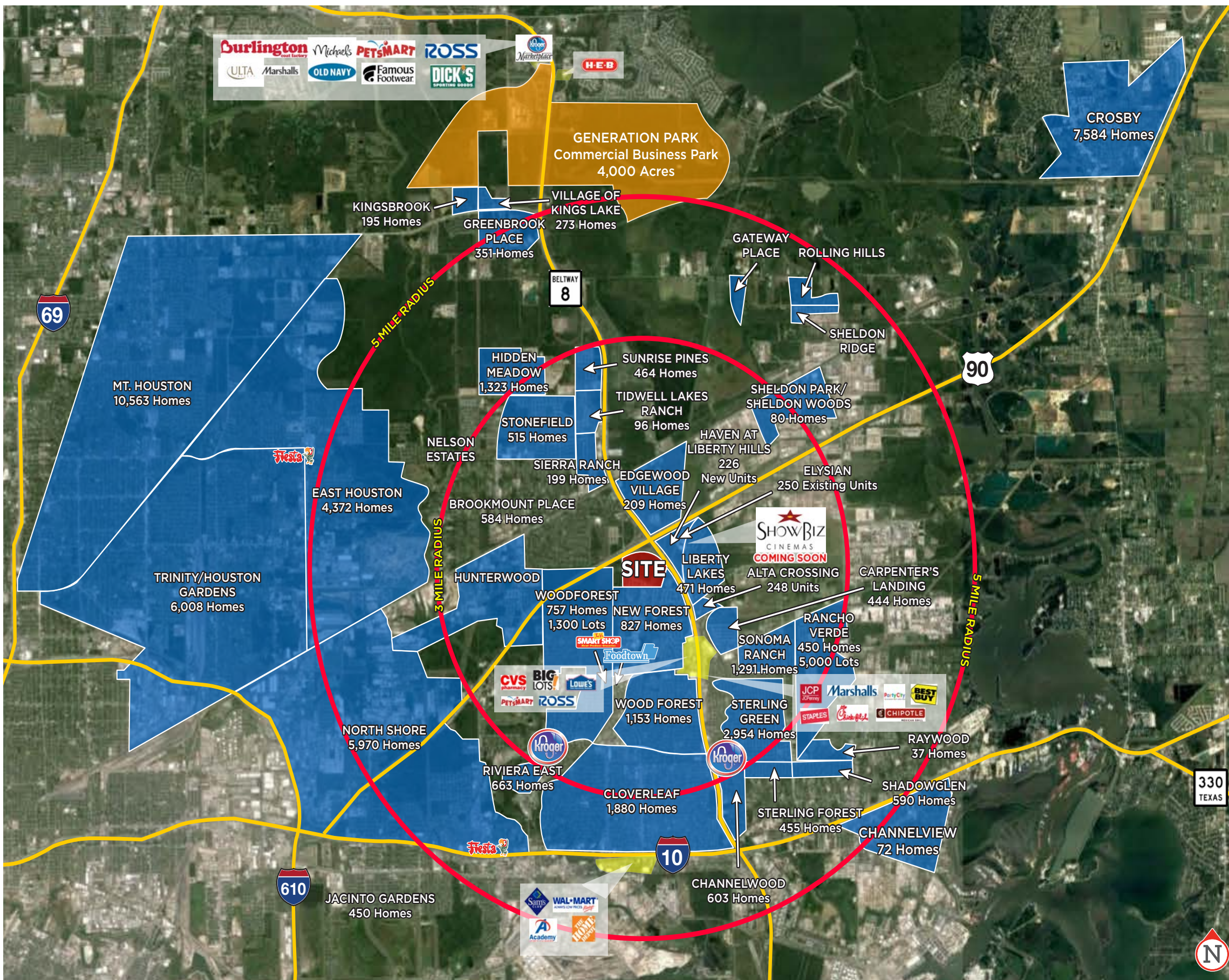




# New Forest Town Center

SWC of Beltway 8 & Highway 90 | Houston, Texas



### East Houston Corporate HQ & Employee Growth

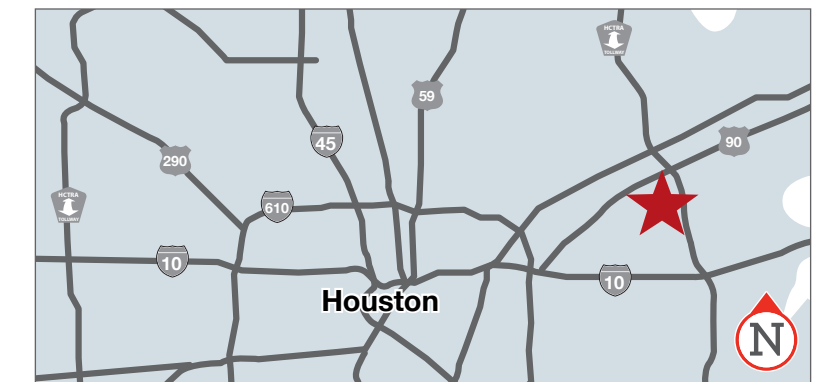
- Generation Park – HQ to Fortune 500 FMC Technologies – 12,000 employees
- ChevronPhillips – \$6 Billion plant
- \$50 Billion in petrochemical construction underway
- \$31 Billion of this construction completed by 2017

### Housing Growth and Population (3 miles)

- 20,083 current households 1,231 future single family lots – 473 home starts
- 476 new apartment units
- 65,985 current population

### Housing Growth and Population (5 miles)

- 48,440 households
- \*160,376 current population



The Beltway 8 & Wallisville Road intersection has added over 700,000 SF to the trade area with strong retail sales from several national retail chains. Trade Area consists of over 247,000 current population and over 75,000 households. Local residential developments such as Sonoma Ranch and New Forest Crossing have contributed to a 25.45% population increase since the 2010 census and will continue to drive area growth throughout the future.

### Development:

A proposed 500,000 SF regional shopping center

### Land Size:

132 Acres

### Frontage:

The property has over **1 mile of frontage on Beltway 8** and on Highway 90, and 1,100 feet of frontage on Uvalde.

### Traffic Counts:

180,269 cars per day on Beltway 8  
50,285 cars per day on Highway 90  
Source: TXDOT 2016

