

# FORT BEND TOWN CENTER II AND III

Multi-Phase Regional Destination in the Heart of Fort Bend County  
Proposed 7,500-SF Building Coming Soon

NOW OPEN  
**METRO**  
Parking Garage

Highway 6 and Fort Bend Parkway  
Missouri City | Texas

NOW OPEN:



COMING SOON:



**NewQuest**

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# Project Highlights



**28%**  
POPULATION  
GROWTH  
WITHIN 1 MILE  
FROM 2020 TO 2024



**\$153K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES



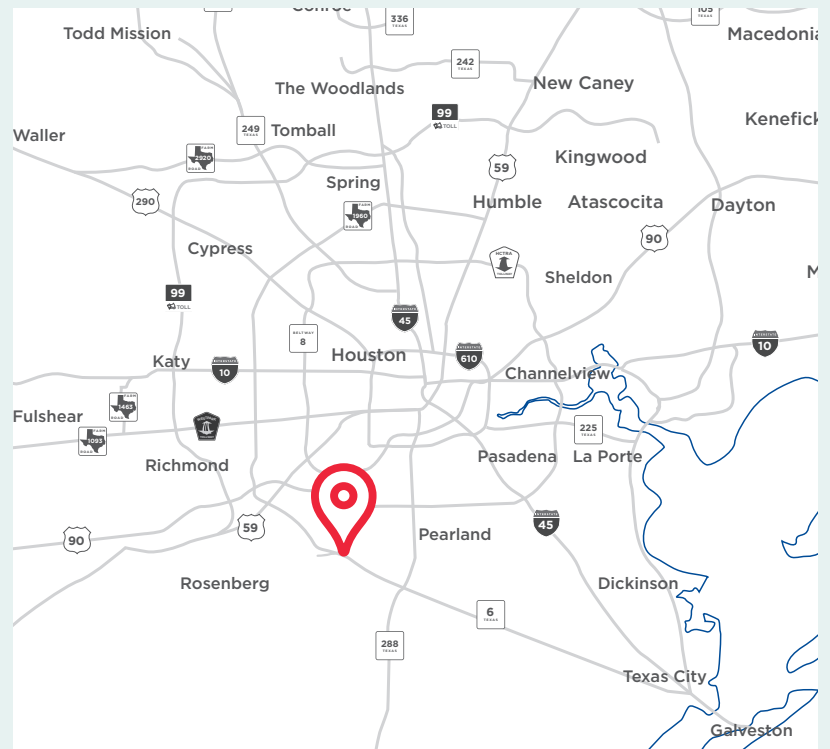
**189K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

