

# MARKETPLACE AT NINETY-SIX

Multi-Phase Kroger Marketplace-Anchored Development  
2,450 SF Available For Lease | Pad Site Available

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

COMING SOON:



 NewQuest

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# Project Highlights



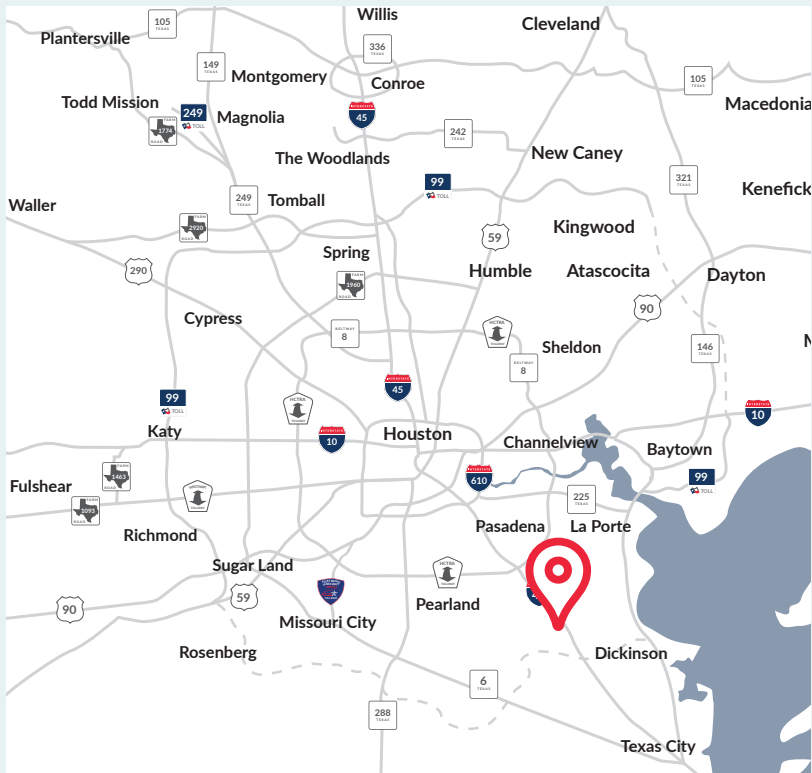
**126K+**  
VPD ON I-45 &  
LEAGUE CITY PKWY.



**\$142K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



**187K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

## STEADY RESIDENTIAL GROWTH

6,478 FUTURE HOMES  
979 ANNUAL HOME STARTS & 1,001 CLOSINGS  
69,382 TOTAL HOUSEHOLDS  
9.74% HOUSEHOLD GROWTH | 2020-2024

Regis Estimates as of Q1 2025 and Zonda Estimates as of Q4 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**

