



SHOPS AT KATY RESERVE

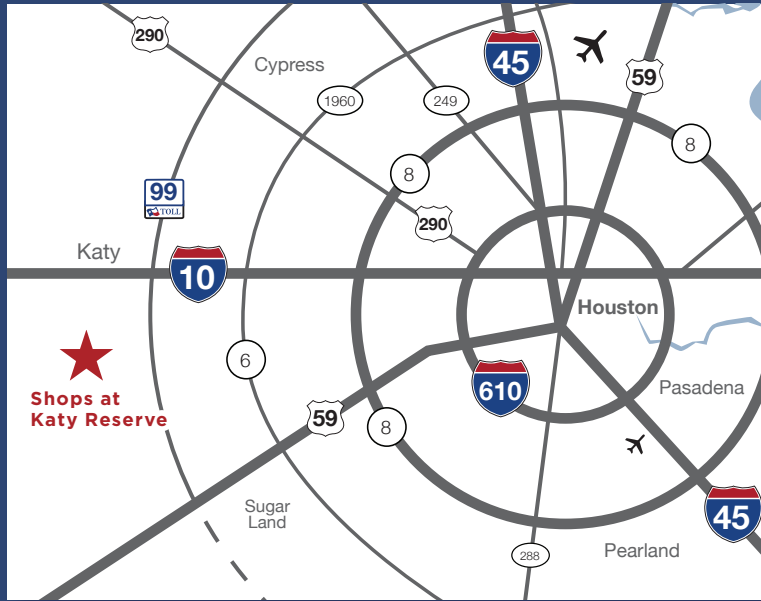
*PetSupermarket Now Open — One Pad Site Available in Phase 2
Retail Space From 1,050 SF - 5,298 SF*

SWC & SEC of FM 1463 at Spring Green Blvd. | Katy, Texas



Bob Conwell | JJ McDermott | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



137%
POPULATION
GROWTH
FROM 2010 - 2017
*1 mile radius

\$160K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE
TRADE AREA



**“FORT BEND COUNTY IS
HOME TO 5 OF THE TOP
10 MASTER-PLANNED
COMMUNITIES IN
HOUSTON”**

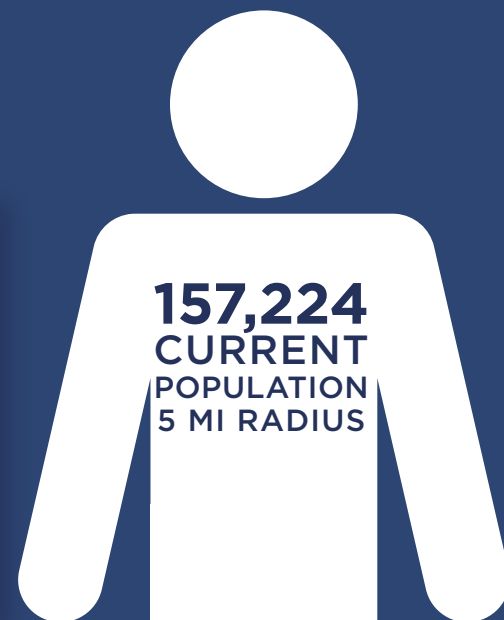
- MetroStudy 2017

MAJOR AREA EMPLOYERS

- Academy Sports & Outdoors
- Memorial Hermann Hospital
- Pathfinder Energy
- At Home Headquarters
- Mustang Engineering
- Dyna-Drill
- Geico Campus
- Igloo
- Rooms to Go
- Amazon Distribution Center



157,224
CURRENT
POPULATION
5 MI RADIUS



SHOPS AT KATY RESERVE

**123,000 SF KROGER
MARKETPLACE ANCHORED**
shopping center located in the
explosive growth area of west Katy

PETSUPERMARKET and
24 HOUR FITNESS now open

Surrounded by **HIGH-END
HOME DEVELOPMENTS**,
The Reserve At Katy (Toll Brothers
with homes from \$400K to \$800K)
Woodcreek Reserve (homes from
\$260K to over \$1 million)

