

SAM HOUSTON TOWN CENTER

Kroger Marketplace-Anchored Center
with Prime Visibility

NWC of I-45 and FM 1097
Willis, Texas



**1.7 MILLION
YEARLY VISITS**

- PLACER.AI 12/23 - 01/24



 **NewQuest**

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Project Highlights



38%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023



\$122K
AVERAGE
HOUSEHOLD
INCOME
WITHIN TRADE AREA



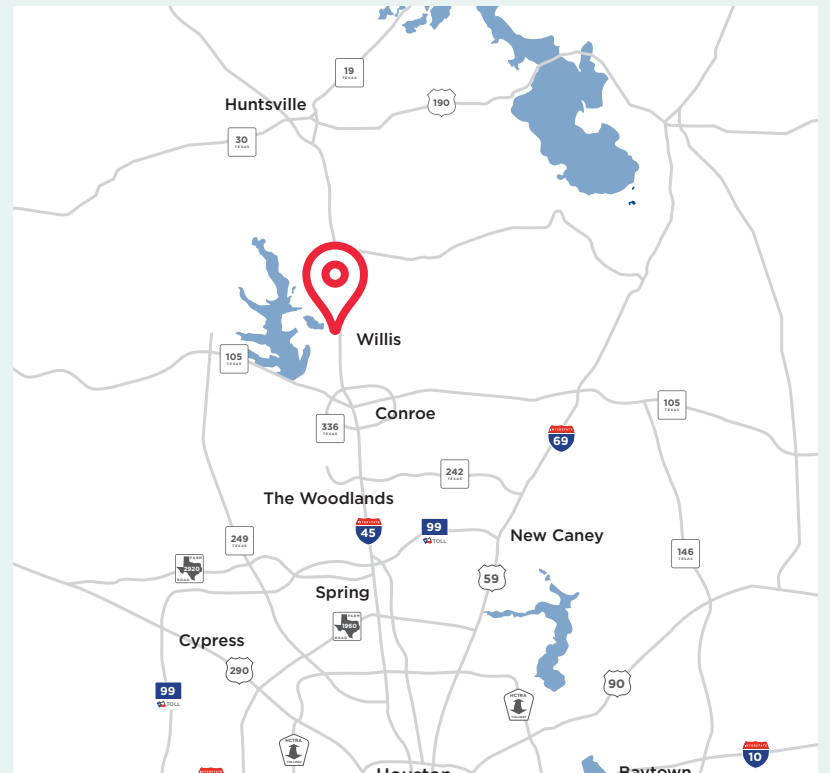
200K
CURRENT
POPULATION
WITHIN 10 MILES

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

STEADY RESIDENTIAL GROWTH

28,662 TOTAL HOMES | 37% HOUSING GROWTH | 2020-2023
18,048 TOTAL FUTURE HOMES | 6% PROJECTED GROWTH | 2023-2028
1,766 ANNUAL STARTS | 1,312 ANNUAL CLOSINGS

