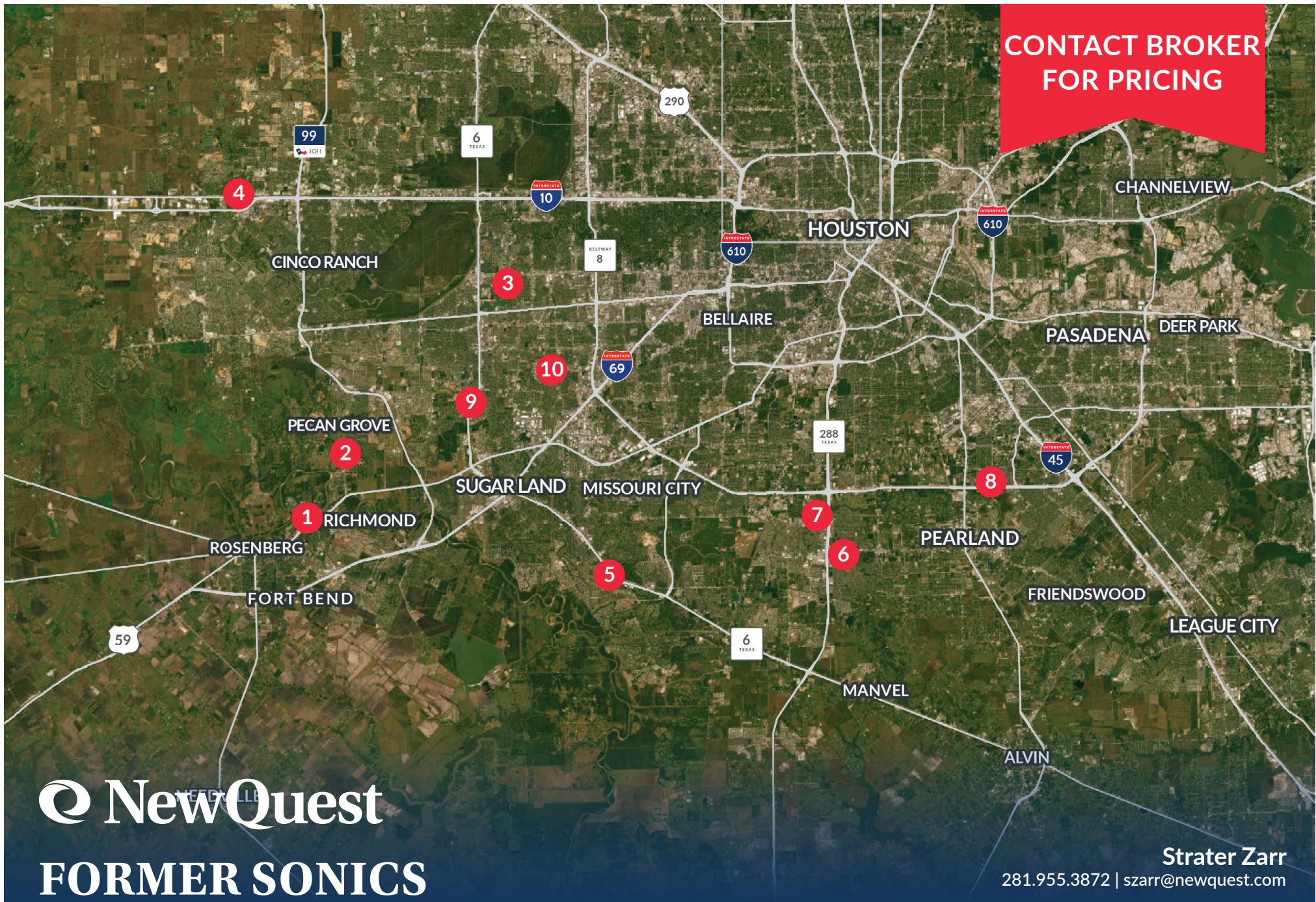


**CONTACT BROKER
FOR PRICING**



NewQuest
FORMER SONICS

Available For Ground Lease

Strater Zarr

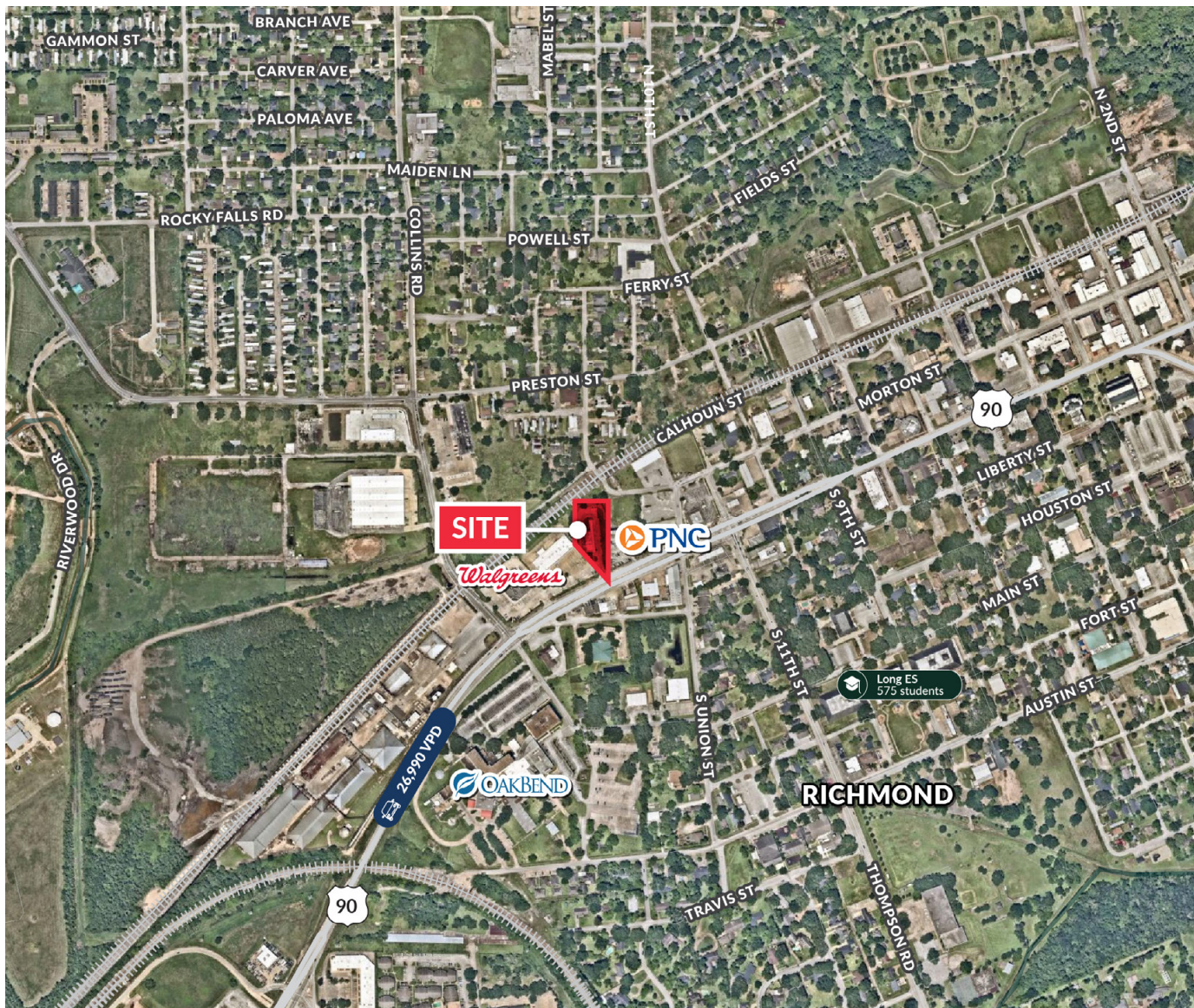
281.955.3872 | szarr@newquest.com

Brett Strake

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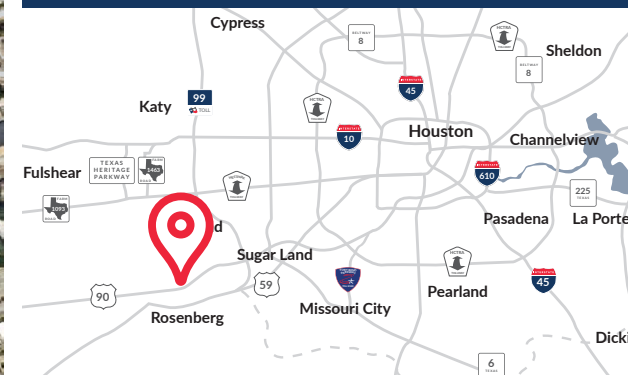
FORMER SONIC - RICHMOND 1

1420 JACKSON STREET | RICHMOND, TEXAS



GROUND LEASE

- 1.31 acres
- Richmond proper QSR pad
- 26,000+ VPD at the intersection
