

For More Info:

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FRIENDSWOOD CITY CENTER RETAIL 3

3723 FM 528 RD FRIENDSWOOD, TX 77546

OFFERING SUMMARY

Available SF: Enclosed + Outdoor	1,500-19,445 SF
Base Rate:	Contact Broker
Triple Net Lease:	TBD
Tenant Improvement Allowance:	Negotiable
Lease Term:	5+ Years

PROPERTY DESCRIPTION

Zann Commercial is honored to exclusively promote a newly proposed Retail Center coming to the City Center development in Friendswood, TX located on FM 528, a major thoroughfare through town. Friendswood City Center is a state of the art development to be delivered in phases throughout years 2025-2028. The development will be like no other boasting 106 acres of Mixed Use development ranging from a new Multi level Hilton Hotel, to the largest B and B Theater and Entertainment Complex in the company and new multi floor Methodist Medical branch. There will also be hundreds of onsite residents filling in over 200 Luxury Apartments/Condos. There will be thousands of square footage of high end street retail shopping centers for general retail, professional, shopping, and restaurants. This will be a destination and land mark for the community and will create numerous jobs and economic growth. The largest commercial and community entertainment development in Friendswood history. The development will also consist of 50 acres of parks and recreation areas. Blackhawk Blvd. will be extended to join Bay Area Blvd. to improve traffic flow throughout the project. For Frontage Retail Leasing Inquiries and Rates, please contact Michael Gage-Leasing Associate.

Zann Commercial Brokerage, Inc.

17225 El Camino Real, Suite 446, Houston, TX 77058

281.280.8088

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The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



FRIENDSWOOD CITY CENTER RETAIL 3

FOR LEASE

PROPOSED OVERALL-FM 528 RD FRIENDSWOOD, TX 77546



CITY CENTER FRIENDSWOOD HIGHLIGHTS

- Largest Mixed Use Development in Friendswood, TX History
- Will create outdoor shopping and dining creating long term foot traffic
- Plenty of free surface, street and garage parking
- Over 500 onsite residential units
- 50 plus acres of recreation park
- 150,000 Sf+ of Retail
- High End MOB sites- over 200,00 Sf
- Proposed (Including national leading medical users)
- 225,000 Sf+ of Mixed Use-Proposed National Family Theater and Entertainment Venue (B and B Theaters)
- First Luxury National Brand Hotel of its kind in Friendswood Community
- Locally Developed and Designed
- Blackhawk Blvd to be extended to join Bay Area Blvd.
- Near new Midline Development and Beamer Rd Expansion: Proposed 2,800 Homes starting 2026

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FRIENDSWOOD CITY CENTER RETAIL 3

FOR LEASE

SURROUNDING RETAILER MAP-FM 528 RD FRIENDSWOOD, TX 77546





FRIENDSWOOD CITY CENTER RETAIL 3

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3723 FM 528 RD FRIENDSWOOD, TX 77546



Image: B&B Theatres

Latest Rendering of Future B&B Theaters coming to Friendswood City Center. (excerpt from MSN News/Houston Chronicle article linked below)

NEW B&B THEATER COMING TO FRIENDSWOOD

The new B&B Theater will be just adjacent to Retail 3 in Friendswood City Center. This complex will be a family entertainment phenomenon attracting many in the community and surrounding markets to walk the pathways of Friendswood City Center bringing a plethora of foot traffic and economic growth. Also adjacent to the new B&B Theater will be a multi level Hilton Hotel and Conference Center to compliment the massive entertainment complex.

Missouri-based B&B Theaters said the Friendswood complex would include 14 auditoriums, a full-service restaurant, arcade, an immersive bowling alley and four specialty large-format screens. It's expected to open by spring 2027.

"It's going to be unlike anything you've seen in Houston," said Brock Bagby, president of B&B Theatres.

The project will feature a ScreenX auditorium, with images projecting on the side walls to create a 270-degree, panoramic viewing experience. The Friendswood screen will be 272 linear feet, which Bagby said would among the largest ScreenX auditoriums in the world.

Another 4DX auditorium that aims to create a "four-dimensional experience" with features such as snow, wind, rain, motion and various pokers or ticklers is planned for the site. "People absolutely love it. Horror is huge because the jump scares are that much scarier," Bagby said.