Trade Area Radius Regis and 5-Mile Radius MetroStudy Estimates as of 4Q 2023



MAJOR TENANTS

Kroger Walgreens

Schlotzsky's POPEYES



SPEC'S

Little Caesars T Mobile

CHASEO



Project Highlights



123,000 SF KROGER MARKETPLACE-ANCHORED POWER CENTER WITH A WEEKLY AVERAGE OF 30,000+ DAYTIME VISITORS



LOCATED IN THE EPICENTER OF TREMENDOUS GROWTH AND HIGH-TRAFFIC VOLUME



GREAT I-45 FRONTAGE AND QUICK ACCESS TO WILLIS, BENTWATER, AND NUMEROUS OTHER DEVELOPMENTS

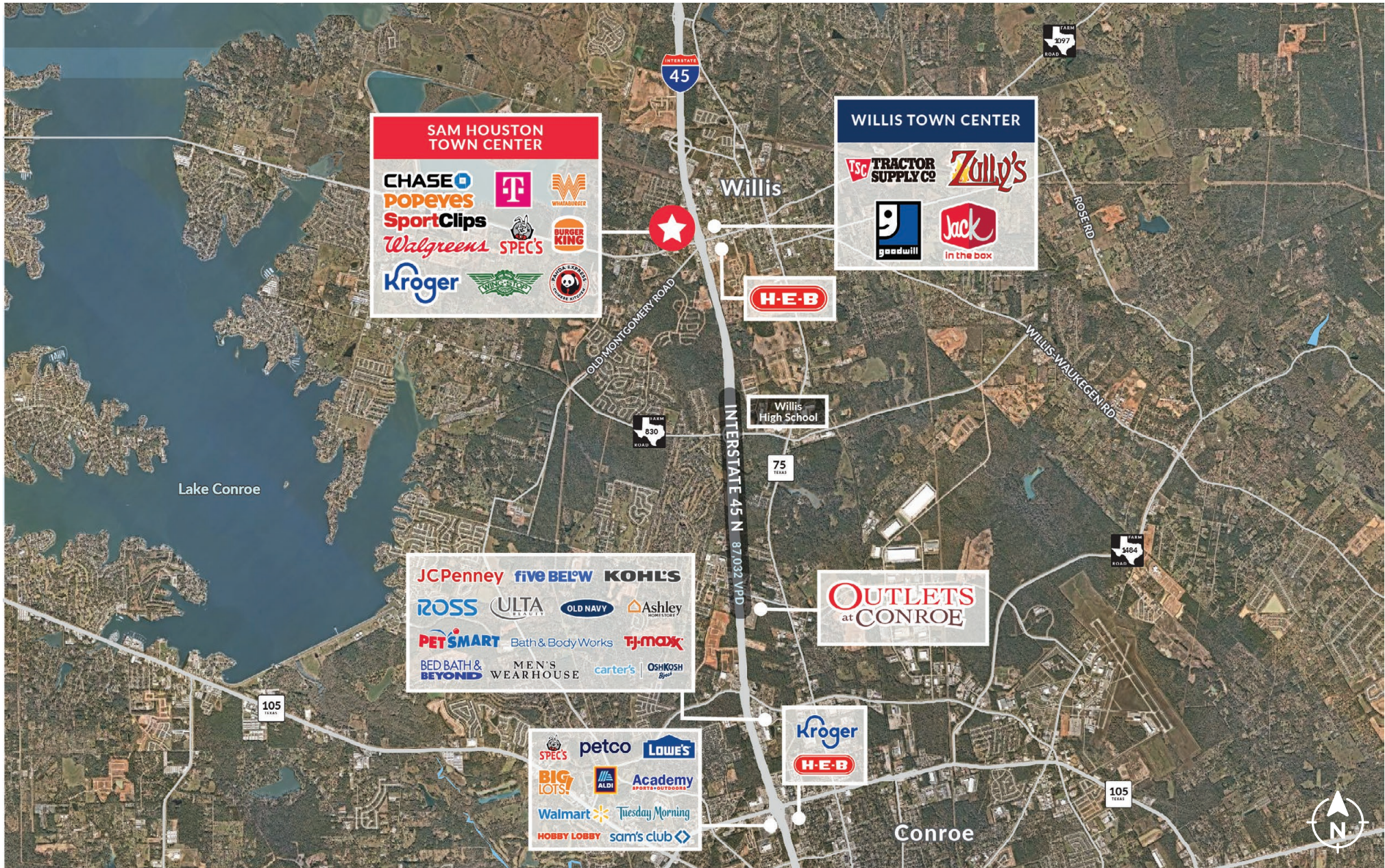


LOCATED NEAR WOODLANDS HILLS, A 2,000-ACRE, 4,600-HOME NEW MASTER PLANNED COMMUNITY



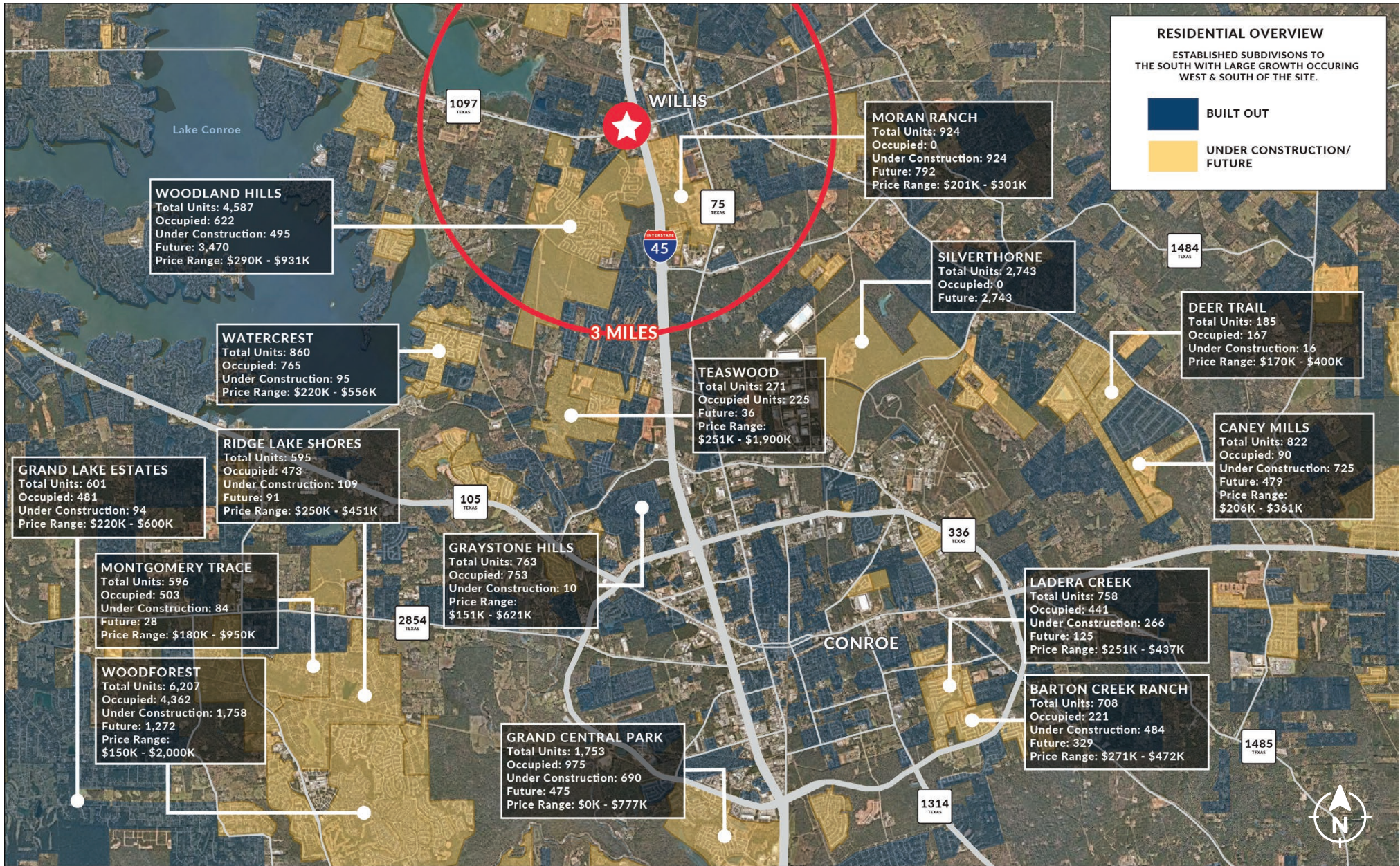
**AVAILABLE:
40,518-SF PAD SITE**

Major Retail Aerial



01.24 | 12.23

