

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

Opening
Q1 2025

METRO
Parking Garage

Highway 6 and Fort Bend Parkway
Missouri City | Texas

NOW OPEN:

Burlington **CINEMARK** **five BELOW**
ROSS **ULTA BEAUTY** **Olive Garden**
petco **MOD** **CAVA**

COMING SOON:

EōSFITNESS **Swig** **Michaels**
Chick-fil-ē **WSS**

NewQuest

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Project Highlights



32.2%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024



\$151K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



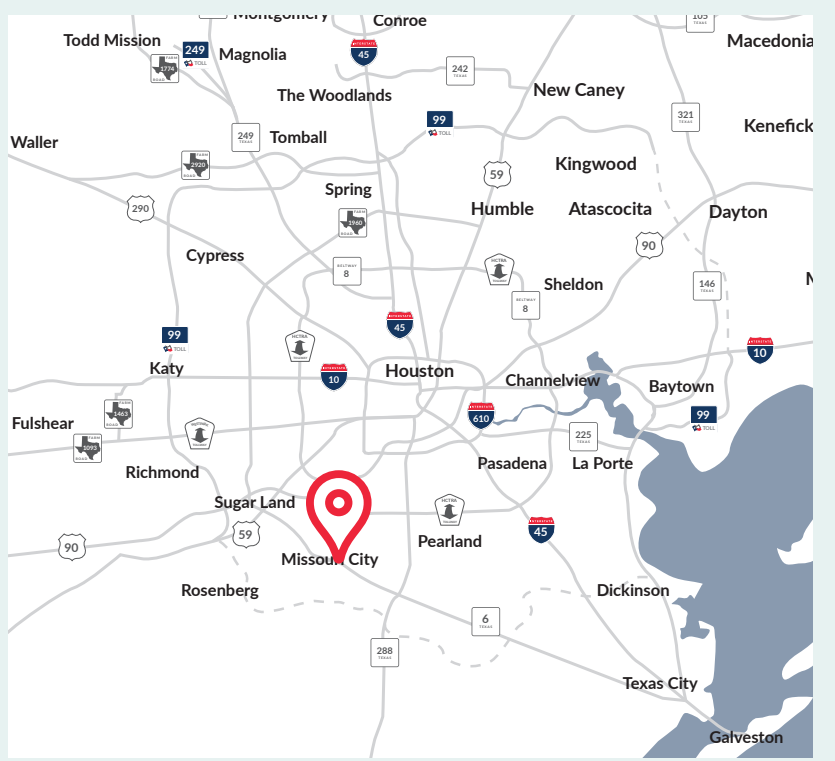
186K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

RAPID RESIDENTIAL GROWTH

- 5,247 FUTURE HOMES
- 1,618 ANNUAL HOME STARTS
- 1,871 ANNUAL HOME CLOSINGS
- \$457,068 AVERAGE HOME SALE PRICE

Zonda Estimates as of 1Q 2024



KEY TENANTS

Burlington ROSS MOD

petco five BELOW Olive Garden

ULTA BEAUTY CINEMARK

COMING SOON

EōSFITNESS Chick-filē WSS

Michaels TRILL BURGERS

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
45,000 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