- Directly across the street from OakBend Medical Campus (est. 3,000 employees)



145,374

Current Population Within 5 Miles



27%

Population Growth Within 5 Miles from 2020 to 2026



\$129,600

Average HHI Within 5 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



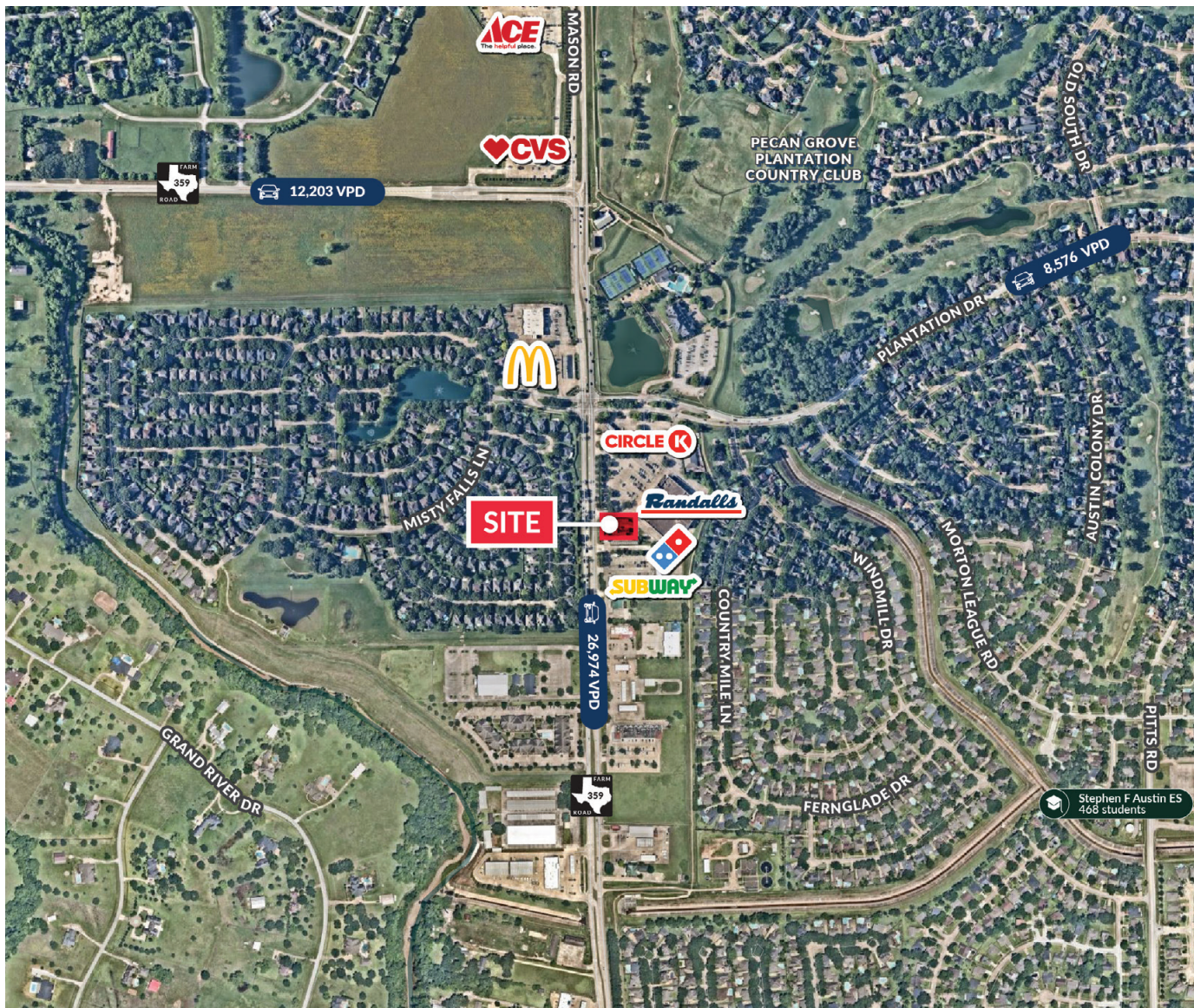
Starter Zarr
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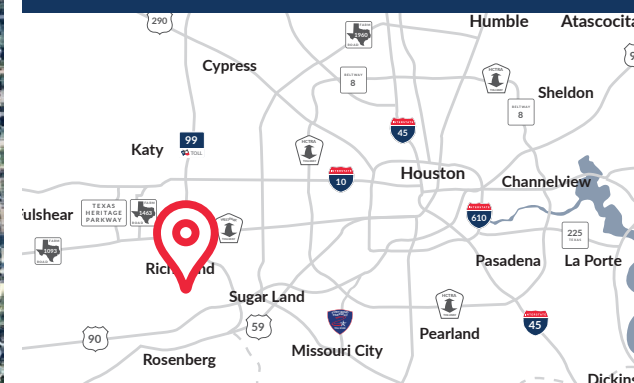
FORMER SONIC - PECAN GROVE 2

