

MASON ROAD PLAZA

1945 N MASON ROAD | KATY, TX 77449

2,488 SF SECOND GENERATION END CAP FOR LEASE IN KATY



FOR LEASE



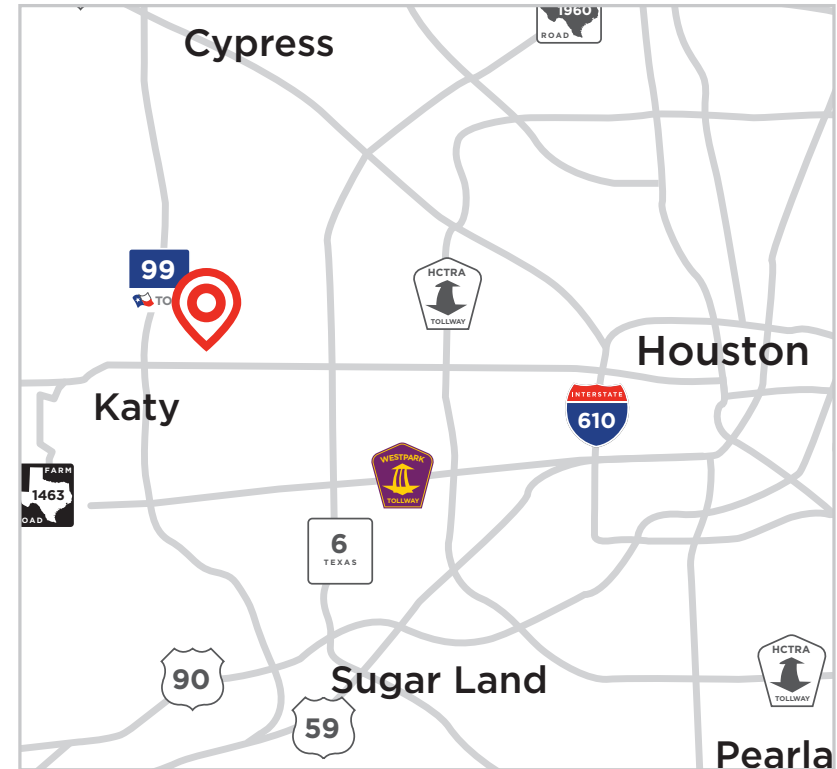
PROJECT HIGHLIGHTS

Mason Road Plaza

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NewQuest Properties is proud to present Mason Road Plaza, a 21,900 square foot multi-tenant retail center in highly sought-after Katy, TX. The center is strategically located at the southwest quadrant of N Mason Road and Franz Road, both major thoroughfares to/from I-10 and the Grand Parkway, connecting several large master planned communities with over 48,000 cars per day. The trade area is characterized by several large traffic generators, including the nearby Morton Ranch High School and Jr. High (4,744 students), Academy corporate headquarters (2,900 employees), the University of Houston - West Campus, Houston Community College - Katy Campus, and the explosion of office, multifamily and retail development along the Grand Parkway at I-10; all within a 2-mile radius of the center. Built in 2003, Mason Road Plaza provides an excellent value option for tenants being priced out of several high rent, new construction retail centers popping up in the immediate vicinity.

- 21,900 SF multi-tenant center located in Katy, TX
- 2,488 SF end cap and up to 8,240 SF inline space available
- Located at the SWQ of N Mason Rd and Franz Rd (48,700 combined vpd) with quick and convenient access to/from both I-10 and the Grand Parkway
- Close proximity to Houston's Energy Corridor, major medical campuses, corporate headquarters and the University of Houston - West Campus/ Houston Community College - Katy
- Healthy "Internet-proof" mix of service, medical and restaurant tenants
- Property is professionally maintained
- Aggressive lease terms



