



COMING SOON:  NOW OPEN: 

MARKETPLACE AT NINETY-SIX

Kroger Marketplace-Anchored Development with Phase II Under Construction

NEC and SEC of League City Parkway and Hobbs Road | League City, Texas

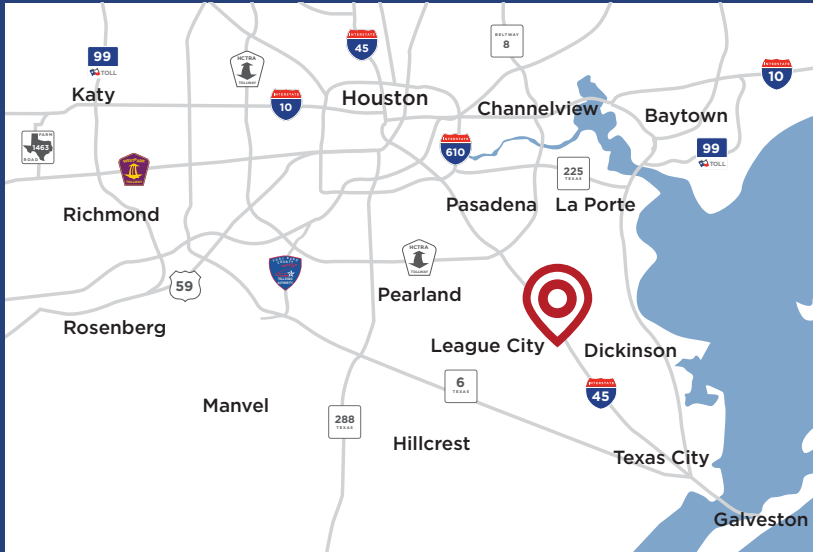
Rebecca Le | 281.477.4327 | Heather Nguyen | 281.477.4358

