



- + Area directly surrounding the project continues to build and absorb single family houses with high income families and limited competing retail or office space.
- + Subject site sits at the intersection of LJ Parkway across from a soon to be developed Regency Kroger.

RIVERSTONE

28,000 SF OF RETAIL TURNOVER - TURNOVER 3RD QUARTER 2017
SUGARLAND, TEXAS

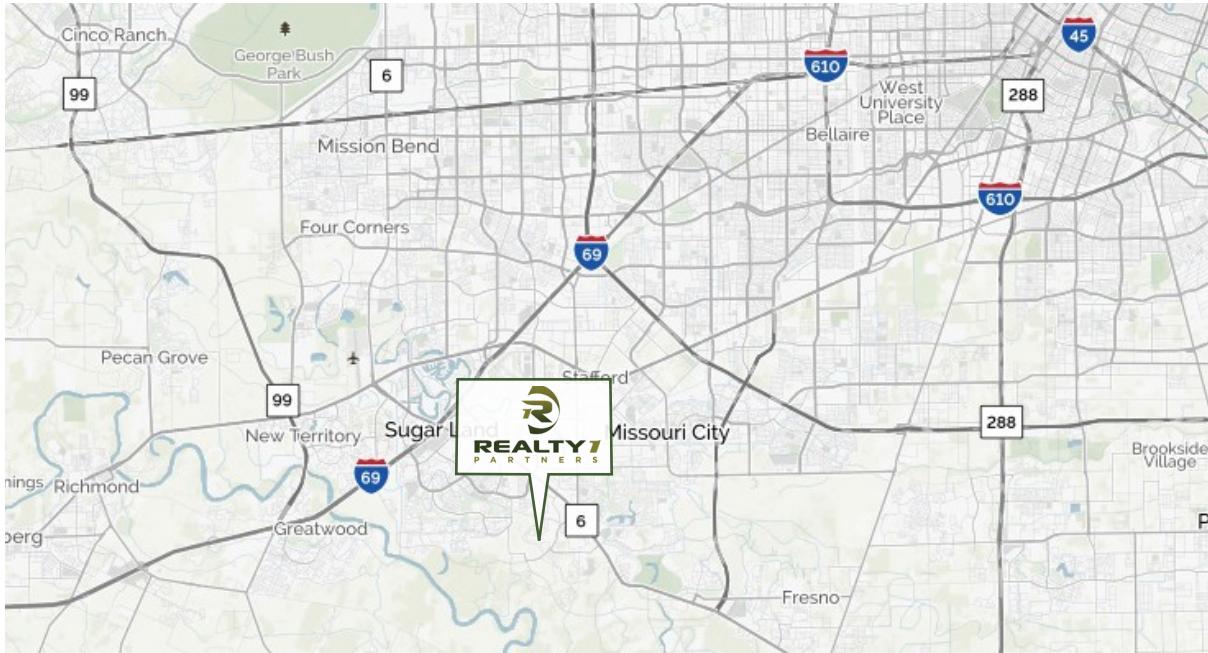


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PROPERTY INFORMATION



PROPERTY INFORMATION

- + In 2014, Riverstone was rated the #4 top selling community in the Nation based on 719 sales for the year and was the number 1 rated community in all of the Houston area beating both Woodforest (#19 in the Nation) and Cross Creek Ranch (#20 in the Nation).
- + Part of another successful Johnson Development property which maintains excellent projects across the State of Texas. Riverstone boasts it will be home to 18,000 residents in 6,000 architecturally diverse homes

DEMOGRAPHICS

	3MILE	5 MILE
EST. AVG. POPULATION	67802	160,450
EST. AVG. HOUSEHOLD INCOME	\$167,476	\$130,457
EST. TOTAL HOUSEHOLDS	22,528	54370

