



WEBSTER TOWN CENTER

2 Pad Sites, Inline space, 35,000-SF Freestanding Building and 2nd Gen Restaurant Available in Webster's Premier Entertainment Destination

SEC of Interstate 45 and Texas Avenue | Webster, Texas

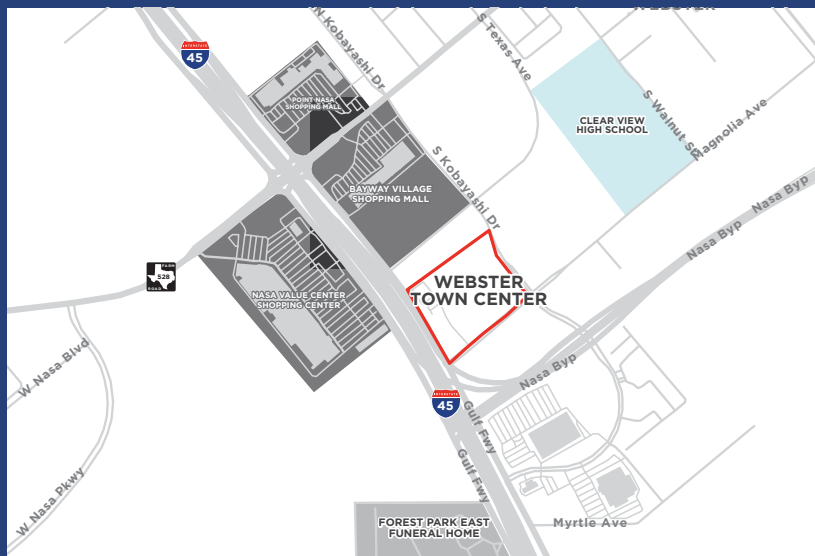
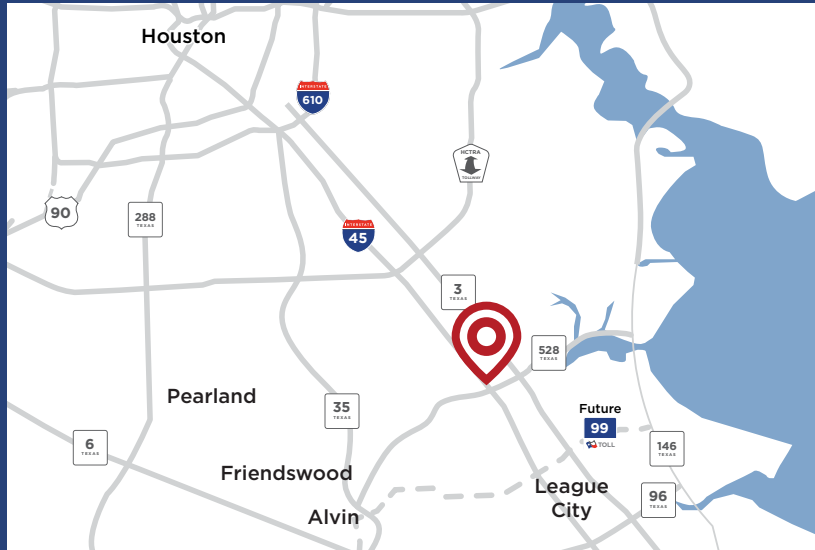
Kevin Sims | Nick Ramsey | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

WEBSTER TOWN CENTER

PROJECT HIGHLIGHTS

WEBSTER, TEXAS



30%
POPULATION
GROWTH
WITHIN 2 MILES
2020 - 2022

2020 Census, 2022 Estimates with
Delivery Statistics as of 04/22



\$110K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



**MORE THAN
227,800
VPD ON
I-45 & NASA ROAD**

STEADY RESIDENTIAL GROWTH

5,505 FUTURE HOMES
214 ANNUAL STARTS
191 ANNUAL CLOSINGS
84,910 TOTAL HOUSEHOLDS | 2 MILES
32% HOUSEHOLD GROWTH 2020 - 2022 | 2 MILES

