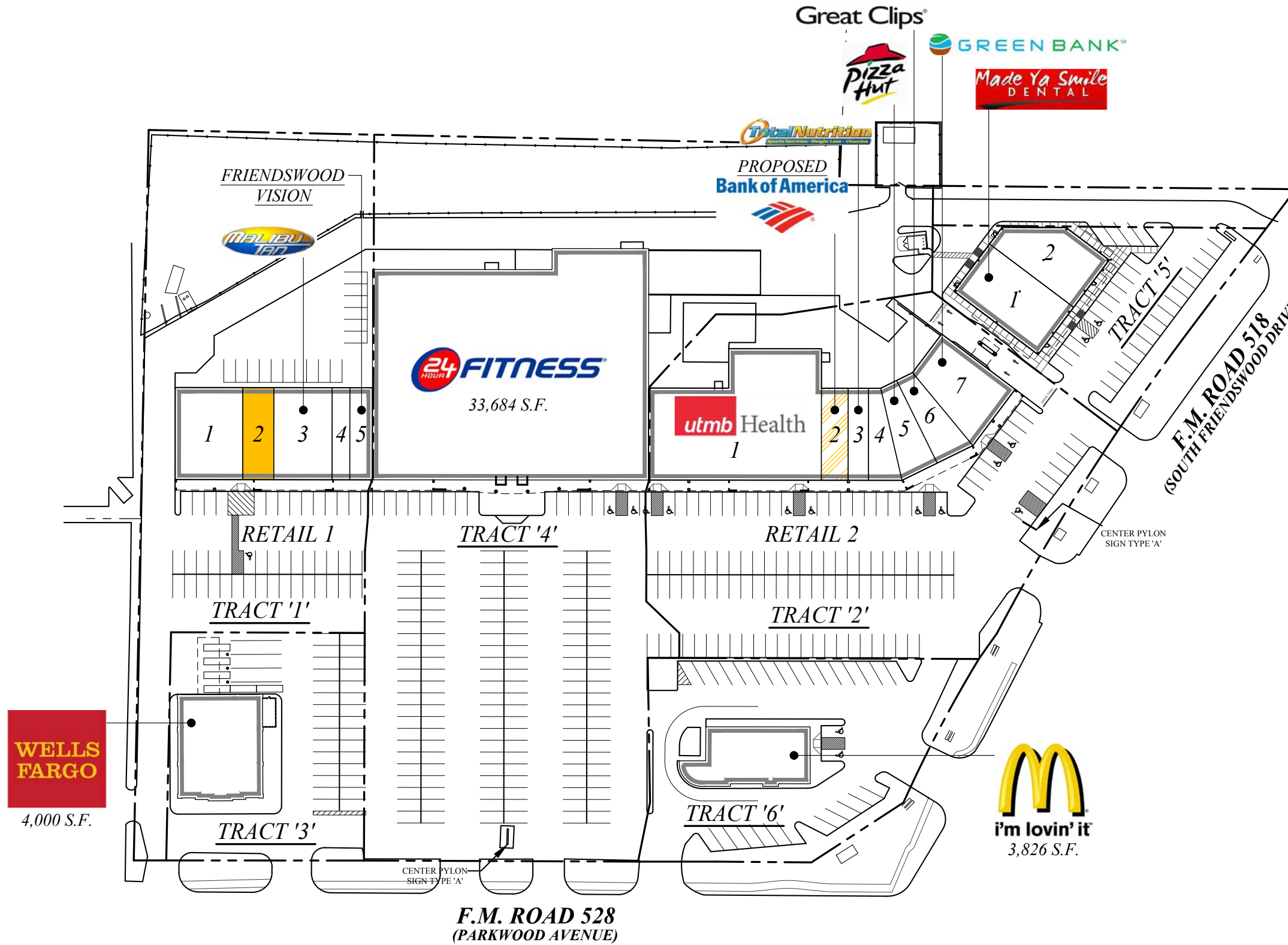


## TRAFFIC COUNT

22,754 ON FM 518 NORTH OF FM 528  
25,437 ON FM 518 SOUTH OF FM 528  
30,378 ON FM 528 WEST OF FM 518  
27,218 ON FM 528 EAST OF FM 518

Source: TXDOT, 2017 Counts





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	70,206	1.61	10,500	61	5.81	14.96
TRACT '2'	78,021	1.79	21,243	113	5.32	27.23
TRACT '3'	25,798	0.59	4,000	30	7.50	15.50
TRACT '4'	143,816	3.30	33,684	154	4.57	23.42
TRACT '5'	23,123	0.53	6,635	32	4.82	28.69
TRACT '6'	31,557	0.72	3,826	29	7.58	12.12
SUBTOTAL	372,521	8.55	79,888	419	5.24	21.45
ACCESS DRIVE	7,941	0.18				
SUBTOTAL	7,941	0.18				
TOTAL	380,461	8.73				

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: SP45      DATE: 03.28.17

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	HABANEROS FRESH MEX	3,600 S.F.
2	AVAILABLE	1,650 S.F.
3	MALIBU TAN	3,105 S.F.
4	MYSTIC NAILS	943 S.F.
5	FRIENDSWOOD VISION	1,157 S.F.
TOTAL		10,455 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	UTMB FAMILY HEALTHCARE	11,309 S.F.
2	PROPOSED BANK OF AMERICA	1,426 S.F.
3	TOTAL NUTRITION	1,081 S.F.
4	SHIRLEYS DONUTS	1,209 S.F.
5	PIZZA HUT	1,519 S.F.
6	GREAT CLIPS	1,519 S.F.
7	GREEN BANK	3,180 S.F.
TOTAL		21,243 S.F.