### Dean Lane

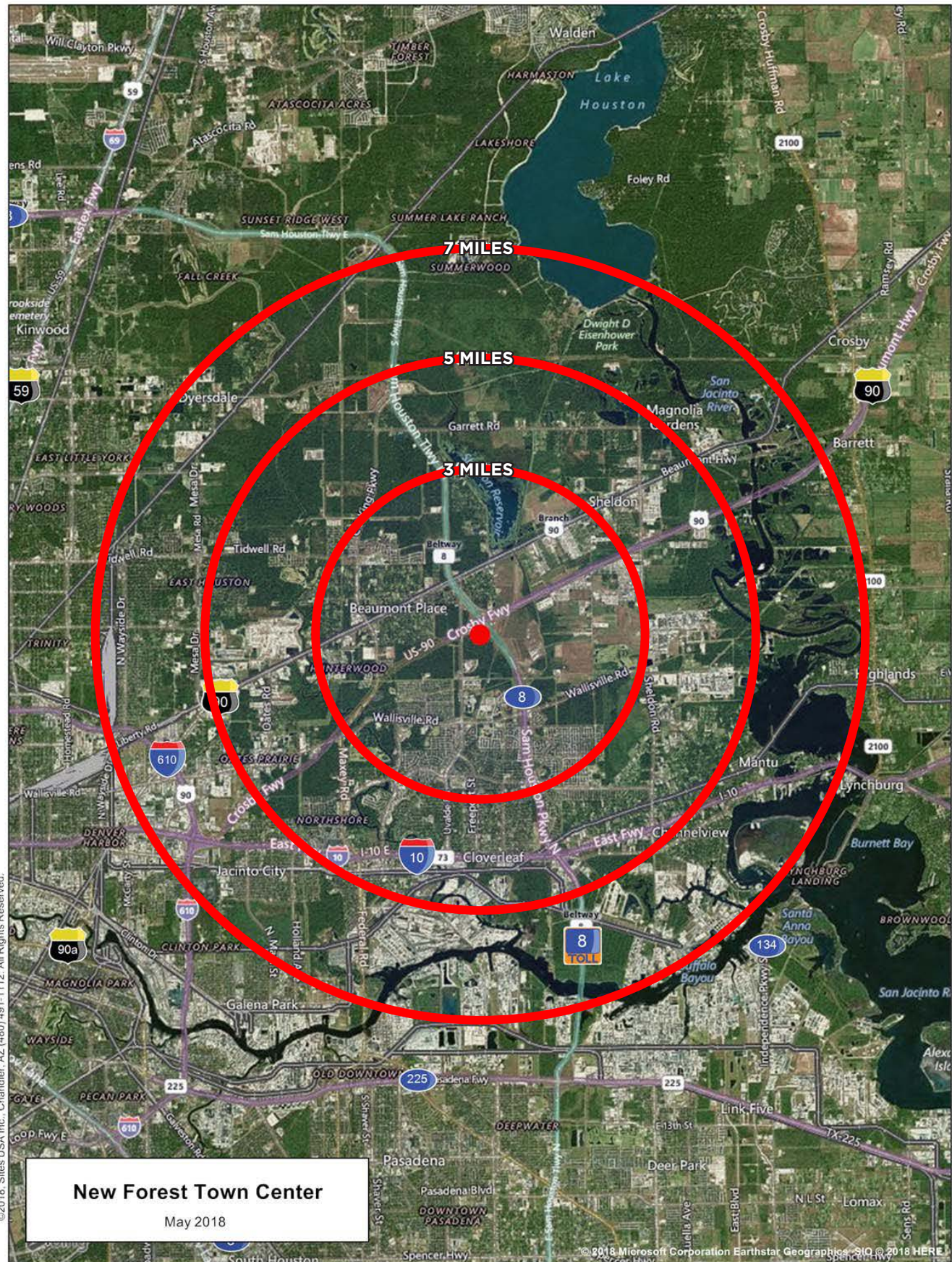
281.477.4334  
dlane@newquest.com

### Ashley Strickland

281.477.4378  
astrickland@newquest.com

# New Forest Town Center

SWC of Beltway 8 & Highway 90 | Houston, Texas



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Lat: 29.8294 Lon: -95.1769 Zoom: 17.11 mi

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**New Forest Town Center**  
May 2018

