

WEBSTER TOWN CENTER

2nd-Gen Spaces Available in Webster's Premier
Entertainment Destination

SEC of Interstate 45 and Texas Avenue
Webster, Texas

COMING SOON:



 NewQuest

Leni Sandoval
281.955.3898 | lsandoval@newquest.com

MAJOR AREA RETAILERS

Academy
SPORTS+OUTDOORS

MAIN EVENT

CAVENDER'S

Cheddar's
SCRATCH KITCHEN



SPRINGHILL
SUITES

TOPGOLF

Boomer Jacks

CINEMARK
five BELOW

The US Oncology
Network

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

Project Highlights



35%
POPULATION
GROWTH
WITHIN 2 MILES
FROM 2020 TO 2024



\$132K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



220K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

STEADY RESIDENTIAL GROWTH

5,339 FUTURE HOMES

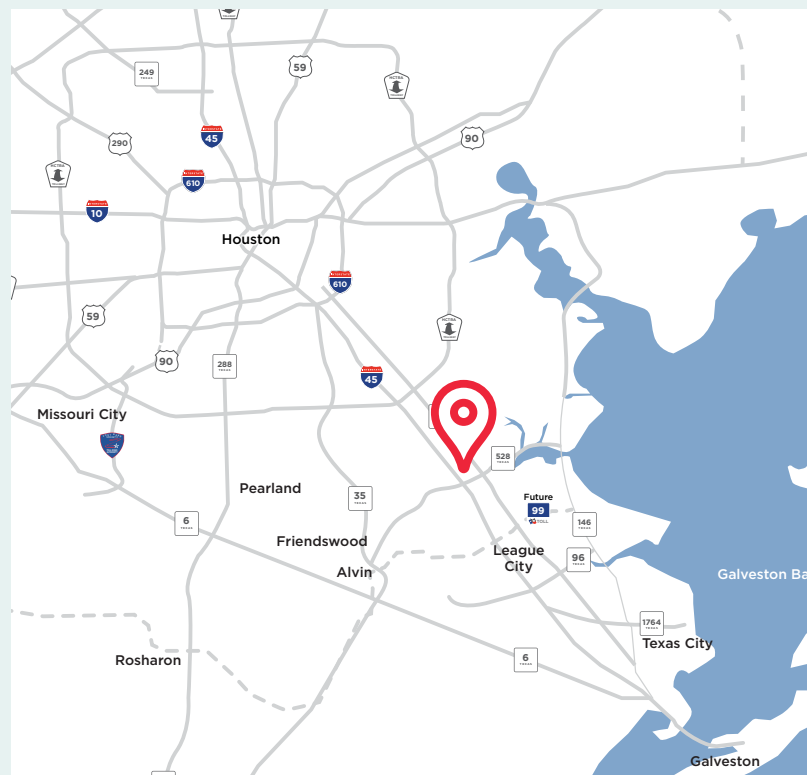
565 ANNUAL HOME STARTS

577 ANNUAL HOME CLOSINGS

86,907 TOTAL HOUSEHOLDS | 5 MILES

37% HOUSEHOLD GROWTH 2020 - 2024 | 2 MILES

