

# FORT BEND TOWN CENTER I

Multi-Phase Regional Destination  
in the Heart of Fort Bend County

SWC Highway 6 and Fort Bend Parkway  
Missouri City | Texas



 NewQuest

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# Project Highlights



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



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



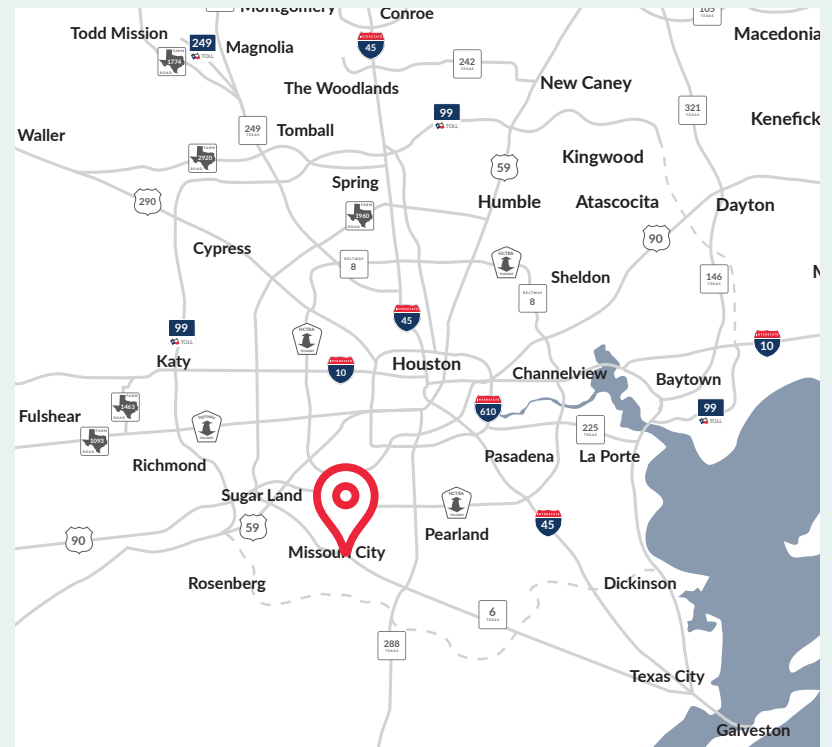
**189K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