**991 HOMES CLOSED AND
985 HOMES STARTS** as of 2nd
QTR 2017 within the trade area

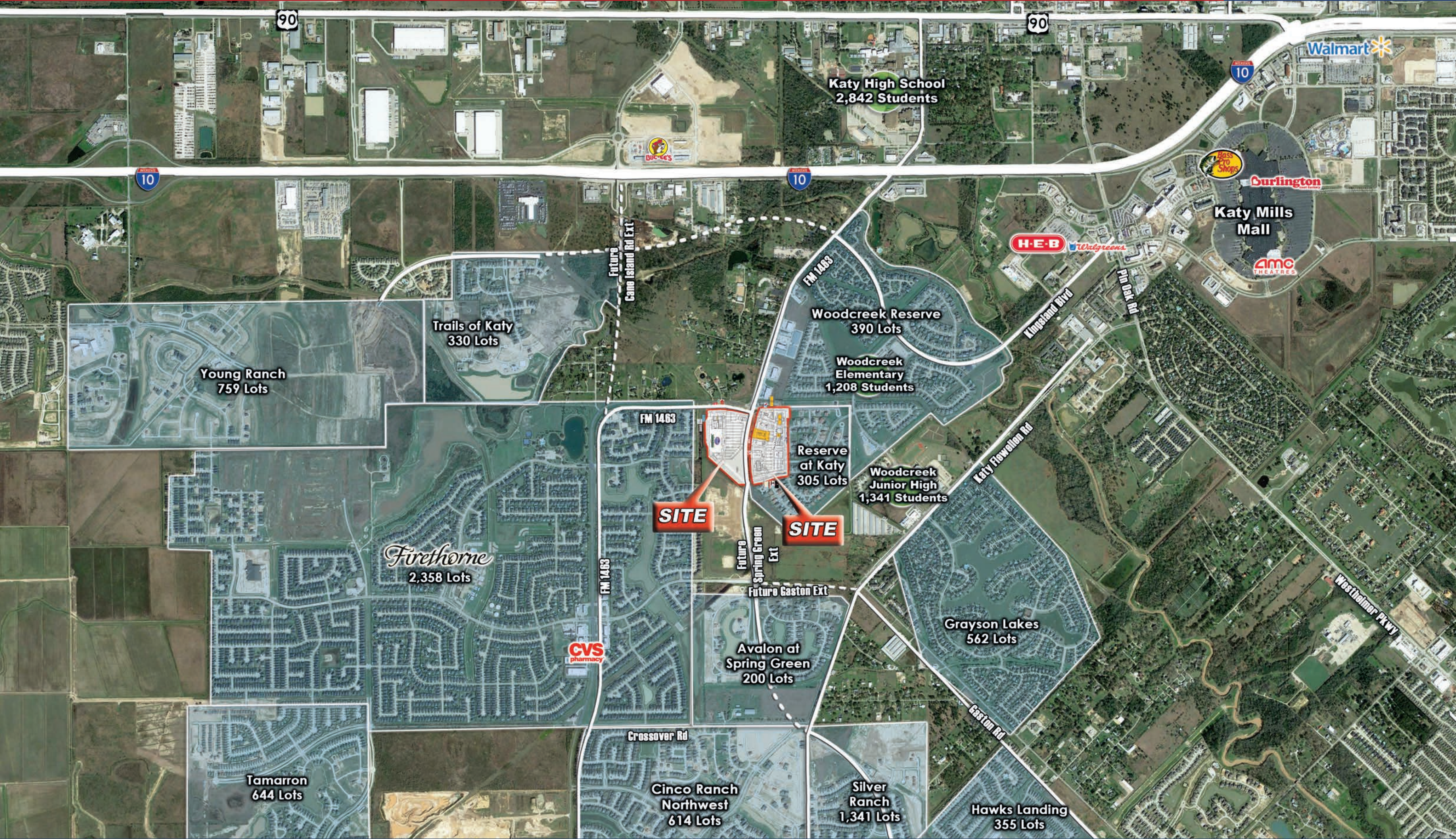
Limited Space Available:

1,050 SF available in **PHASE 1**
5,298 SF available in **PHASE 2**;
can be subdivided

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| RETAIL BUILDING 5 | | |
|-------------------|-------------------------|-------------|
| NO. | NAME | LEASE AREA |
| 1 | TIGER NOODLE HOUSE | 2,100 S.F. |
| 2 | PUMPD NUTRITION | 1,400 S.F. |
| 3 | PAPA MURPHY'S PIZZA | 1,400 S.F. |
| 4 | VISION SOURCE | 1,400 S.F. |
| 5 | WONDER LASH | 1,400 S.F. |
| 6 | ROYALE RETREAT NAIL SPA | 1,750 S.F. |
| 7 | GREAT CLIPS | 1,050 S.F. |
| 8 | LOCAL PUB & GRILL | 2,115 S.F. |
| | RISER ROOM | 44 S.F. |
| TOTAL | | 12,659 S.F. |

| DEVELOPMENT SYNOPSIS | | | | | | |
|------------------------------------|-----------|---------|---------------|------------------|----------------------|-----------|
| MAJOR LEASE SHOPPING CENTER TRACTS | | | | | | |
| TRACT # | LAND AREA | | BUILDING AREA | PARKING PROVIDED | PARKING RATIO / 1000 | DENSITY % |
| | (S.F.) | (ACRES) | | | | |
| TRACT '1' | 37,249 | 0.86 | 2,088 | 15 | 7.18 | 5.61 |
| TRACT '2' | 51,944 | 1.19 | 3,558 | 36 | 10.12 | 6.85 |
| TRACT '3' | 57,669 | 1.32 | 3,202 | 63 | 19.68 | 5.55 |
| TRACT '3B' | 38,290 | 0.88 | 8,945 | 25 | 2.79 | 23.36 |
| TRACT '4' | 66,484 | 1.53 | 3,027 | 43 | 14.21 | 4.55 |
| TRACT '5' | 81,104 | 1.86 | 12,644 | 98 | 7.75 | 15.59 |
| TRACT '6' | 102,808 | 2.36 | 28,000 | 116 | 4.14 | 27.24 |
| TRACT '7' | 148,679 | 3.41 | 24,492 | 172 | 7.02 | 16.47 |
| TRACT '8' | 159,504 | 3.66 | 36,896 | 241 | 6.53 | 23.13 |
| SUBTOTAL | 743,732 | 17.07 | 122,852 | 809 | 6.59 | 16.52 |
| ACCESS DRIVE | 13,381 | 0.31 | | | | |
| SUBTOTAL | 13,381 | 0.31 | | | | |
| TOTAL | 757,114 | 17.38 | | | | |