## RAPID RESIDENTIAL GROWTH

4,954 FUTURE HOMES  
1,424 ANNUAL HOME STARTS  
1,485 ANNUAL HOME CLOSINGS  
\$506,065 AVERAGE HOME SALE PRICE

Zonda Estimates as of 4Q 2024



# Project Highlights

## KEY TENANTS

Burlington ROSS MOD

petco five BELOW Olive Garden

Chick-fil-A WSS ULTA BEAUTY

CINEMARK

COMING SOON

ESSFITNESS Michaels TRILL BURGERS



### PHASE I

ANCHORED BY 102,000-SF  
KROGER SIGNATURE



### PHASE II

OVER 50,000 SF OF ENTERTAINMENT,  
200,000 SF OF RETAIL, AND  
45,000 SF OF RESTAURANTS



### PHASE III

RETAIL AND MULTIFAMILY ANCHORED  
BY METRO TRANSIT CENTER

# Project Highlights

## Major Area Employers

**Methodist** 2,637 Employees

**Schlumberger** 2,007 Employees

**FLUOR** 1,410 Employees

 1,200 Employees

**NALCO** Water 1,100 Employees

 867 Employees

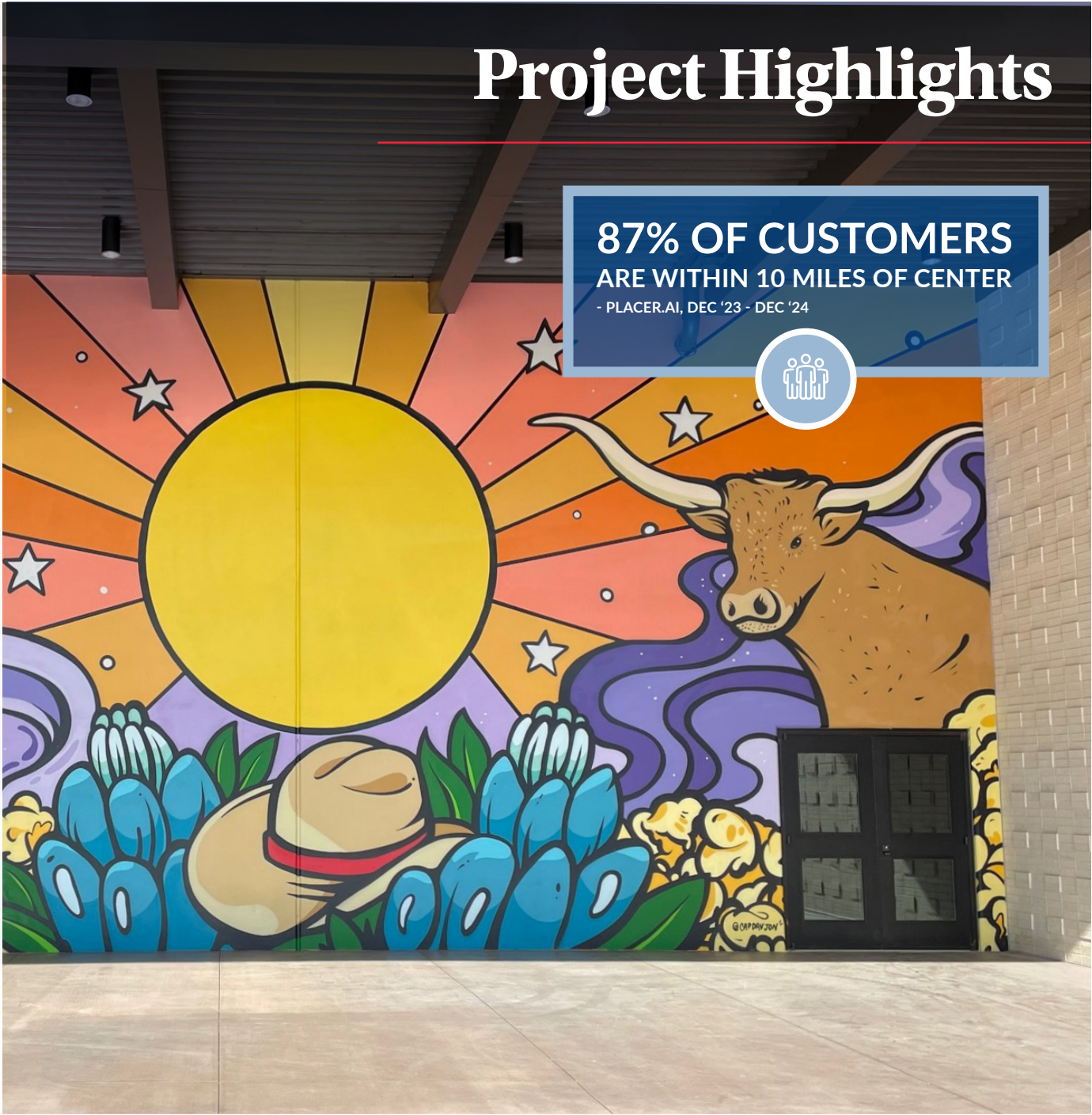
 795 Employees