AREA RETAILERS

CVS PHARMACY + SHELL + MEMORIAL HERMANN + KROGER +
TARGET + HOME DEPOT + OFFICE DEPOT + CANES + FIVE GUYS

LOCATION

**4815 LJ PARKWAY
CABRERA AND LJ PARKWAY
SUGAR LAND, TEXAS, 77479**

SPACE

28,000 SF

RATE

\$33.00 PSF

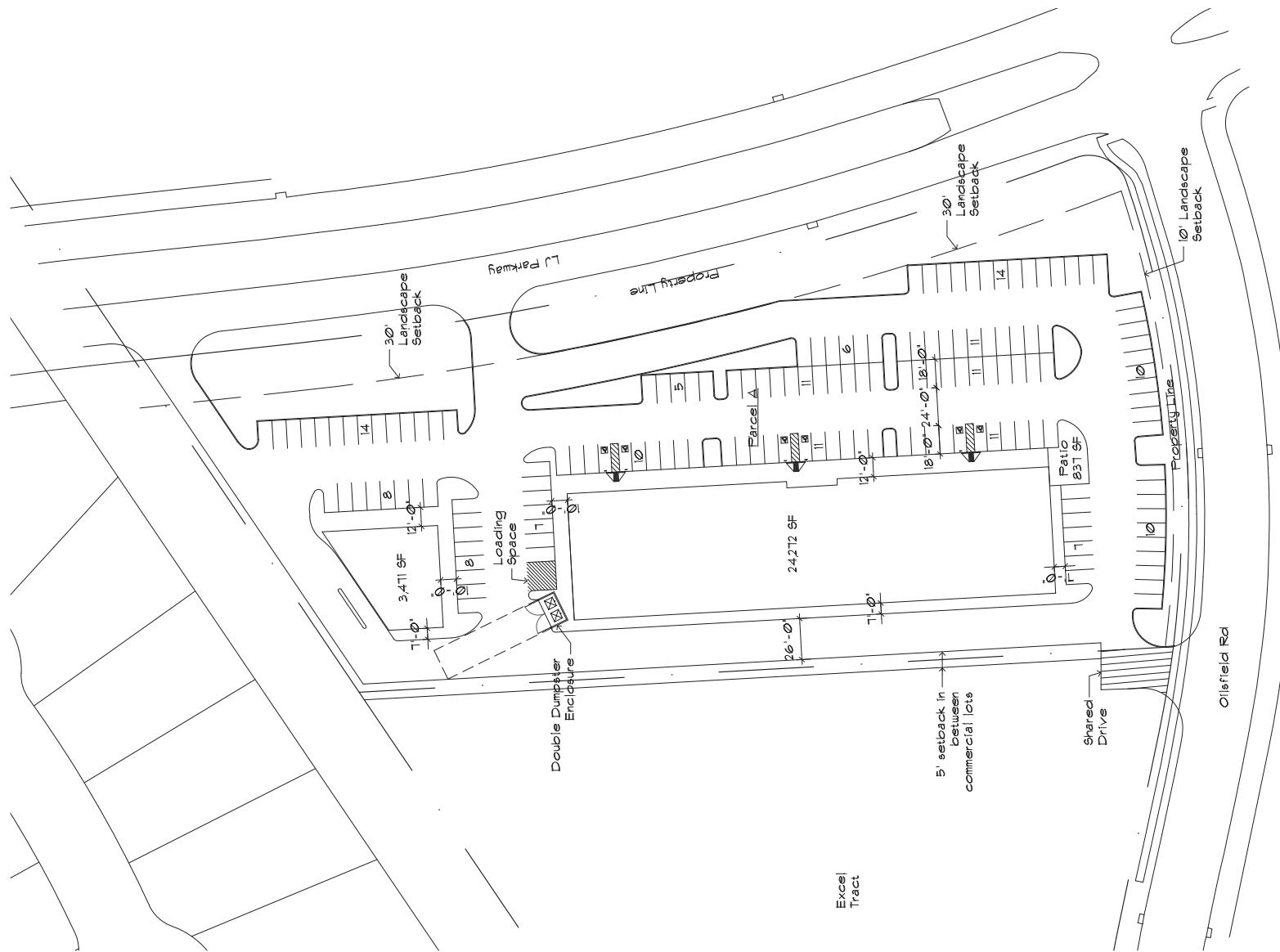
NNN

\$8.00 PSF

TI

\$25.00 PSF

SITE PLAN



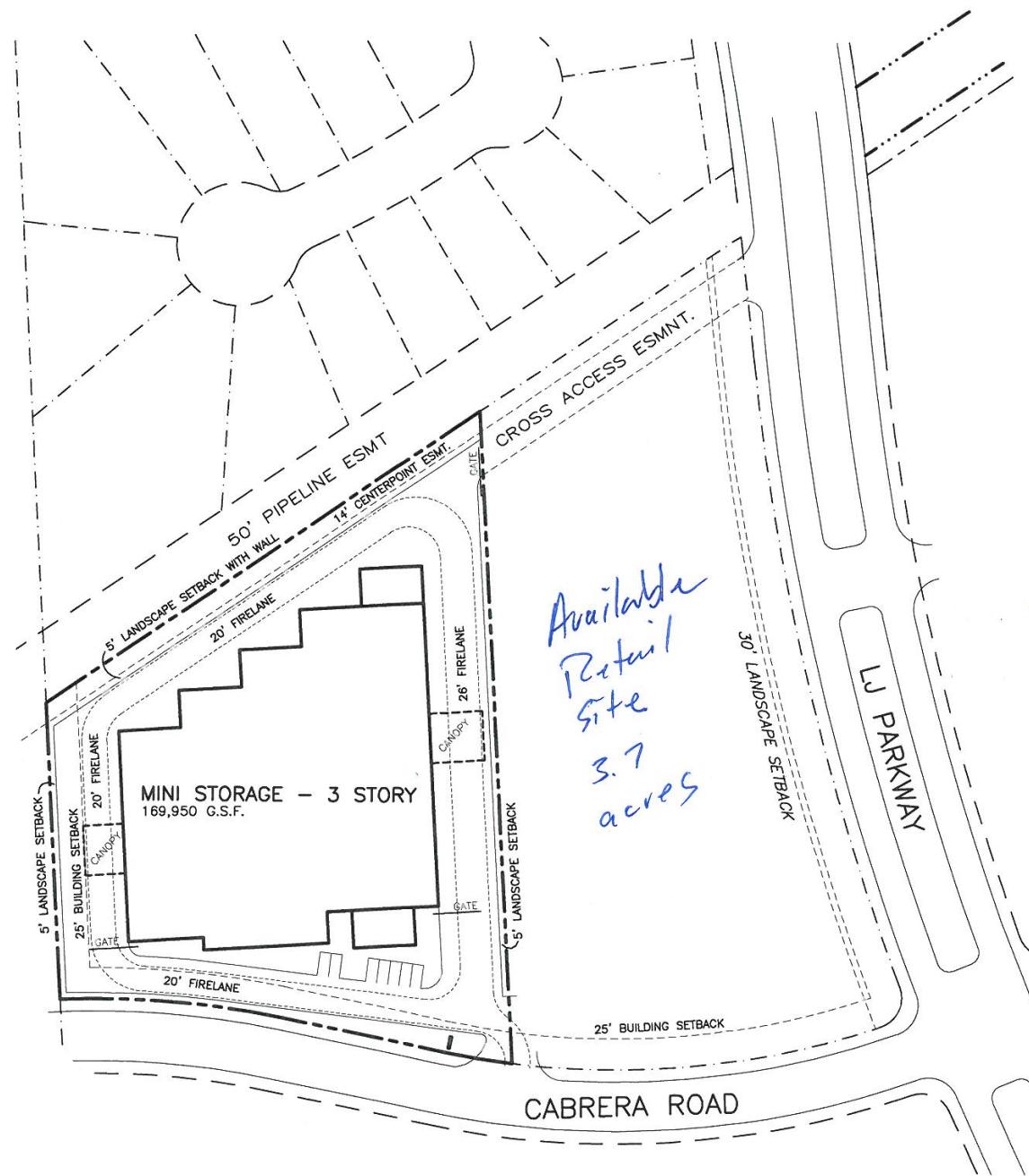
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Riverstone / 3