Source: Zonda Estimates as of 4Q 2024 & Regis Estimates as of 1Q 2025



Project Highlights

3,319 SF
AVAILABLE
2ND-GEN RETAIL



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



**LOCATED NEAR
FLYWAY**, AN 80+
ACRE DESTINATION
FEATURING SPORTS
ENTERTAINMENT VENUES
AND DINING



**AVAILABLE AS GROUND
LEASE OR BUILD TO SUIT:**

PAD 1 - UP TO 2,500 SF

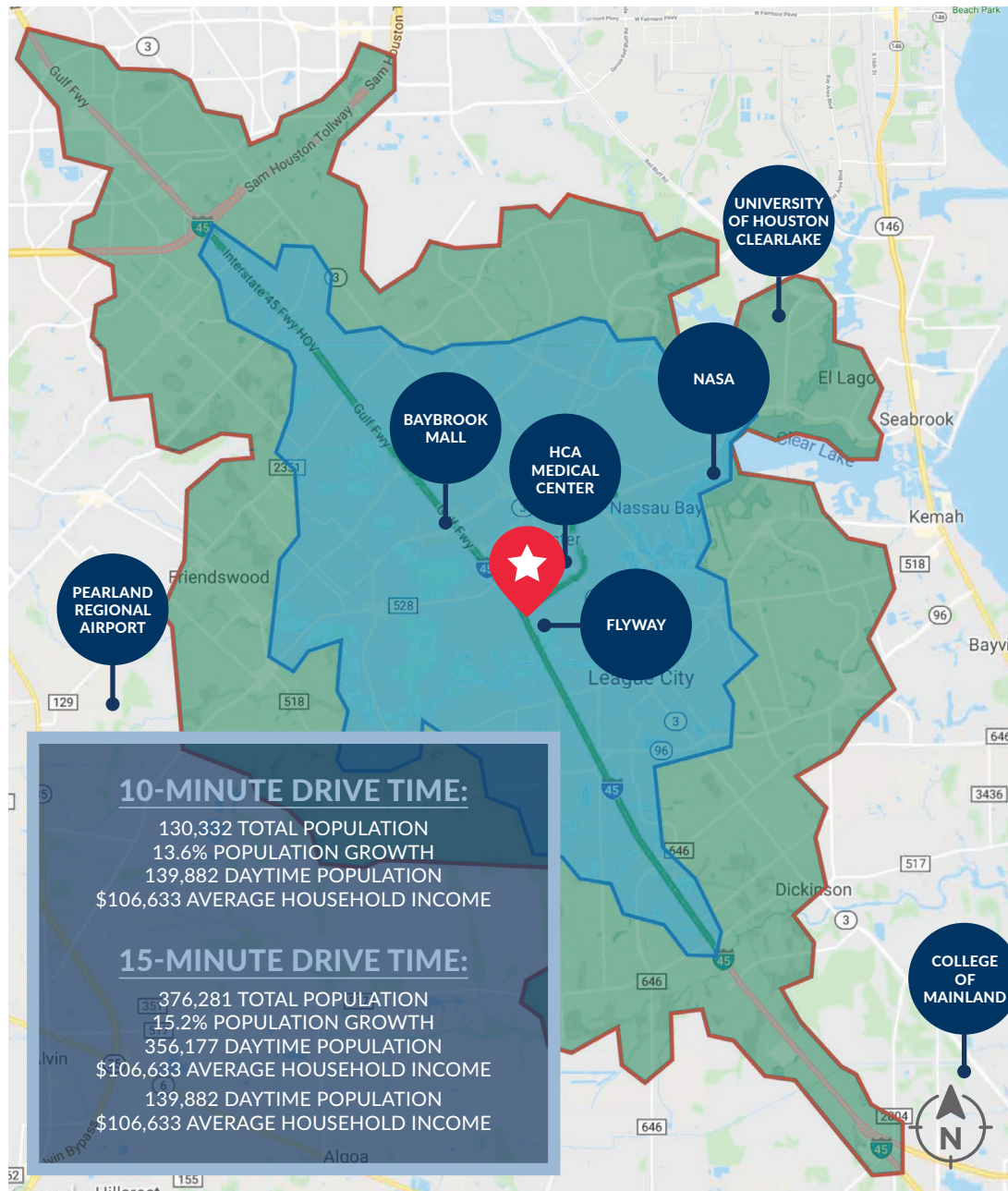


AVAILABLE FOR LEASE:

1,513-SF 2ND-GEN RETAIL
SPACE AVAILABLE

3,319-SF 2ND-GEN RETAIL
SPACE AVAILABLE

Regional Destination



DRIVE-TIME RADIUS TO WEBSTER TOWN CENTER

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

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



WEBSTER TOWN CENTER
PREMIERE WEBSTER
ENTERTAINMENT DESTINATION

CINEMARK

Chop's BoomerJack's MichiRu
TWIN PEAKS McALISTER'S MONSTER SLAB CREAMERY
The US Oncology Network