1880 FM 359 | RICHMOND, TEXAS



GROUND LEASE

- 0.99 acres
- Anchored by Randall's, ranked #6 in customer visits among all 25 Randall's locations nationwide
- 35,000+ VPD at the intersection
- Located in the heart of Pecan Grove community



175,071

Current Population Within 5 Miles



27%

Population Growth Within 3 Miles from 2020 to 2026



\$182,942

Average HHI Within 1 Mile

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



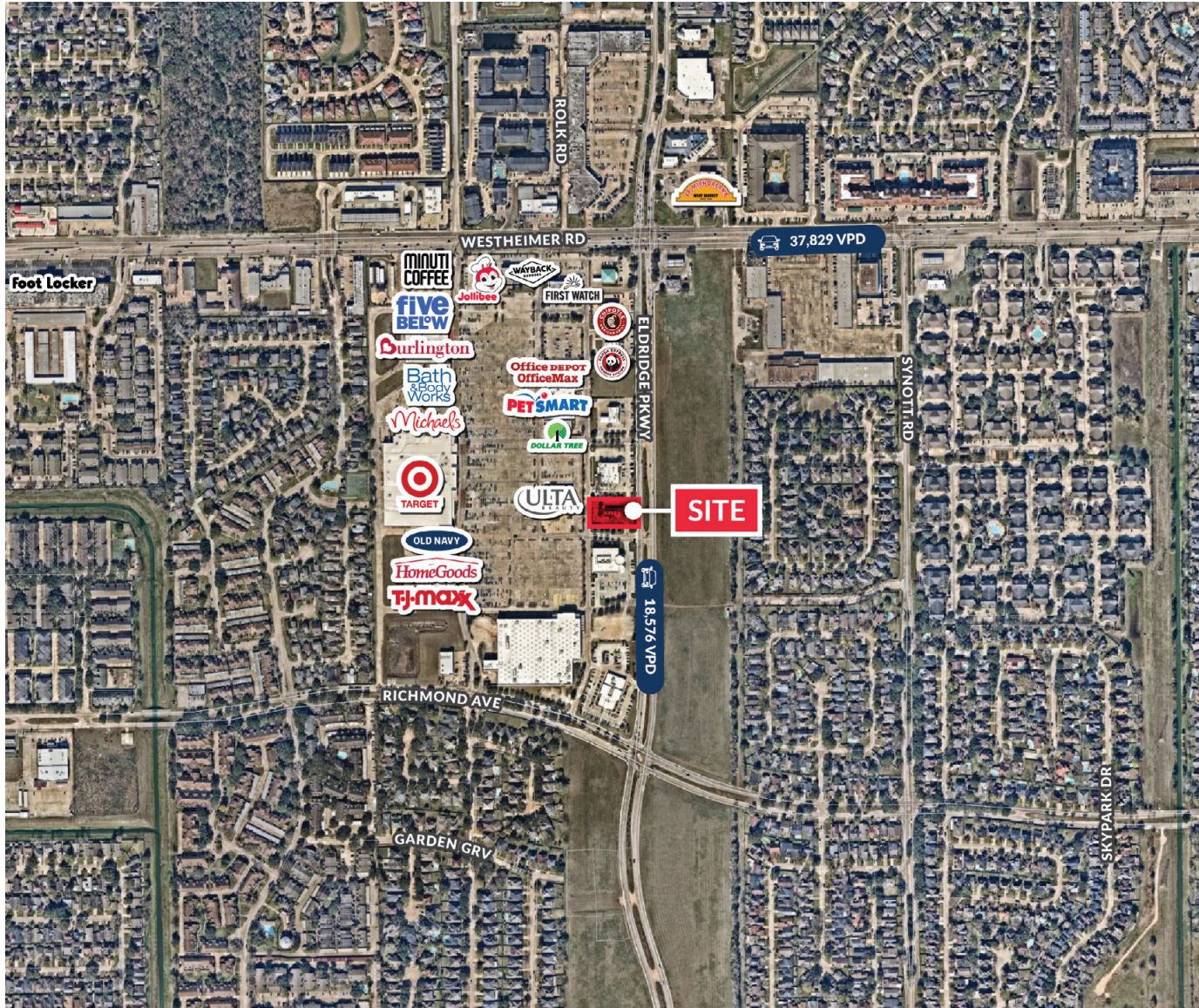
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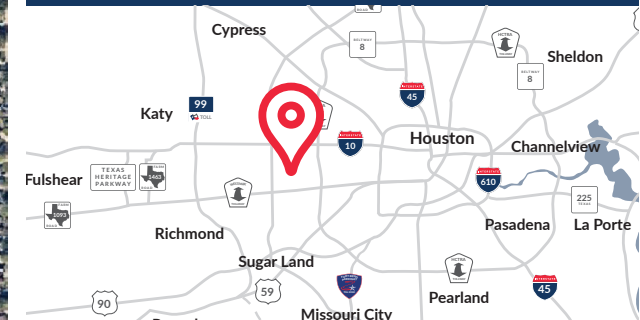
FORMER SONIC - ELDRIDGE 3

