

# HIGHLAND KNOLLS SHOPPING CENTER

NEC MASON ROAD AND HIGHLAND KNOLLS DRIVE | KATY, TEXAS

**SECOND-GENERATION GROCERY BOX AND  
SMALL SHOP SPACES AVAILABLE IN THE HEART OF KATY**



# PROJECT HIGHLIGHTS

## Highland Knolls Shopping Center

NEC MASON RD. AND HIGHLAND KNOLLS DR. | KATY, TX

- Conveniently located at the northeast corner of Mason Road and Highland Knolls Drive across from H-E-B Grocery.
- Primary trade area serves Katy, Fort Bend County, and the upscale Cinco Ranch master planned community.
- The center also benefits from a strong population of greater than 278,000 people within a 5-mile radius, along with a high-density educated and high-income residential population in its trade area.

**Available:** Box space: 62,189 SF

Small shop spaces: 1,120 SF

2,120 SF

2,000 SF

### TRAFFIC COUNTS

**32,636 VPD** on S. Mason Road

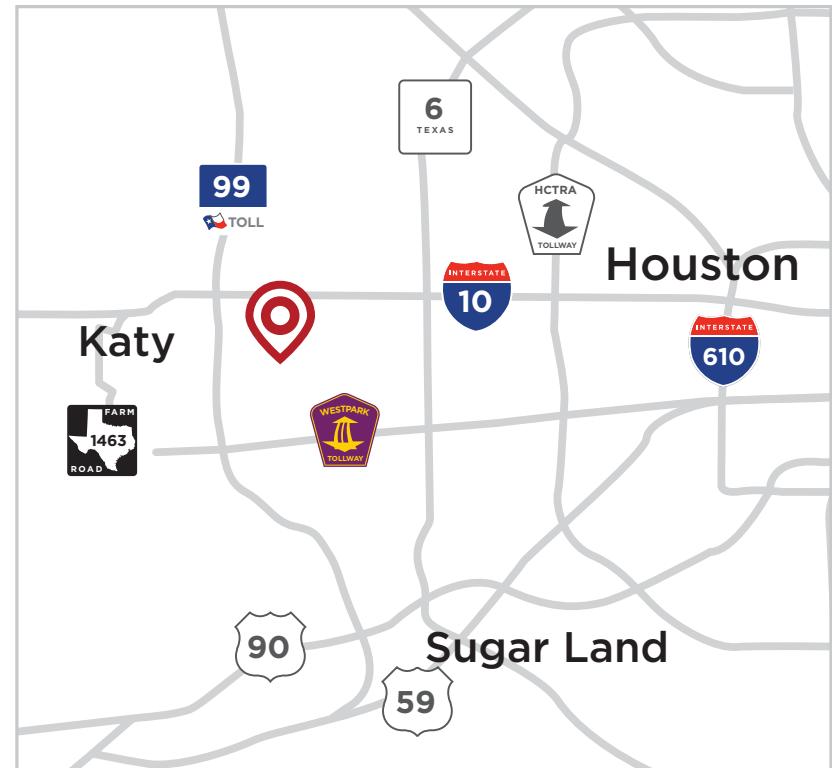
**20,002 VPD** on Highland Knolls Drive

**\$135K AVG HHI**

within 3 miles

**278,525 POPULATION**

within 5 miles



### MAJOR AREA RETAILERS



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03.21 | 02.21

# SITE PLAN



# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	22,231	38,327	90,556
Current Population	65,580	113,442	278,525
2010 Census Population	58,722	96,944	212,275
Population Growth 2010 to 2020	12%	17%	31%
2020 Median Age	36	36	35
INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$123,731	\$135,410	\$126,383
Median Household Income	\$100,714	\$107,216	\$106,609
Per Capita Income	\$44,479	\$48,375	\$42,652
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	68%	66%	63%
Black or African American	10%	11%	12%
Asian or Pacific Islander	13%	14%	13%
Hispanic	26%	27%	29%
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	17%	16%	15%
2 Person Households	30%	29%	27%
3+ Person Households	53%	55%	58%
Owner-Occupied Housing Units	74%	74%	77%
Renter-Occupied Housing Units	26%	26%	23%

# TEXAS OVERVIEW

95

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



POPULATION  
28,995,881



#1 JOBS CREATOR  
IN THE NATION  
342,800 JOBS  
ADDED IN 2019



#1 STATE IN  
AMERICA  
TO START A BUSINESS



TOP STATE FOR  
GROWTH  
14+ MILLION WORKERS  
374,000 NEW RESIDENTS | 2020



NO STATE  
INCOME TAX



2<sup>ND</sup> LARGEST  
STATE ECONOMY  
IN THE U.S.A.