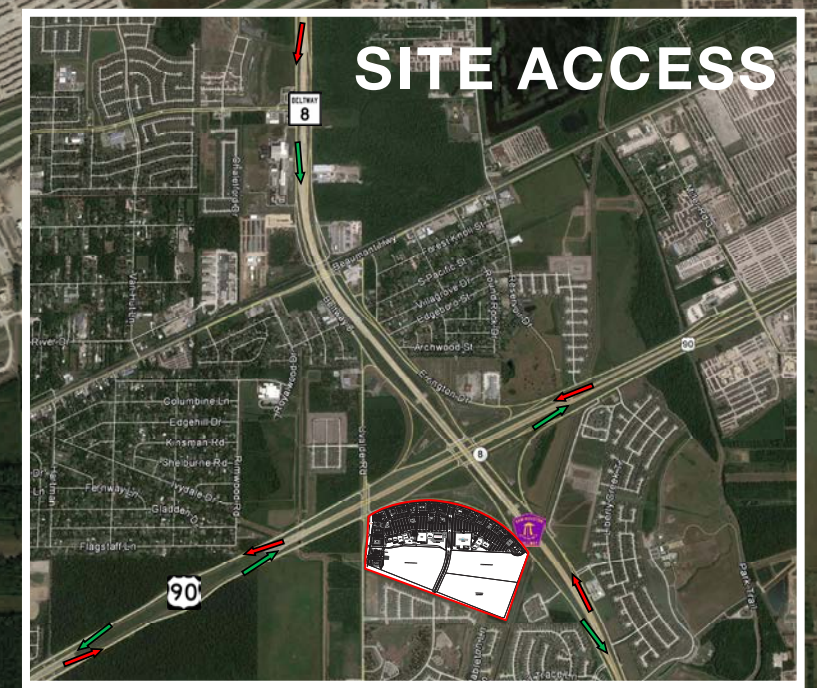
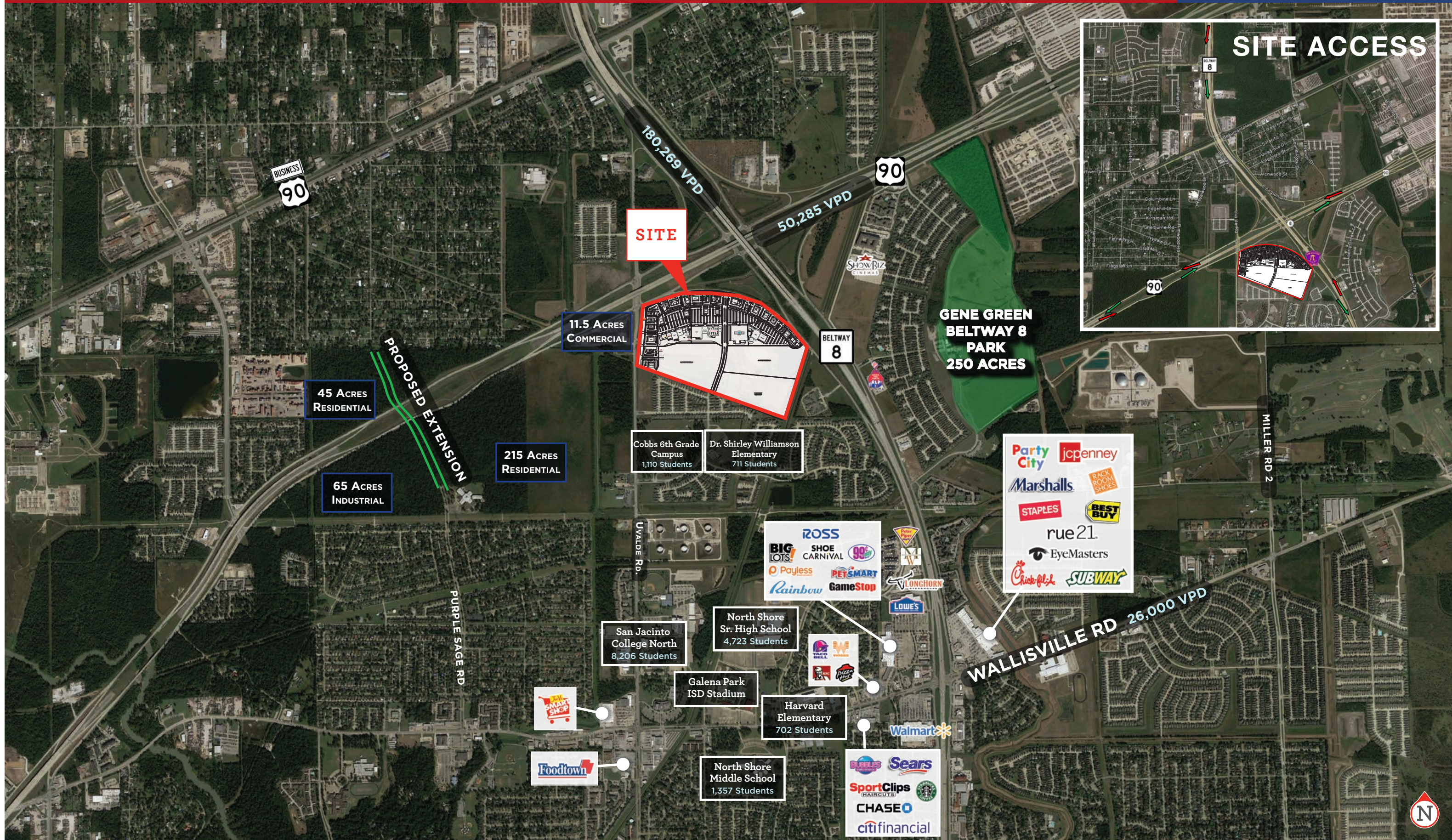
This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

2010 Census, 2018 Estimates with Delivery Statistics as of 03/18

	3 Miles	5 Miles	7 Miles
<b>SUMMARY DATA</b>			
Current Households	24,343	53,192	76,371
Current Population	78,629	177,204	251,459
2010 Census Average Persons per Household	3.23	3.33	3.29
2010 Census Population	65,195	143,943	202,698
Population Growth 2010 to 2018	20.72%	23.65%	24.68%
<b>RESIDENTIAL DEMOGRAPHICS</b>			
1 Person Household	17.25%	17.23%	17.83%
2 Person Households	23.97%	22.51%	23.20%
3+ Person Households	58.78%	60.26%	58.97%
Owner-Occupied Housing Units	66.54%	60.97%	63.25%
Renter-Occupied Housing Units	33.46%	39.03%	36.75%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	48.49%	50.78%	49.63%
2018 Estimated Black or African American	26.52%	21.90%	24.49%
2018 Estimated Asian or Pacific Islander	3.25%	2.30%	1.99%
2018 Estimated Other Races	20.92%	24.00%	22.96%
2018 Estimated Hispanic	52.00%	58.55%	55.88%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$70,146	\$63,341	\$64,621
2018 Estimated Median Household Income	\$58,381	\$51,773	\$52,062
2018 Estimated Per Capita Income	\$22,225	\$19,666	\$20,230
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	28.01%	29.37%	29.86%
2018 Estimated Bachelors Degree	11.87%	8.88%	9.10%
2018 Estimated Graduate Degree	5.34%	4.15%	4.35%
<b>AGE</b>			
2018 Median Age	31	30.2	31.1