39% POPULATION GROWTH
within 5 miles



286K POPULATION
within 5 miles



\$133K AVG HHI
within 3 miles

AUSTEN BALDRIDGE

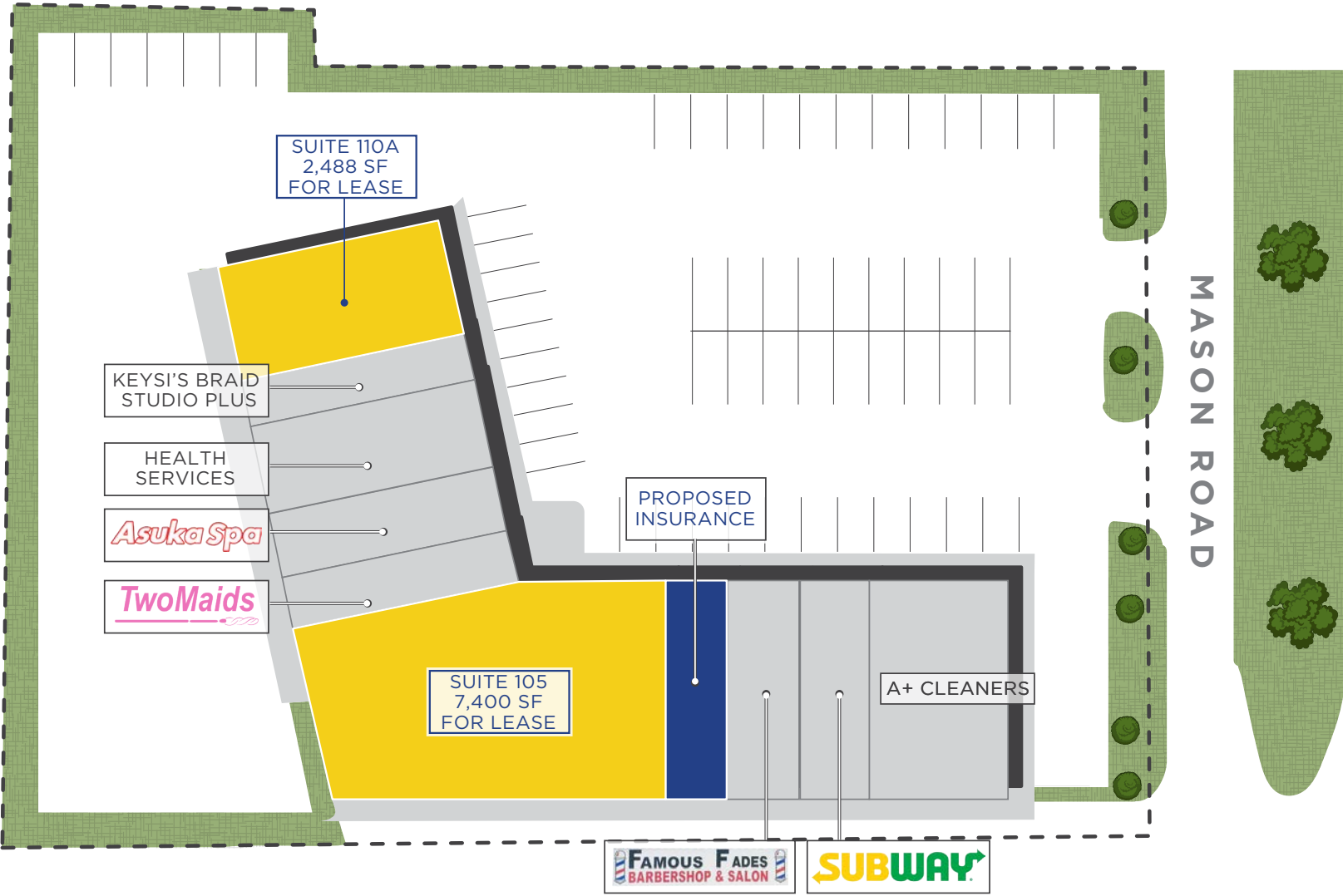
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NewQuest
PROPERTIES®







DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,656	36,808	93,040
Current Population	20,186	110,150	286,018
2010 Census Population	18,391	97,043	206,076
Population Growth 2010 to 2020	10%	14%	39%
2020 Median Age	35	36	35

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$109,926	\$133,473	\$125,166
Median Household Income	\$85,283	\$101,574	\$100,928
Per Capita Income	\$38,092	\$46,994	\$42,489

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	65%	66%	63%
Black or African American	10%	10%	12%
Asian or Pacific Islander	17%	15%	14%
Hispanic	26%	25%	28%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	16%	15%	15%
2 Person Households	27%	28%	27%
3+ Person Households	57%	56%	58%
Owner-Occupied Housing Units	75%	77%	77%
Renter-Occupied Housing Units	25%	23%	23%

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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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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