

MARKETPLACE AT NINETY-SIX

Multi-Phase Kroger Marketplace-Anchored Development

NEC and SEC of League City Parkway and Hobbs Road
League City, Texas



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Project Highlights



127K
VPD ON I-45 &
LEAGUE CITY PKWY.

\$152K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES

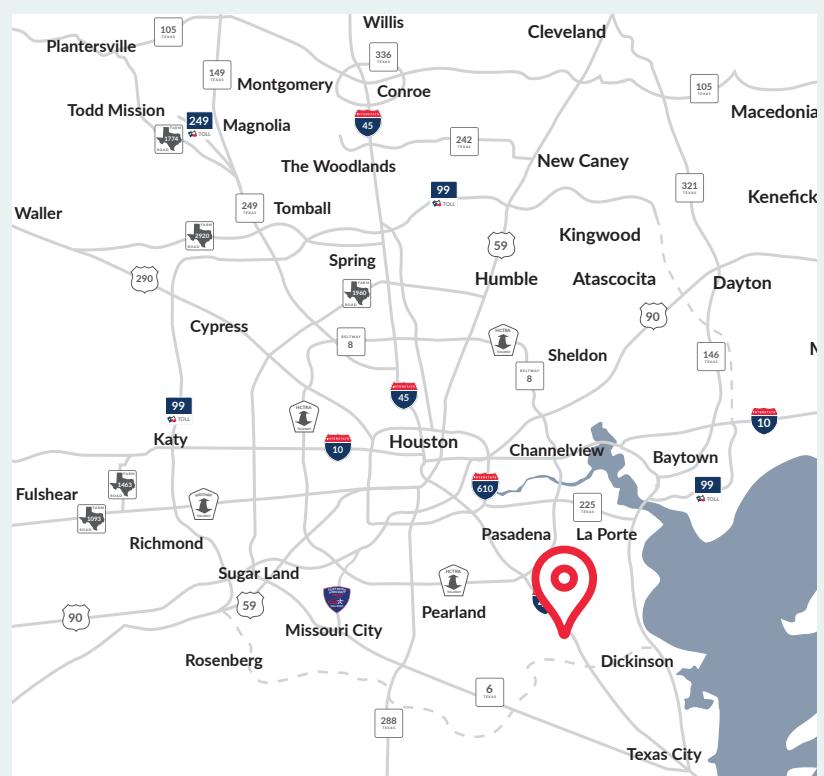
183K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

STEADY RESIDENTIAL GROWTH

2,578 FUTURE HOMES
1,025 ANNUAL HOME STARTS & 761 CLOSINGS
68,511 TOTAL HOUSEHOLDS
8.37% HOUSEHOLD GROWTH | 2020-2024

Regis Zonda Estimates as of 3Q 2024 within a 5 mile radius



Project Highlights



ANCHORED BY A
123,000-SF KROGER
MARKETPLACE AND
CONVENIENTLY
LOCATED NEXT TO
PERRY FAMILY YMCA



LOCATED AT THE
MAIN ENTRANCE TO
SOME OF LEAGUE
CITY'S STRONGEST
RESIDENTIAL
COMMUNITIES:
BRITTANY LAKES,
SEDONA, AND MORE