Source: MetroStudy Estimates as of 1Q 2022 & Regis Estimates as of 4Q 2021

MAJOR AREA RETAILERS



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EXCEEDING
217K
POPULATION
WITHIN 5 MILES



SUPER-REGIONAL RETAIL DESTINATION PULLS **GREAT DAYTIME POPULATION** FROM WEBSTER AND **OVER 13,000 LOCAL EMPLOYEES** FROM NASA AND THE MEDICAL CENTER



GREAT ACCESS FROM NASA ROAD ONE BYPASS & GULF FREEWAY AND A STRAIGHT DRIVE VIA I-45 TO DOWNTOWN HOUSTON

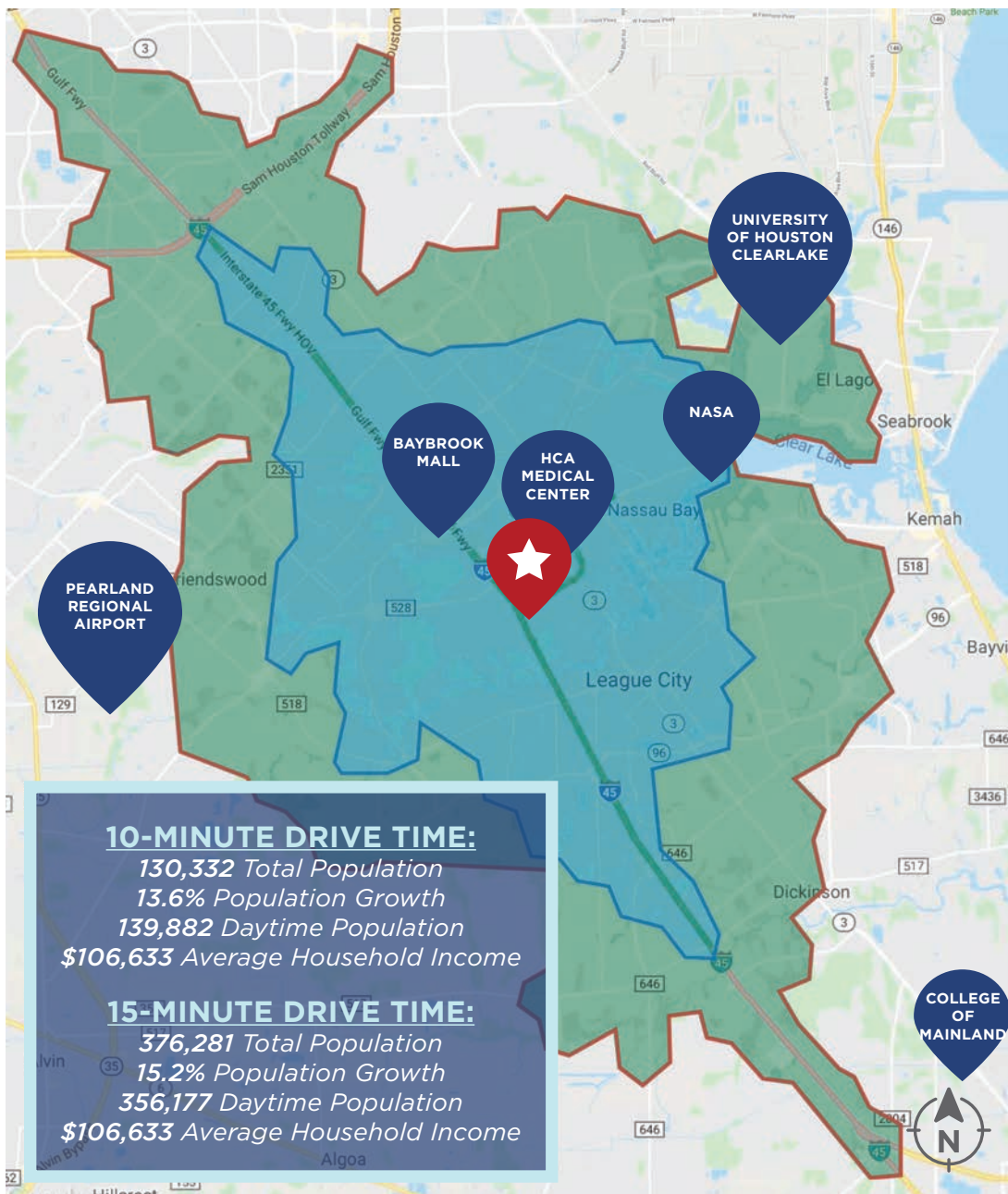


AVAILABLE AS GROUND LEASE OR BUILD TO SUIT:

- PAD B - UP TO 3,386 SF
- PAD H - UP TO 5,338 SF
- PAD I - UP TO 3,419 SF

AVAILABLE FOR LEASE:

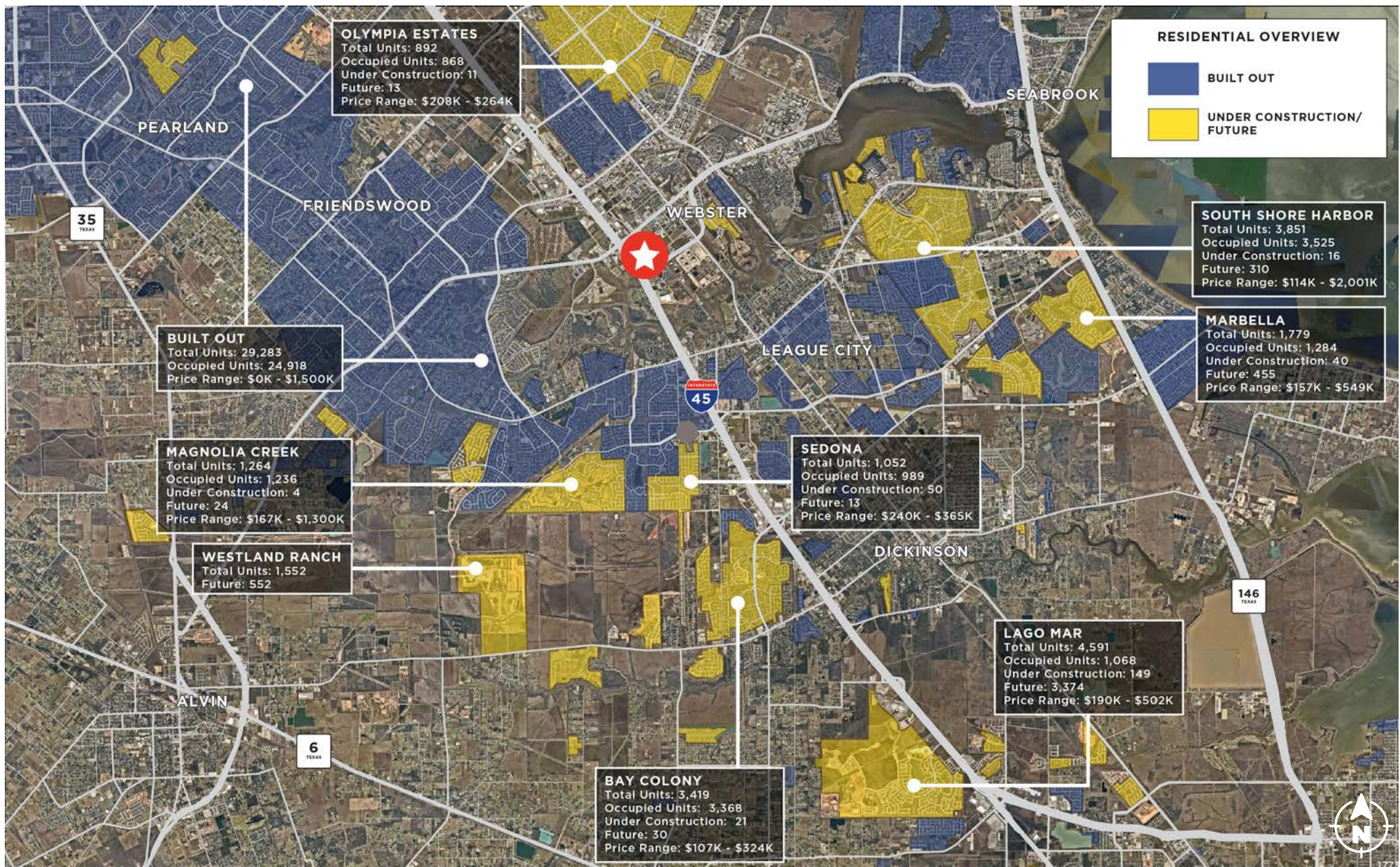
- 1,513 SF - 2ND-GEN RETAIL FACING I-45
- 3,319 SF - 2ND-GEN RESTAURANT
- 35,000 SF AVAILABLE