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





## AREA RETAILERS



# Project Highlights



### PHASE I

ANCHORED BY 102,000-SF  
KROGER SIGNATURE



### PHASE II

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



### PHASE III

RETAIL AND MULTI-FAMILY ANCHORED  
BY A METRO TRANSIT CENTER



## 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

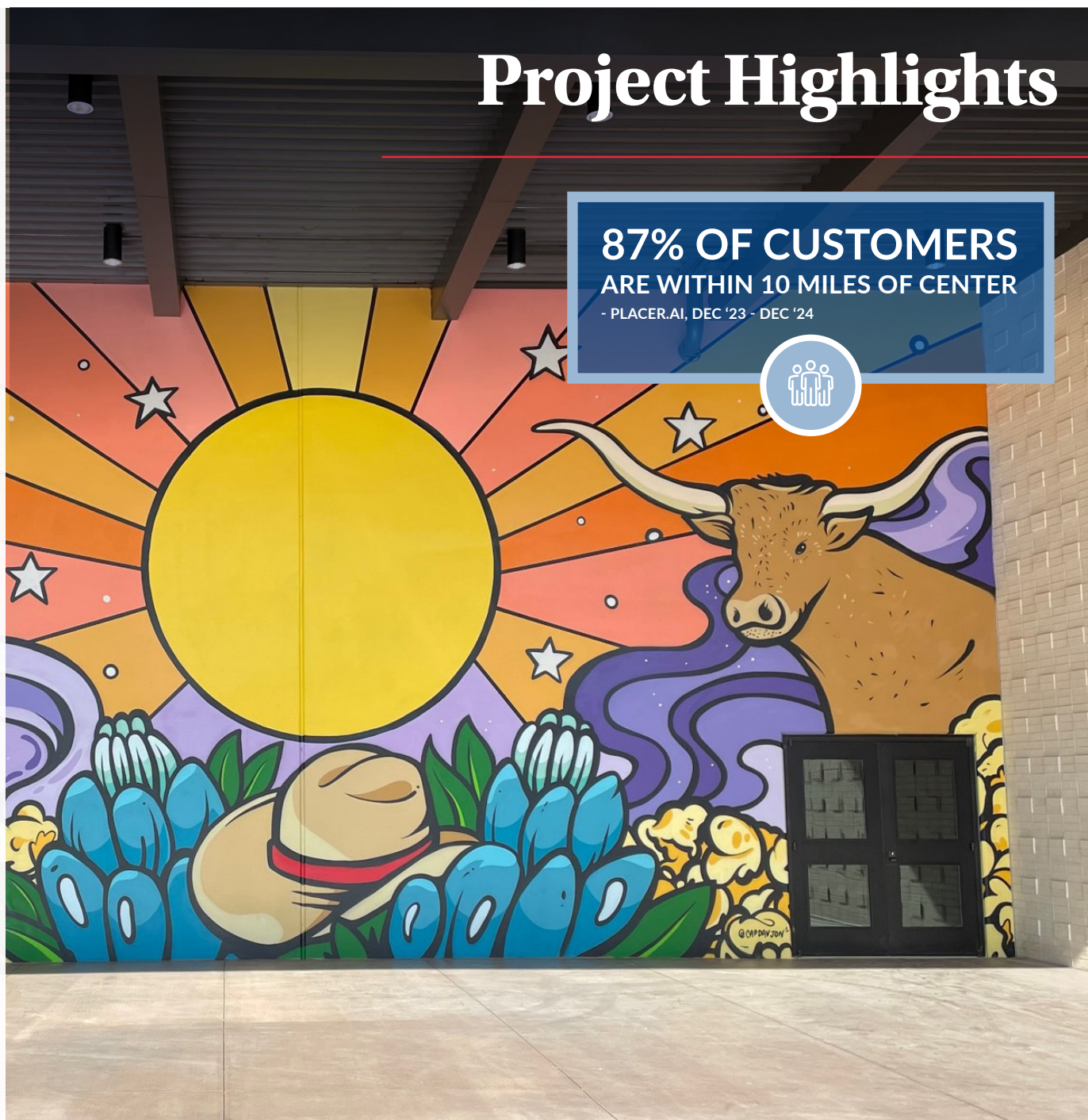


500 Employees

# Project Highlights

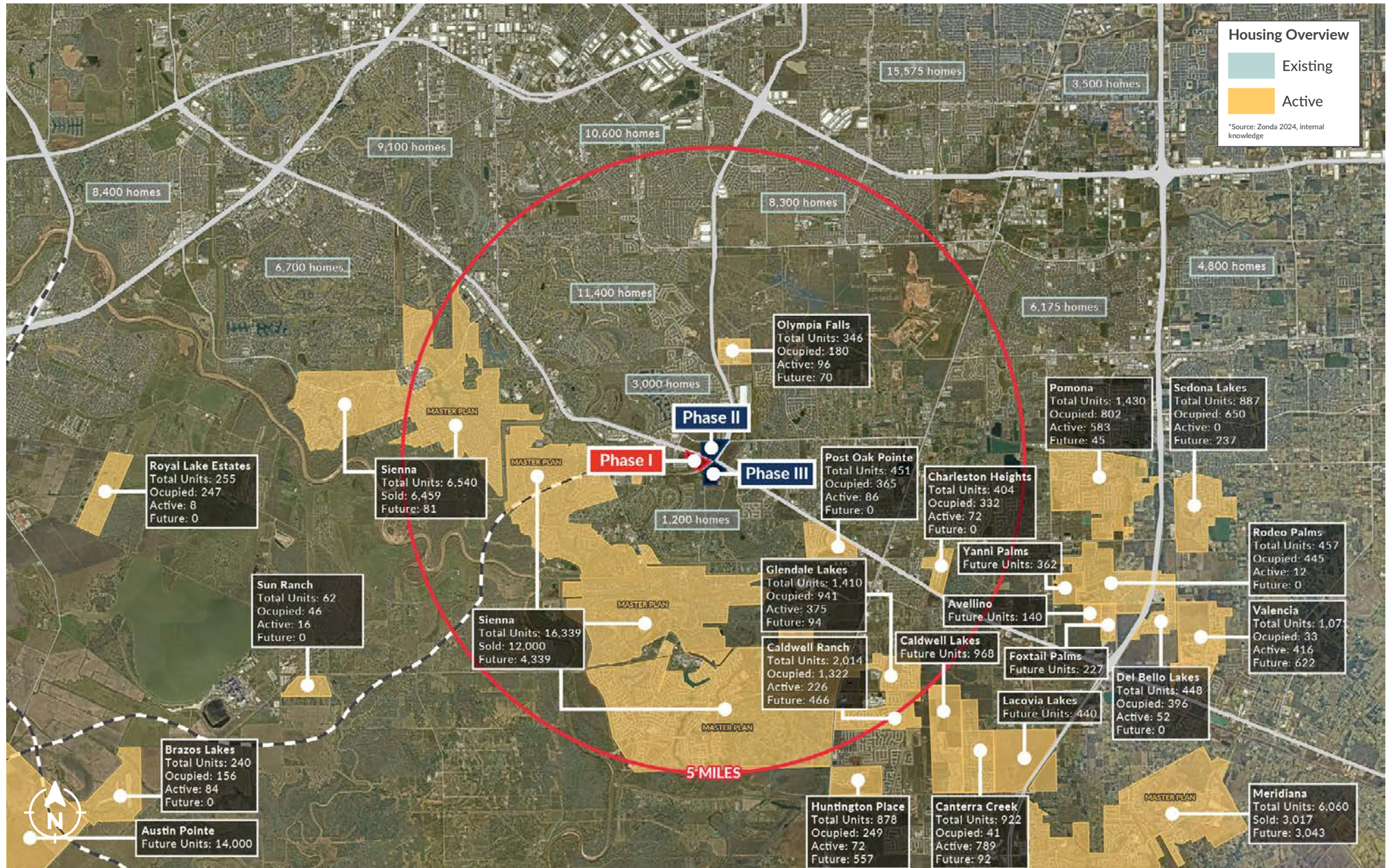
**87% OF CUSTOMERS  
ARE WITHIN 10 MILES OF CENTER**