OVER 7,000
OCCUPIED HOMES
AND 1,026 HOMES
COMING TO THE
SOUTH OF THE
DEVELOPMENT:
WESTLAND RANCH
NEW COMMUNITY



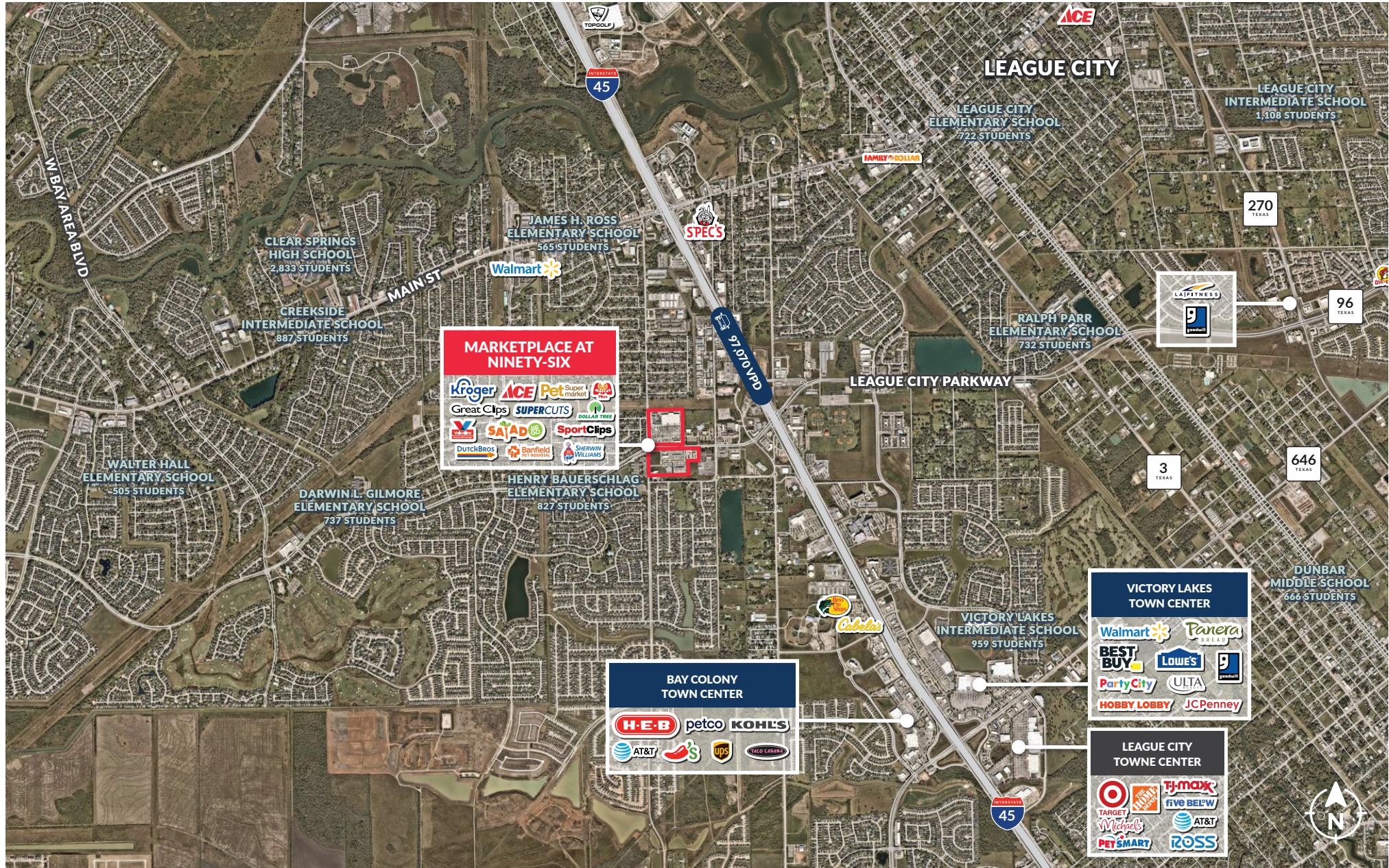
79% OF CUSTOMERS