#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2020



BEST STATE  
FOR BUSINESS  
15<sup>TH</sup> YEAR IN A ROW



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON

 **NewQuest**  
PROPERTIES®



66% OF THE POPULATION LIVES WITHIN  
THE TEXAS TRIANGLE OF DALLAS,  
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION  
FOR THE 6TH YEAR IN A ROW

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
#4 Fastest-growing city in the nation  
Leads the country in employment and population growth | 2020

## DALLAS

#6 Fastest-growing housing market | 2020  
21 Fortune 500 companies  
300 Corporate headquarters  
8,300 Californians move in area yearly  
Top 10 Hottest Job Markets | 2019

## HOUSTON

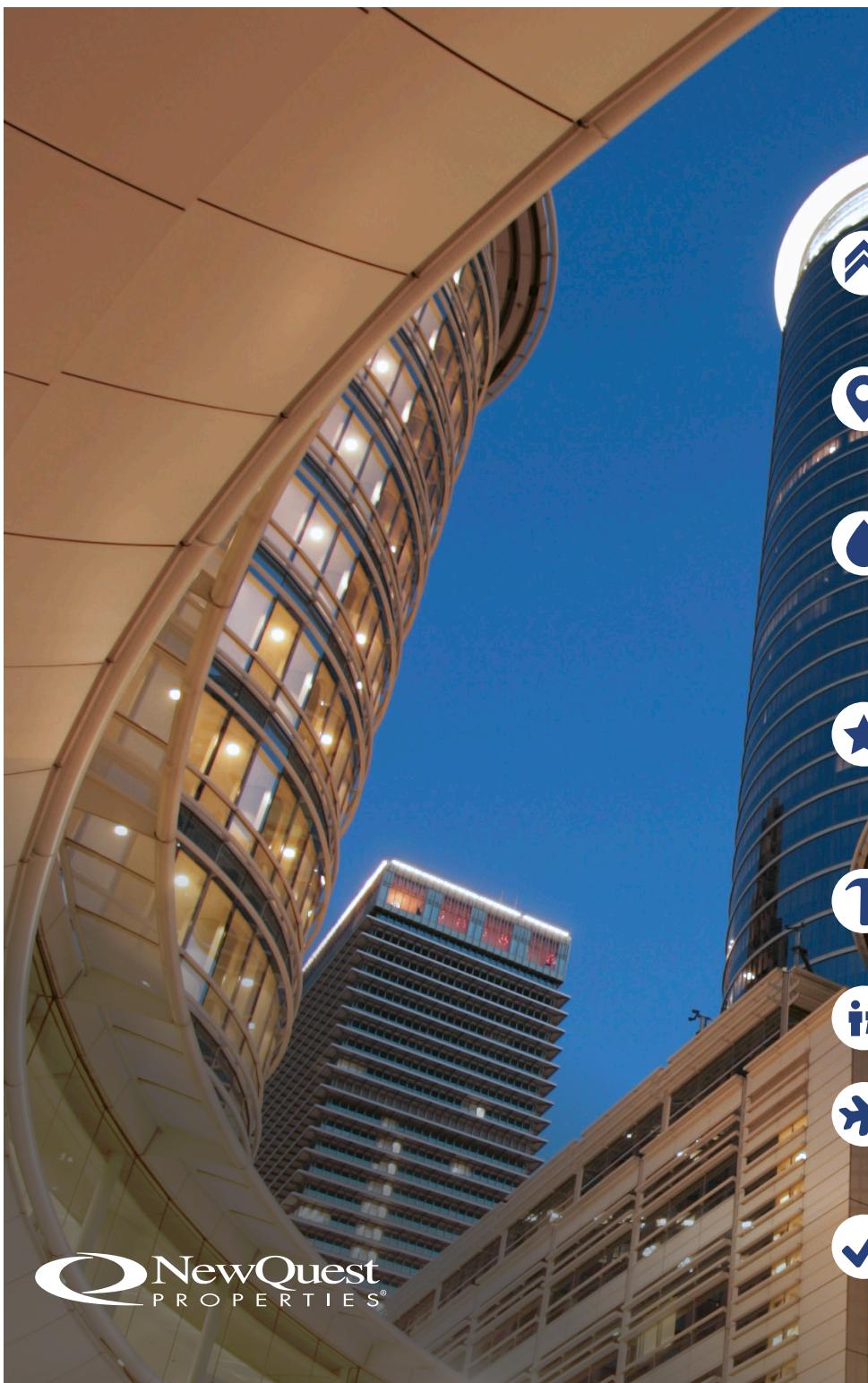
#1 for Corporate Moves | 2020  
#2 in Business Expansion | 2015-2020  
#3 in the World in "Cities of the Future" Analysis | 2020  
#5 Best Places to Live in Texas | 2020  
Most Diverse City in the Nation  
23 Fortune 500 Companies  
Over 5M SF of industrial space opened or secured by Amazon since 2018

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the 3<sup>rd</sup> year in a row | 2020  
Record-breaking \$17.5B in Residential Closings | 2020

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America



# WHY TEXAS

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## ECONOMIC POWERHOUSE

RANKED **9<sup>TH</sup> LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



## NATION'S #1 EXPORTER

EXPORTED **\$331 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



## TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION **\$13.9 BILLION** IN STATE & LOCAL TAXES IN 2020



## HOME TO WORLD-LEADING COMPANIES

**51 FORTUNE 500 COMPANIES**, INCLUDING: EXXONMOBIL, AT&T, HEWLETT PACKARD, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



## MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



## 2<sup>ND</sup> LARGEST WORKFORCE IN AMERICA

**14+ MILLION** WORKERS



## WORLD-CLASS AIRPORTS

**380 AIRPORTS** SERVE TEXAS TRAVELERS



## TOP-NOTCH SCHOOLS

**37 PUBLIC UNIVERSITIES** AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019

# 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
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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