2812 ELDRIDGE PARKWAY | HOUSTON, TEXAS



GROUND LEASE

- 0.90 acres
- Anchored by Target, HomeGoods, Burlington, Old Navy, Five Below, TJ Maxx, PetSmart, Dollar Tree
- 55,000+ VPD at the intersection
- Median cut for northbound traffic; Right in, right out for southbound traffic
- Positioned at the main intersection to the shopping center



436,251

Current Population Within 5 Miles



11%

Population Growth Within 5 Miles from 2020 to 2026



\$109,459

Average HHI Within 5 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



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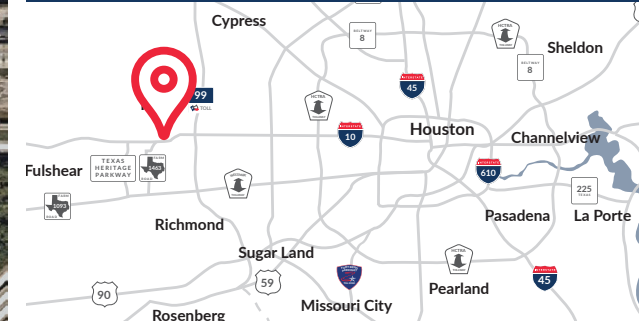
FORMER SONIC - OLD KATY 4

5451 HIGHWAY BOULEVARD | KATY, TEXAS



GROUND LEASE

- 0.36 acres
- Located in the heart of Old Katy
- 32,000+ VPD at the intersection of Pin Oak Road and Highway Boulevard
- Proximity to I-10 with 120,000+ VPD
- In proximity to Katy Mills Mall with 3.3M visits each year -Placer.ai '26



286,398
Current Population Within 5 Miles



103%
Population Growth Within 1 Mile
from 2020 to 2026



\$163,202
Average HHI Within 5 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



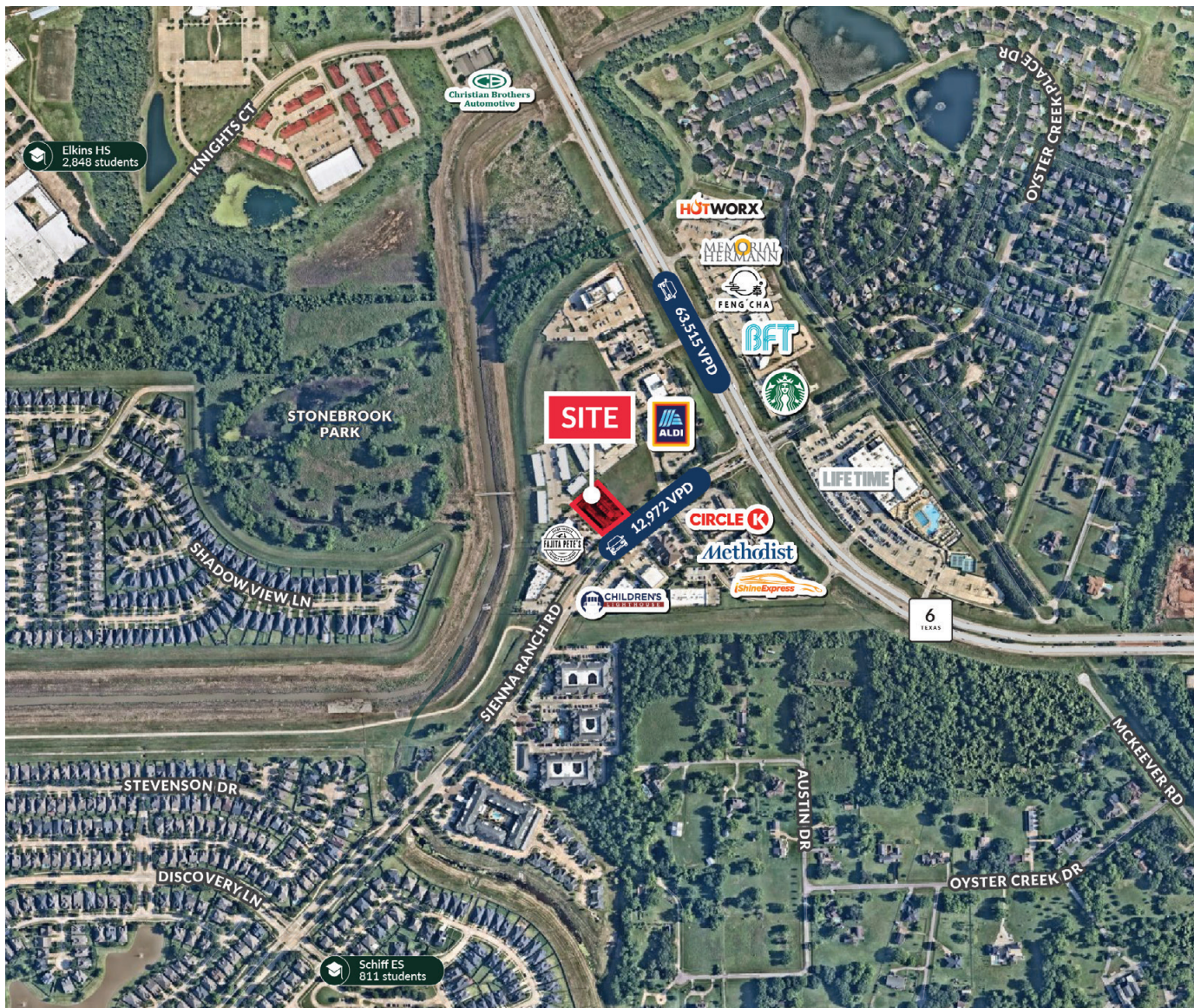
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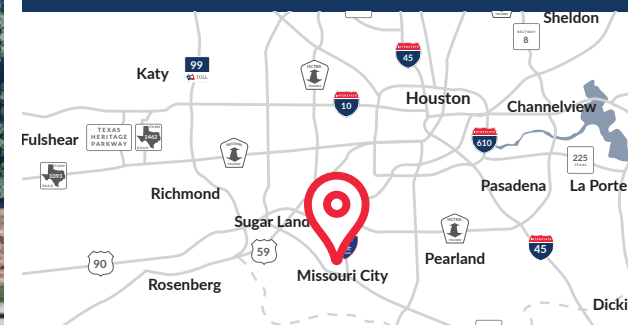
FORMER SONIC - MISSOURI CITY 5