# New Forest Town Center

SWC of Beltway 8 & Highway 90 | Houston, Texas



# New Forest Town Center

SWC of Beltway 8 & Highway 90 | Houston, Texas

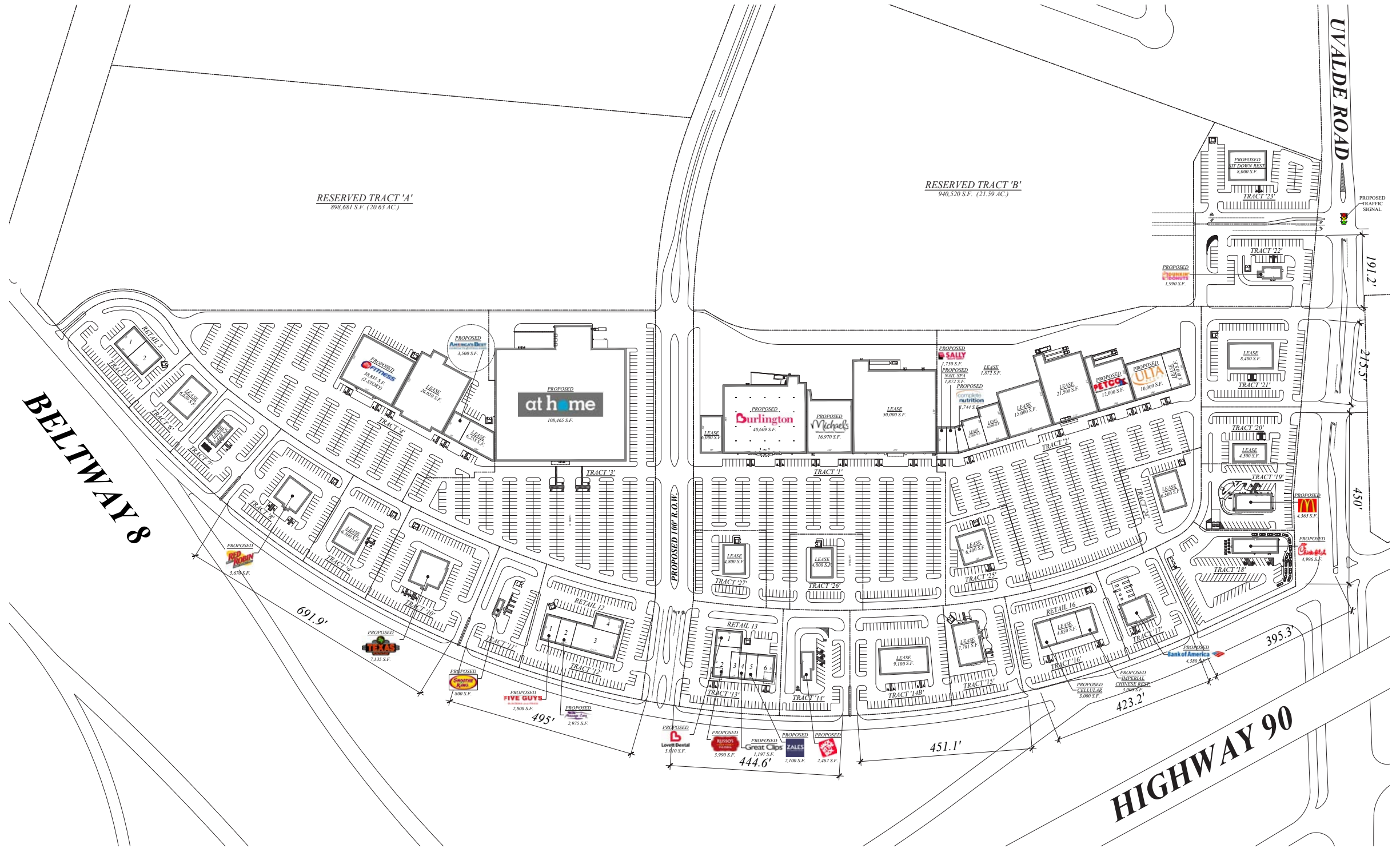


# New Forest Town Center

SWC of Beltway 8 & Highway 90 | Houston, Texas

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	403,081	9.25	113,579	476	4.19	28.18
TRACT '2'	372,948	8.56	78,865	423	5.36	21.15
TRACT '3'	322,876	7.41	108,465	434	4.00	33.59
TRACT '4'	300,418	6.90	75,243	388	5.16	25.05
TRACT '5'	54,718	1.26	7,700	51	6.62	14.07
TRACT '6'	32,560	0.75	6,650	35	5.26	20.42
TRACT '7'	41,798	0.96	2,488	35	14.07	5.95
TRACT '8'	62,875	1.44	5,670	79	13.93	9.02
TRACT '9'	48,640	1.12	6,300	61	9.68	12.95
TRACT '10'	73,108	1.68	7,135	99	13.88	9.76
TRACT '11'	42,415	0.97	800	34	42.50	1.89
TRACT '12'	88,374	2.03	16,625	112	6.74	18.81
TRACT '13'	70,532	1.62	15,050	82	5.45	21.34
TRACT '14'	50,250	1.15	2,462	34	13.81	4.90
TRACT '14B'	69,677	1.60	9,100	92	10.11	13.06
TRACT '15'	46,020	1.06	7,791	51	6.55	16.93
TRACT '16'	67,831	1.56	10,850	78	7.19	16.00
TRACT '17'	44,001	1.01	4,580	35	7.64	10.41
TRACT '18'	70,224	1.61	4,996	63	12.61	7.11
TRACT '19'	43,174	0.99	4,365	48	11.00	10.11
TRACT '20'	38,288	0.88	4,500	55	12.22	11.75
TRACT '21'	72,337	1.66	8,400	88	10.48	11.61
TRACT '22'	67,877	1.56	1,990	55	27.64	2.93
TRACT '23'	71,719	1.65	8,000	98	12.25	11.15
TRACT '24'	39,345	0.90	6,500	38	5.85	16.52
TRACT '25'	44,739	1.03	6,400	65	10.16	14.31
TRACT '26'	38,281	0.88	4,800	50	10.42	12.54
