

SPRING WEST

NWC OF I-45 & SPRING CYPRESS | SPRING, TEXAS



RETAIL SPACES AVAILABLE IN 40-ACRE DEVELOPMENT



PROJECT HIGHLIGHTS

Spring West

NWC OF I-45 & SPRING CYPRESS | SPRING, TEXAS

- **A 40 ACRE RETAIL DENSE DEVELOPMENT** at the NWC of I-45 & Spring Cypress in Spring, Texas
- **EXCELLENT VISIBILITY** from high-traffic **I-45** and **LESS THAN 1.5 MILES** from **99 GRAND PARKWAY**
- Located **LESS THAN 3 MILES** from **NEW 4 MILLION SF EXXONMOBIL CAMPUS** employing 10,000 in upstream, downstream, and chemicals industries
- **ACROSS** from **SIX FLAGS WATER AMUSEMENT PARK**, **BRINGING OVER 32 MILLION GUESTS ANNUALLY**



TRAFFIC COUNTS

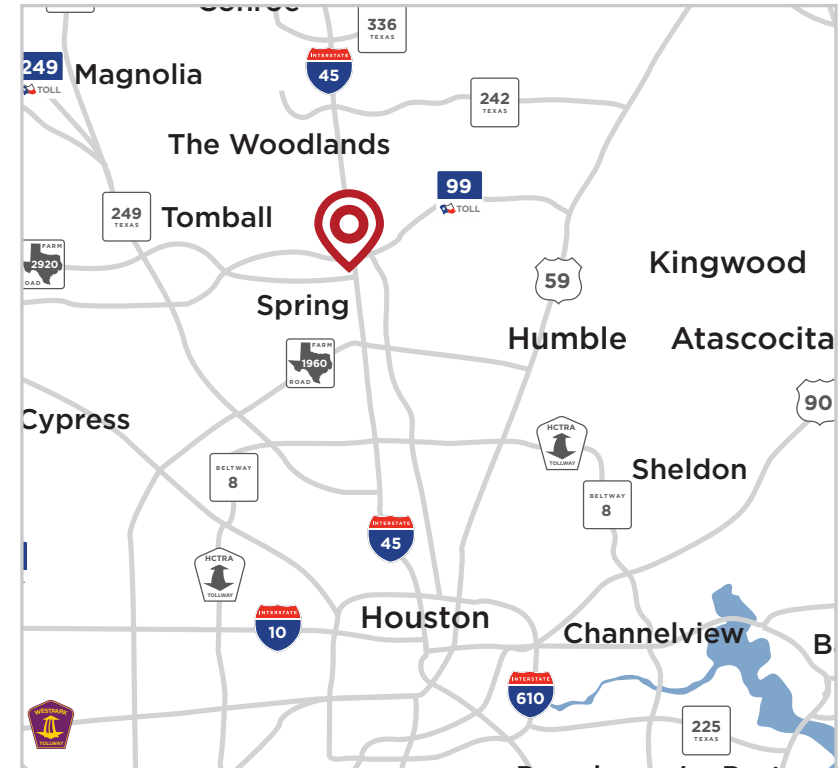
233,948 VPD VPD on I-45 Hwy
52,737 VPD on Spring Cypress Rd.