6126 SIENNA RANCH ROAD | MISSOURI CITY, TEXAS



GROUND LEASE

- 0.81 acres
- Positioned 700 feet from Hwy. 6 at the main entrance to Sienna Village community
- Median cut for north bound traffic; Right in, right out for south bound
- 76,000 VPD at the intersection
- Shadow anchored by ALDI, ranked 9 in customer visits in Texas



205,788
Current Population Within 5 Miles



23%
Population Growth Within 1 Mile
from 2020 to 2026



\$166,029
Average HHI Within 3 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



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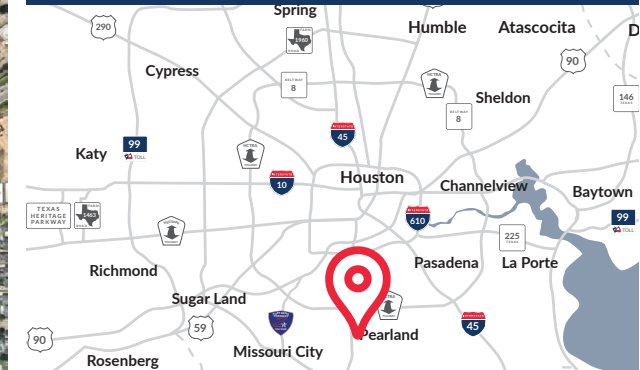
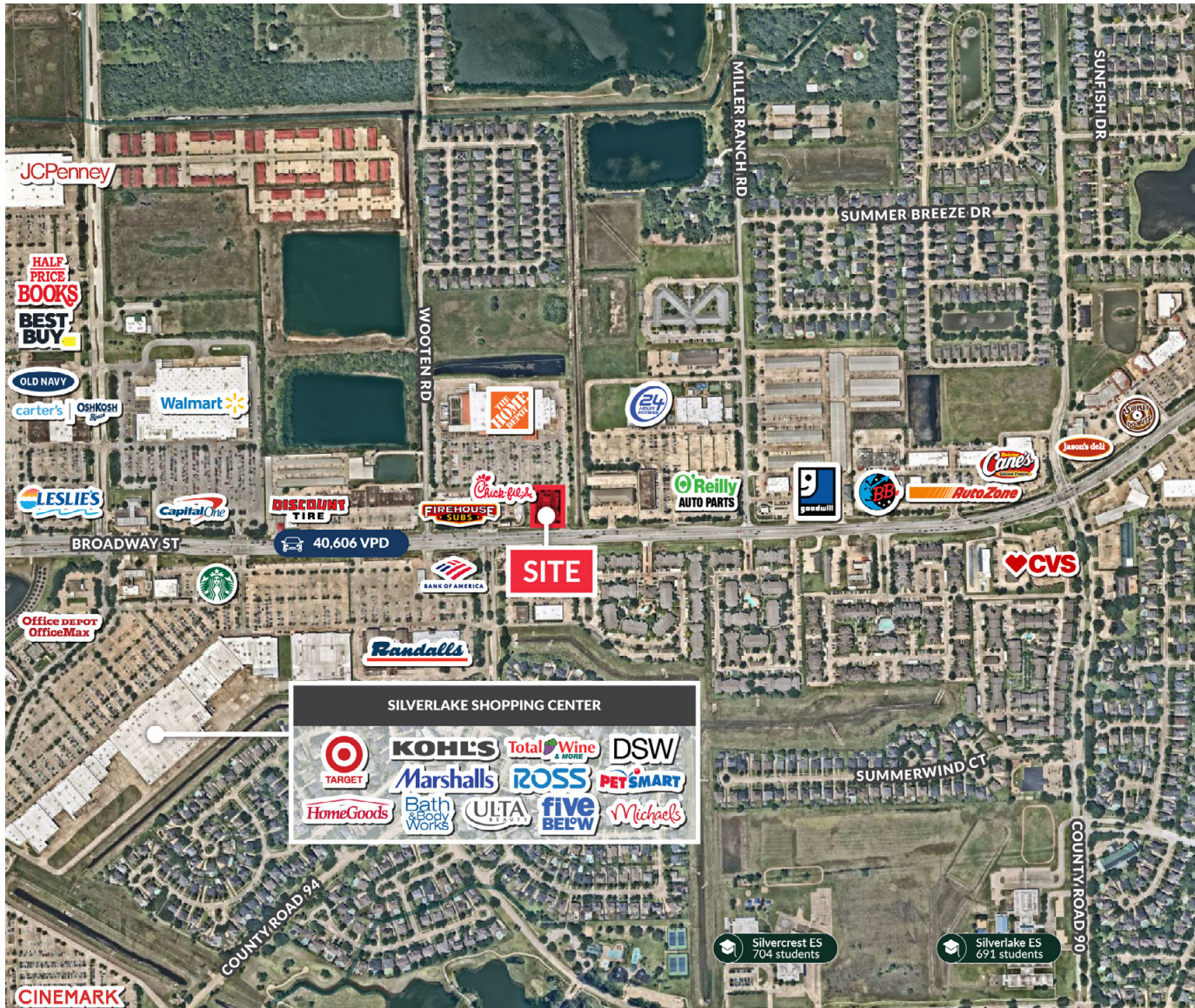
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FORMER SONIC - PEARLAND (BROADWAY) 6