SITE PLAN

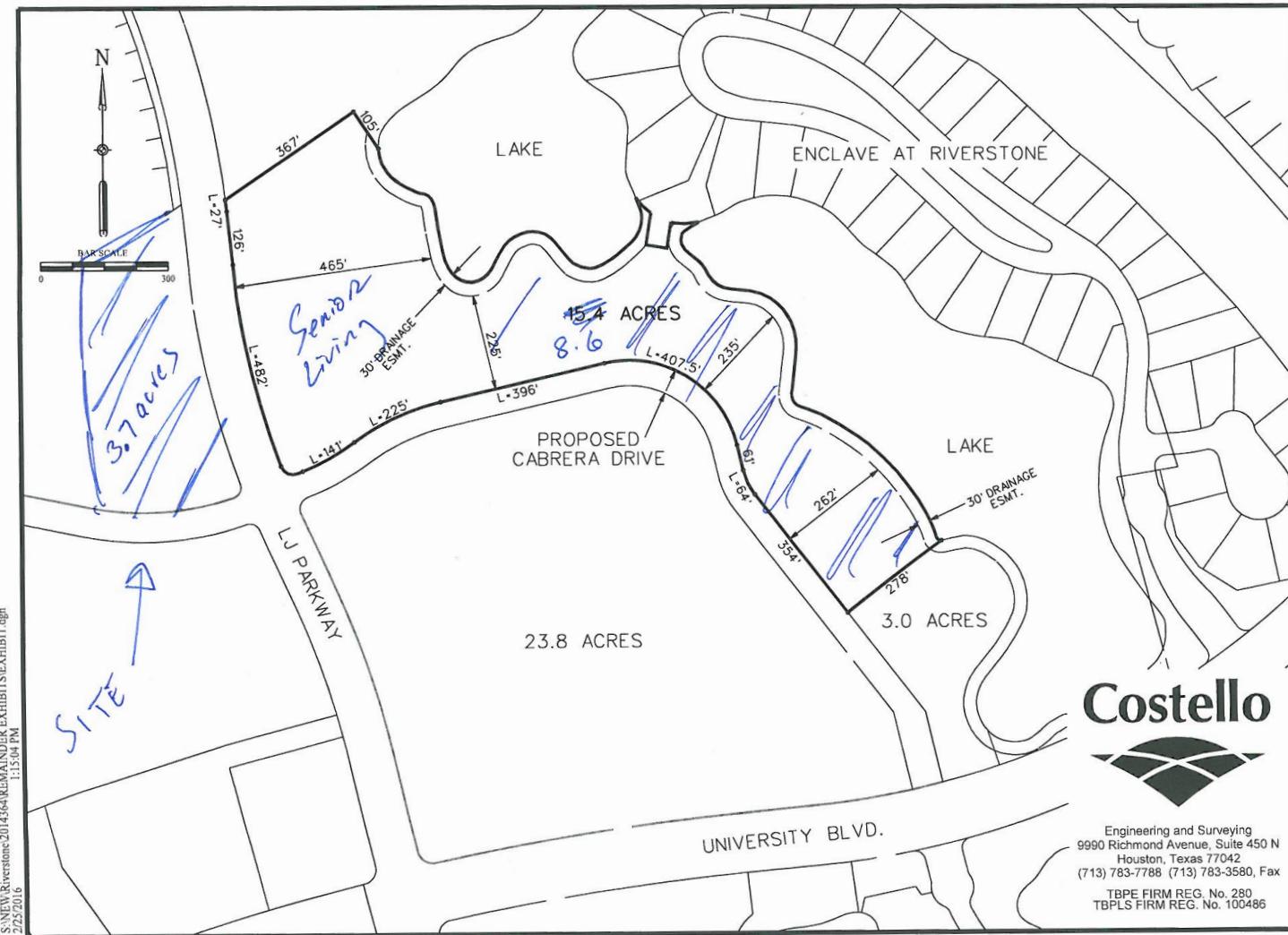


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SITE PLAN



REALTY 1
PARTNERS

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AERIAL



REALTY 1
PARTNERS

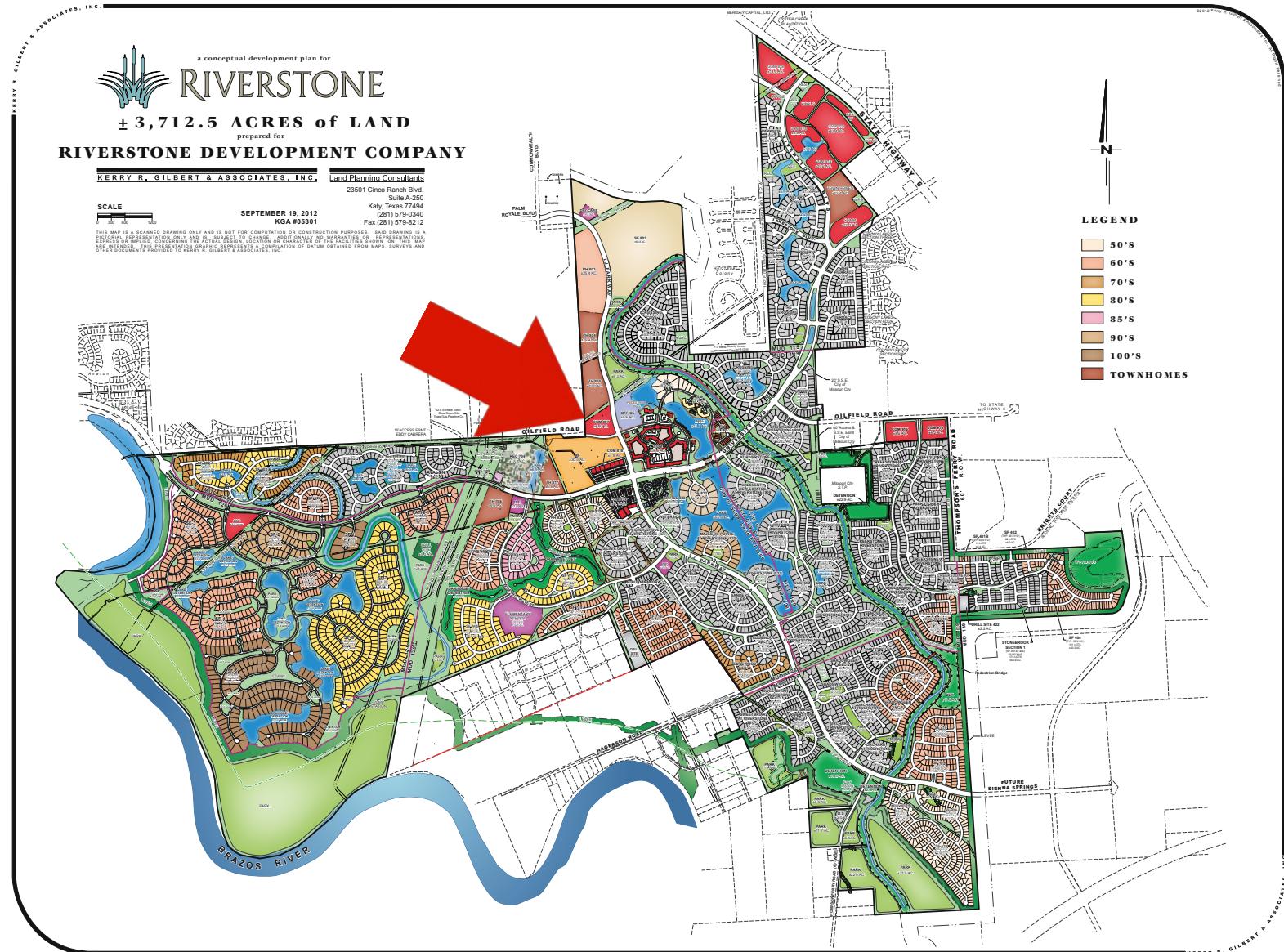
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Riverstone / 6