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

MARKETPLACE AT NINETY-SIX

PROJECT HIGHLIGHTS

LEAGUE CITY, TEXAS




6%
POPULATION
GROWTH
WITHIN 5 MILES
SINCE 2020

2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23


\$160K
AVERAGE
HOUSEHOLD
INCOME
IN TRADE AREA


180,858
CURRENT
POPULATION
WITHIN 5 MILES



EXPLOSIVE RESIDENTIAL GROWTH

7,477 FUTURE HOMES | 5-MILE RADIUS

395 ANNUAL HOME STARTS & 375 CLOSINGS | 5-MILE RADIUS

MetroStudy Estimates as of 1Q 2023

67,524 TOTAL HOUSEHOLDS | 5-MILE RADIUS

6.81% HOUSEHOLD GROWTH | 2020-2023

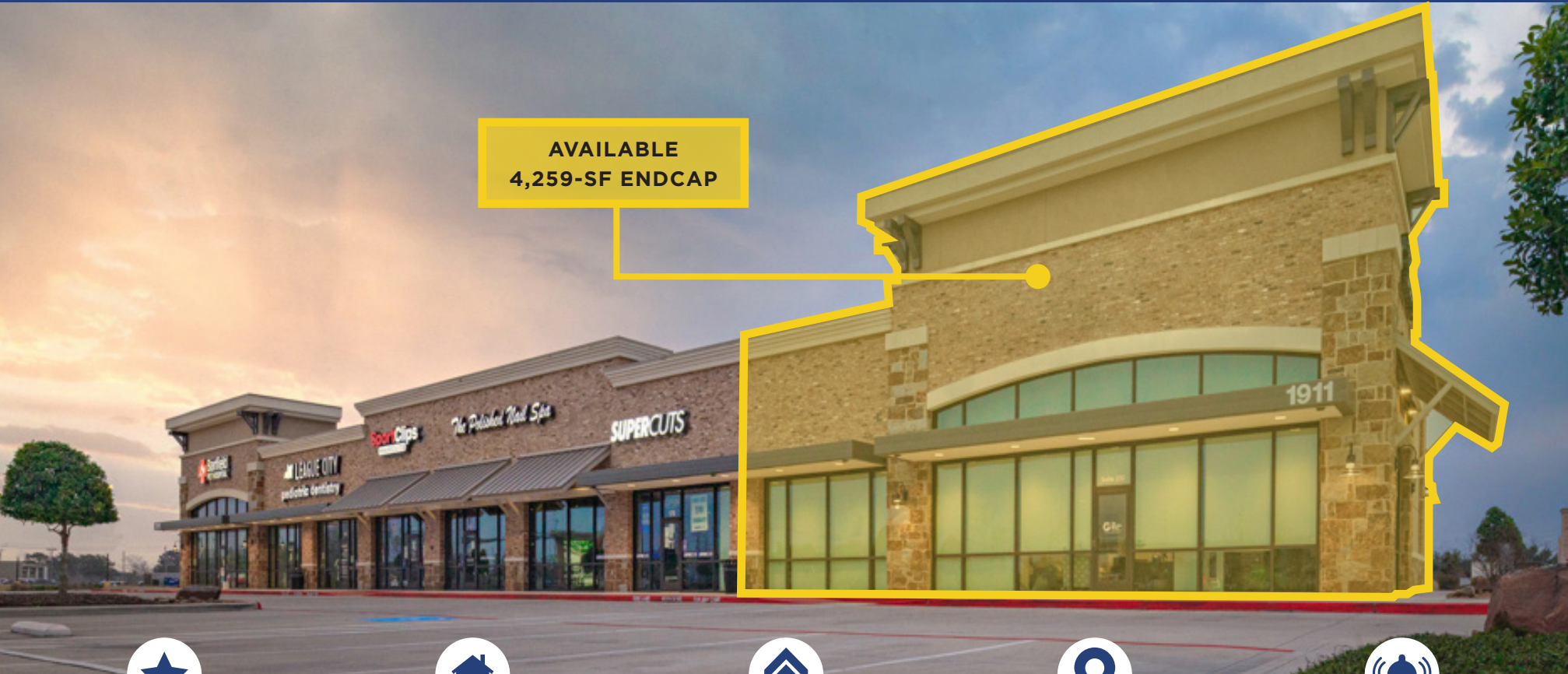
Regis Estimates as of 1Q 2023

REBECCA LE
281.477.4327
rle@newquest.com

HEATHER NGUYEN
281.477.4358
hnguyen@newquest.com



PROJECT HIGHLIGHTS



**AVAILABLE
4,259-SF ENDCAP**



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

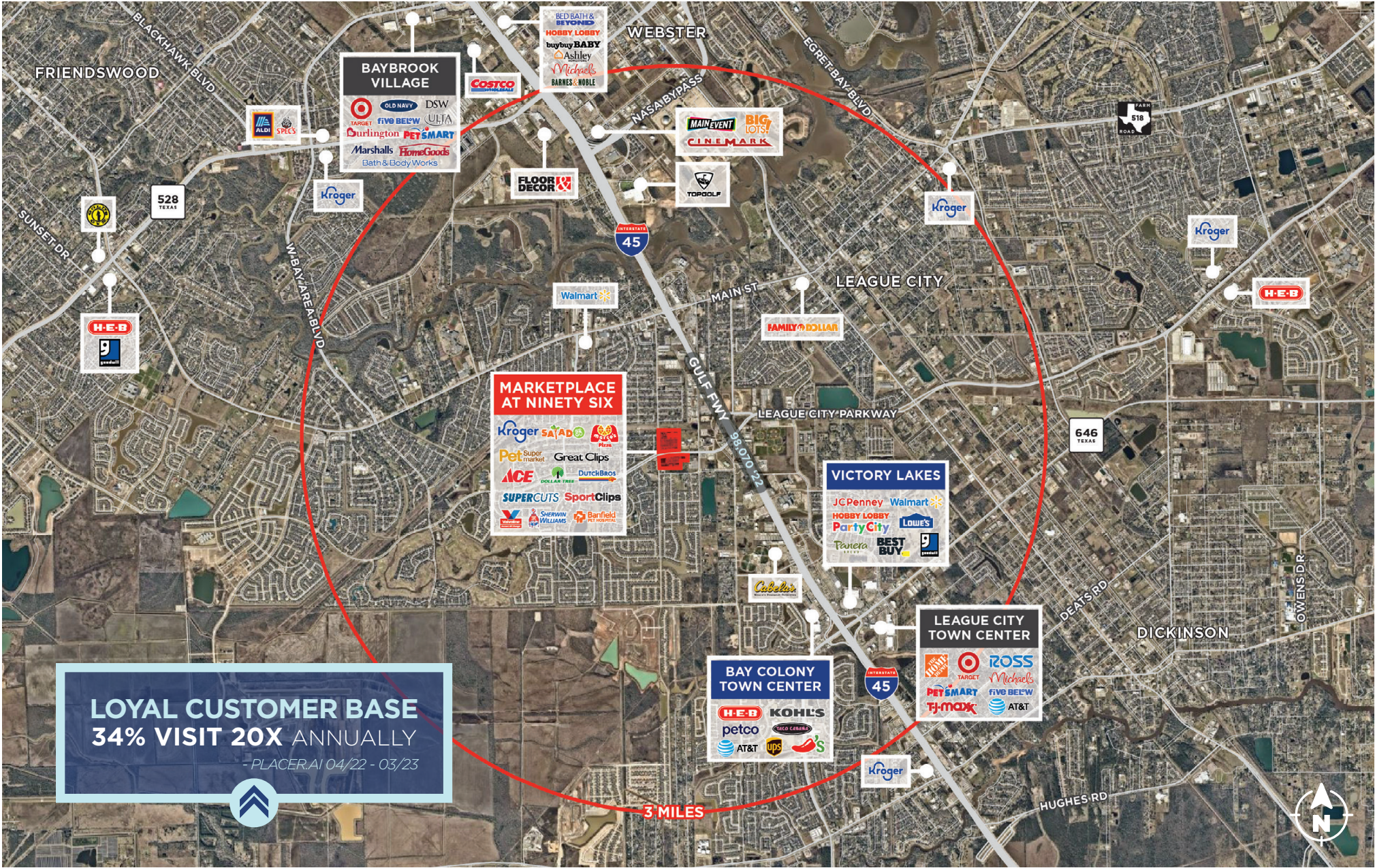


73% OF CUSTOMERS LIVE LESS THAN 5 MILES AWAY FROM MARKETPLACE AT NINETY-SIX



AVAILABLE:
45,543-SF PAD SITE
56,898-SF PAD SITE
80,701-SF PAD SITE

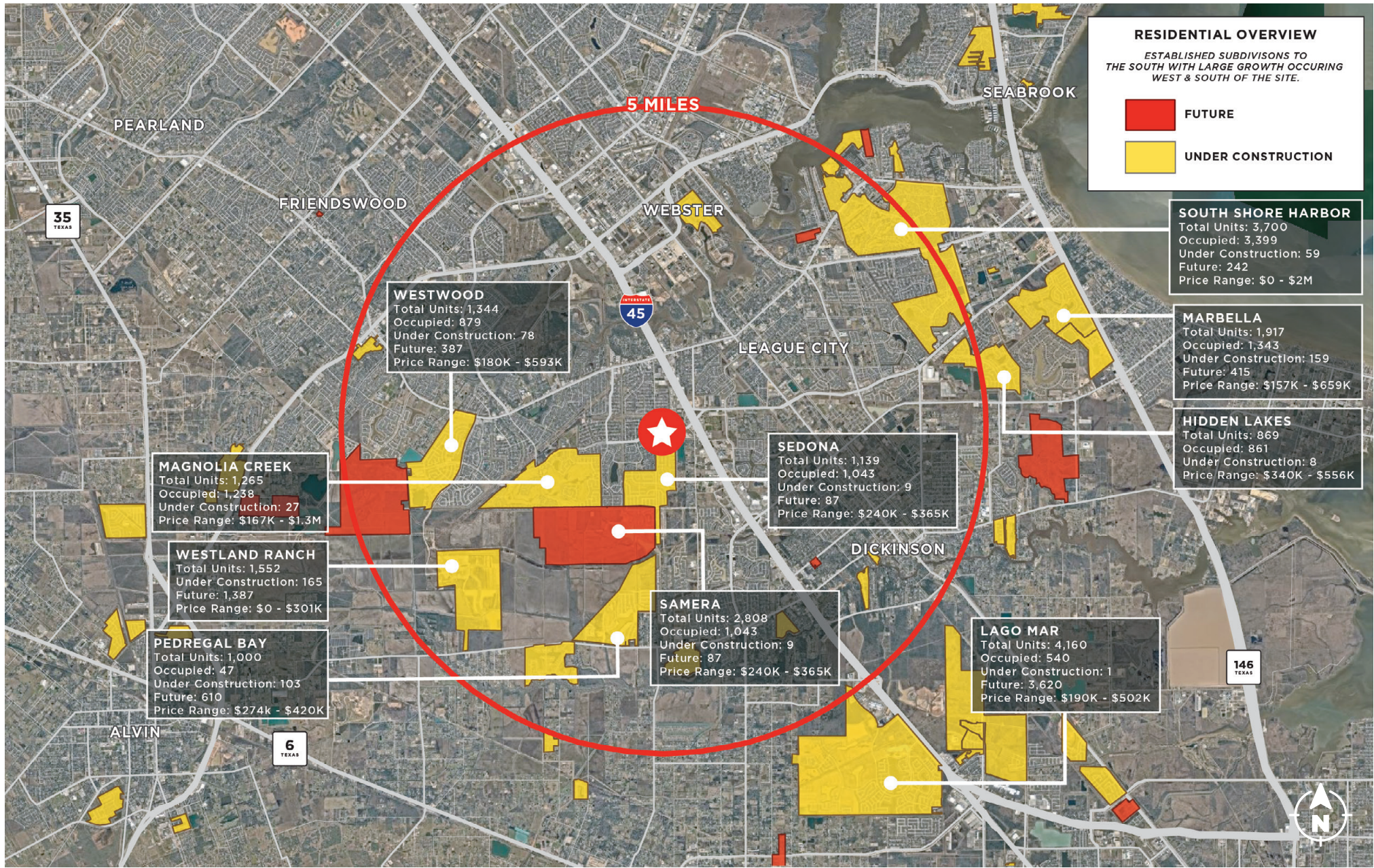
4,259-SF ENDCAP



LOYAL CUSTOMER BASE
34% VISIT 20X ANNUALLY
 - PLACER.AI 04/22 - 03/23



RESIDENTIAL AERIAL



02.23 | 01.23



Brittney Lakes
1,280 Homes