10101 BROADWAY STREET | PEARLAND, TEXAS

GROUND LEASE

- 1.13 acres
- Busiest intersection in the market
- Anchored by Home Depot; next to Chick-Fil-A
- Excess land next to Chick-Fil-A included - totaling 1.13 Acres



180,602
Current Population Within 5 Miles



16%
Population Growth Within 1 Mile
from 2020 to 2026



\$171,346
Average HHI Within 5 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



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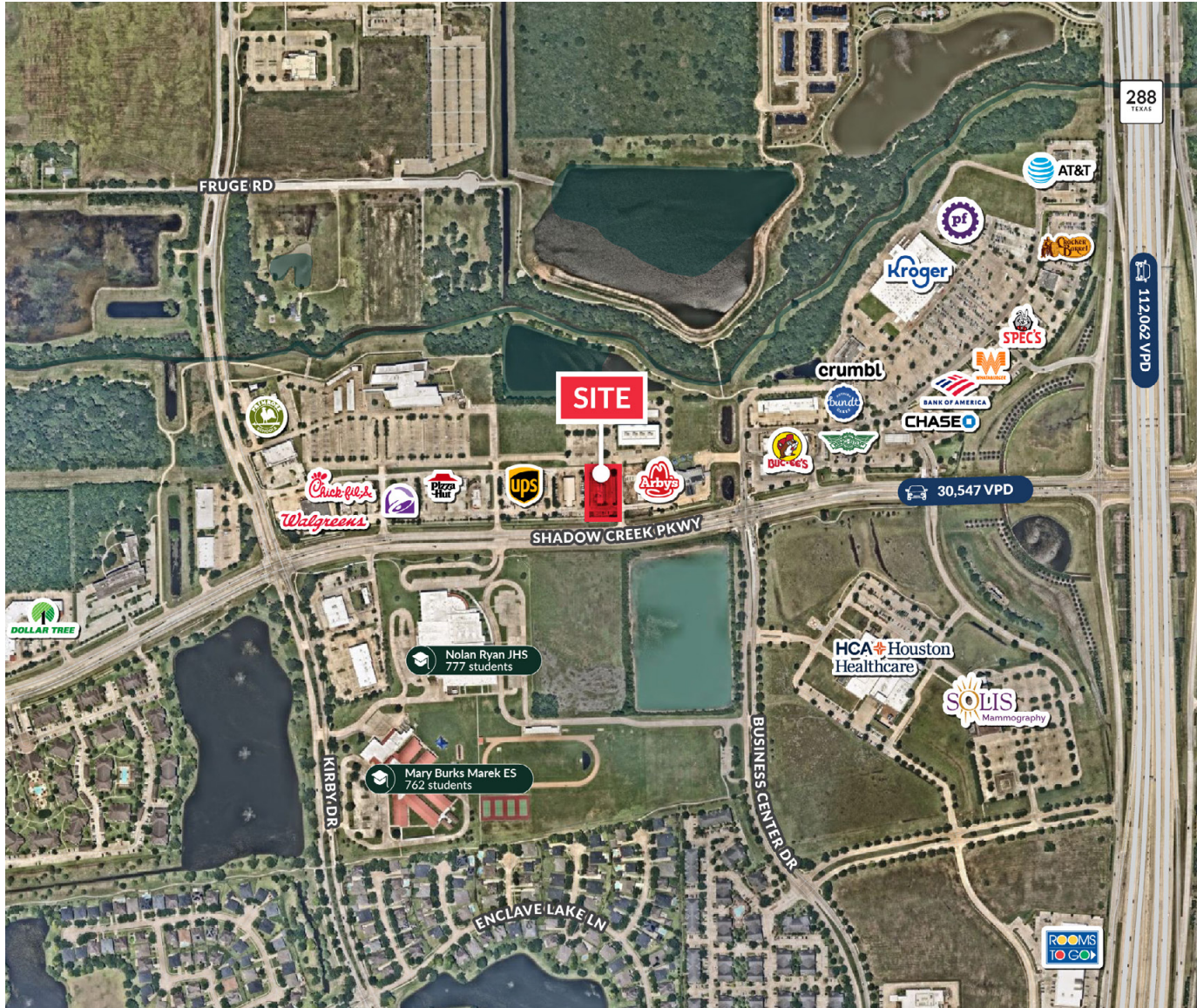
Brett Strake
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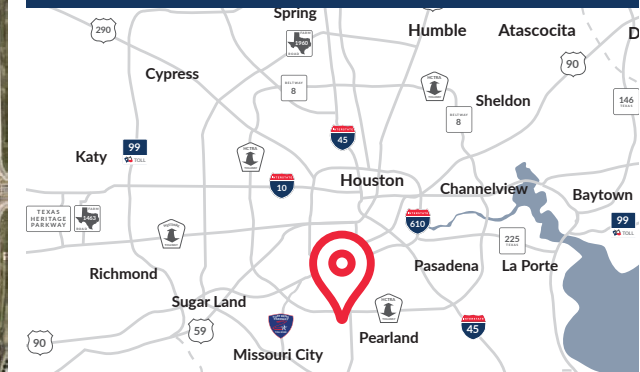
FORMER SONIC - PEARLAND (SHADOW CREEK PKWY) 7