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





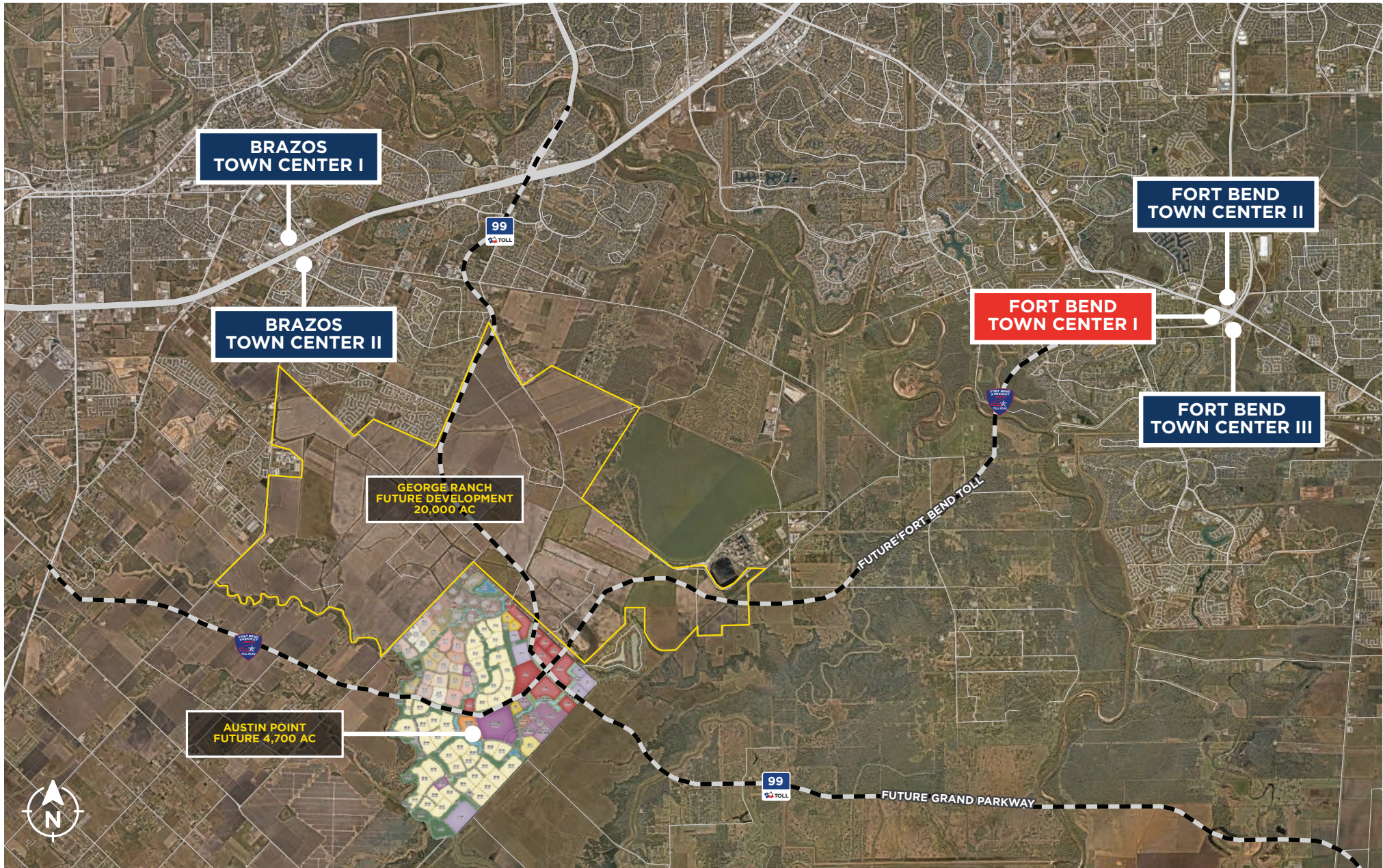
# Housing Aerial



04.25 | 01.25



# Future Growth Aerial



01.25 | 01.25





06.25 | 01.25





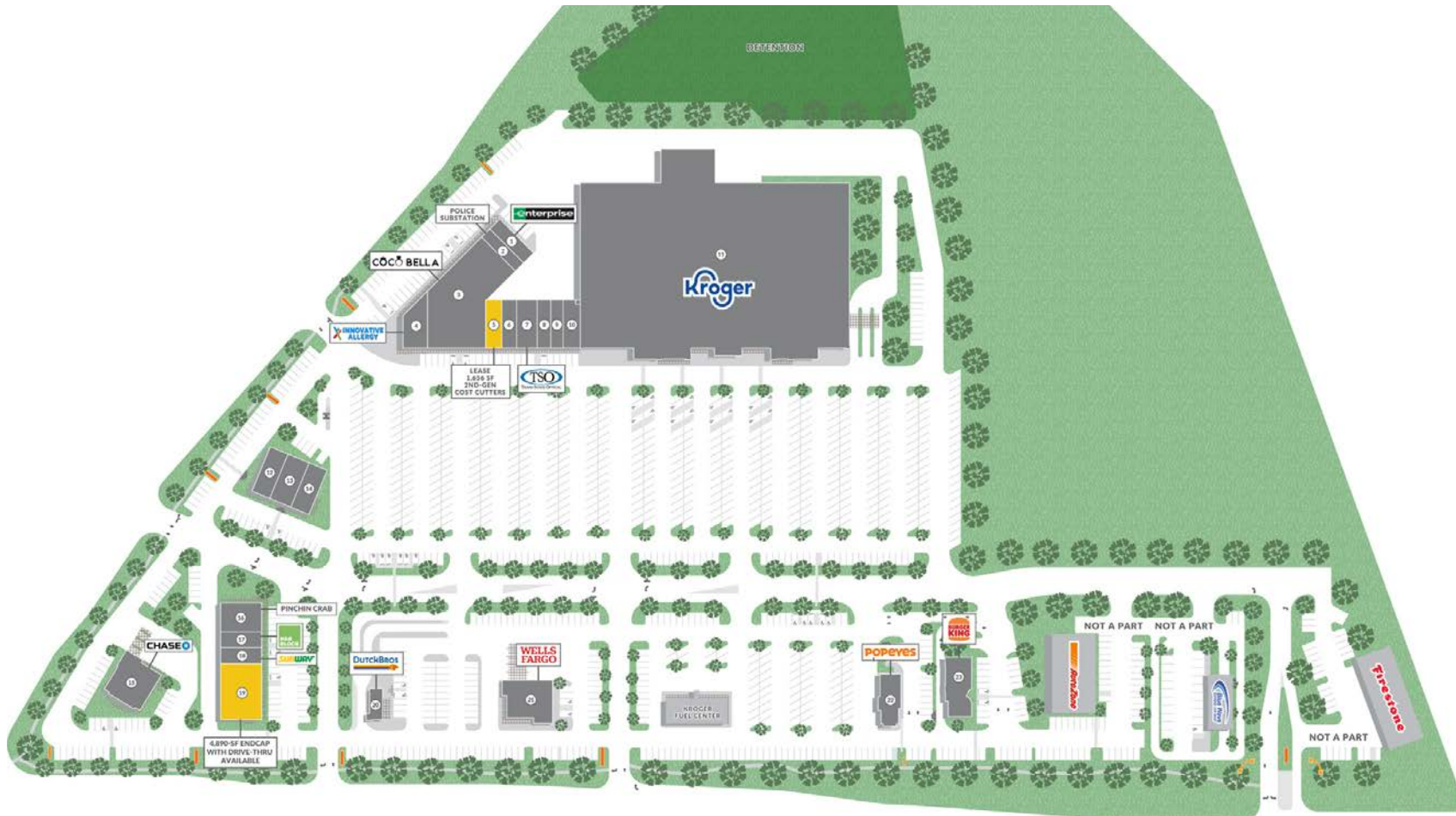


# Site Plan Phase I

KEY	BUSINESS	AREAS
1	Enterprise Rent-A-Car	1,432 SF
2	Police Substation	1,190 SF
3	Coco Bella	12,530 SF
4	Innovative Allergy	2,323 SF
5	Available For Lease 2nd-Gen Cost Cutters	1,656 SF
6	QQ China Cafe	1,500 SF
7	TSO	2,100 SF

KEY	BUSINESS	AREAS
8	Postal Annex	1,394 SF
9	Sienna Cleaners	1,213 SF
10	Image Nails	1,750 SF
11	Kroger Signature	102,984 SF
12	Wirthlin Orthodontics	1,960 SF
13	Fort Bend Liquor	2,340 SF
14	BD Dental	2,000 SF
15	Chase	3,950 SF

KEY	BUSINESS	AREAS
16	Pinchin Crab	2,450 SF
17	H&R Block	1,397 SF
18	Subway	1,400 SF
19	Available For Lease End Cap with Drive-Thru	4,890 SF
20	Dutch Bros. Coffee	950 SF
21	Wells Fargo	4,055 SF
22	Popeyes	2,157 SF
23	Burger King	3,150 SF



SP.144 | 06.25 | 04.21



# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Lara Lee LaMendola</b>	<b>766215</b>	<b>llamendola@newquest.com</b>	<b>281.640.7699</b>
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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