Residential Aerial



01.24 | 12.23



6.5 MILES TO SITE FROM LAKE CONROE

Woodlands Hills
4,587 Homes

Coming Soon
ALDI

Sam Houston Town Center

Kroger SportClips Popeyes

CHASE Little Caesars Schlotzsky's Walgreens

BURGER KING SPECS AMCO AUTO INSURANCE LONE STAR FAMILY HEALTH CENTER PANDA EXPRESS WHATABURGER

PAD SITE FOR SALE OR LEASE
40,518 SF

Pin Oaks

SITE

INTERSTATE 45 N 87,032 VPD

Willis Town Center

goodwill TRACTOR SUPPLY CO DUTCH BROS Zully's

Turner Heights

Now Open
H-E-B

DOLLAR GENERAL

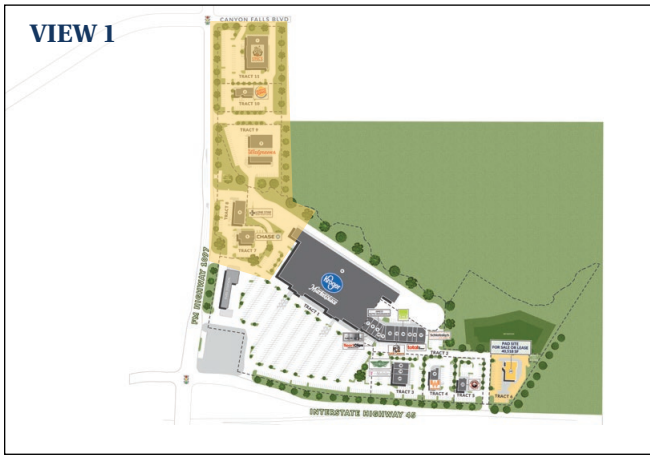
03.24 | 02.24



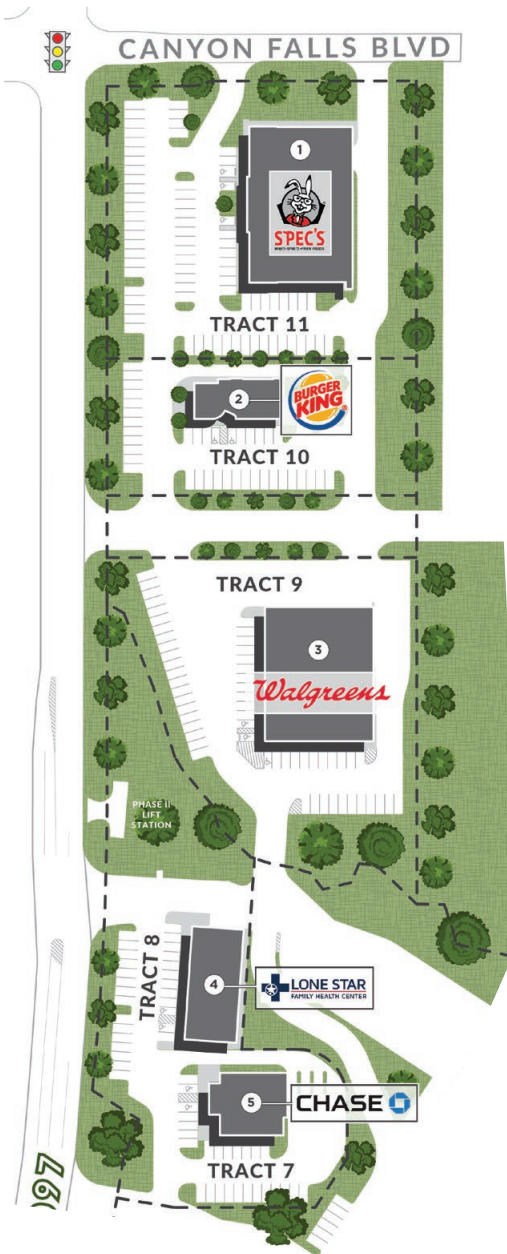
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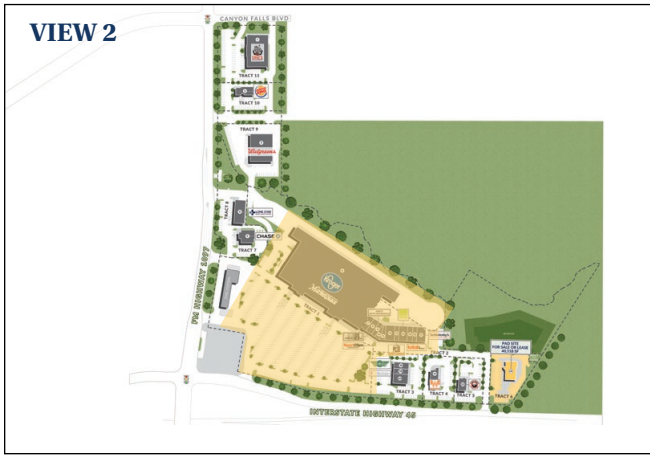
SP.207 | 03.24 | 4.23