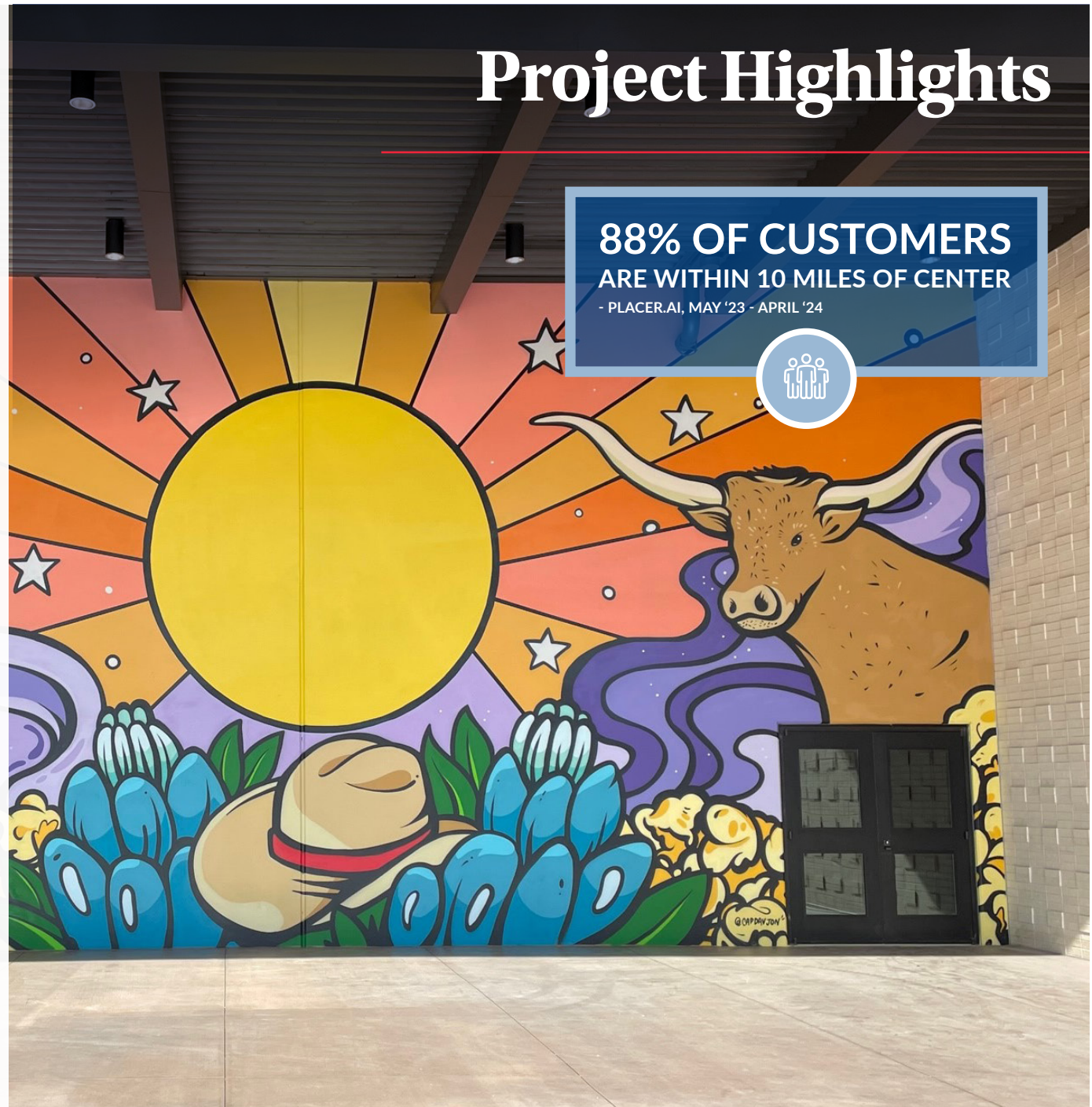
 750 Employees

 500 Employees

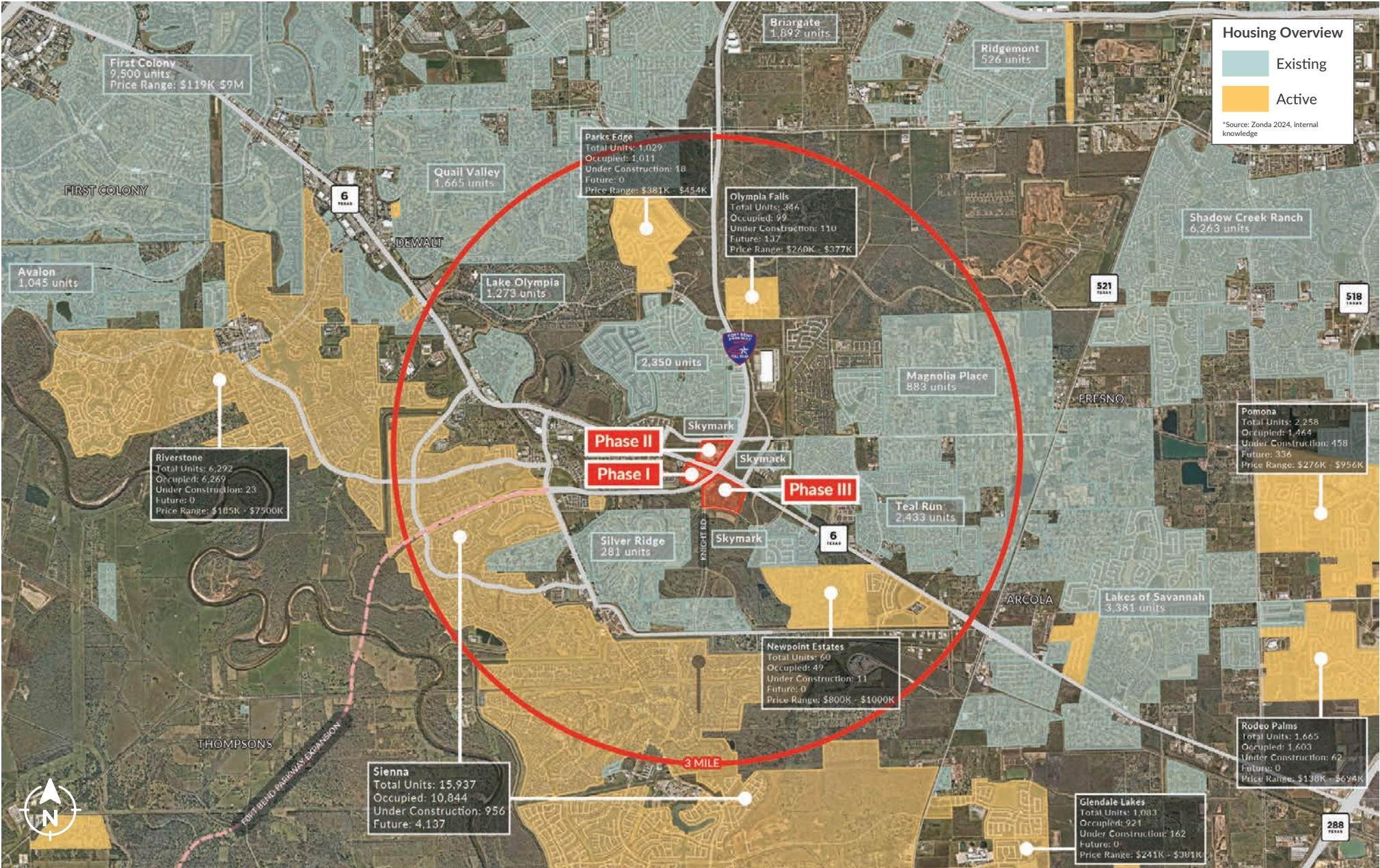
Project Highlights

**88% OF CUSTOMERS
ARE WITHIN 10 MILES OF CENTER**

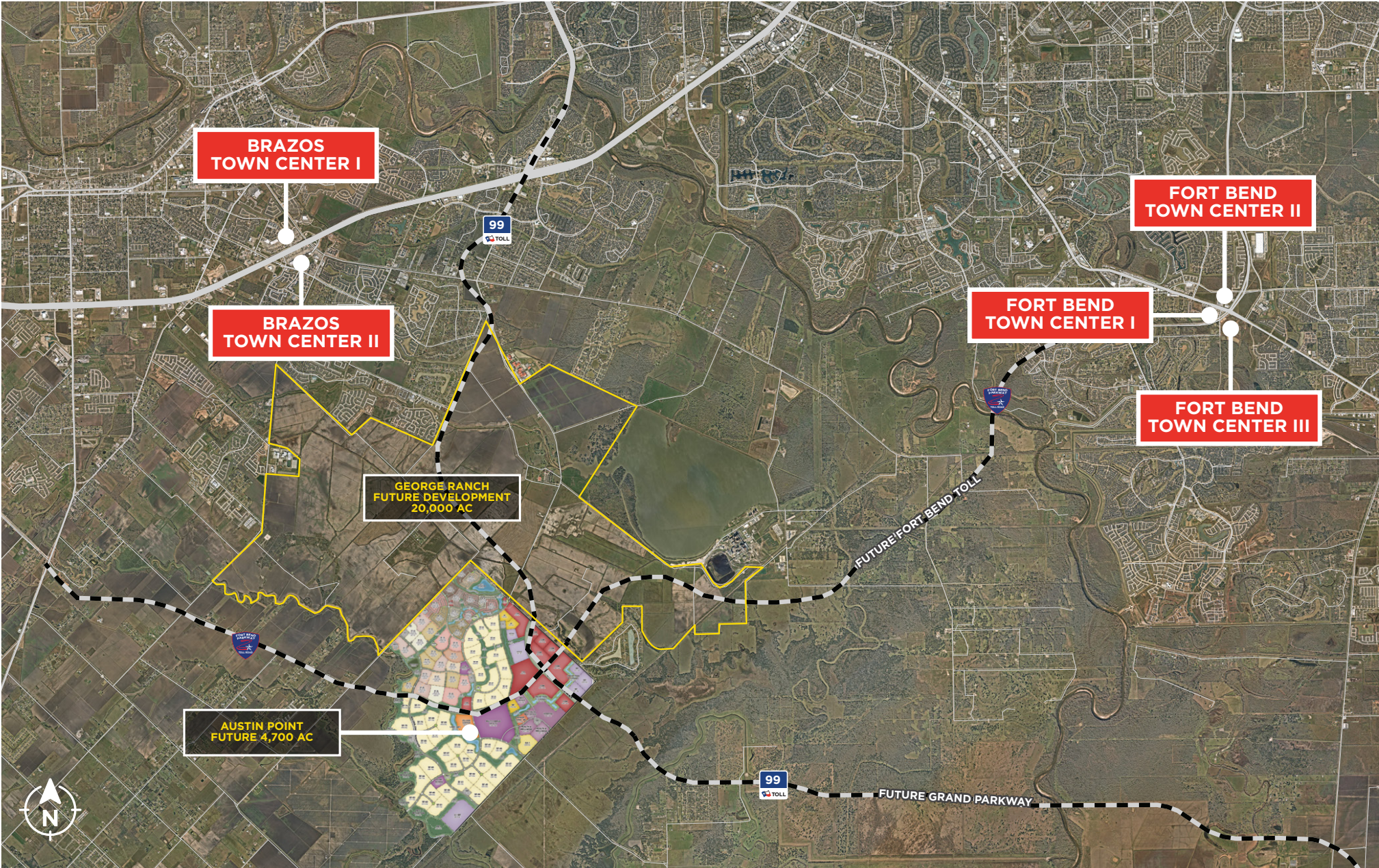
- PLACER.AI, MAY '23 - APRIL '24



Housing Aerial

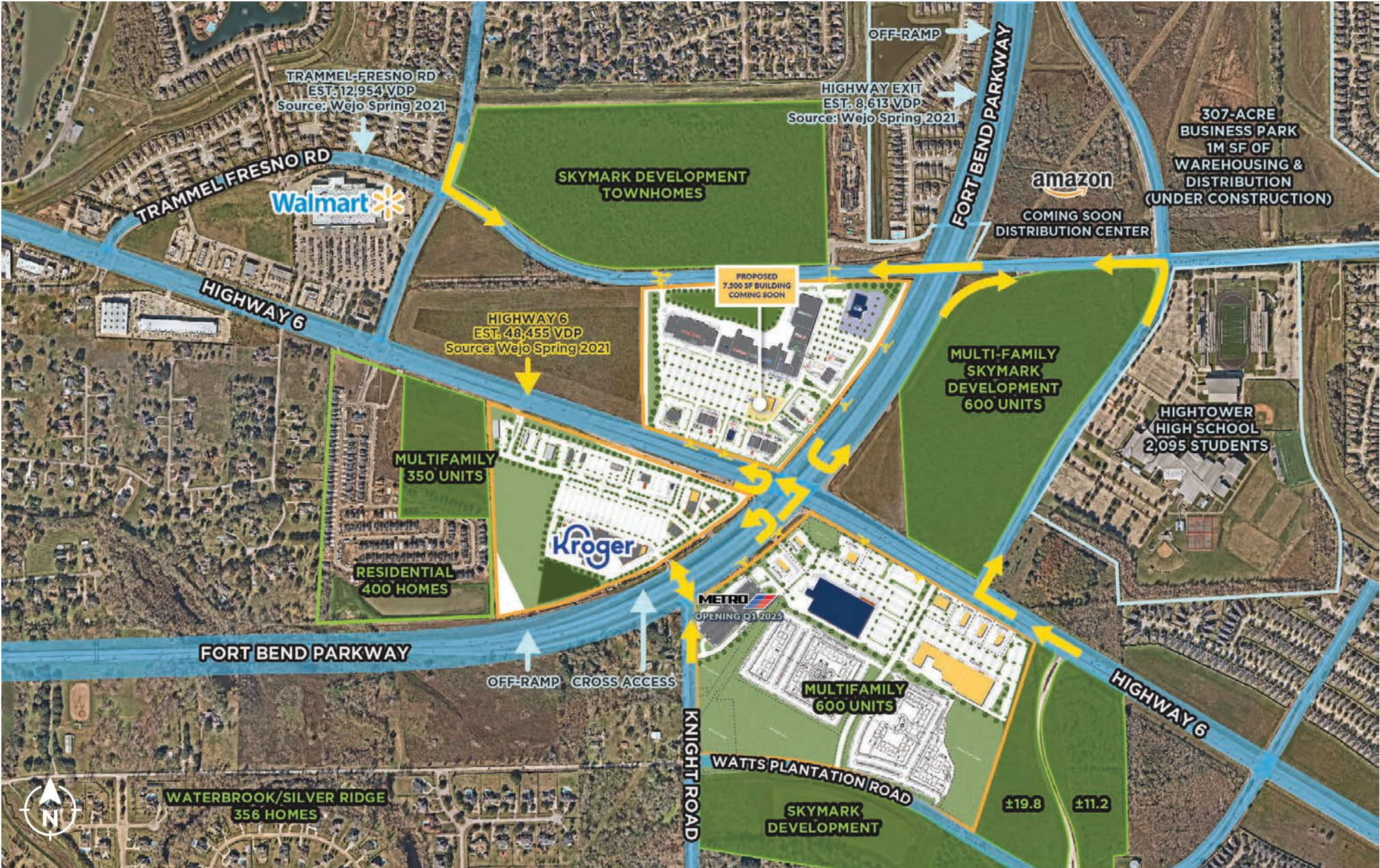


Future Growth Aerial



03.24 | 01.24

Access Aerial



10.24 | 12.23



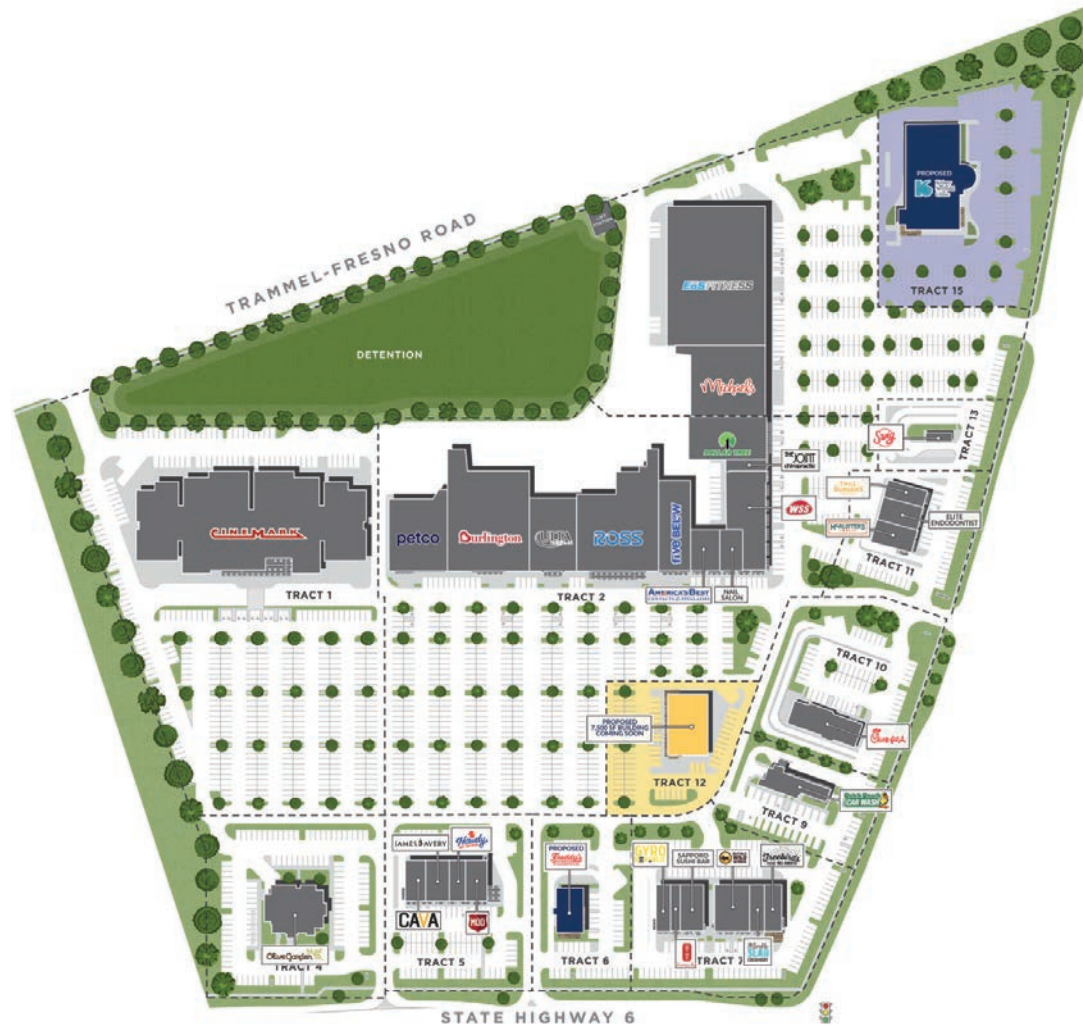
Site Plan Phase II

KEY	BUSINESS	AREAS
1	Cinemark	56,865 SF
2	Petco	12,598 SF
3	Burlington	25,116 SF
4	ULTA	10,033 SF
5	Ross	22,106 SF
6	Five Below	8,542 SF
