

VALLEY RANCH PAD SITES

NWC OF HIGHWAY 59 N & GRAND PARKWAY (SH 99) | NEW CANEY, TEXAS

PRIME PAD SITES FRONTING HIGHWAY 59 AVAILABLE FOR LEASE



PROJECT HIGHLIGHTS

Valley Ranch Pad Sites

NWC OF HIGHWAY 59 N & GRAND PARKWAY (SH 99)
NEW CANEY, TEXAS

- Valley Ranch, a mixed-use development encompassing nearly **240 acres** is the **preeminent retail hub** of far northeast Houston and the surrounding communities
- Site features nearly **1.5 million SF** of retail and entertainment
- At NE corner of Highway 59 and the new Segment G of the Grand Parkway (opened March 2016) vastly **improves the transportation** options for the communities in the **north/northeast trade area**
- Substantially **increased interconnectivity** between the trade area and the rest of the Greater Houston region.
- Pad sites with Hwy 59 frontage available (sizes flexible):**
Tract 8: 76,710 SF
Tract 9: 51,925 SF

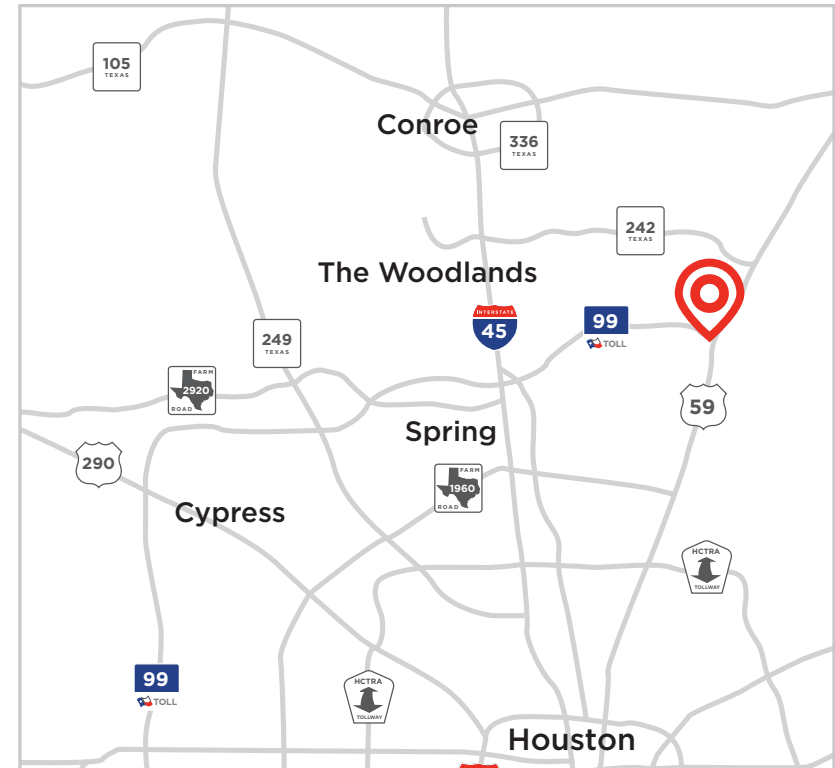


TRAFFIC COUNTS

91,880 VPD on Hwy 59



93% POPULATION GROWTH
from 2010 – 2019 within 2 miles

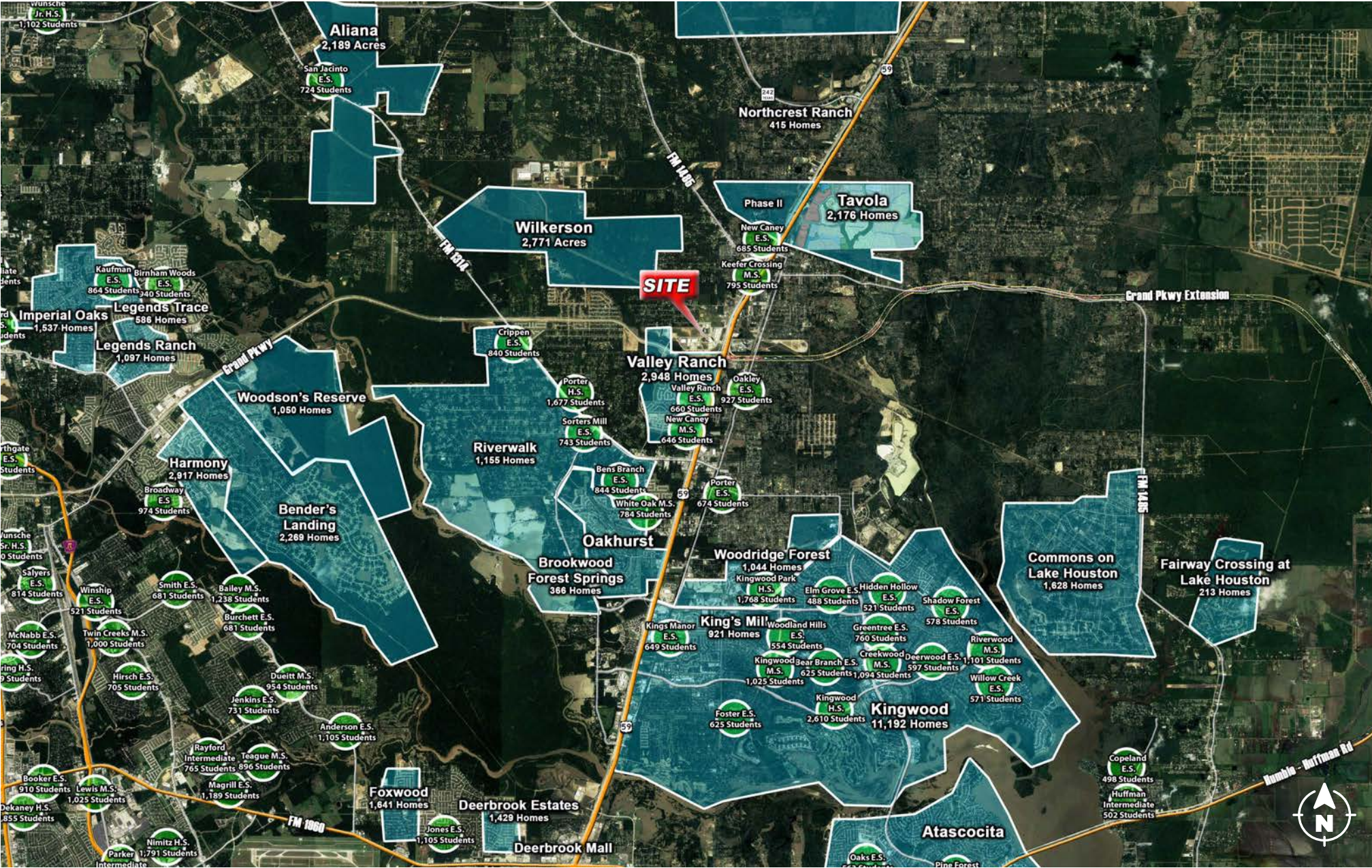


MAJOR AREA EMPLOYERS



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90K
POPULATION
5-MILE RADIUS

MAJOR AREA EMPLOYERS

Kroger Marketplace
Academy Sports
Bath & Body Works
TJ Maxx
Burlington
Gringo's Mexican
Olive Garden
Chilli's Bar & Grill
Whataburger



\$83K
AVERAGE HHI
5-MILE RADIUS

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	7,899	12,450	31,480
Current Population	24,415	37,377	89,695
2010 Census Population	12,745	20,415	63,803
Population Growth 2010 to 2019	93.04%	84.44%	41.20%
2019 Median Age	32.6	32.9	33.9

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$61,614	\$67,711	\$83,069
Median Household Income	\$54,789	\$57,439	\$71,518
Per Capita Income	\$20,619	\$23,002	\$29,792

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	81.45%	80.93%	77.55%
Black or African American	3.02%	3.59%	5.63%
Asian or Pacific Islander	0.99%	1.10%	2.84%
Hispanic	33.03%	31.77%	30.13%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	18.97%	19.36%	20.39%
2 Person Households	28.62%	29.84%	31.09%
3+ Person Households	52.41%	50.80%	48.52%
Owner-Occupied Housing Units	70.14%	70.21%	72.24%
Renter-Occupied Housing Units	29.86%	29.79%	27.76%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

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300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

CoStar™

metrøstudy

LANDVISION

nearmap

REGIS
online

ICSC

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Aero Photo
since 1991

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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