



STABLESIDE AT FALCON LANDING

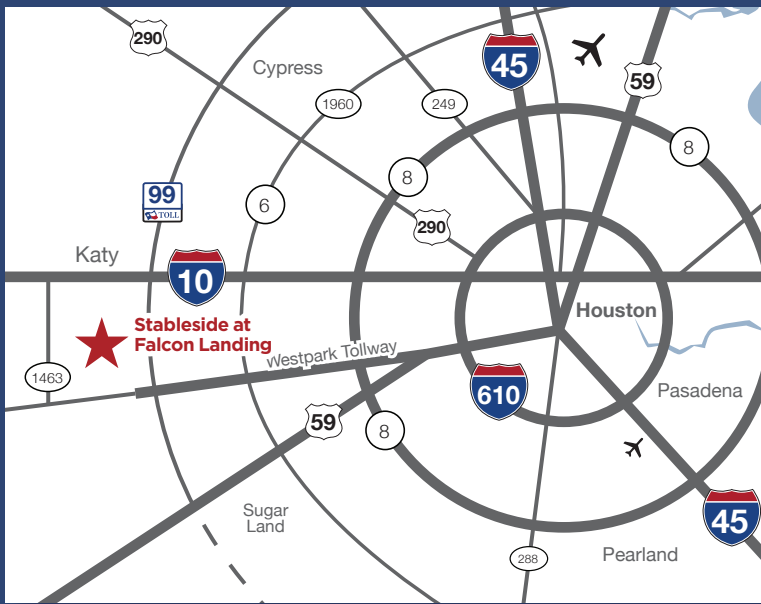
Katy's Premier Neighborhood Lifestyle Center

NWC of Gaston Road and Falcon Landing Boulevard | Katy, Texas



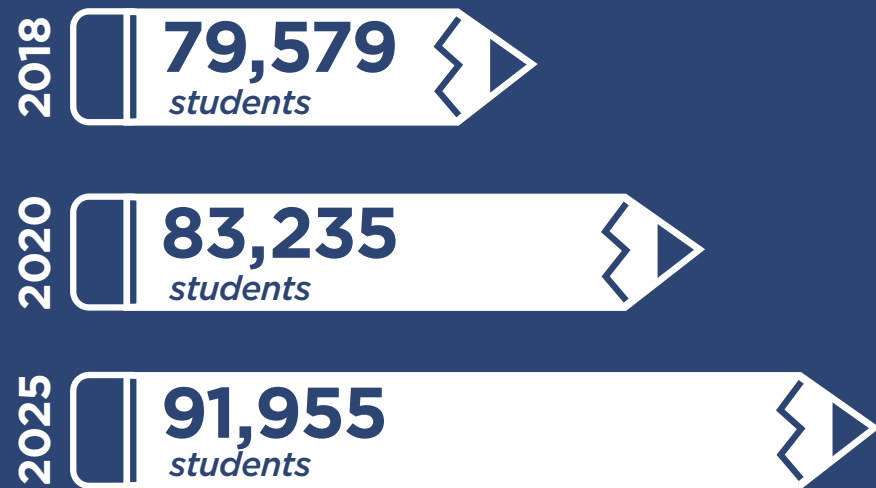
Austin Alvis | Andrew Alvis | 281.477.4300

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



\$179K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 2 MILE
 TRADE AREA

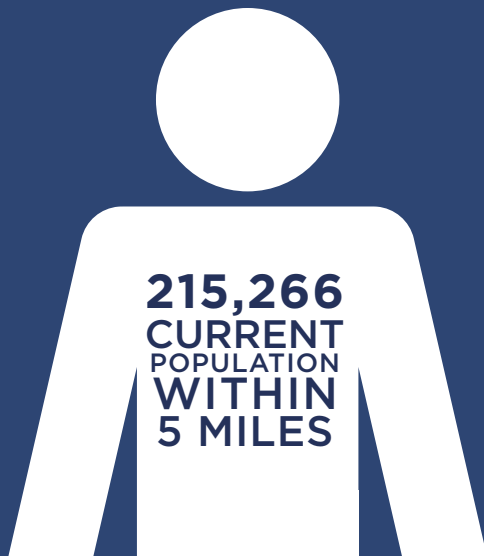
KATY ISD'S PROJECTED GROWTH



Source: Katy ISD/Community Impact Newspaper

MAJOR AREA EMPLOYERS

- Academy Sports & Outdoors
- Igloo Corporation
- BP America
- Energy Corridor
- Katy ISD
- Amazon



STABLESIDE AT FALCON LANDING

THREE HIGH TRAFFIC ANCHORS:
 102,473 SF **Kroger Signature**
 90,000 SF **VillaSport Athletic Club & Spa**

New 6-A Tompkins High School directly across the street with **4,800+ STUDENTS** at capacity (Katy ISD)

AFFLUENT and FAMILY ORIENTED COMMUNITY

OVER 107,000 people with over **\$160,000 in household income** in a 3 mile radius