7	America's Best Eyewear	3,490 SF
8	Nail Salon	2,800 SF
9	Warehouse Shoe Sale	9,791 SF

KEY	BUSINESS	AREAS
10	The Joint Chiropractic	1,409 SF
11	Dollar Tree	10,000 SF
12	Michaels	15,716 SF
13	EOS Fitness	40,000 SF
14	Proposed Building Coming Soon	7,500 SF
15	Olive Garden	7,932 SF
16	CAVA	2,450 SF
17	James Avery Artisan Jewelry	2,800 SF
18	Howdy Hot Chicken	1,948 SF

KEY	BUSINESS	AREAS
19	MOD Pizza	2,602 SF
20	Proposed Freddy's Frozen Custard & Steakburgers	3,615 SF
21	Gyro Republic	2,000 SF
22	Gong Cha	1,200 SF
23	Sapporo Sushi Bar	3,200 SF
24	Buffalo Wild Wings	5,200 SF
25	Marble Slab Creamery	1,600 SF
26	Freebirds World Burrito	2,400 SF

KEY	BUSINESS	AREAS
27	Quick Quack Car Wash	3,586 SF
28	Chick-fil-A	4,561 SF
29	McAlister's Deli	2,800 SF
30	Elite Endodontist	3,500 SF
31	Trill Burgers	2,800 SF
32	Swig	634 SF
33	Proposed Kelsey Seybold	36,788 SF



SP212 | 10.24 | 10.24

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	Available Pad	37,146 SF
10	Available Pad	34,220 SF
11	Available Pad	31,069 SF
12	Available Pad	35,798 SF



SP.53 | 08.24 | 08.25



Phase III



*Design Architectural Features and Colors to be Determined.



Phase III
Opening Q1 2025
METRO



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,249	23,198	59,319
Current Population	3,925	73,827	185,958
2020 Census Population	2,967	60,672	154,922
Population Growth 2020 to 2024	32.25%	21.68%	20.03%
2024 Median Age	34.7	36.3	36.1

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	21.55%	29.95%	30.74%
Black or African American	20.58%	20.76%	22.11%
Asian or Pacific Islander	43.26%	32.75%	28.47%
Other Races	14.24%	16.15%	18.14%
Hispanic	15.17%	20.53%	23.14%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$120,909	\$151,305	\$135,259
Median Household Income	\$118,514	\$127,919	\$119,306
Per Capita Income	\$40,103	\$49,465	\$43,826

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	18.31%	17.72%	15.93%
2 Person Households	30.49%	32.06%	33.48%
3+ Person Households	51.20%	50.22%	50.58%
Owner-Occupied Housing Units	79.82%	79.57%	81.66%
Renter-Occupied Housing Units	20.18%	20.43%	18.34%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

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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
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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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