Excerpt from MSN News Article (<https://www.msn.com/en-us/travel/article/exclusive-b-b-theatres-to-open-massive-entertainment-complex-in-friendswood/ar-AA1lt65w>)

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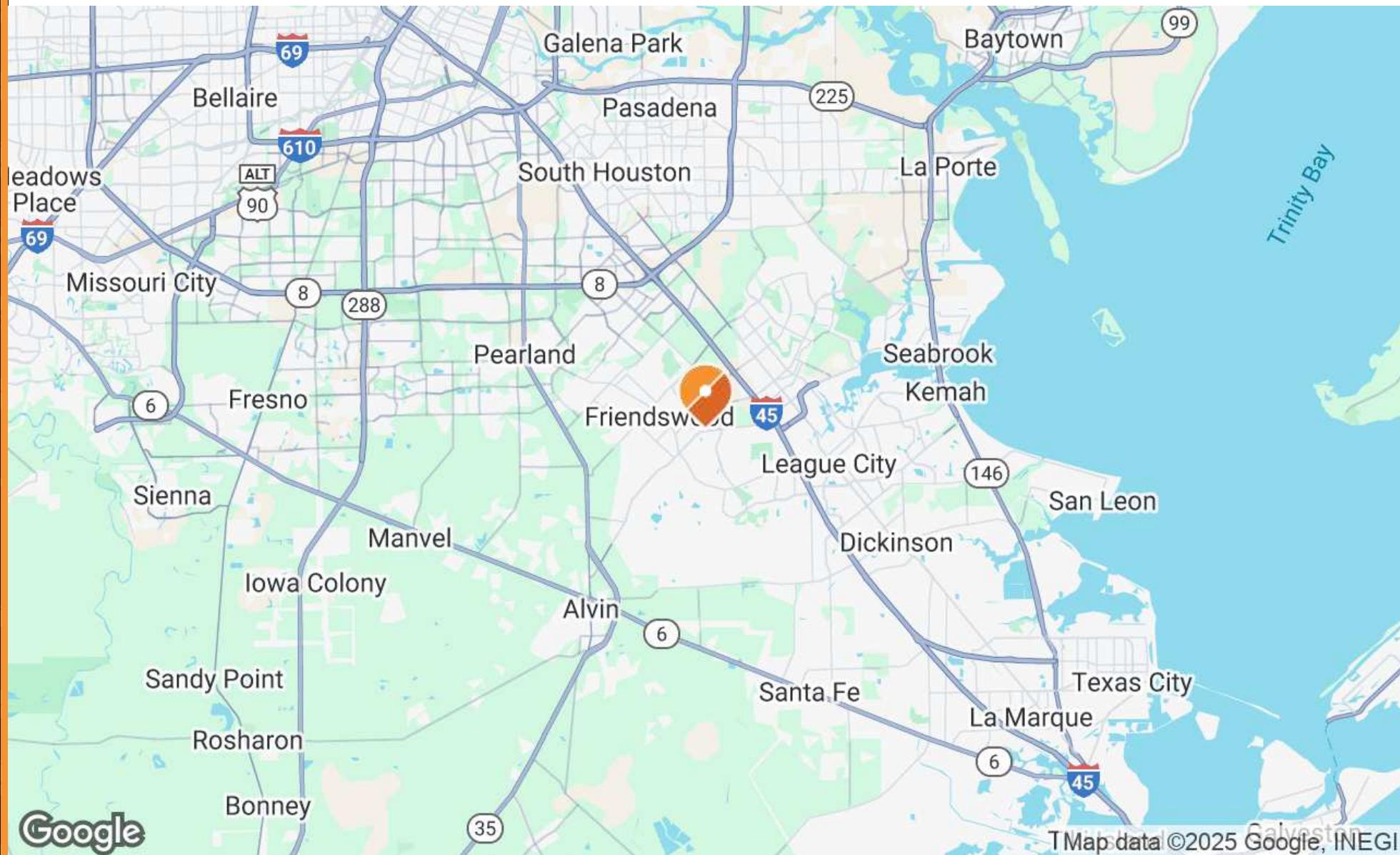
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FRIENDSWOOD CITY CENTER RETAIL 3