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

| RETAIL BUILDING 2 | | |
|-------------------|--------------------------|-------------|
| NO. | NAME | LEASE AREA |
| 1 | KATY STAR DENTAL | 4,200 S.F. |
| 2 | AVAILABLE | 1,050 S.F. |
| 3 | EUROPEAN WAX | 1,211 S.F. |
| 4 | RUSSO'S NY PIZZERIA | 3,500 S.F. |
| 5 | SUBWAY | 1,400 S.F. |
| 6 | KUMON | 1,400 S.F. |
| 7 | MASSAGE ENVY | 3,150 S.F. |
| 8 | SH SALON | 1,400 S.F. |
| 9 | POSTAL PLUS | 1,400 S.F. |
| 10 | DRY CLEANER DROP STATION | 1,050 S.F. |
| 11 | TENDER TOUCH | 2,450 S.F. |
| | CORRIDOR | 189 S.F. |
| | RISER ROOM | 36 S.F. |
| TOTAL | | 22,436 S.F. |

| DEVELOPMENT SYNOPSIS | | | | | | |
|------------------------------------|-----------|---------|---------------|------------------|----------------------|-----------|
| MAJOR LEASE SHOPPING CENTER TRACTS | | | | | | |
| TRACT # | LAND AREA | | BUILDING AREA | PARKING PROVIDED | PARKING RATIO / 1000 | DENSITY % |
| | (S.F.) | (ACRES) | | | | |
| TRACT '1' | 622,218 | 14.28 | 123,000 | 613 | 4.98 | 19.77 |
| TRACT '2' | 95,942 | 2.20 | 22,355 | 128 | 5.73 | 23.30 |
| SUBTOTAL | 718,160 | 16.49 | 145,355 | 741 | 5.10 | 20.24 |
| TRACT '3' | 252,174 | 5.79 | | | | |
| SUBTOTAL | 252,174 | 5.79 | | | | |
| TOTAL | 970,334 | 22.28 | | | | |

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WHO’S NEARBY

DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 6/17

| | 1 Mile | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| POSTAL COUNTS | | | |
| Current Households | 1,477 | 16,644 | 50,532 |
| Current Population | 4,460 | 50,228 | 157,224 |
| 2010 Census Average Persons per Household | 3.02 | 3.02 | 3.11 |
| 2010 Census Population | 1,882 | 23,203 | 88,924 |
| Population Growth 2010 to 2017 | 137.14% | 118.81% | 77.48% |
| CENSUS HOUSEHOLDS | | | |
| 1 Person Household | 15.84% | 14.94% | 12.60% |
| 2 Person Households | 26.91% | 28.71% | 27.22% |
| 3+ Person Households | 57.26% | 56.35% | 60.18% |
| Owner-Occupied Housing Units | 66.96% | 79.23% | 83.85% |
| Renter-Occupied Housing Units | 33.04% | 20.77% | 16.15% |
| RACE AND ETHNICITY | | | |
| 2017 Estimated White | 74.62% | 75.07% | 73.23% |
| 2017 Estimated Black or African American | 9.56% | 8.72% | 9.03% |
| 2017 Estimated Asian or Pacific Islander | 8.73% | 7.65% | 9.21% |
| 2017 Estimated Other Races | 6.65% | 8.09% | 8.09% |
| 2017 Estimated Hispanic | 20.99% | 23.10% | 24.09% |
| INCOME | | | |
| 2017 Estimated Average Household Income | \$160,261 | \$142,905 | \$136,718 |
| 2017 Estimated Median Household Income | \$143,242 | \$127,186 | \$122,365 |
| 2017 Estimated Per Capita Income | \$49,736 | \$45,901 | \$44,233 |
| EDUCATION (AGE 25+) | | | |
| 2017 Estimated High School Graduate | 13.03% | 15.59% | 14.67% |
| 2017 Estimated Bachelors Degree | 36.76% | 33.23% | 33.31% |
| 2017 Estimated Graduate Degree | 21.16% | 17.44% | 18.26% |
| AGE | | | |
| 2017 Median Age | 34.7 | 35.1 | 34.6 |

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing,
management, development, land brokerage,
investment sales and tenant representation,
NewQuest Properties is one of the premier
commercial real estate brokerage firms in
Texas and Louisiana.

Our dedicated team excels at meeting
your needs and exceeding all expectations.
From retail center development, leasing,
acquisition and financing to architectural
design, marketing, space planning, and
property management, NewQuest is an
expert at bringing your commercial project
vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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 |
| 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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Rev 10.23.17 mt