

WEBSTER TOWN CENTER

Pad Site Available in Webster's Premier
Entertainment Destination

SEC of Interstate 45 and Texas Avenue
Webster, Texas

COMING SOON:



The US Oncology
Network

 NewQuest

CINEMARK

#1 THEATER IN GREATER MSA HOUSTON



281.955.3898 | lsandoval@newquest.com

Leni Sandoval

MAJOR AREA RETAILERS

Academy
SPORTS+OUTDOORS

MAIN EVENT

CAVENDER'S

Cheddar's
SCRATCH KITCHEN



SPRINGHILL
SUITES

TOPGOLF

CINEMARK

BoomerJack's

five BEL'W

The US Oncology
Network

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

Project Highlights



6.1%
POPULATION
GROWTH
WITHIN 2 MILES
FROM 2020 TO 2025

2020 Census, ESRI 2025



\$131K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

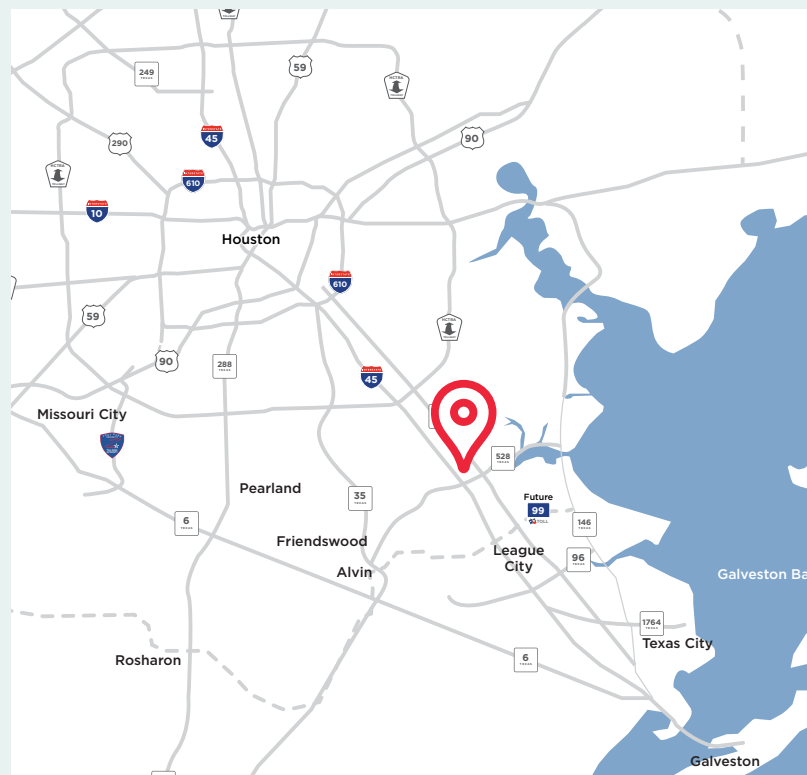


212K
CURRENT
POPULATION
WITHIN 5 MILES

STEADY RESIDENTIAL GROWTH

5,490 FUTURE HOMES
450 ANNUAL HOME STARTS
376 ANNUAL HOME CLOSINGS
84,227 TOTAL HOUSEHOLDS | 5 MILES
37% HOUSEHOLD GROWTH 2020 - 2024 | 2 MILES

Source: Zonda Estimates as of Q1 2026 & Regis Estimates as of Q3 2025



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 1 Bypass and Gulf Freeway and a straight drive via I-45 to Downtown Houston.

The location is just 2 miles from **Baybrook Mall**, less than 4 miles from both the **NASA Space Center** and **UTMB Health League City Campus Hospital**, and approximately 5 miles from the **University of Houston–Clear Lake**.

Conveniently situated near **FLYWAY**, an expansive 80+ acre destination offering premier sports entertainment venues and dining experiences.

Brand new **Great Wolf Lodge** is a family resort with an indoor water park destination just minutes away from the site in the **FLYWAY** development.

The new 12,500-seat **Sunset Amphitheater** is planned within Webster's **FLYWAY** development, introducing a premier live music and entertainment destination slated to **open in 2027**.