Brittney Bay
378 Homes

Newport & Ellis Landing
777 Homes

Bowerschlag
Elementary School
894 Students

Available For Lease
Pad Site

Sedona
1,021 Homes

Available For Lease
Pad Site &
4,259 SF
2nd-Gen Endcap

Marketplace at Ninety-Six
Phase I

Kroger PetSmart market
Great Clips SAJAD and GO
REGIONS

Marketplace at Ninety-Six
Phase II

ACE Dutch Bros Banfield PET HOSPITAL
SHERWIN WILLIAMS CRUST PIZZA SUPERCUTS SportClips
DOLLAR TREE

SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	CKO Kickboxing	2,450 SF
2	Proposed State Farm	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	Available For Lease	4,259 SF
22	Crust Pizza	2,925 SF
23	AFC Urgent Care	3,607 SF
24	Sherwin Williams	4,200 SF
25	Available Pad Site	56,898 SF
26	Available Pad Site	45,543 SF
27	Available Pad Site	80,701 SF
28	Liquor Store	2,698 SF
29	Dollar Tree	10,000 SF
30	Ace Hardware	10,000 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



SP.190 | 07.23 | 11.21



DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



REBECCA LE
281.477.4327
rle@newquest.com

HEATHER NGUYEN
281.477.4358
hnguyen@newquest.com

POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	12,482	23,126	67,524	16,939
Current Population	36,789	66,219	180,858	50,304
2020 Census Population	36,978	63,095	170,104	52,247
Population Growth 2020 to 2023	-0.51%	4.95%	6.32%	-3.72%
2023 Median Age	34.9	34.7	35.0	35.1

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$149,699	\$147,660	\$133,532	\$160,516
Median Household Income	\$121,165	\$114,232	\$107,731	\$128,194
Per Capita Income	\$51,063	\$51,982	\$50,239	\$54,464

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
White	66.38%	65.02%	62.08%	67.38%
Black or African American	8.20%	8.69%	10.56%	7.50%
Asian or Pacific Islander	7.24%	6.95%	6.57%	7.93%
Other Races	17.76%	18.86%	20.19%	16.80%
Hispanic	22.38%	23.90%	26.13%	20.93%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
1 Person Household	14.53%	16.38%	23.17%	13.54%
2 Person Households	33.86%	34.71%	33.24%	33.44%
3+ Person Households	51.61%	48.91%	43.59%	53.02%
Owner-Occupied Housing Units	74.79%	73.76%	60.83%	78.39%
Renter-Occupied Housing Units	25.21%	26.24%	39.17%	21.61%

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
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
Rebecca Le	519614	rle@newquest.com	(281)477-4327
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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