AERIAL



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Riverstone / 7

DEMOGRAPHIC AND INCOME PROFILE - 1 MILE RADIUS

Summary	Census 2010	2016	2021	
Population	2,350	5,065	7,065	
Households	672	1,514	2,143	
Families	624	1,413	2,002	
Average Household Size	3.50	3.35	3.30	
Owner Occupied Housing Units	644	1,432	2,021	
Renter Occupied Housing Units	28	82	122	
Median Age	38.7	39.8	41.5	
Trends: 2016 - 2021 Annual Rate		Area	State	National
Population	6.88%	1.63%	0.84%	
Households	7.20%	1.58%	0.79%	
Families	7.22%	1.52%	0.72%	
Owner HHs	7.13%	1.52%	0.73%	
Median Household Income	0.12%	1.86%	1.89%	
Households by Income		2016	2021	
		Number	Percent	Number
<\$15,000		24	1.6%	30
\$15,000 - \$24,999		9	0.6%	10
\$25,000 - \$34,999		35	2.3%	44
\$35,000 - \$49,999		53	3.5%	39
\$50,000 - \$74,999		64	4.2%	67
\$75,000 - \$99,999		117	7.7%	171
\$100,000 - \$149,999		445	29.4%	685
\$150,000 - \$199,999		273	18.0%	402
\$200,000+		494	32.6%	695
Median Household Income		\$151,293		\$152,240
Average Household Income		\$191,874		\$198,134
Per Capita Income		\$58,094		\$60,838
Population by Age		2016	2021	
		Number	Percent	Number
0 - 4	145	6.2%	294	5.8%
5 - 9	213	9.1%	426	8.4%
10 - 14	237	10.1%	497	9.8%
15 - 19	188	8.0%	395	7.8%
20 - 24	91	3.9%	217	4.3%
25 - 34	175	7.4%	388	7.7%
35 - 44	396	16.9%	771	15.2%
45 - 54	446	19.0%	903	17.8%
55 - 64	309	13.1%	727	14.4%
65 - 74	100	4.3%	316	6.2%
75 - 84	39	1.7%	101	2.0%
85+	11	0.5%	29	0.6%

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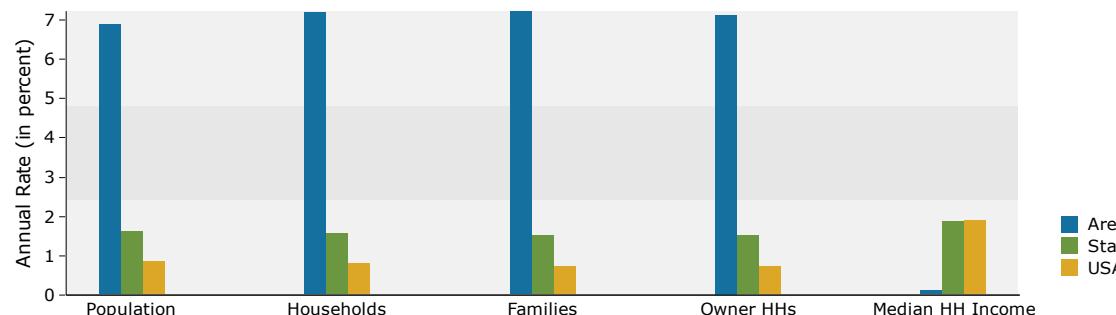
DEMOGRAPHIC AND INCOME PROFILE - 1 MILE RADIUS

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	970	41.3%	1,894	37.4%	2,319	32.8%
Black Alone	206	8.8%	301	5.9%	364	5.2%
American Indian Alone	8	0.3%	13	0.3%	16	0.2%
Asian Alone	1,067	45.4%	2,644	52.2%	4,067	57.6%
Pacific Islander Alone	0	0.0%	1	0.0%	2	0.0%
Some Other Race Alone	32	1.4%	70	1.4%	95	1.3%
Two or More Races	67	2.9%	142	2.8%	202	2.9%
Hispanic Origin (Any Race)	155	6.6%	354	7.0%	494	7.0%

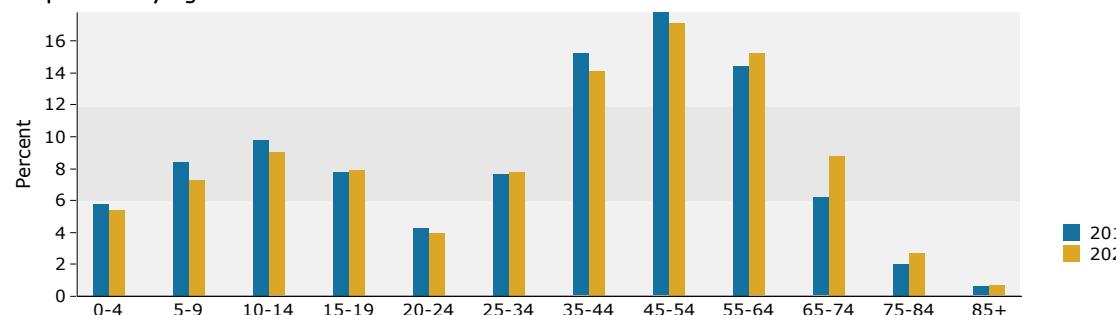
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DEMOGRAPHIC AND INCOME PROFILE - 1 MILE RADIUS