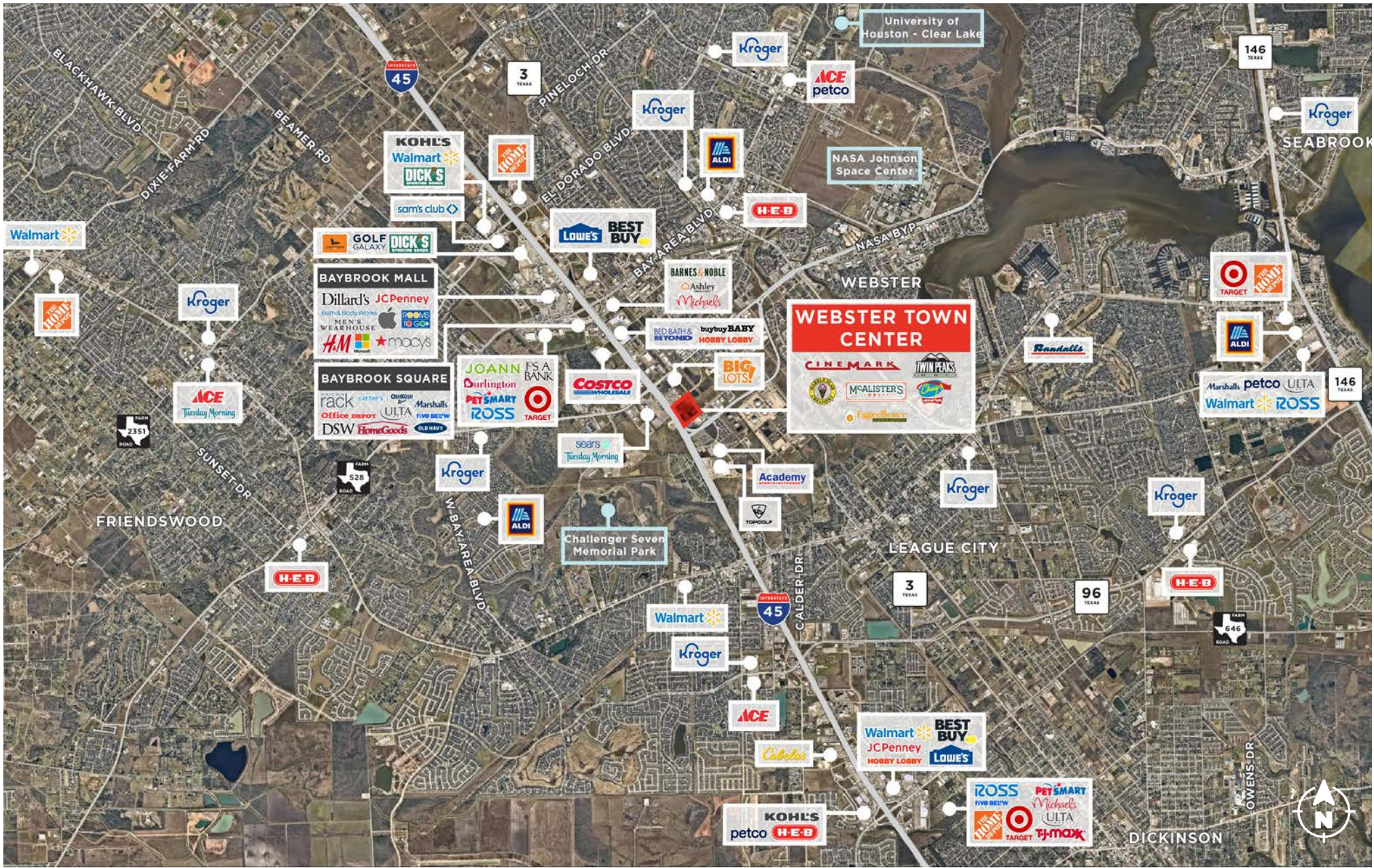


DRIVE-TIME RADIUS TO WEBSTER TOWN CENTER

- 10-MINUTES DRIVE-TIME
- 15-MINUTES DRIVE-TIME

- 1 HCA MEDICAL CENTER**
4 MIN
- 2 BAYBROOK MALL**
6 MIN
- 3 NASA CENTER**
10 MIN
- 4 UNIVERSITY OF HOUSTON CLEARLAKE**
12 MIN
- 5 COLLEGE OF MAINLAND**
15 MIN
- 6 PEARLAND REGIONAL AIRPORT**
17 MIN





REGIONAL DESTINATION
43% OF CUSTOMERS
TRAVEL 10 MILES OR MORE TO
VISIT WEBSTER TOWN CENTER
 - PLACER.AI, '21

Clear Lake Regional
 MEDICAL CENTER
 An HCA Affiliated Hospital

Clear Lake

WEBSTER TOWN CENTER
 Premier Webster
 Entertainment Destination

CINEMARK

Chuy's **TWIN PEAKS** **Marble SLAB**
RESTAURANT CREAMERY

MichiRu **MCALISTER'S**
RESTAURANT RESTAURANT

35,000 SF AVAILABLE

SPRINGHILL SUITES
 BY HARRIS CORP.

MAIN EVENT

Cheddar's
 SCRATCH KITCHEN

3,319 SF 2ND-GEN RESTAURANT AVAILABLE

BoomerJacks

1,513 SF AVAILABLE

H **B**

EF

at home sears
 utmb Health **Tuesday Morning**

goodwill **ROBERT'S** **at home sears**
RESTAURANT RESTAURANT

utmb Health **Tuesday Morning**

INTERSTATE 45 **FM 528 RD 20,706 VPD** **GULF FREEWAY 155,535 VPD** **NASA RD 1 BYPASS 45,615 VPD**

Anchor Center **HARBOR FREIGHT** **SALT GRASS** **El Tiempo Cantina**
Conn's HomePlus **UTMA VINO & SPIRITS** **PAPPASITOS Cantina**