PEDESTRIAN CONNECTIVITY with expansive sidewalk and hike and bike trails

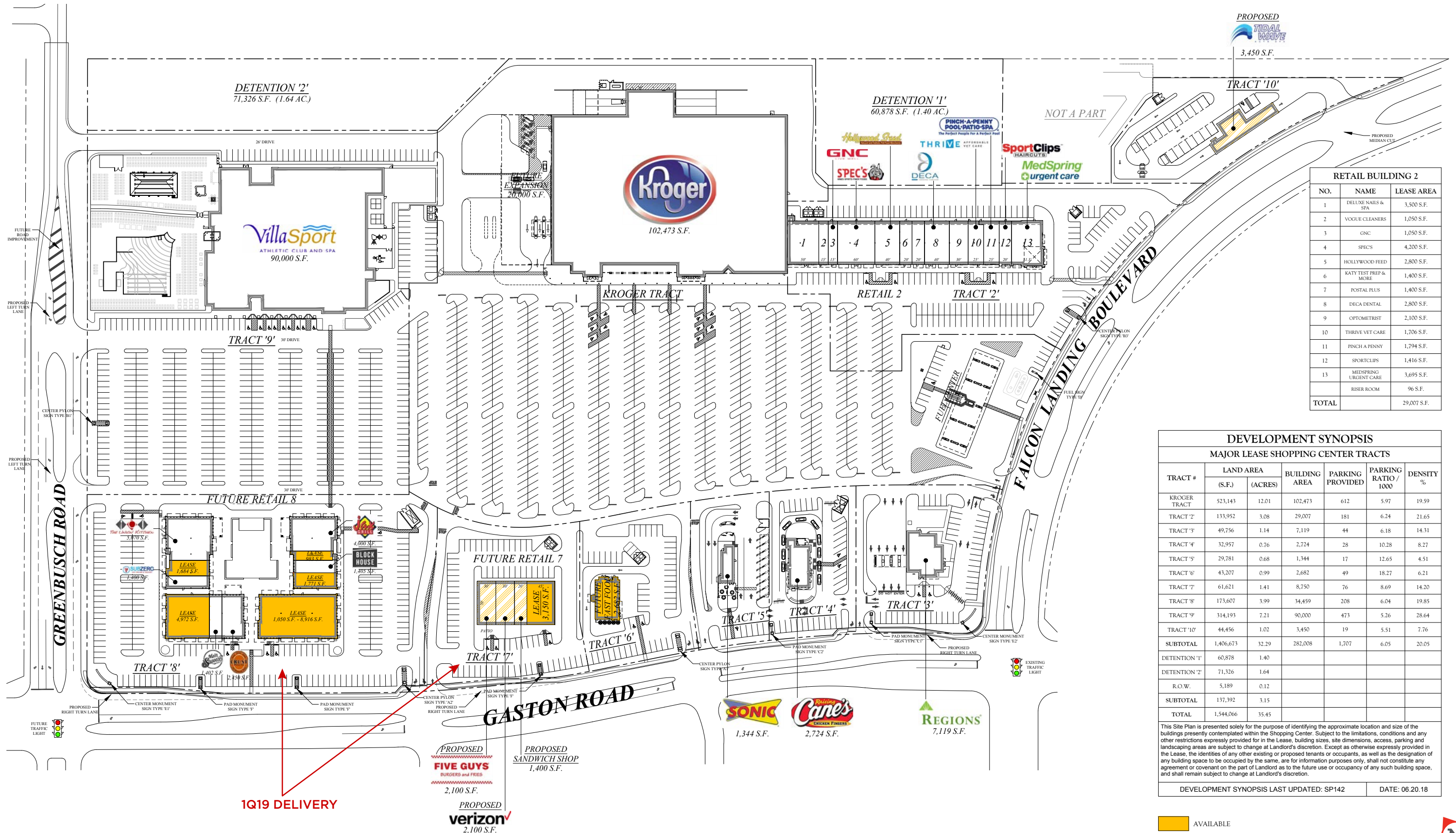


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RETAIL BUILDING 2

NO.	NAME	LEASE AREA
1	DELUXE NAILS & SPA	3,500 S.F.
2	VOGUE CLEANERS	1,050 S.F.
3	GNC	1,050 S.F.
4	SPECS	4,200 S.F.
5	HOLLYWOOD FEED	2,800 S.F.
6	KATY TEST PEP & MORE	1,400 S.F.
7	POSTAL PLUS	1,400 S.F.
8	DECA DENTAL	2,800 S.F.
9	OPTOMETRIST	2,100 S.F.
10	THRIVE VET CARE	1,706 S.F.
11	PINCH A PENNY	1,794 S.F.
12	SPORTCLIPS	1,416 S.F.
13	MEDSPRING URGENT CARE	3,695 S.F.
	RISER ROOM	96 S.F.
TOTAL		29,007 S.F.