Available as Ground Lease:

Pad 1 - up to 2,500 SF

Pad 4 - up to 54,719 SF



Project Highlights

MOST VISITED

CINEMARK

#1 IN HOUSTON MSA
#2 IN TEXAS
#10 NATIONALLY

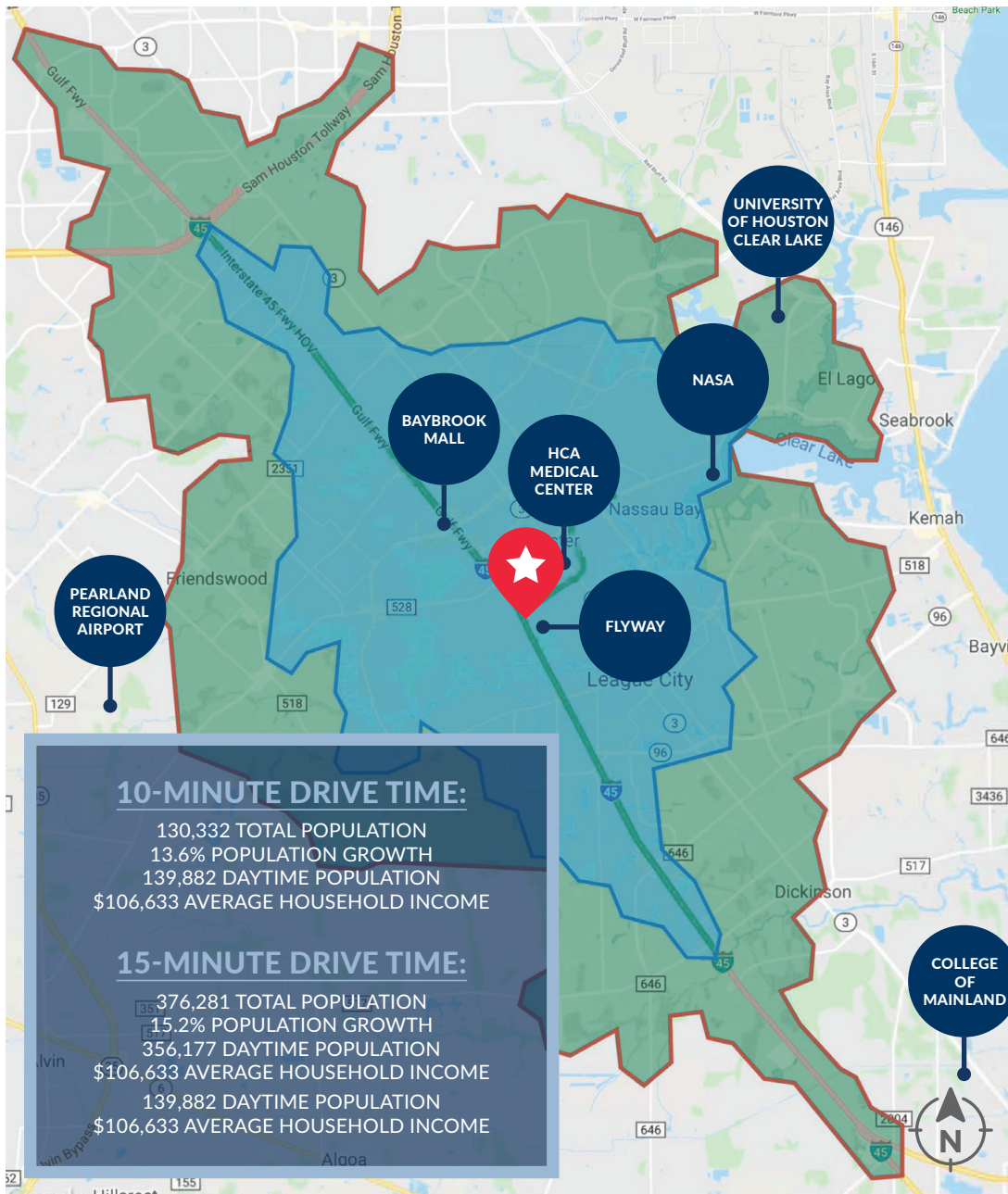
- Placer.ai, '25

1M VISITS
ANNUALLY

- Placer.ai, '25



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
CLEAR LAKE**
12 MIN
- COLLEGE OF MAINLAND**
15 MIN
- PEARLAND REGIONAL AIRPORT**
17 MIN