LIVE LESS THAN 5
MILES AWAY FROM
MARKETPLACE AT
NINETY-SIX



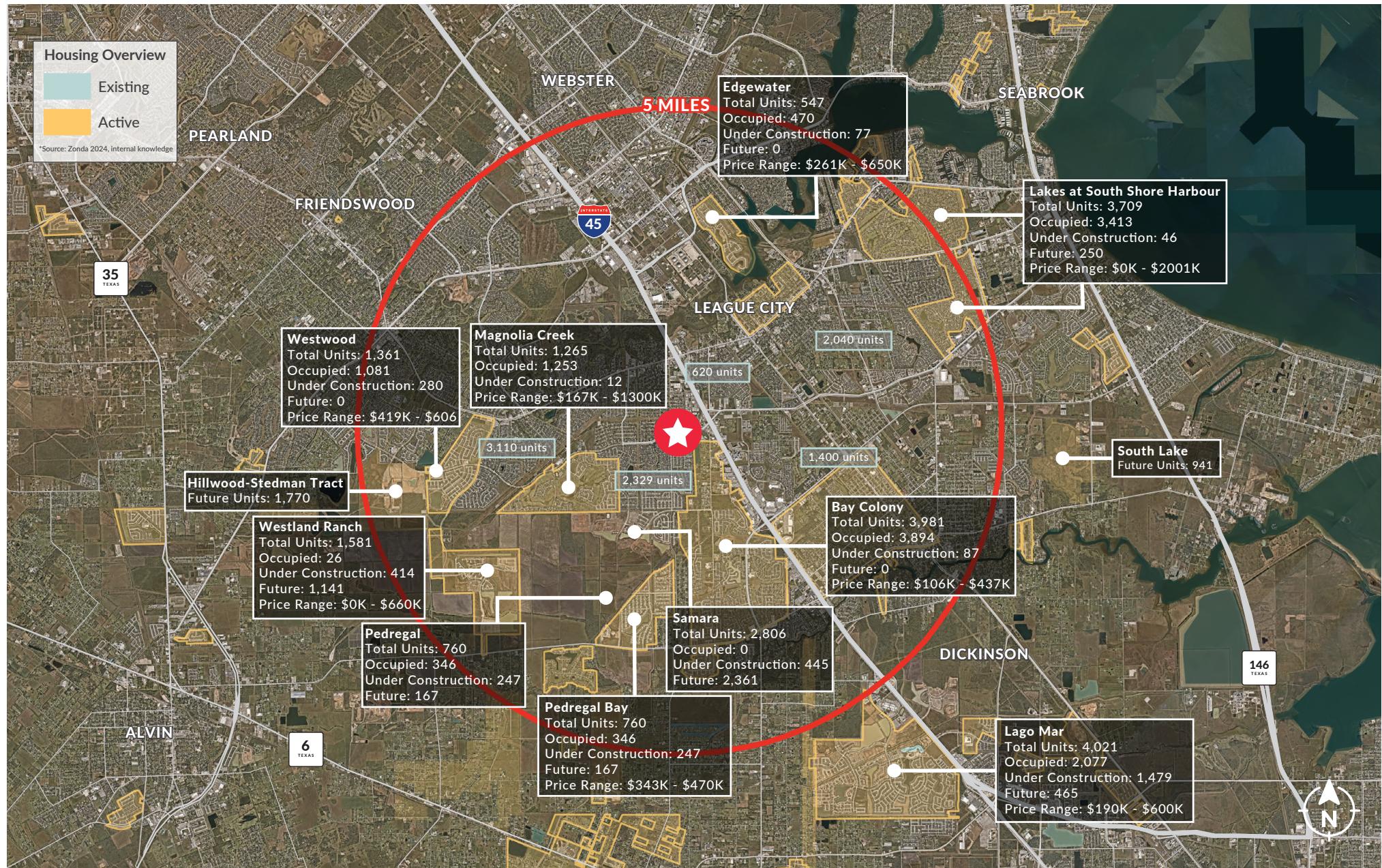
AVAILABLE:
0.86 AC PAD SITE
1.48 AC PAD SITE
1.85 AC PAD SITE