 750 Employees

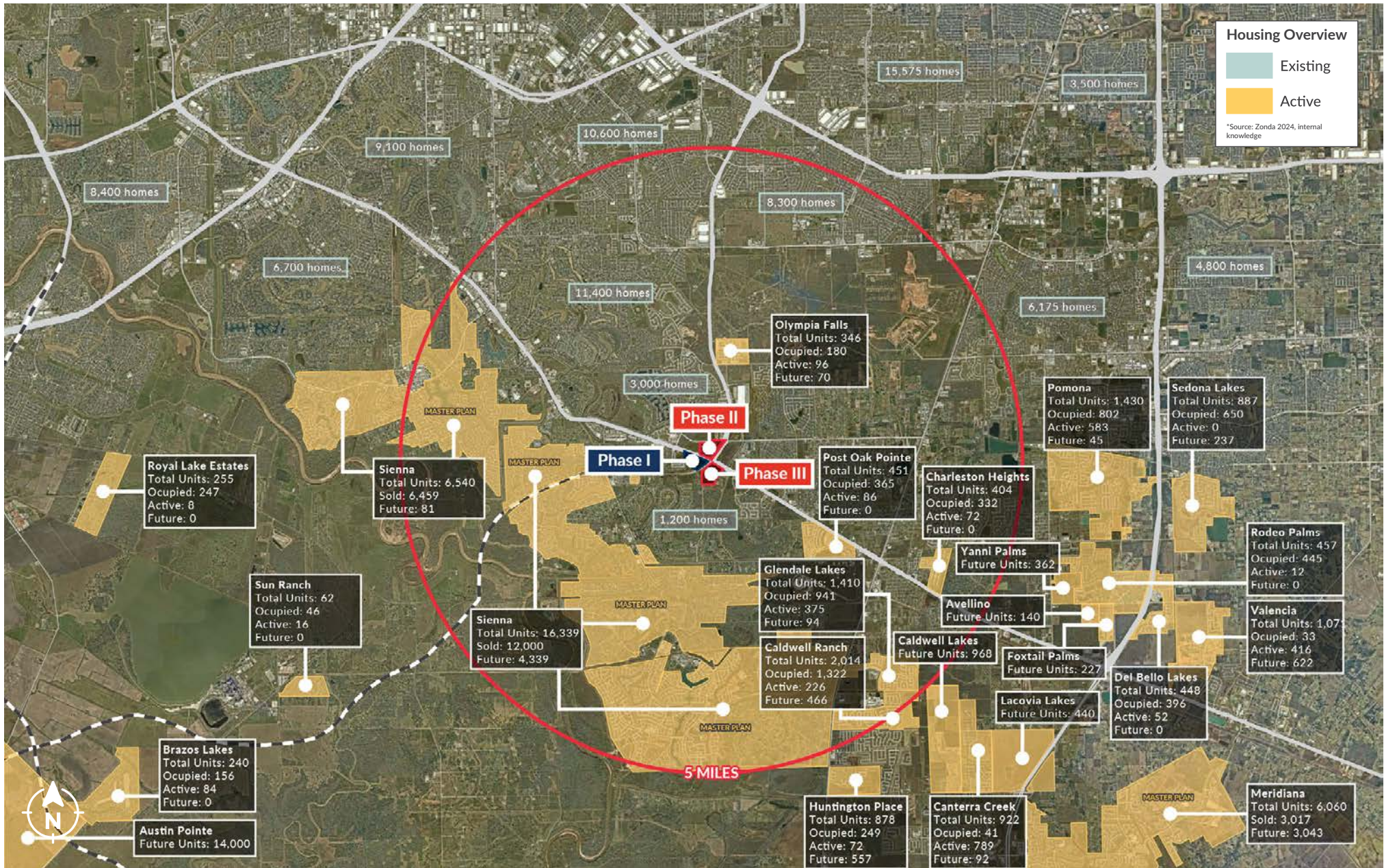
 500 Employees

**87% OF CUSTOMERS  
ARE WITHIN 10 MILES OF CENTER**

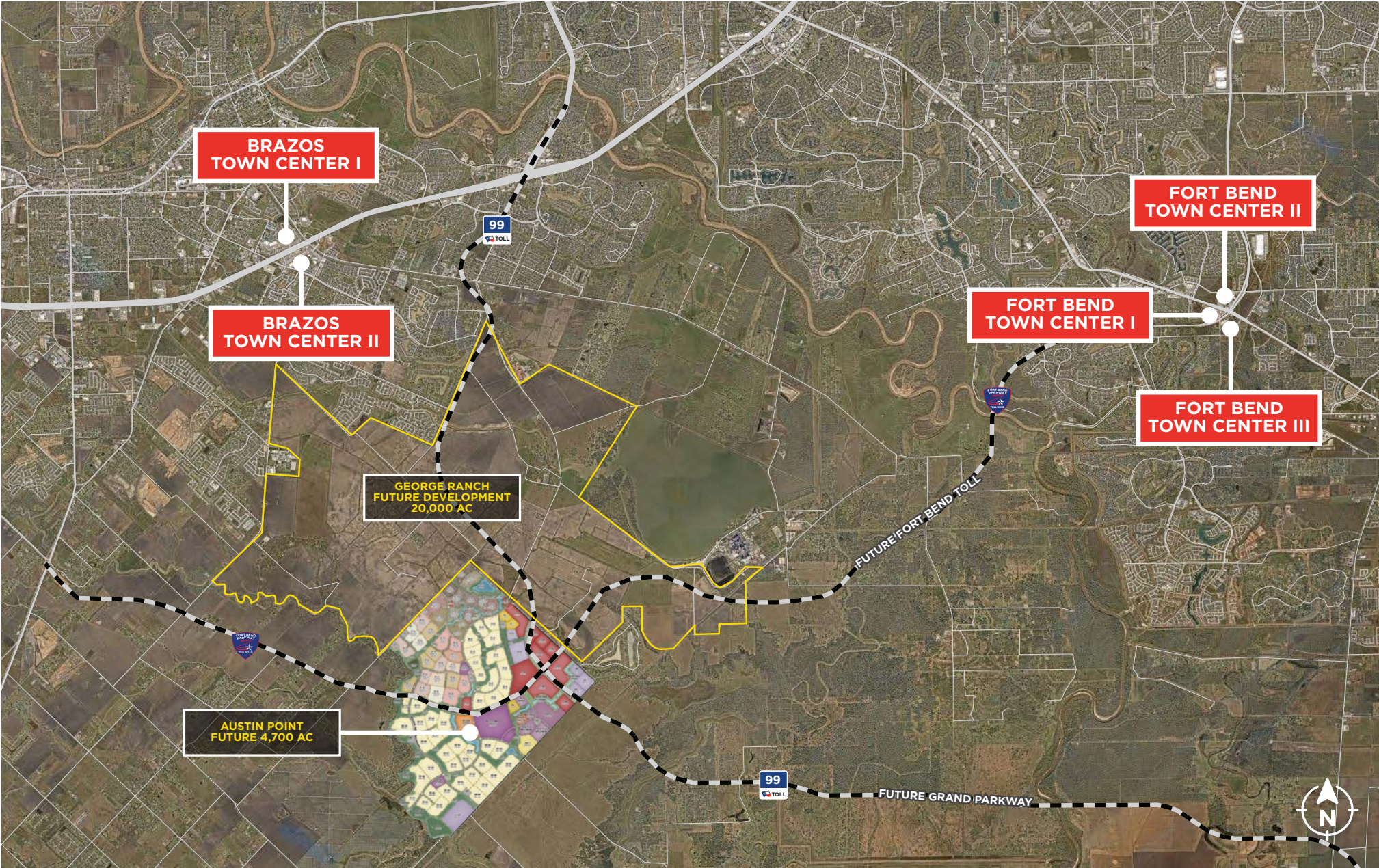
- PLACER.AI, DEC '23 - DEC '24



# Housing Aerial



# Future Growth Aerial



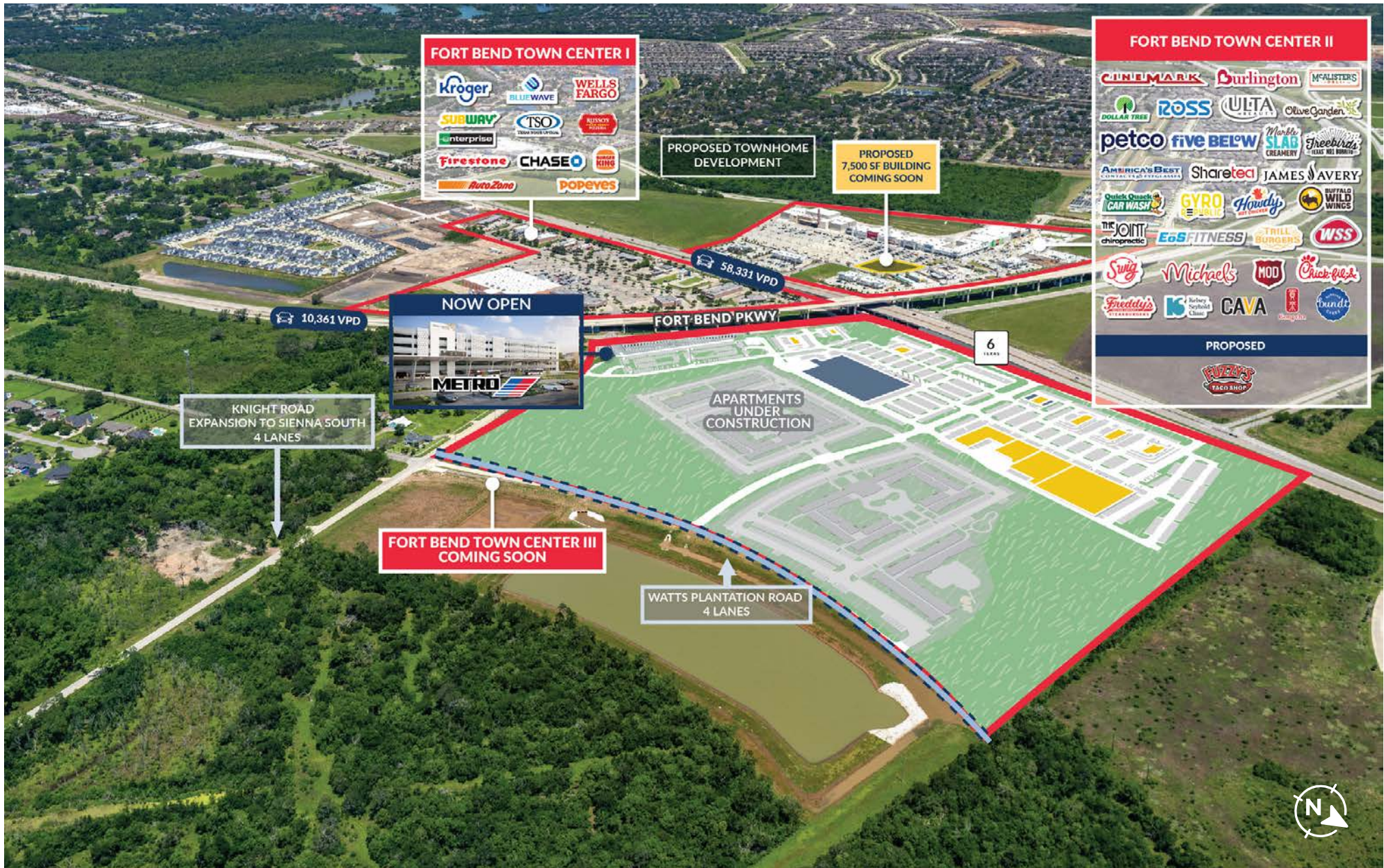
03.25 | 03.25

# Access Aerial



TxDot Traffic Counts as of 2024

05.25 | 01.25



TxDot Traffic Counts as of 2024

05.25 | 05.25

# Site Plan Phase II

KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS	KEY	BUSINESS	AREAS
1	Cinemark	56,865 SF	10	The Joint Chiropractic	1,409 SF	19	Freddy's	3,615 SF	28	Proposed Fuzzy's Taco Shop	3,760 SF
2	Petco	12,598 SF	11	Dollar Tree	10,000 SF	20	Gyro Republic	2,000 SF	29	Nothing Bundt Cakes	2,300 SF
3	Burlington	25,116 SF	12	Michaels	15,716 SF	21	Gong Cha	1,200 SF	30	<b>Available For Lease</b>	<b>1,980 SF</b>