KEY	BUSINESS	AREAS
1	Spec's	15,194 SF
2	Burger King	3,152 SF
3	Walgreens	13,650 SF
4	Lone Star Family Health Center	5,500 SF
5	Chase	4,195 SF



SP.207 | 03.24 | 04.23

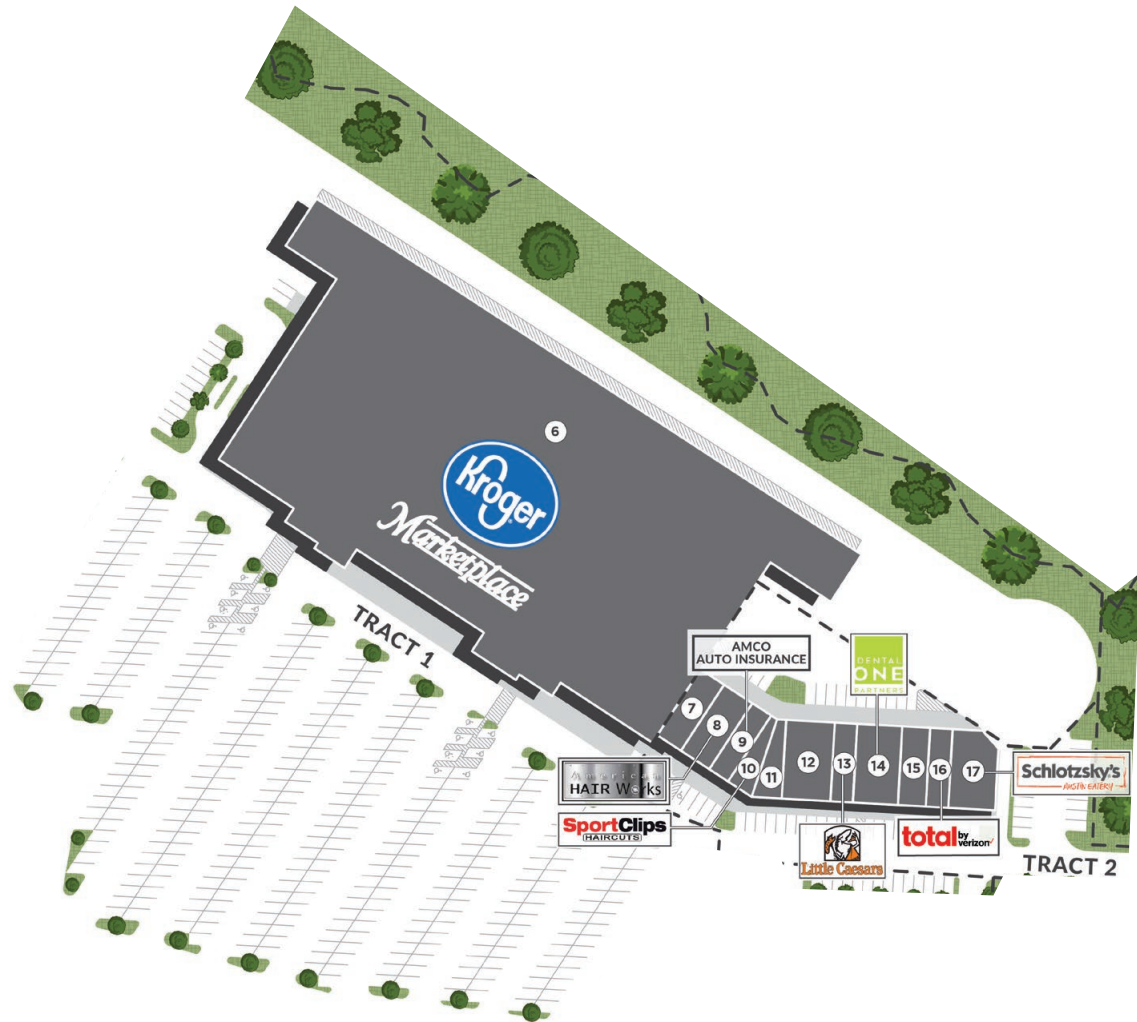


KEY BUSINESS

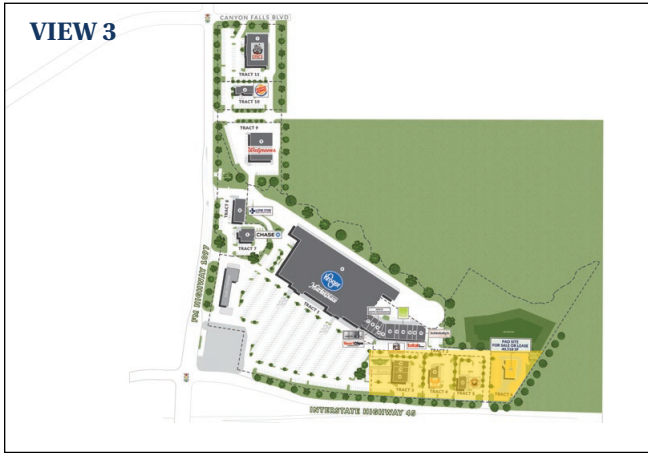
- 6 Kroger Marketplace
- 7 Tender Touch II Nails & Spa
- 8 American Hair Works
- 9 AMCO Auto Insurance
- 10 SportClips
- 11 Cell Geeks
- 12 Sakura Sushi
- 13 Little Caesars
- 14 Dental One
- 15 Doreck Vision
- 16 Total by Verizon
- 17 Schlotzsky's