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REGIONAL LOCATION MAP-FM 528 RD FRIENDSWOOD, TX 77546

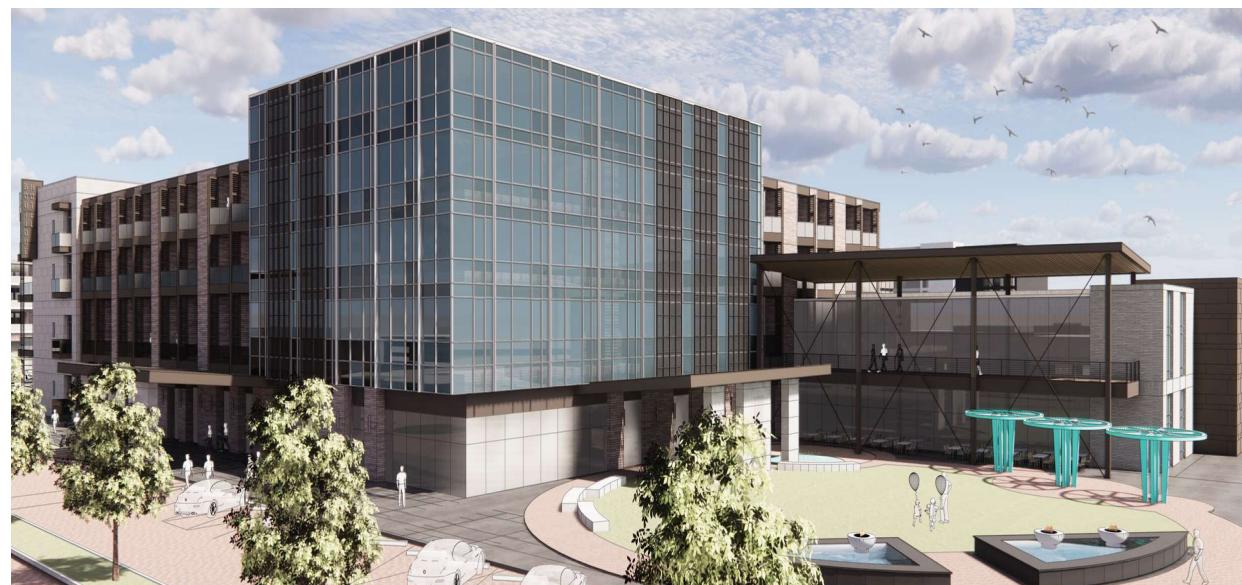




FRIENDSWOOD CITY CENTER RETAIL 3

FOR LEASE

PROPOSED CONDOMINIUMS AND MEDICAL OFFICE-FM 528 RD FRIENDSWOOD, TX 77546



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PROPOSED SITE PLAN-FM 528 RD FRIENDSWOOD, TX 77546



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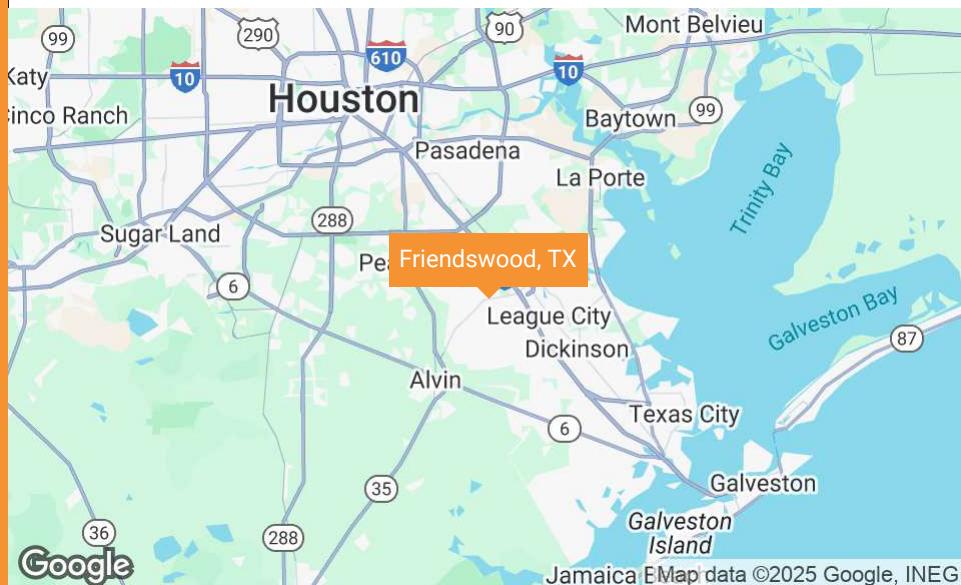
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LOCATION DESCRIPTION

The city of Friendswood is roughly halfway between Downtown Houston and Galveston Island. No more than 3 miles from Interstate 45. Conveniently situated near Clear Lake Medical Center and NASA Space Center, Friendswood lends its self to compliment many other surrounding thriving markets such as Webster, Pearland and League City.

CITY OF FRIENDSWOOD

The City of Friendswood has been listed twice on "CNN/Money's Best Places to Live" list and FISD continues to be one of the top ranked school districts in the state and country. Friendswood currently has roughly 40,000 residents and growing with multiple residential communities in development or expansion phases. Friendswood has always been an attractive and strong work/live community and will continue to be with the development of City Center.