262,776 POPULATION
within 5 miles



34% GROWTH
from 2010 - 2021 within 5 miles



MAJOR AREA RETAILERS



FedEx

ACE
Hardware

MATTRESS FIRM

U-HAUL

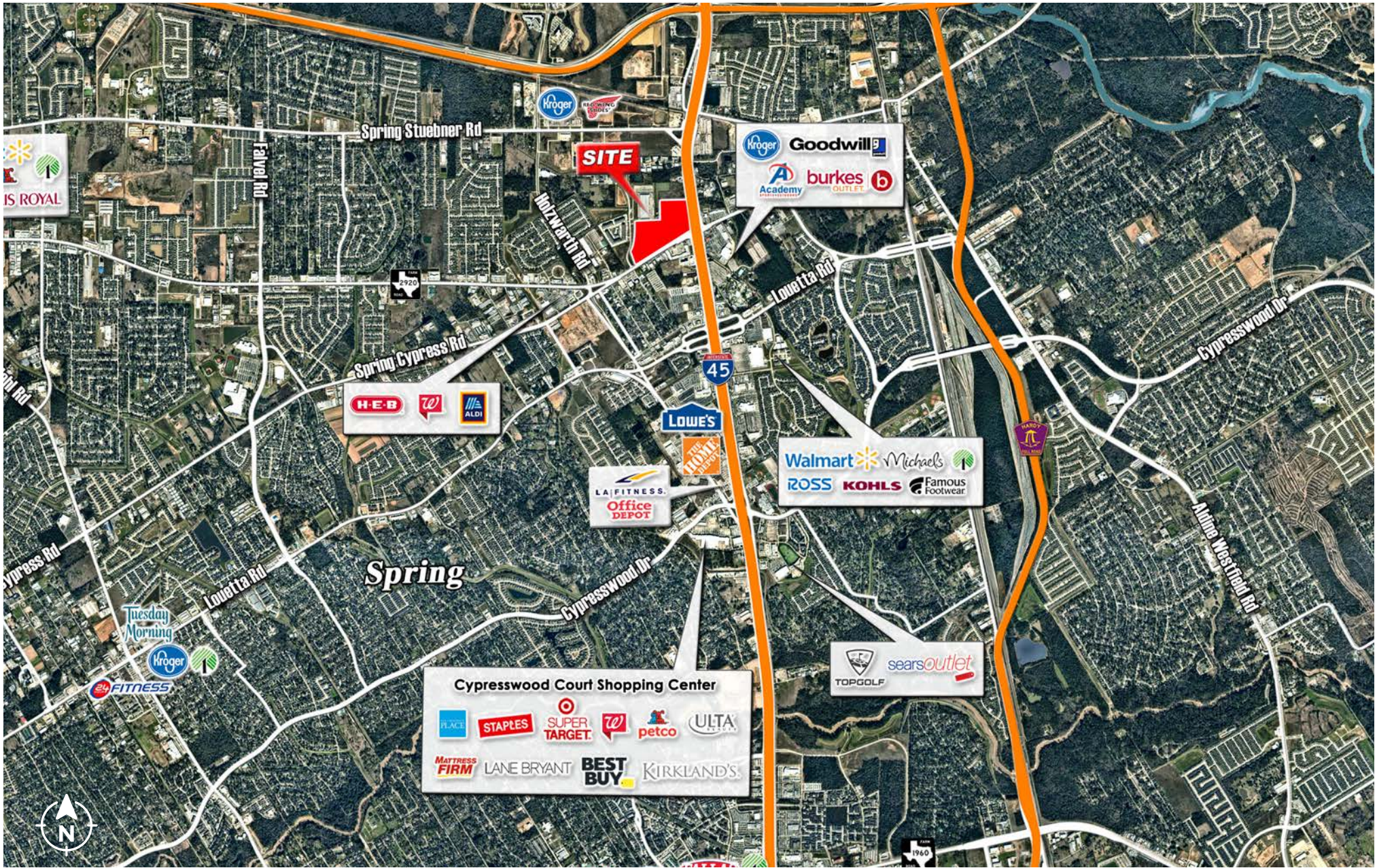
BBVA Compass

MATTRESS 1 ONE

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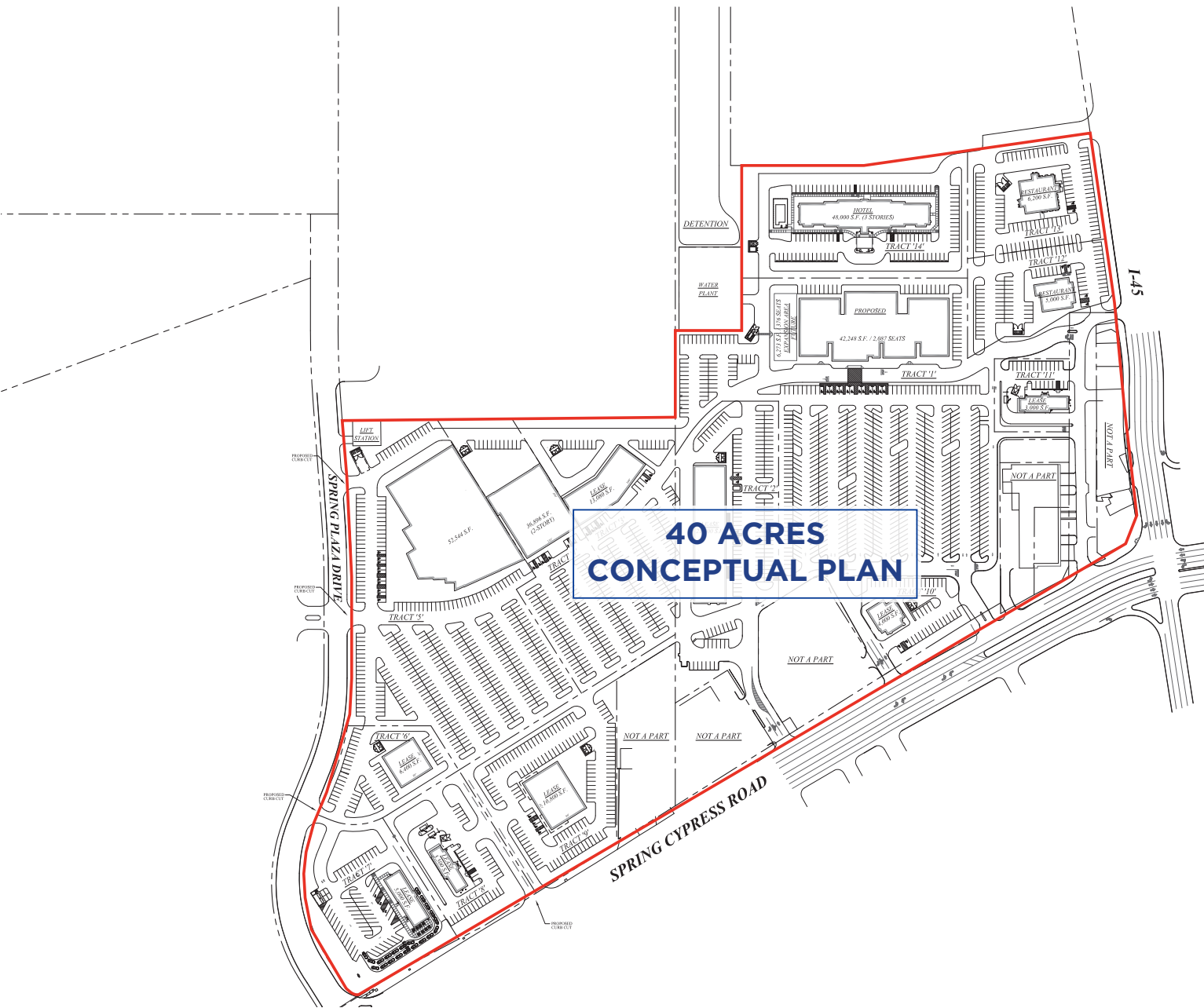
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NewQuest
PROPERTIES®





SITE PLAN



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1	372,544	8.67	42,248	616	14.58	11.19
TRACT 2	131,599	3.02	21,000	136	6.48	15.96
TRACT 3	76,129	1.75	13,080	71	5.43	17.18
TRACT 4	122,423	2.81	36,896	237	6.42	30.14
TRACT 5	250,903	5.76	52,544	410	7.80	20.94
TRACT 6	43,808	1.01	6,400	47	7.34	14.61
TRACT 7	82,671	1.90	5,000	59	11.80	6.05
TRACT 8	61,265	1.41	3,500	36	10.29	5.71
TRACT 9	98,445	2.26	10,800	138	12.78	10.97
TRACT 10	32,236	0.74	4,000	40	10.00	12.41
TRACT 11	25,555	0.59	3,000	21	7.00	11.65
TRACT 12	52,879	1.21	5,000	73	14.60	9.46
TRACT 13	66,241	1.52	6,200	104	16.77	8.36
TRACT 14	123,087	2.83	48,000	101	2.10	39.00
TOTAL	1,146,343	26.32	180,668	1,612	8.92	15.76

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.

DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 07/21



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	11,025	24,979	92,837
Current Population	32,936	73,174	262,776
2010 Census Population	23,027	54,189	195,990
Population Growth 2010 to 2021	43.18%	35.17%	34.33%
2021 Median Age	33.6	34.4	33.3

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$103,259	\$101,047	\$92,615
Median Household Income	\$87,990	\$85,493	\$80,789
Per Capita Income	\$35,880	\$35,877	\$33,869

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	60.73%	63.93%	62.55%
Black or African American	17.36%	15.39%	16.88%
Asian or Pacific Islander	8.47%	7.35%	6.20%
Hispanic	31.03%	29.89%	31.02%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	16.09%	17.11%	21.04%
2 Person Households	30.56%	30.91%	29.59%
3+ Person Households	53.35%	51.97%	49.37%
Owner-Occupied Housing Units	85.78%	82.23%	66.29%
Renter-Occupied Housing Units	14.22%	17.77%	33.71%

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
Rebecca Le	519614	rle@newquest.com	(281)477-4300
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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