JCI HOOTERS FLOYD'S
goodwill ROBERTS at home
ulmb Health FLOOR DECOR &

AXIOM
SPACE
±600 EMPLOYEES

Rudy's
WALK-ONS

Academy
SPORTS+OUTDOORS

TOPGOLF

American
Furniture Warehouse

GREAT WOLF LODGE
NOW OPEN

UNDER REVIEW
CHICKEN N PICKLE
FUTURE ADDITIONAL PARKING
POPSTROKE
UNDER REVIEW

FLYWAY
WEBSTER, TX
80-AC Restaurant and
Entertainment Destination

FLYWAY
WEBSTER, TX

TENANTS OPENING SOON

CHICKEN N PICKLE NOW OPEN

GREAT WOLF LODGE NOW OPEN

VIDA MARISCOS NOW OPEN

POPSTROKE OPENING Q3 2026

Housing Aerial



04.25 | 10.24





AVAILABLE

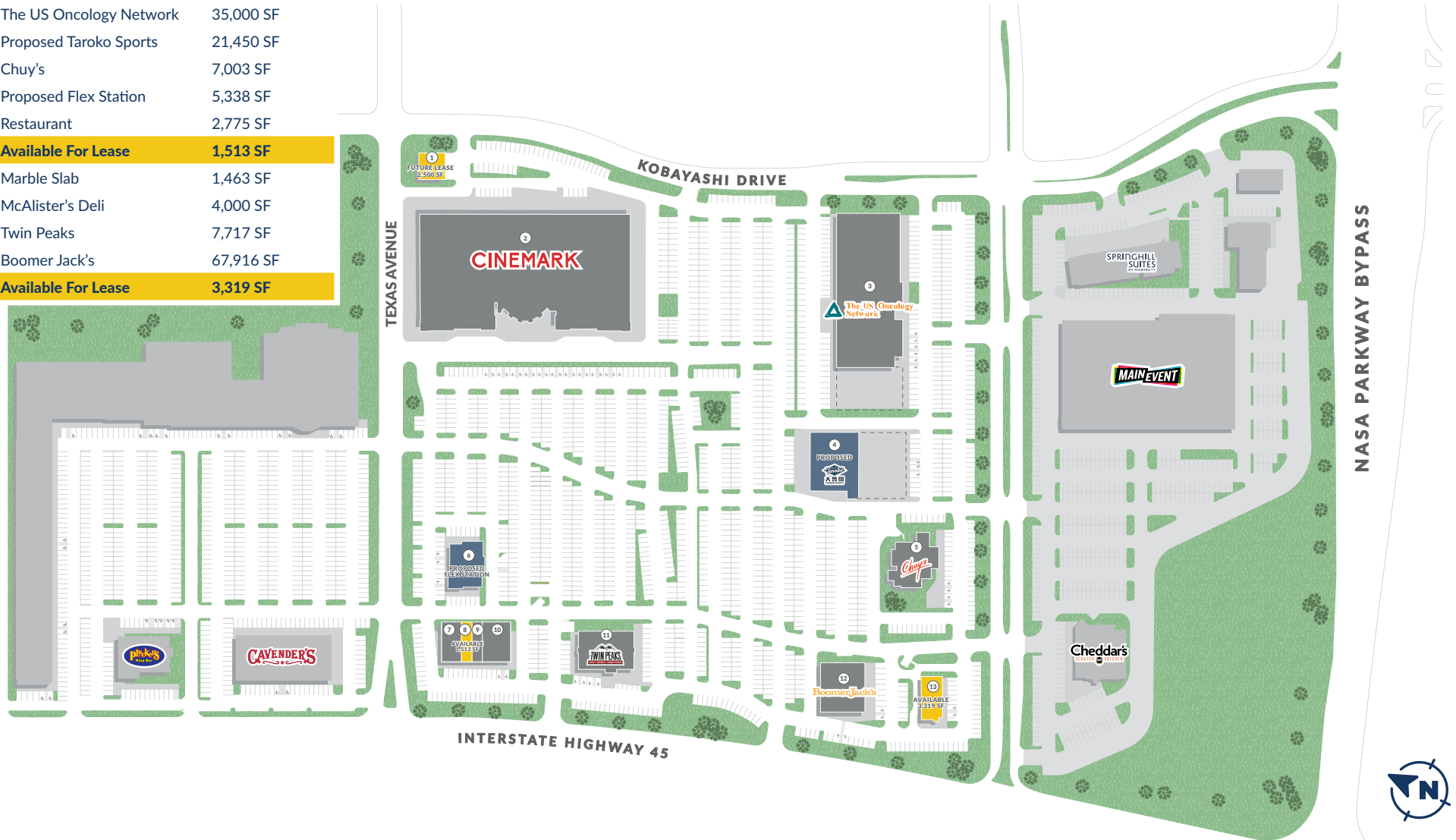
LEASED

IN NEGOTIATION

NOT A PART

Site Plan

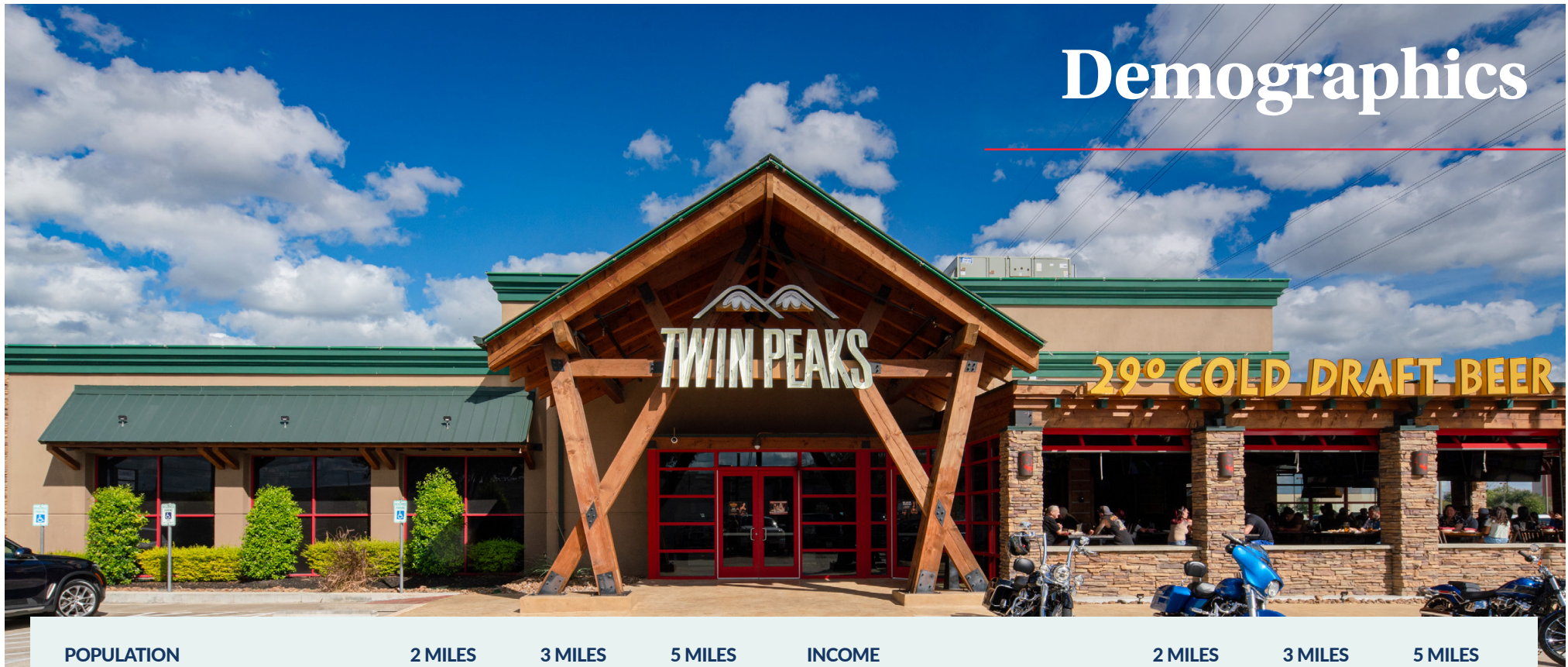
KEY	BUSINESS	LEASE AREAS
1	Available Pad	2,500 SF
2	Cinemark	83,862 SF
3	The US Oncology Network	35,000 SF
4	Proposed Taroko Sports	21,450 SF
5	Chuy's	7,003 SF
6	Proposed Flex Station	5,338 SF
7	Restaurant	2,775 SF
8	Available For Lease	1,513 SF
9	Marble Slab	1,463 SF
10	McAlister's Deli	4,000 SF
11	Twin Peaks	7,717 SF
12	Boomer Jack's	67,916 SF
13	Available For Lease	3,319 SF



SP115 | 04.25 | 07.23



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	12,920	37,746	86,907
Current Population	30,628	91,842	222,078
2020 Census Population	22,739	84,112	204,544
Population Growth 2020 to 2024	34.69%	9.19%	8.57%
2024 Median Age	34.8	35.8	37.9

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	53.35%	55.02%	61.06%
Black or African American	14.90%	13.38%	10.99%
Asian or Pacific Islander	6.91%	7.93%	8.00%
Other Races	24.12%	22.92%	19.36%
Hispanic	31.77%	30.72%	26.23%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$94,265	\$105,989	\$131,508
Median Household Income	\$75,607	\$83,182	\$107,734
Per Capita Income	\$41,061	\$44,498	\$51,966

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	39.06%	35.80%	30.78%
2 Person Households	29.46%	29.35%	29.52%
3+ Person Households	31.48%	34.85%	39.70%
Owner-Occupied Housing Units	35.86%	45.31%	59.73%
Renter-Occupied Housing Units	64.14%	54.69%	40.27%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
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
Leni Sandoval	796689	lsandoval@newquest.com	281.955.3898
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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