TRACT '27'	37,083	0.85	4,800	51	10.63	12.94
<b>SUBTOTAL</b>	<b>2,715,189</b>	<b>62.33</b>	<b>534,104</b>	<b>3,210</b>	<b>6.01</b>	<b>19.67</b>
RESERVED TRACT 'A'	898,681	20.63				
RESERVED TRACT 'B'	940,520	21.59				
DETENTION	980,474	22.51				
PUBLIC R.O.W.	200,628	4.61				
<b>SUBTOTAL</b>	<b>3,020,303</b>	<b>69.34</b>				
<b>TOTAL</b>	<b>5,735,492</b>	<b>131.67</b>				

DEVELOPMENT SYNOPSIS LAST UPDATED: SP52      DATE: 02.08.18



RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	PROPOSED SALLY BEAUTY SUPPLY	1,750 S.F.
2	PROPOSED NAIL SPA	1,872 S.F.
3	PROPOSED COMPLETE NUTRITION	1,744 S.F.
4	AVAILABLE	12,600 S.F.
<b>TOTAL</b>		<b>17,966 S.F.</b>

RETAIL BUILDING 12		
NO.	NAME	LEASE AREA
1	PROPOSED FIVE GUYS BURGERS	2,800 S.F.
2	PROPOSED MESSAGE ENVIY	2,975 S.F.
3	AVAILABLE	7,850 S.F.
4	PROPOSED NIGHT LIGHT PEDIATRICS	3,000 S.F.
<b>TOTAL</b>		<b>16,625 S.F.</b>

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	AVAILABLE	3,500 S.F.
2	AVAILABLE	4,200 S.F.
<b>TOTAL</b>		<b>7,700 S.F.</b>

RETAIL BUILDING 13		
NO.	NAME	LEASE AREA
1	PROPOSED LOVETT DENTAL	3,010 S.F.
2	PROPOSED RUSSO NEW YORK PIZZERIA	3,990 S.F.
3	PROPOSED AMAZING LASH	1,603 S.F.
4	PROPOSED GREAT CLIPS	1,197 S.F.
5	PROPOSED ZALES JEWELRY	2,100 S.F.
6	PROPOSED FAST CASUAL REST.	3,150 S.F.
<b>TOTAL</b>		<b>15,050 S.F.</b>





# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</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
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