CAVENDER'S **BLASTY Fitness**

Jack's Carwash **BIG LOTS!**

WROTTERS **PAPPAS RESTAURANT**

GREAT WOLF LODGE
Academy SPORTS+OUTDOORS
TOPGOLF

AXIOM TECHNOLOGIES, LLC
600+ Employees



SITE PLAN

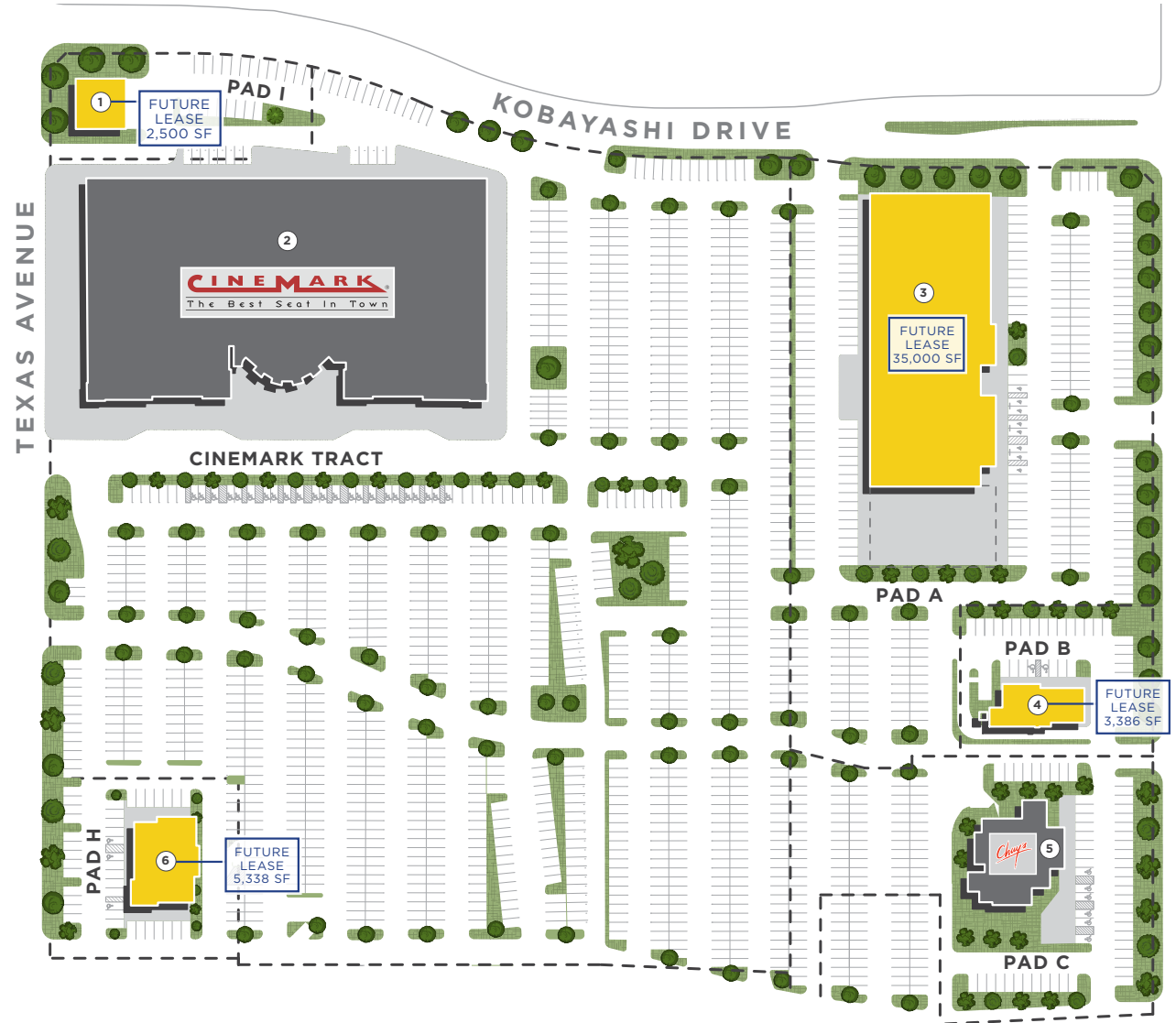


AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP113 | 08.22 | 06.22



KEY	BUSINESS	LEASE AREAS
1	Available Pad	2,500 SF
2	Cinemark	83,862 SF
3	Available For Lease	35,000 SF
4	Available Pad	3,386 SF
5	Chuy's	7,003 SF
6	Available Pad	5,338 SF