AREAS

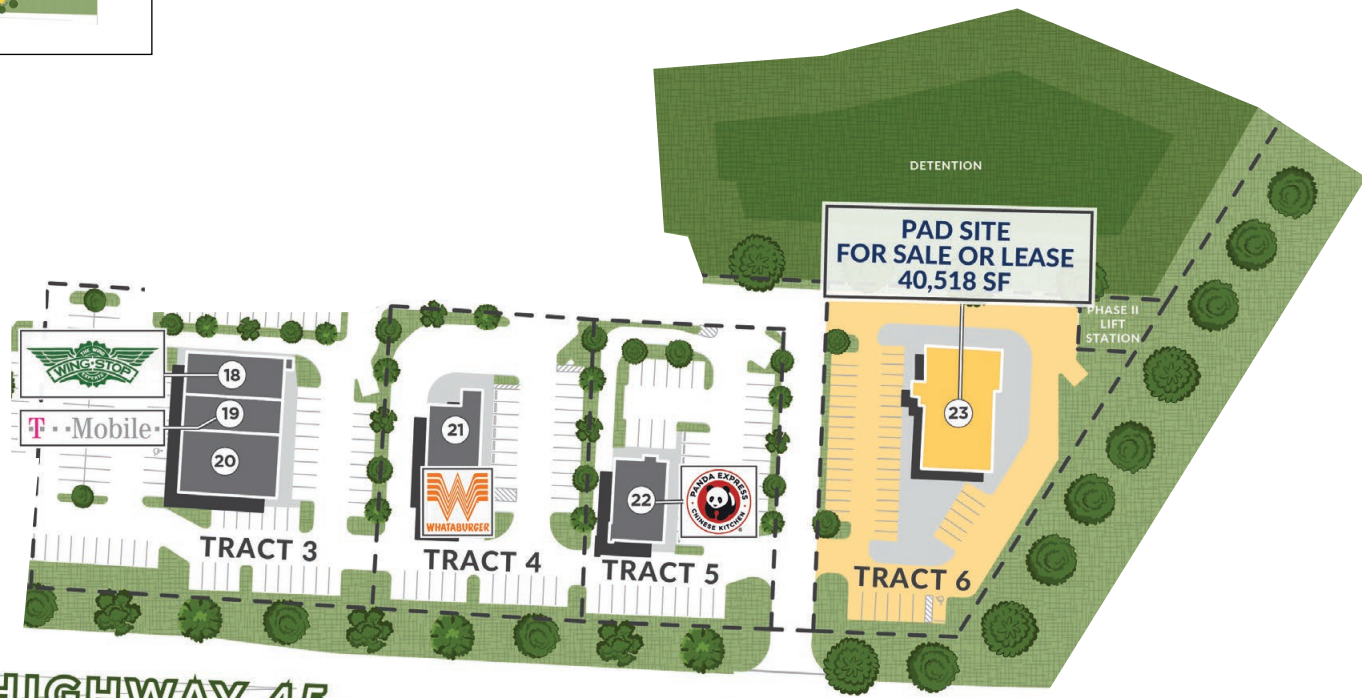
- 123,000 SF
- 1,750 SF
- 2,100 SF
- 1,400 SF
- 1,094 SF
- 1,216 SF
- 3,027 SF
- 1,400 SF
- 2,800 SF
- 1,733 SF
- 1,400 SF
- 2,781 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



KEY	BUSINESS	AREAS
18	Wingstop	2,100 SF
19	T-Mobile	1,750 SF
20	Willis Urgent Care	3,150 SF
21	Whataburger	3,218 SF
22	Panda Express	2,216 SF
23	Pad Site For Sale or Lease	40,518 SF