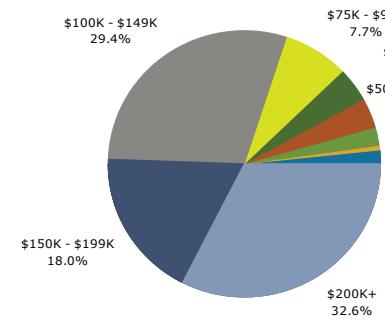
Trends 2016-2021



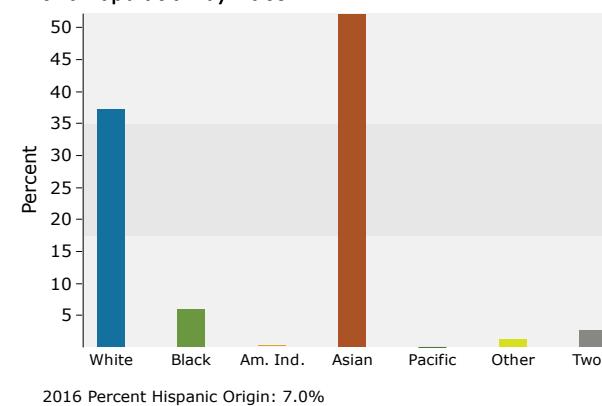
Population by Age



2016 Household Income



2016 Population by Race



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Riverstone / 10

DEMOGRAPHIC AND INCOME PROFILE - 3 MILE RADIUS

Summary	Census 2010	2016	2021
Population	53,893	67,602	81,382
Households	17,761	22,518	27,187
Families	15,310	19,441	23,536
Average Household Size	3.03	3.00	2.99
Owner Occupied Housing Units	15,947	19,808	23,897
Renter Occupied Housing Units	1,814	2,710	3,290
Median Age	41.0	41.6	42.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	3.78%	1.63%	0.84%
Households	3.84%	1.58%	0.79%
Families	3.90%	1.52%	0.72%
Owner HHs	3.82%	1.52%	0.73%
Median Household Income	1.06%	1.86%	1.89%
Households by Income	2016	2021	
	Number	Percent	Number
<\$15,000	649	2.9%	660
\$15,000 - \$24,999	484	2.1%	490
\$25,000 - \$34,999	712	3.2%	791
\$35,000 - \$49,999	1,137	5.0%	757
\$50,000 - \$74,999	2,143	9.5%	1,907
\$75,000 - \$99,999	2,886	12.8%	3,560
\$100,000 - \$149,999	5,963	26.5%	8,074
\$150,000 - \$199,999	3,408	15.1%	4,473
\$200,000+	5,136	22.8%	6,476
Median Household Income	\$121,425		\$127,972
Average Household Income	\$157,436		\$168,341
Per Capita Income	\$52,669		\$56,508
Population by Age	Census 2010	2016	2021
	Number	Percent	Number
0 - 4	2,791	5.2%	3,440
5 - 9	3,733	6.9%	4,394
10 - 14	4,692	8.7%	5,398
15 - 19	4,576	8.5%	5,087
20 - 24	2,424	4.5%	3,448
25 - 34	4,635	8.6%	6,617
35 - 44	7,446	13.8%	8,711
45 - 54	10,669	19.8%	11,377
55 - 64	8,233	15.3%	11,364
65 - 74	2,995	5.6%	5,402
75 - 84	1,269	2.4%	1,794
85+	429	0.8%	571
		Percent	

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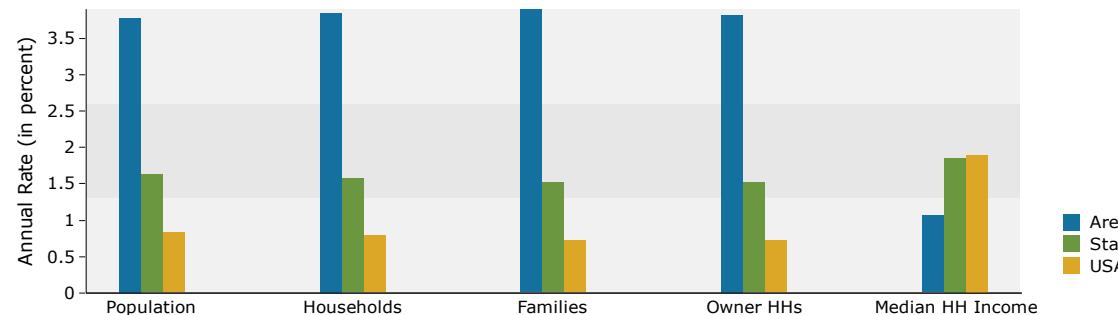
DEMOGRAPHIC AND INCOME PROFILE - 3 MILE RADIUS

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,377	50.8%	30,295	44.8%	32,337	39.7%
Black Alone	5,991	11.1%	7,526	11.1%	8,709	10.7%
American Indian Alone	125	0.2%	151	0.2%	178	0.2%
Asian Alone	17,757	32.9%	26,123	38.6%	35,866	44.1%
Pacific Islander Alone	23	0.0%	31	0.0%	38	0.0%
Some Other Race Alone	1,050	1.9%	1,348	2.0%	1,582	1.9%
Two or More Races	1,570	2.9%	2,127	3.1%	2,673	3.3%
Hispanic Origin (Any Race)	5,363	10.0%	6,805	10.1%	8,204	10.1%