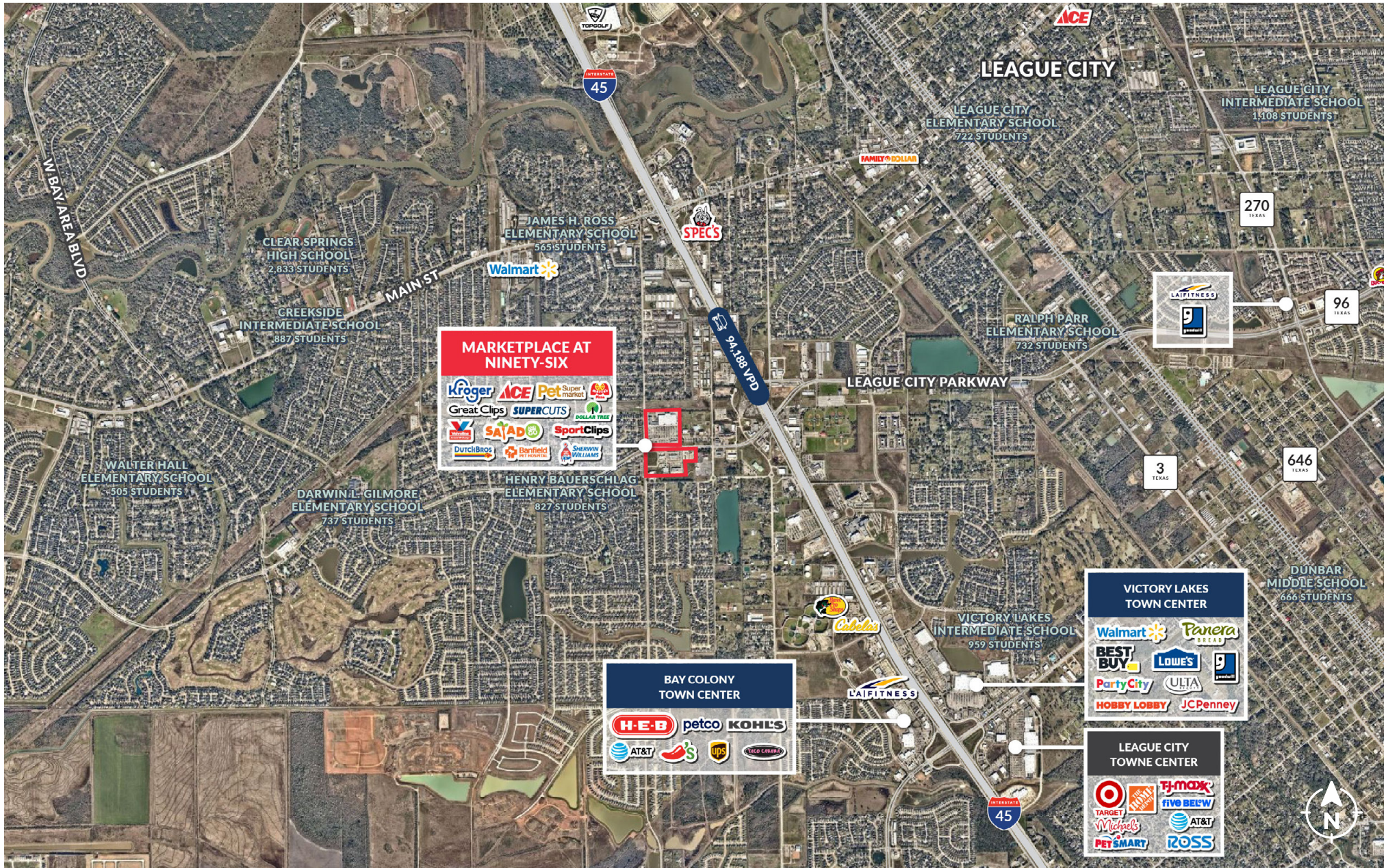


**79% OF CUSTOMERS LIVE LESS THAN 5 MILES AWAY FROM MARKETPLACE AT NINETY-SIX**



**AVAILABLE:  
0.86 AC PAD SITE  
1.48 AC PAD SITE  
1.85 AC PAD SITE  
2,450-SF ENDCAP**

# Retail Aerial



TxDot Traffic Counts as of 2024

04.25 | 01.25

# Residential Aerial



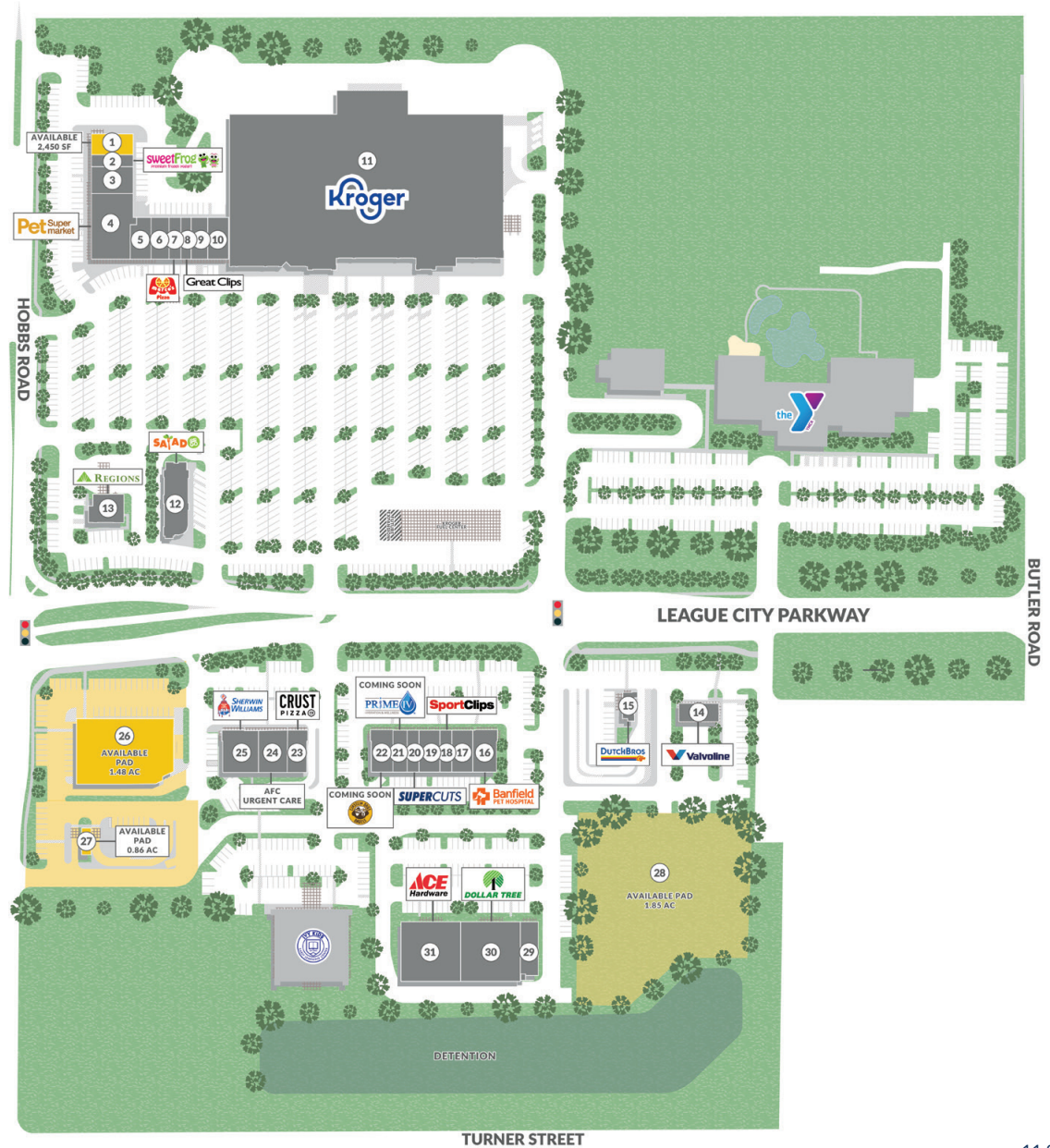
04.25 | 01.25



# Site Plan

AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

| KEY       | BUSINESS                      | AREAS           |
|-----------|-------------------------------|-----------------|
| <b>1</b>  | <b>Available For Lease</b>    | <b>2,450 SF</b> |
| 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        | Prime IV                      | 1,751 SF        |
| 22        | Einstein Bagels - Coming Soon | 2,508 SF        |
| 23        | Crust Pizza                   | 2,925 SF        |
| 24        | AFC Urgent Care               | 3,607 SF        |
| 25        | Sherwin Williams              | 4,200 SF        |
| <b>26</b> | <b>Available Pad Site</b>     | <b>1.48 AC</b>  |
| <b>27</b> | <b>Available Pad Site</b>     | <b>0.86 AC</b>  |
| <b>28</b> | <b>Available Pad Site</b>     | <b>1.85 AC</b>  |
| 29        | Liquor Store                  | 2,698 SF        |
| 30        | Dollar Tree                   | 10,000 SF       |
| 31        | Ace Hardware                  | 10,000 SF       |



11.25 | 10.23

# Demographics



**AVAILABLE  
2,450 SF**

| POPULATION                     | 2 MILES | 3 MILES | 5 MILES |
|--------------------------------|---------|---------|---------|
| Current Households             | 12,524  | 23,604  | 69,903  |
| Current Population             | 36,913  | 67,587  | 187,246 |
| 2020 Census Population         | 36,978  | 63,095  | 170,088 |
| Population Growth 2020 to 2025 | -0.18%  | 7.12%   | 10.09%  |
| 2025 Median Age                | 36.1    | 36.2    | 36.1    |
| RACE AND ETHNICITY             | 2 MILES | 3 MILES | 5 MILES |
| White                          | 64.82%  | 63.85%  | 60.46%  |