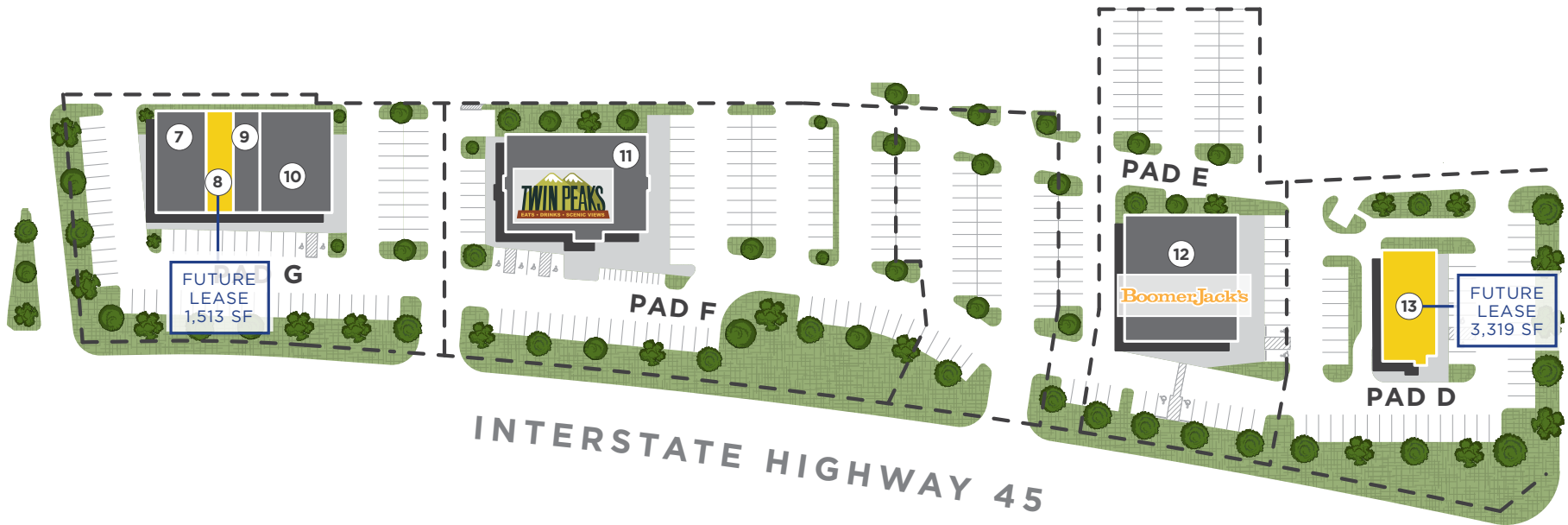
AVAILABLE
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SP113 | 08.22 | 06.22



KEY	BUSINESS	LEASE AREAS
7	Restaurant	2,775 SF
8	Available For Lease	1,513 SF
9	Marble Slab	1,463 SF
10	McAlister's Deli	4,000 SF
11	Twin Peaks	7,717 SF
12	Boomer Jack's	67,916 SF
13	Available For Lease	3,319 SF

TEXAS AVENUE



AVAILABLE
 LEASED
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 NOT A PART

SP 113 | 08.22 | 06.22





DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 04/22



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	12,438	36,983	84,910
Current Population	29,485	90,241	217,065
2020 Census Population	22,739	82,841	203,450
Population Growth 2020 to 2022	31.85%	9.65%	7.23%
2022 Median Age	34.1	35.2	36.9

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$81,548	\$88,607	\$109,990
Median Household Income	\$68,739	\$75,956	\$98,395
Per Capita Income	\$33,857	\$36,059	\$42,870

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	55.07%	56.50%	61.92%
Black or African American	12.59%	11.11%	9.07%
Asian or Pacific Islander	6.68%	7.59%	7.59%
Hispanic	28.92%	27.92%	23.35%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	34.78%	31.41%	25.81%
2 Person Households	30.80%	30.38%	32.84%
3+ Person Households	34.42%	38.20%	41.35%
Owner-Occupied Housing Units	33.05%	47.58%	60.01%
Renter-Occupied Housing Units	66.95%	52.42%	39.99%

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
Kevin Sims	515478	ksims@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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