INTERSTATE HIGHWAY 45

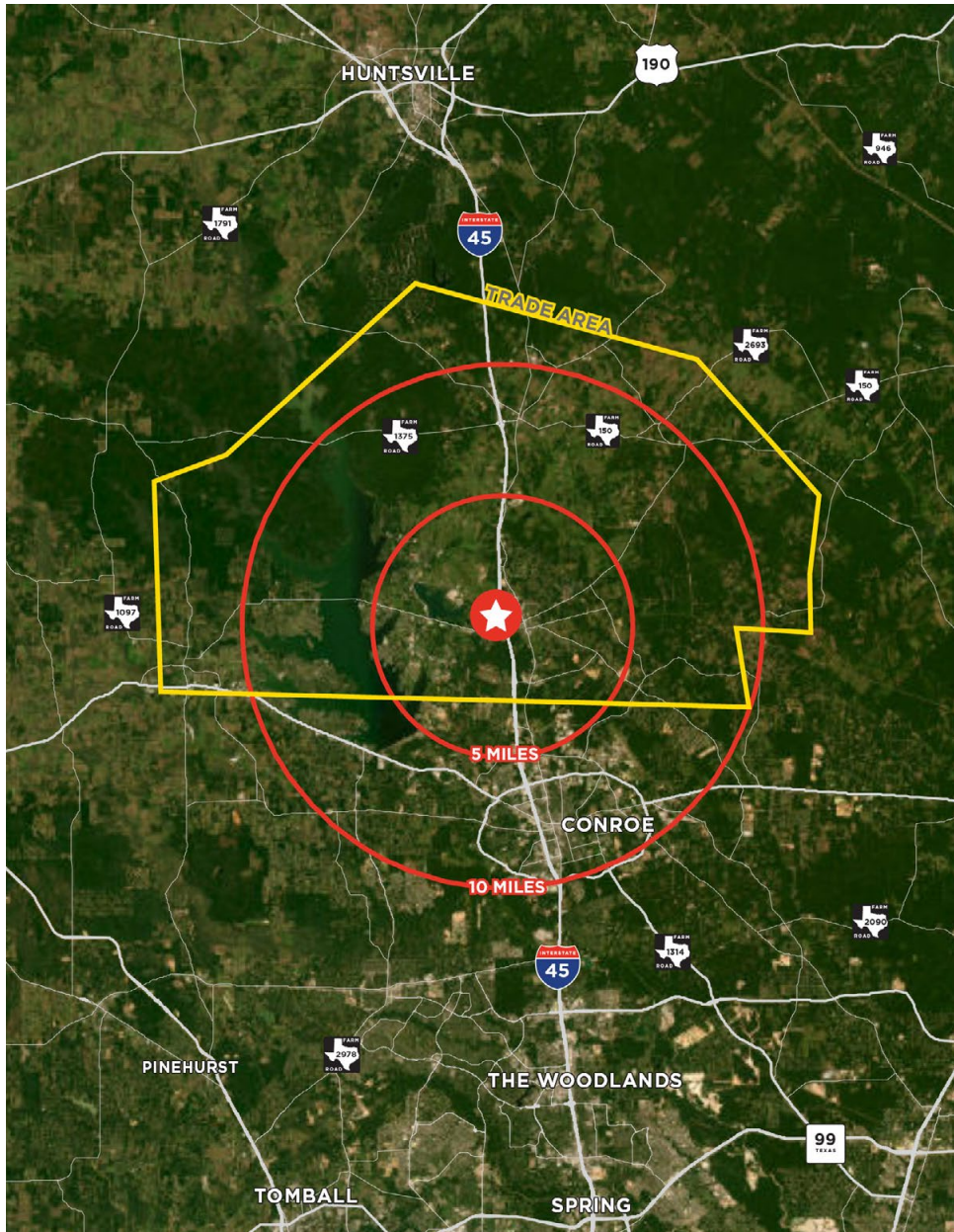


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Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23



POPULATION	5 MILES	10 MILES	TRADE AREA
Current Households	19,327	74,936	28,662
Current Population	53,987	199,733	76,999
2020 Census Population	39,231	154,088	56,255
Population Growth 2020 to 2023	37.61%	29.62%	36.88%
2023 Median Age	39.0	38.6	42.1

INCOME	5 MILES	10 MILES	TRADE AREA
Average Household Income	\$103,809	\$108,703	\$122,439
Median Household Income	\$85,081	\$87,850	\$96,605
Per Capita Income	\$37,589	\$40,707	\$46,067

RACE AND ETHNICITY	5 MILES	10 MILES	TRADE AREA
White	68.52%	66.08%	73.57%
Black or African American	8.67%	9.92%	7.54%
Asian or Pacific Islander	1.80%	2.26%	1.66%
Other Races	20.23%	20.90%	16.57%
Hispanic	26.35%	27.97%	21.48%

CENSUS HOUSEHOLDS	5 MILES	10 MILES	TRADE AREA
1 Person Households	18.94%	23.62%	21.07%
2 Person Households	36.23%	36.02%	38.81%
3+ Person Households	44.83%	40.36%	40.12%
Owner-Occupied Housing Units	70.77%	69.22%	70.62%
Renter-Occupied Housing Units	29.23%	30.78%	29.38%

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	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
Lara Lee LaMendola	766215	llamendola@newquest.com	281.640.7699
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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