11309 SHADOWCREEK PARKWAY | PEARLAND, TEXAS

GROUND LEASE



- 1.00 acre
- 30,000+ VPD on Shadow Creek Parkway
- Positioned in the heart of the Shadow Creek Community
- Shadow anchored by Kroger & Buc-ee's
- Proximity to Highway 288
- Directly across the street from Nolan Ryan Junior High & HCA Houston Healthcare Pearland



228,664

Current Population Within 5 Miles



18%

Population Growth Within 3 Miles from 2020 to 2026



\$153,675

Average HHI Within 3 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



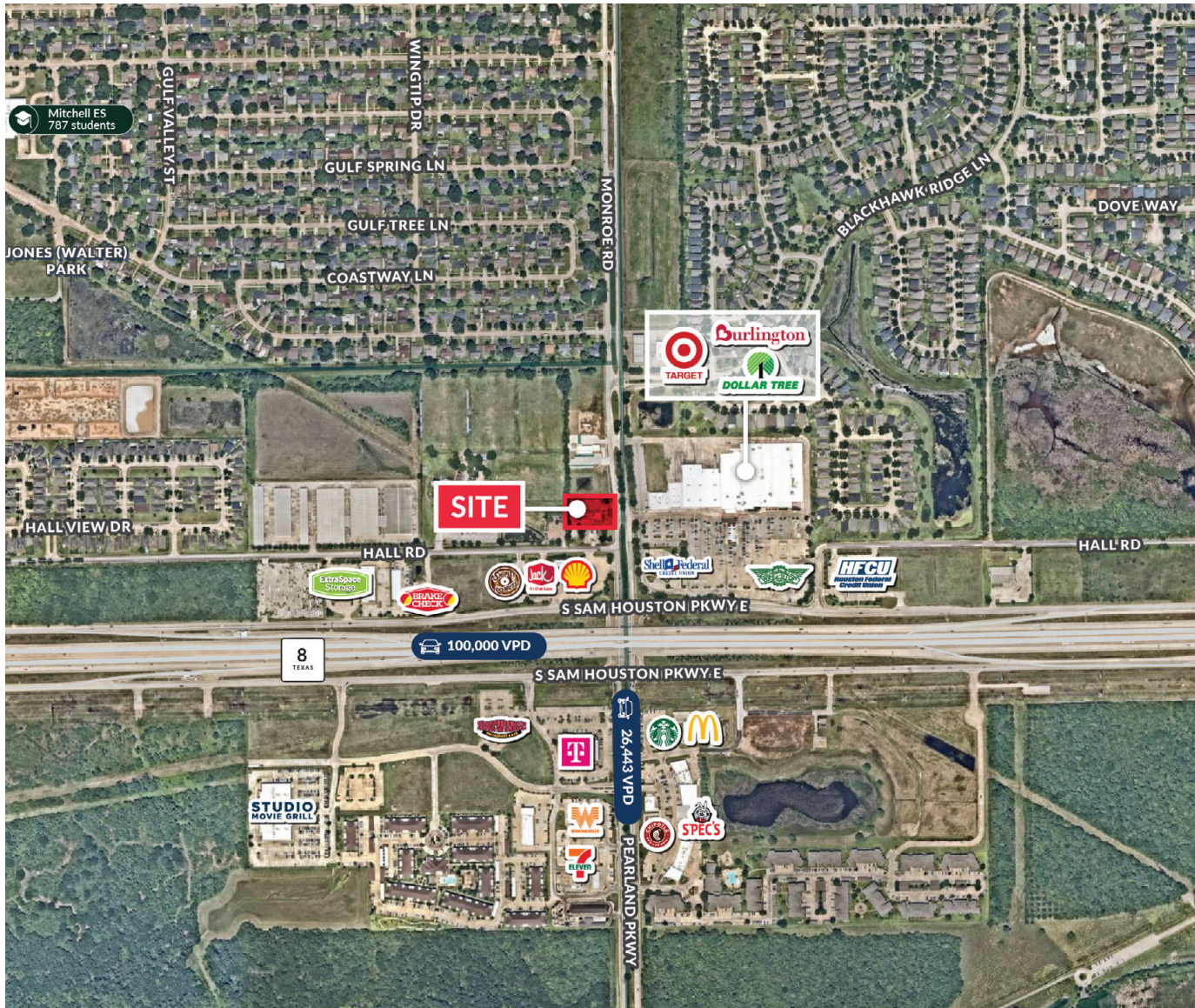
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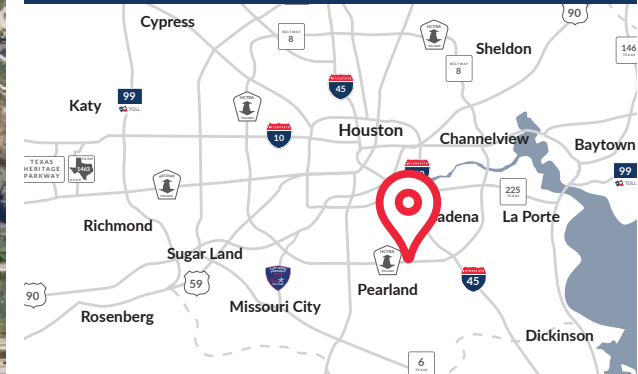
FORMER SONIC - SOUTH HOUSTON 8