<https://communityimpact.com/houston/pearland-friendswood/development/2024/02/14/friendswood-city-center-development-will-bring-hotel-retail-dining-entertainment-to-city/>



FRIENDSWOOD CITY CENTER RETAIL 3

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DEMOGRAPHICS-FM 528 RD FRIENDSWOOD, TX 77546

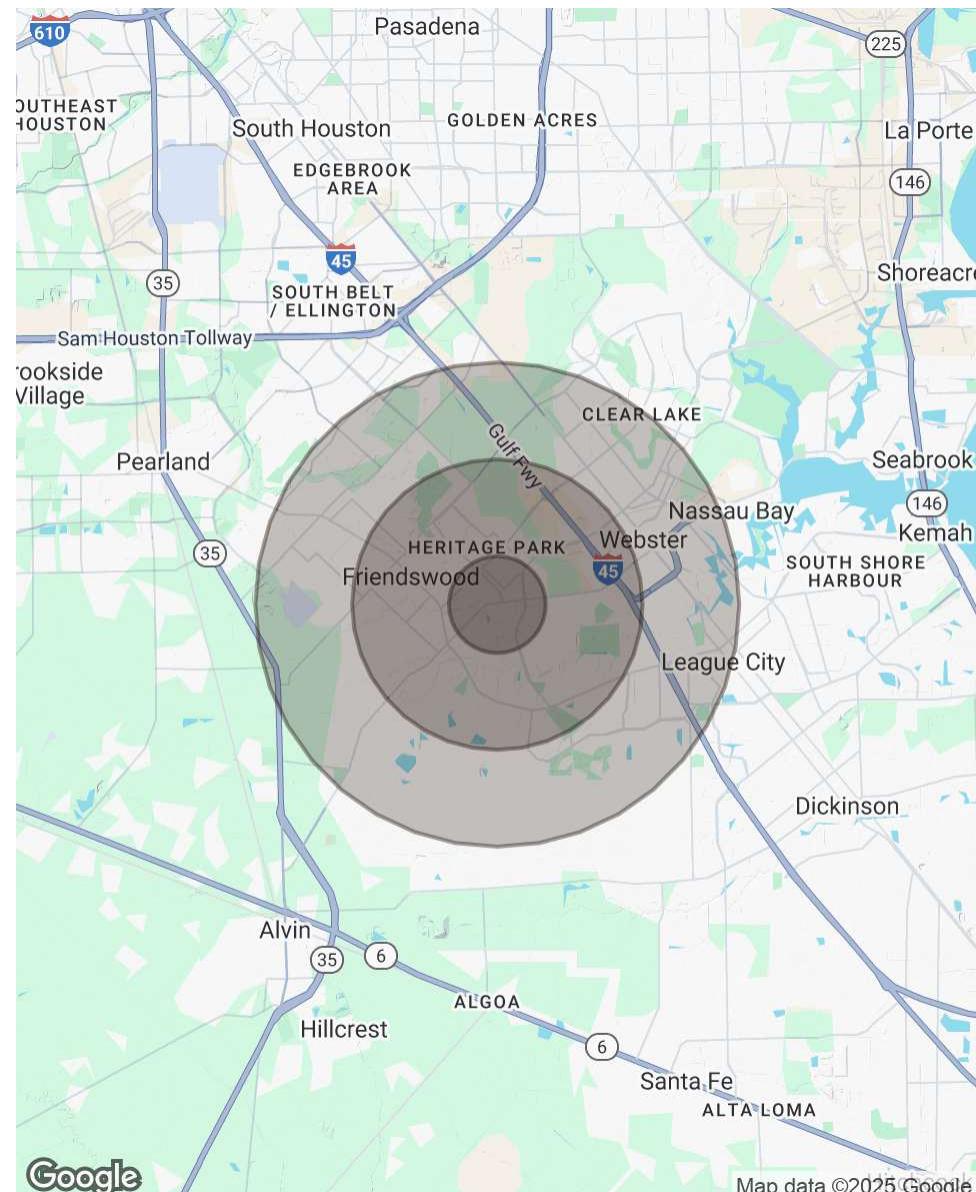
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,988	69,373	186,596
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,938	25,287	69,066
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$114,909	\$147,040	\$130,694
Average House Value	\$308,946	\$391,822	\$357,097

TRAFFIC COUNTS

FM 528/E Parkwood Dr. 33,864/day

Demographics data derived from AlphaMap



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.

Zann Commercial Brokerage, Inc.	433521	jkieschnick@zann.com	281.280.8088
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Designated Broker of Firm	License No.	Email	Phone
Jason Kieschnick	512911	jkieschnick@zann.com	281.280.8088
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael Gage		mgage@zann.com	281.280.8088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date