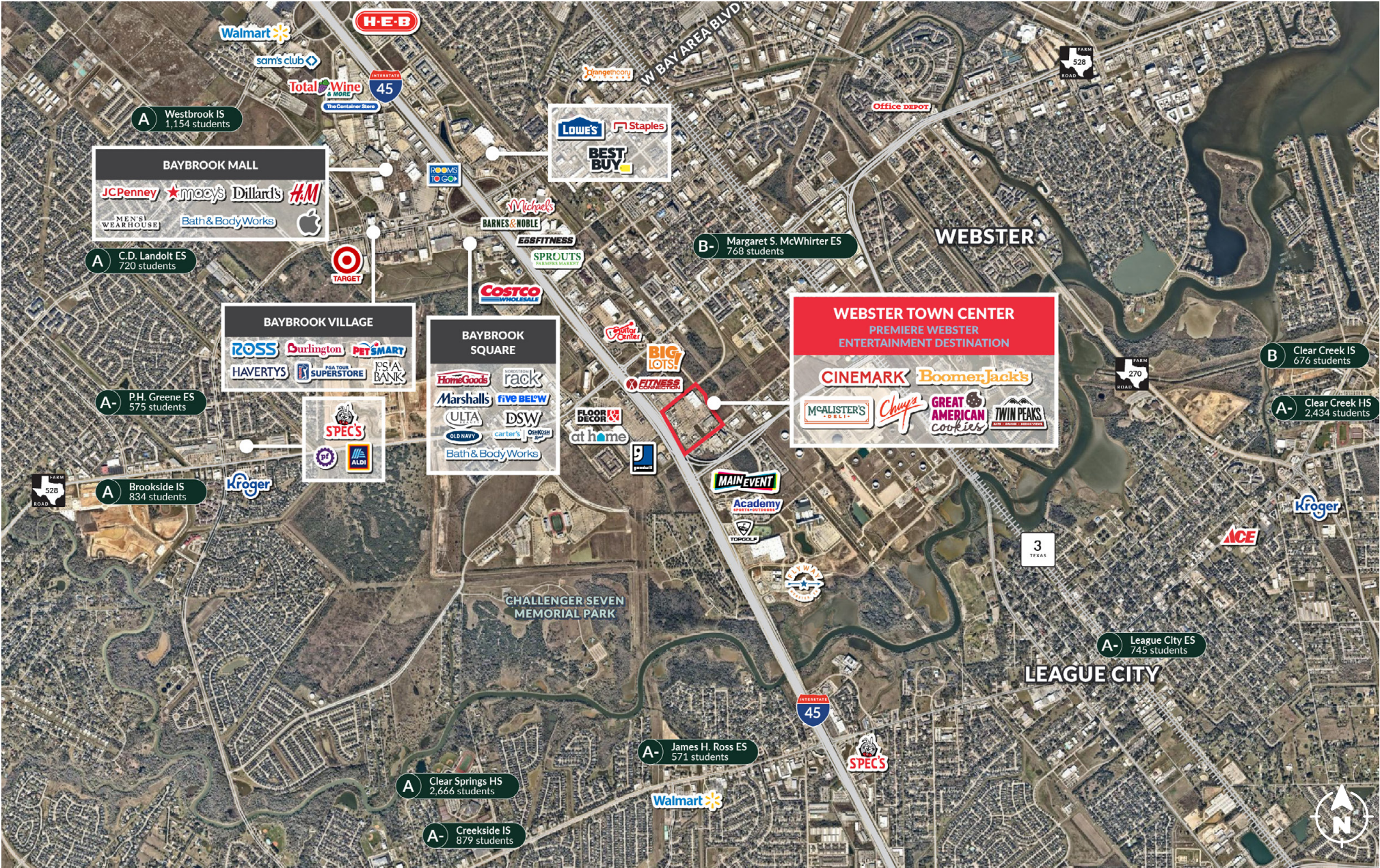
TxDOT Traffic Counts as of 2025

12.25 | 11.25

Housing Aerial



05.26 | 11.25





TxDOT Traffic Counts as of 2025

05.26 | 02.26

AVAILABLE

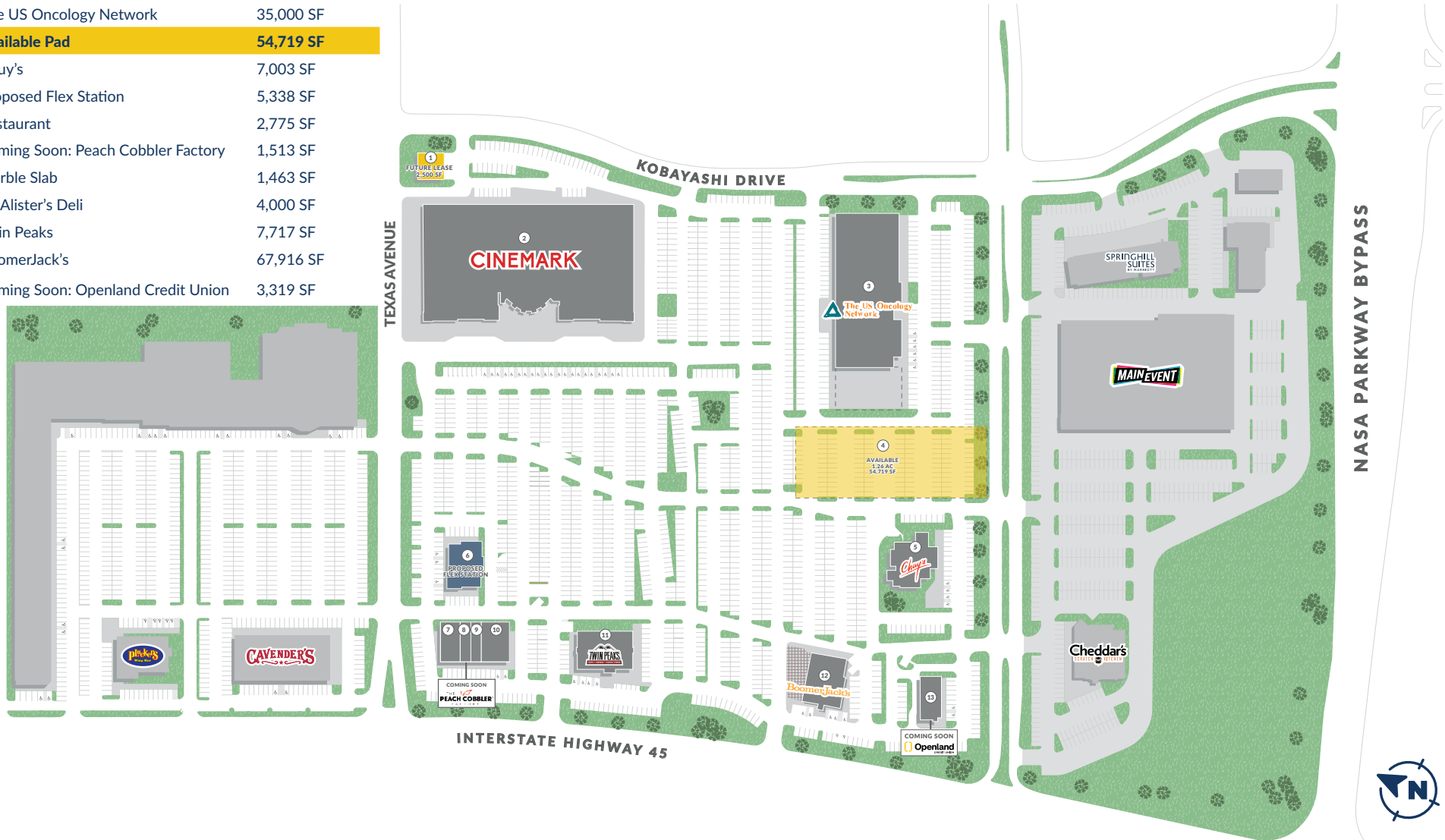
LEASED

IN NEGOTIATION

NOT A PART

Site Plan

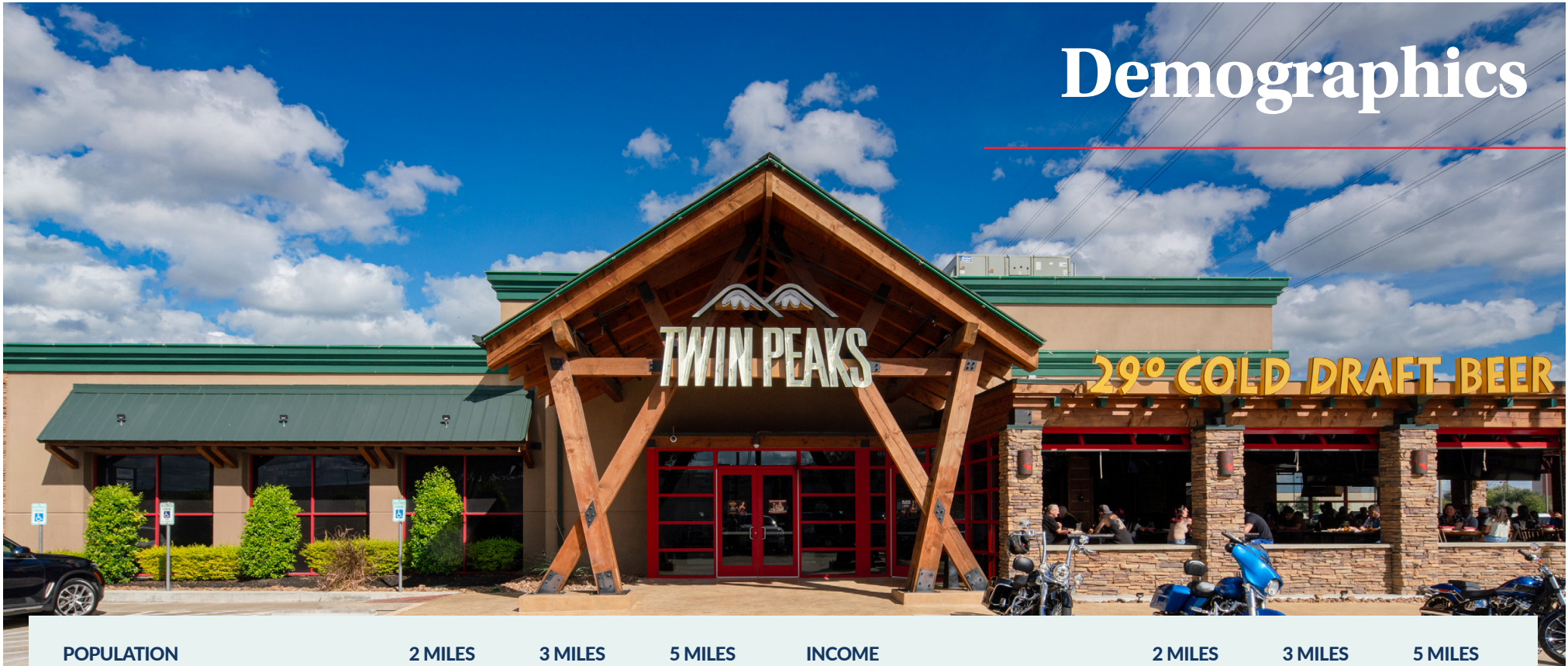
KEY	BUSINESS	LEASE AREAS
1	Available Pad	2,500 SF
2	Cinemark	83,862 SF
3	The US Oncology Network	35,000 SF
4	Available Pad	54,719 SF
5	Chuy's	7,003 SF
6	Proposed Flex Station	5,338 SF
7	Restaurant	2,775 SF
8	Coming Soon: Peach Cobbler Factory	1,513 SF
9	Marble Slab	1,463 SF
10	McAlister's Deli	4,000 SF
11	Twin Peaks	7,717 SF
12	BoomerJack's	67,916 SF
13	Coming Soon: Openland Credit Union	3,319 SF



SP121 | 05.26 | 07.23



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Total Households	9,929	35,752	84,277
Total Population	23,208	85,630	211,733
2020 Total Population	21,866	83,985	203,283
Population Growth 2020 to 2025	6.1%	2.0%	4.2%
2025 Median Age	34.7	36.5	38.5
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
2025 White	50.5%	52.8%	59.9%
2025 Black/African American	14.1%	11.5%	8.7%
2025 Asian	7.4%	8.0%	8.1%
2025 Hispanic	31.4%	30.4%	24.8%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$93,640	\$108,546	\$131,275
Median Household Income	\$71,623	\$78,681	\$101,554
Per Capita Income	\$40,688	\$45,423	\$52,115
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	37.1%	31.6%	26.5%
2 Person Households	28.9%	29.2%	31.0%
3 Person Households	14.3%	15.9%	16.4%
Owner-Occupied Housing Units	72.7%	74.6%	79.4%
Renter-Occupied Housing Units	27.3%	25.4%	20.6%

2020 Census, ESRI 2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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>



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