11390 MONROE ROAD | HOUSTON, TEXAS



GROUND LEASE

- 1.01 acres
- Less than 500 feet from Beltway 8
- Shadow anchored by Target, Burlington, & Dollar Tree
- AM side of the road
- 100,000 VPD at the intersection



260,949

Current Population Within 5 Miles



11%

Population Growth Within 3 Miles
from 2020 to 2026



\$111,421

Average HHI Within 3 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

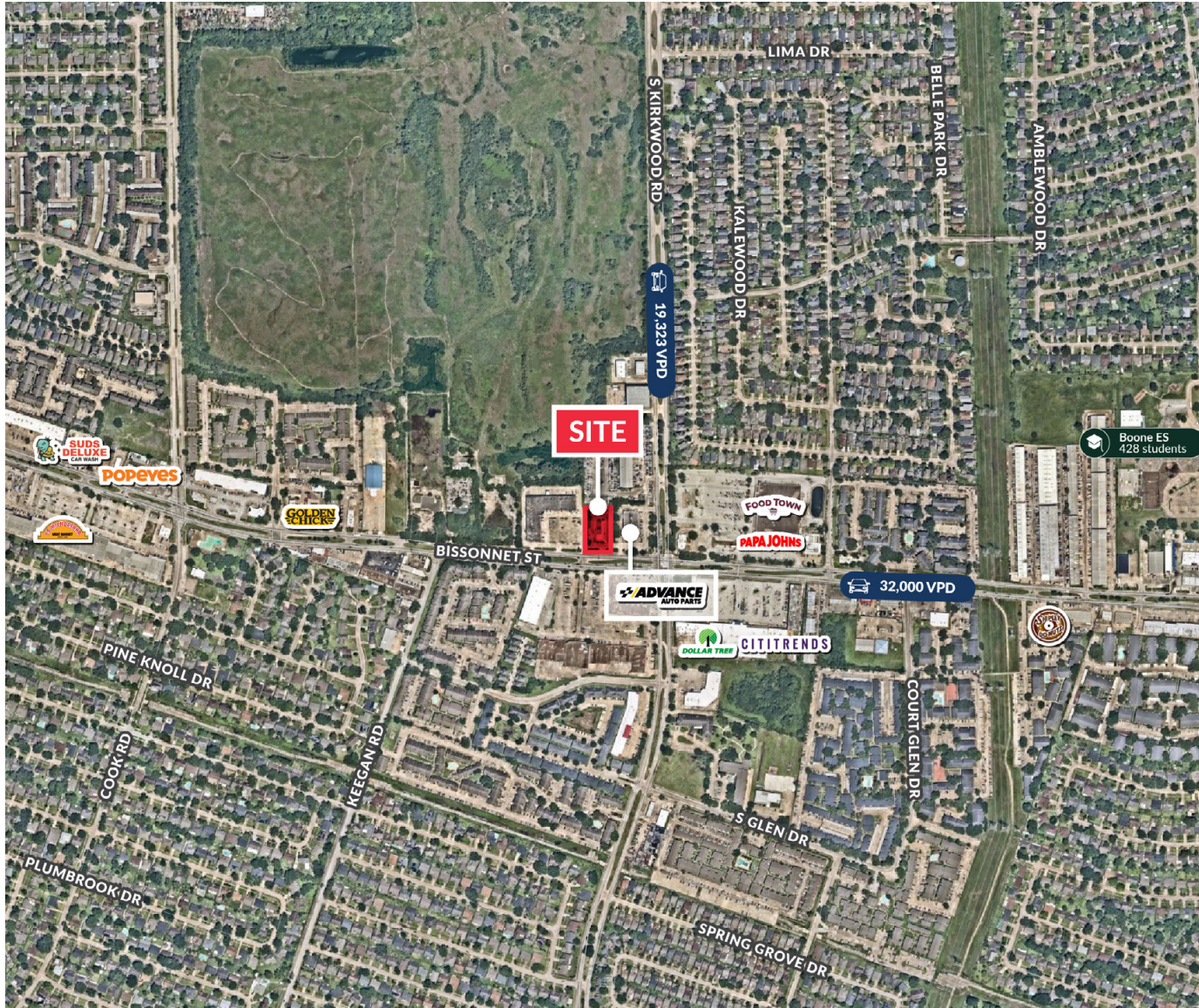


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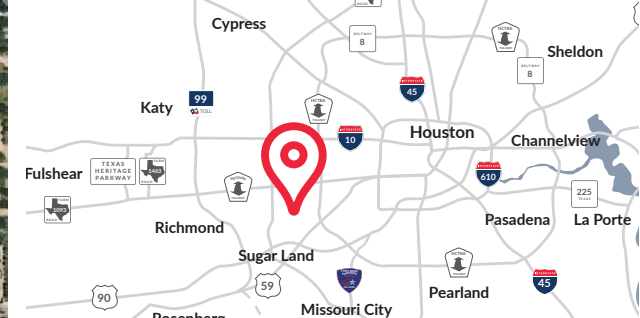
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10



LEASE

- 0.85 acres
- 45,000+ VPD at the intersection (Northwest corner of Kirkwood & Bissonnet)
- Median cut for east bound traffic; Right in, right out for westbound



524,060

Current Population Within 5 Miles



19%

Population Growth Within 5 Miles from 2020 to 2026



\$89,777

Average HHI Within 5 Miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Strater Zarr	828099	szarr@newquest.com	281.955.3872
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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