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	MADE YA SMILE DENTAL	3,600 S.F.
2	GOOD HEALTH PEDIATRICS	3,025 S.F.
TOTAL		6,625 S.F.

AVAILABLE

## WHO'S NEARBY

## DEMOGRAPHICS

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

**1 Mile**      **3 Miles**      **5 Miles**

### POPULATION

Current Households	2,037	23,299	52,780
Current Population	5,547	65,758	146,622
2010 Census Average Persons per Household	2.72	2.82	2.78
2010 Census Population	4,676	58,542	126,389
Population Growth 2010 to 2018	19.76%	12.75%	16.50%

### HOUSEHOLDS

1 Person Household	20.40%	18.81%	21.35%
2 Person Households	33.70%	30.96%	30.01%
3+ Person Households	45.90%	50.23%	48.63%
Owner-Occupied Housing Units	84.04%	77.74%	71.55%
Renter-Occupied Housing Units	15.96%	22.26%	28.45%

### RACE AND ETHNICITY

2018 Estimated White	87.11%	76.35%	72.01%
2018 Estimated Black or African American	3.12%	7.55%	9.05%
2018 Estimated Asian or Pacific Islander	5.32%	8.62%	9.39%
2018 Estimated Other Races	3.91%	7.02%	9.09%
2018 Estimated Hispanic	10.81%	19.32%	22.56%

### INCOME

2018 Estimated Average Household Income	\$155,582	\$123,872	\$113,274
2018 Estimated Median Household Income	\$135,602	\$102,818	\$94,375
2018 Estimated Per Capita Income	\$55,964	\$45,492	\$42,177

### EDUCATION (AGE 25+)

2018 Estimated High School Graduate	15.57%	16.64%	18.66%
2018 Estimated Bachelors Degree	33.69%	30.33%	27.15%
2018 Estimated Graduate Degree	18.41%	15.83%	13.90%

### AGE

2018 Median Age	41.6	36.7	35.7
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Our quest  
is your success.

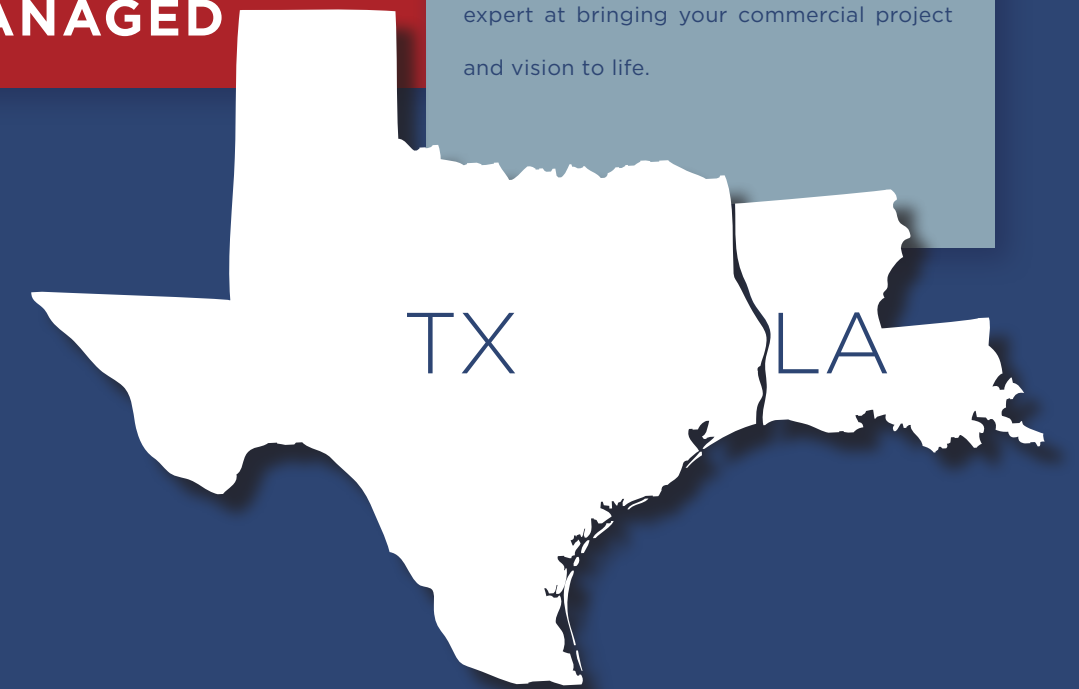
9.9M SF  
OWNED

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.





# 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
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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