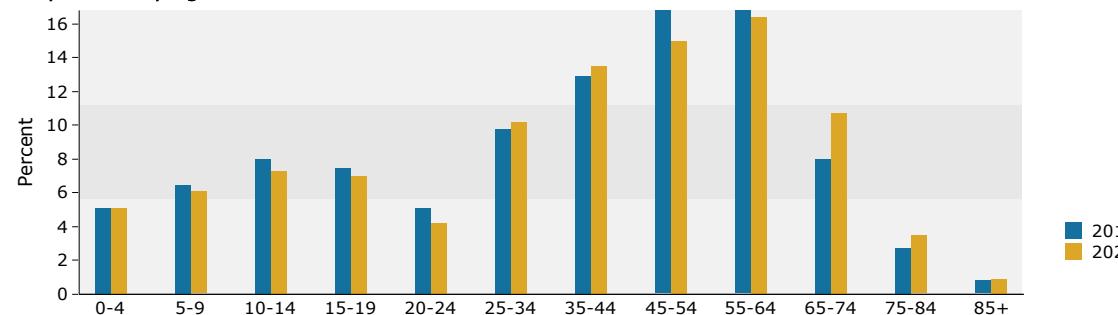
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DEMOGRAPHIC AND INCOME PROFILE - 3 MILE RADIUS

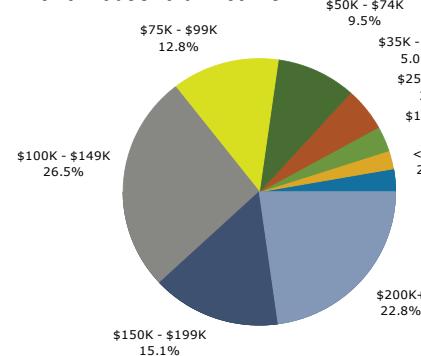
Trends 2016-2021



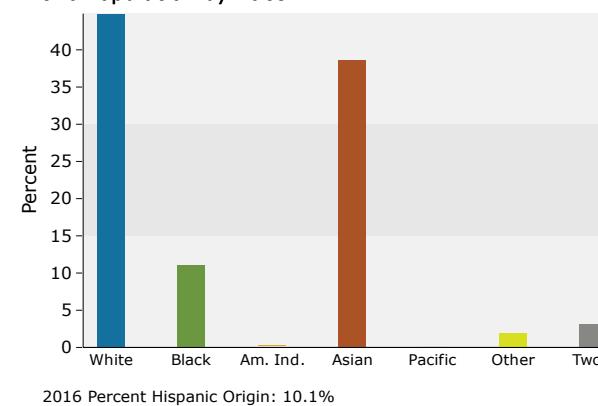
Population by Age



2016 Household Income



2016 Population by Race



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Riverstone / 13

DEMOGRAPHIC AND INCOME PROFILE - 5 MILE RADIUS

Summary	Census 2010	2016	2021
Population	137,647	159,841	185,884
Households	46,431	54,370	63,441
Families	37,802	44,319	51,791
Average Household Size	2.95	2.93	2.92
Owner Occupied Housing Units	37,283	42,745	49,931
Renter Occupied Housing Units	9,148	11,625	13,510
Median Age	38.4	39.4	40.0
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	3.06%	1.63%	0.84%
Households	3.13%	1.58%	0.79%
Families	3.17%	1.52%	0.72%
Owner HHs	3.16%	1.52%	0.73%
Median Household Income	1.34%	1.86%	1.89%
	2016	2021	
Households by Income	Number	Percent	Number
<\$15,000	2,466	4.5%	2,560
\$15,000 - \$24,999	2,284	4.2%	2,401
\$25,000 - \$34,999	2,792	5.1%	3,290
\$35,000 - \$49,999	4,185	7.7%	2,917
\$50,000 - \$74,999	7,310	13.4%	6,861
\$75,000 - \$99,999	7,252	13.3%	9,101
\$100,000 - \$149,999	12,538	23.1%	16,694
\$150,000 - \$199,999	6,627	12.2%	8,612
\$200,000+	8,915	16.4%	11,004
Median Household Income	\$102,247		\$109,307
Average Household Income	\$130,457		\$141,005
Per Capita Income	\$44,619		\$48,362
Population by Age	Census 2010	2016	2021
	Number	Percent	Number
0 - 4	8,286	6.0%	9,192
5 - 9	10,011	7.3%	10,832
10 - 14	11,397	8.3%	12,460
15 - 19	10,591	7.7%	11,308
20 - 24	7,051	5.1%	8,787
25 - 34	14,969	10.9%	18,342
35 - 44	19,966	14.5%	21,675
45 - 54	23,788	17.3%	24,353
55 - 64	19,168	13.9%	24,295
65 - 74	7,643	5.6%	12,576
75 - 84	3,451	2.5%	4,425
85+	1,325	1.0%	1,596
Percent			1.0%