| Black or African American      | 9.27%   | 9.60%   | 11.77%  |
| Asian or Pacific Islander      | 7.32%   | 6.86%   | 6.79%   |
| Other Races                    | 18.17%  | 19.19%  | 20.37%  |
| Hispanic                       | 23.80%  | 25.17%  | 27.42%  |

| INCOME                        | 2 MILES   | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Average Household Income      | \$142,871 | \$139,298 | \$130,760 |
| Median Household Income       | \$126,191 | \$122,473 | \$112,147 |
| Per Capita Income             | \$48,173  | \$48,435  | \$49,029  |
| CENSUS HOUSEHOLDS             | 2 MILES   | 3 MILES   | 5 MILES   |
| 1 Person Households           | 16.19%    | 17.99%    | 24.70%    |
| 2 Person Households           | 29.99%    | 31.07%    | 31.03%    |
| 3+ Person Households          | 53.82%    | 50.94%    | 44.27%    |
| Owner-Occupied Housing Units  | 76.71%    | 75.31%    | 61.33%    |
| Renter-Occupied Housing Units | 23.29%    | 24.69%    | 38.67%    |

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

# 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.

|   |                              |  |                              |
|---|------------------------------|--|------------------------------|
| <b>Home Asset, Inc., dba NewQuest</b><br>Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | <b>420076</b><br>License No. | -<br>Email                             | <b>281.477.4300</b><br>Phone |
| <b>H. Dean Lane, Jr.</b><br>Designated Broker of Firm   | <b>366134</b><br>License No. | <b>dlane@newquest.com</b><br>Email     | <b>281.477.4300</b><br>Phone |
| <b>H. Dean Lane, Jr.</b><br>Licensed Supervisor of Sales Agent/Associate                                      | <b>366134</b><br>License No. | <b>dlane@newquest.com</b><br>Email     | <b>281.477.4300</b><br>Phone |
| <b>Leni Sandoval</b><br>Sales Agent/Associate's Name  | <b>796689</b><br>License No. | <b>lsandoval@newquest.com</b><br>Email | <b>281.955.3898</b><br>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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