4	ULTA	10,033 SF	13	EOS Fitness	40,000 SF	22	Sapporo Sushi Bar	3,200 SF	31	McAlister's Deli	2,800 SF
5	Ross	22,106 SF	14	Olive Garden	7,932 SF	23	Buffalo Wild Wings	5,200 SF	32	Elite Endodontist	3,500 SF
6	Five Below	8,542 SF	15	CAVA	2,450 SF	24	Marble Slab Creamery	1,600 SF	33	Trill Burgers	2,800 SF
7	America's Best Eyewear	3,490 SF	16	James Avery Artisan Jewelry	2,800 SF	25	Freebirds World Burrito	2,400 SF	34	Swig	634 SF
8	Nail Salon	2,800 SF	17	Howdy Hot Chicken	1,948 SF	26	Quick Quack Car Wash	3,586 SF	35	Kelsey Seybold	36,788 SF
9	Warehouse Shoe Sale	9,791 SF	18	MOD Pizza	2,602 SF	27	Chick-fil-A	4,561 SF			



SP.222 | 05.25 | 01.25



**Phase III**  
**METRO**  
**NOW OPEN**

KEY	BUSINESS	AREAS
1	Available For Lease	42,000 SF
2	Available For Lease	22,000 SF
3	Available For Lease	12,500 SF
4	Available For Lease	16,450 SF