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DEMOGRAPHIC AND INCOME PROFILE - 5 MILE RADIUS

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,493	44.7%	64,638	40.4%	68,143	36.7%
Black Alone	29,527	21.5%	32,115	20.1%	35,690	19.2%
American Indian Alone	437	0.3%	475	0.3%	536	0.3%
Asian Alone	36,501	26.5%	50,870	31.8%	67,763	36.5%
Pacific Islander Alone	58	0.0%	75	0.0%	86	0.0%
Some Other Race Alone	5,699	4.1%	6,646	4.2%	7,491	4.0%
Two or More Races	3,932	2.9%	5,023	3.1%	6,175	3.3%
Hispanic Origin (Any Race)	19,435	14.1%	22,529	14.1%	26,126	14.1%

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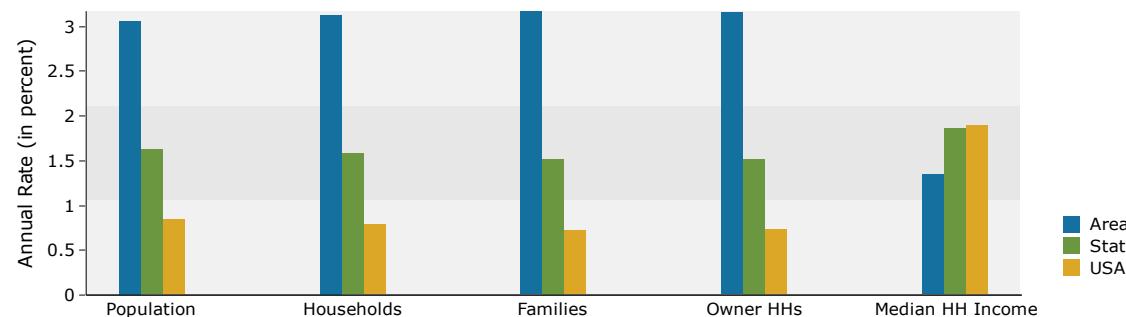
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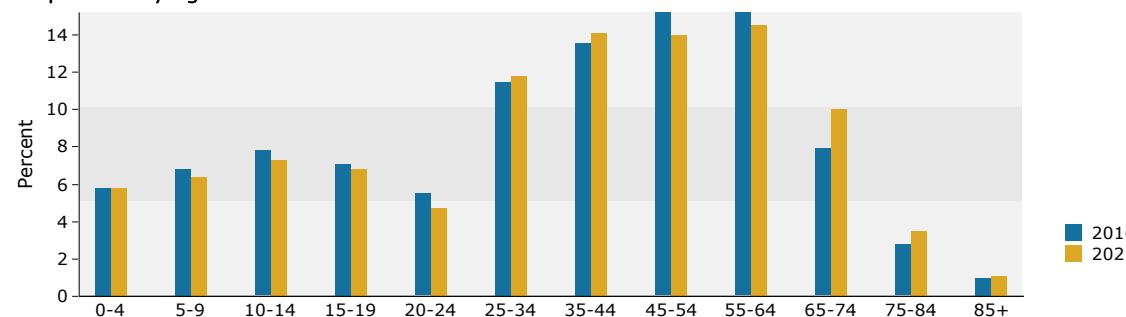
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DEMOGRAPHIC AND INCOME PROFILE - 5 MILE RADIUS

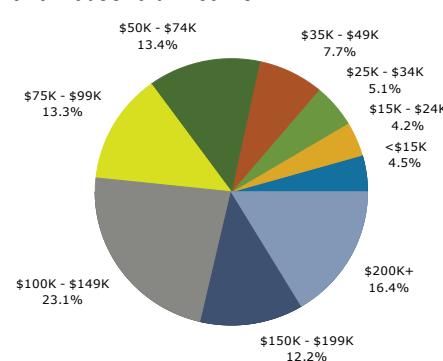
Trends 2016-2021



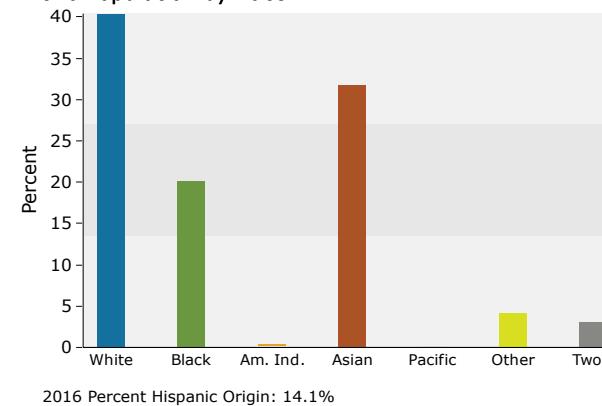
Population by Age



2016 Household Income



2016 Population by Race



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Riverstone / 16

RIVERSTONE

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1) shall treat all parties honestly
- 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3) may not disclose that the buyer will pay a price greater

than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate license asks that you acknowledge receipt of this information about brokerage services for the Licensee's records.

Buyer, Seller, Landlord or Tenant

Date