4,259-SF ENDCAP
2,450-SF ENDCAP

Retail Aerial



Residential Aerial





AVAILABLE

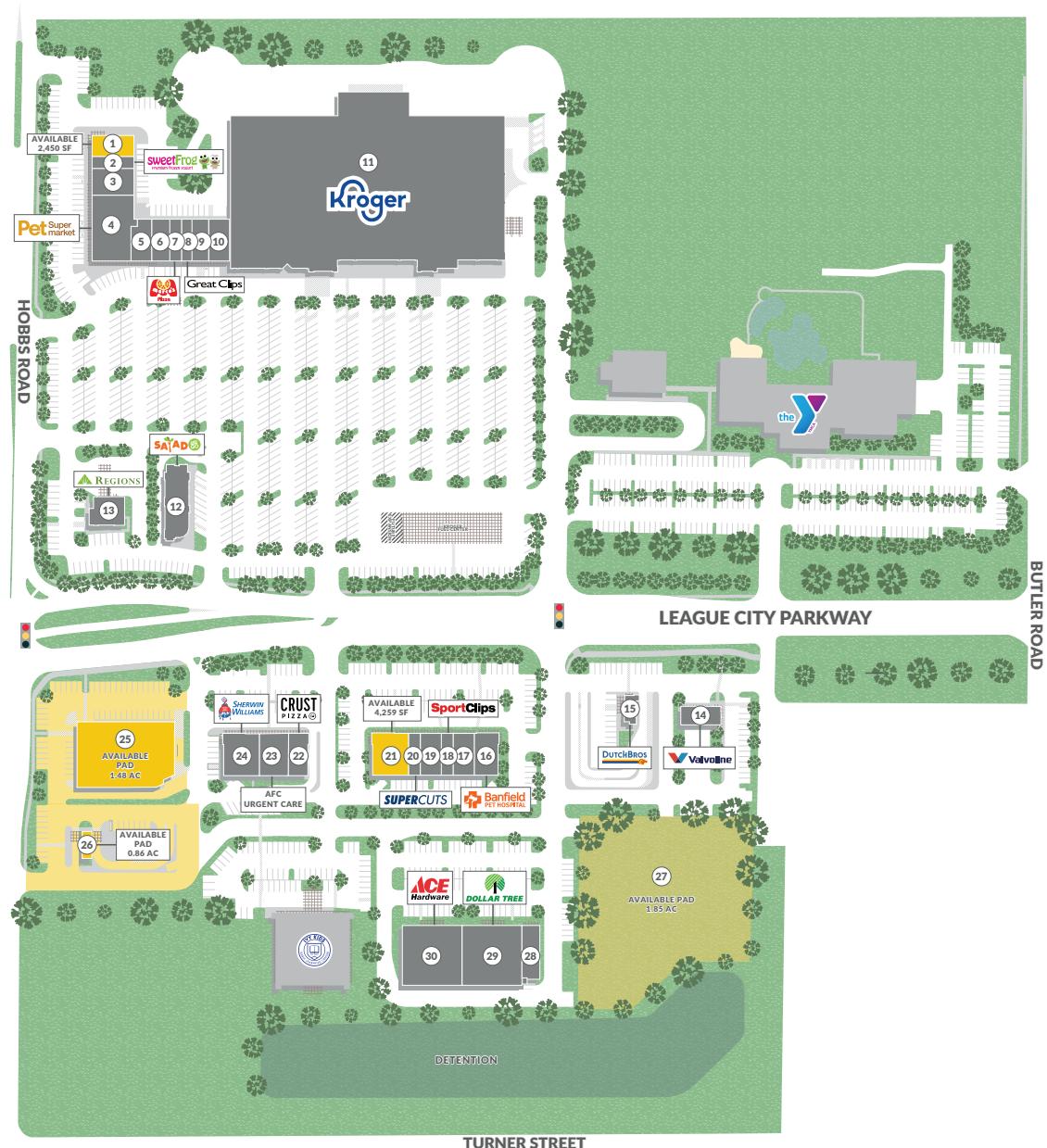
LEASED

IN NEGOTIATION

NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	Available For Lease	2,450 SF
2	sweetFrog	1,400 SF
3	El Dorado Mexican	3,150 SF
4	Pet Supermarket	7,478 SF
5	Dentist	2,330 SF
6	Bao's Cafe	2,100 SF
7	Marco's Pizza	1,400 SF
8	Great Clips	1,200 SF
9	League City Eye Center	1,950 SF
10	Nail Salon	2,450 SF
11	Kroger	123,000 SF
12	Salad & Go	4,866 SF
13	Regions Bank	2,700 SF
14	Valvoline	2,088 SF
15	Dutch Bros. Coffee	950 SF
16	Banfield Pet Hospital	2,859 SF
17	Pediatric Dentist	2,450 SF
18	SportClips	1,400 SF
19	Krystal C Nail Salon	2,450 SF
20	Supercuts	1,400 SF
21	Available For Lease	4,259 SF
22	Crust Pizza	2,925 SF
23	AFC Urgent Care	3,607 SF
24	Sherwin Williams	4,200 SF
25	Available Pad Site	1.48 AC
26	Available Pad Site	0.86 AC
27	Available Pad Site	1.85 AC
28	Liquor Store	2,698 SF
29	Dollar Tree	10,000 SF
30	Ace Hardware	10,000 SF



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	12,455	23,178	68,511
Current Population	36,711	66,366	183,502
2020 Census Population	36,978	63,095	170,104
Population Growth 2020 to 2024	0.36%	6.02%	8.37%
2024 Median Age	36.1	36.2	36.1
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	64.82%	63.85%	60.62%
Black or African American	9.26%	9.60%	11.67%
Asian or Pacific Islander	7.30%	6.85%	6.77%
Other Races	18.18%	19.21%	20.35%
Hispanic	23.80%	25.17%	27.34%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$146,353	\$139,593	\$130,284
Median Household Income	\$124,723	\$116,868	\$108,494
Per Capita Income	\$49,579	\$48,656	\$49,352
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	16.65%	18.26%	25.82%
2 Person Households	30.17%	31.37%	31.20%
3+ Person Households	53.18%	50.37%	42.98%
Owner-Occupied Housing Units	77.02%	75.68%	61.49%
Renter-Occupied Housing Units	22.98%	24.32%	38.51%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

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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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
Rebecca Le	519614	rle@newquest.com	281.477.4327
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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