5	Proposed Wholesale Club	104,759 SF
6	Available Pad	49,786 SF
7	Available Pad	52,744 SF
8	Available Pad	36,386 SF
9	Proposed Crepe Cafe	2,100 SF
10	Available For Lease	3,150 SF
11	Proposed Gyro	1,750 SF
12	Available Pad	34,220 SF
13	Available Pad	31,069 SF
14	Available Pad	35,798 SF







## Phase III

RETAIL &  
MULTIFAMILY



\*Design Architectural Features and Colors to be Determined.

# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,206	23,223	60,401
Current Population	3,788	73,906	189,348
2020 Census Population	2,967	60,672	154,922
Population Growth 2020 to 2024	27.66%	21.81%	22.22%
2024 Median Age	35.8	36.1	36.5

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	14.77%	24.28%	23.36%
Black or African American	55.44%	43.19%	40.52%
Asian or Pacific Islander	18.53%	16.13%	16.61%
Other Races	11.00%	15.96%	18.91%
Hispanic	12.82%	18.82%	22.74%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$140,908	\$152,835	\$145,586
Median Household Income	\$121,159	\$131,300	\$123,287
Per Capita Income	\$46,908	\$49,956	\$47,089

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.87%	14.58%	14.03%
2 Person Households	29.33%	29.77%	29.73%
3+ Person Households	54.80%	55.66%	56.24%
Owner-Occupied Housing Units	79.77%	79.74%	81.78%
Renter-Occupied Housing Units	20.23%	20.26%	18.22%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

# 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.

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<b>Andrew Alvis</b> Sales Agent/Associate's Name	<b>692294</b> License No.	<b>andrew.alvis@newquest.com</b> Email	<b>281.477.5038</b> 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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