DEVELOPMENT SYNOPSIS

MAJOR LEASE SHOPPING CENTER TRACTS

TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
KROGER TRACT	523,143	12.01	102,473	612	5.97	19.59
TRACT '2'	133,952	3.08	29,007	181	6.24	21.65
TRACT '3'	49,756	1.14	7,119	44	6.18	14.31
TRACT '4'	32,957	0.76	2,724	28	10.28	8.27
TRACT '5'	29,781	0.68	1,344	17	12.65	4.51
TRACT '6'	43,207	0.99	2,682	49	18.27	6.21
TRACT '7'	61,621	1.41	8,750	76	8.69	14.20
TRACT '8'	173,607	3.99	34,459	208	6.04	19.85
TRACT '9'	314,193	7.21	90,000	473	5.26	28.64
TRACT '10'	44,456	1.02	3,450	19	5.51	7.76
SUBTOTAL	1,406,673	32.29	282,008	1,707	6.05	20.05
DETENTION '1'	60,878	1.40				
DETENTION '2'	71,326	1.64				
R.O.W.	5,189	0.12				
SUBTOTAL	137,392	3.15				
TOTAL	1,544,066	35.45				

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: SP142 DATE: 06.20.18

AVAILABLE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 03/18

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	16,044	33,728	69,899
Current Population	52,918	108,095	215,266
2010 Census Average Persons per Household	3.30	3.20	3.08
2010 Census Population	29,144	57,969	135,394
Population Growth 2010 to 2018	81.59%	87.12%	59.40%
CENSUS HOUSEHOLDS			
1 Person Household	9.04%	10.33%	13.56%
2 Person Households	22.85%	24.70%	26.96%
3+ Person Households	68.11%	64.97%	59.48%
Owner-Occupied Housing Units	90.87%	88.27%	82.11%
Renter-Occupied Housing Units	9.13%	11.73%	17.89%
RACE AND ETHNICITY			
2018 Estimated White	71.38%	71.54%	69.32%
2018 Estimated Black or African American	9.06%	9.07%	9.61%
2018 Estimated Asian or Pacific Islander	12.95%	12.81%	13.10%
2018 Estimated Other Races	6.26%	6.22%	7.52%
2018 Estimated Hispanic	21.03%	20.68%	22.43%
INCOME			
2018 Estimated Average Household Income	\$178,729	\$164,512	\$141,204
2018 Estimated Median Household Income	\$150,890	\$145,345	\$124,940
2018 Estimated Per Capita Income	\$54,525	\$51,665	\$46,087
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	10.31%	10.90%	13.69%
2018 Estimated Bachelors Degree	37.42%	37.59%	34.70%
2018 Estimated Graduate Degree	24.82%	23.14%	19.66%
AGE			
2018 Median Age	34.8	35	35.1

Our quest
is your success.

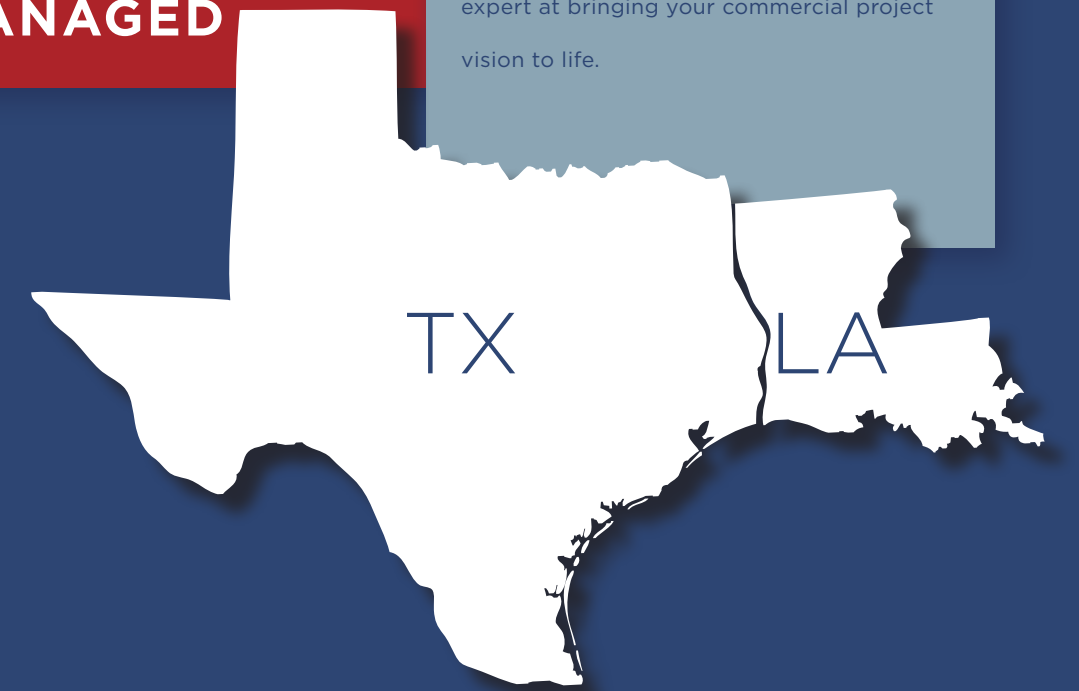
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

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

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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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Rev. 08.03.18 ct