



# SAM HOUSTON TOWN CENTER

NWC OF I-45 & FM 1097 | WILLIS, TEXAS

**KROGER MARKETPLACE ANCHORED CENTER WITH PRIME VISIBILITY**



# Sam Houston Town Center

NWC OF I-45 & FM 1097 | WILLIS, TEXAS

**AVAILABLE:**

- 1 PAD SITE
- 1,216 SF
- 3,027 SF 2ND GEN RESTAURANT

## EPICENTER OF TREMENDOUS GROWTH AND HIGH VOLUME

123,000 SF KROGER MARKETPLACE POWER CENTER WITH A **WEEKLY AVERAGE OF 25,000 VISITORS**

**GREAT I-45 FRONTAGE** AND QUICK ACCESS TO WILLIS AND BENTWATER DEVELOPMENT

HOWARD HUGHES CORPORATION IS DEVELOPING A 2,000 ACRE NEW MASTER PLANNED COMMUNITY SOUTH OF SAM HOUSTON TOWN CENTER ON THE WEST SIDE OF I-45 TO INCLUDE 4,600 PLANNED HOMES



## TRAFFIC COUNTS

**78,347 VPD** on I-45 SOUTH OF FM 1097  
**20,308 VPD** on FM 1097 WEST OF I-45

Source: TXDOT 2017

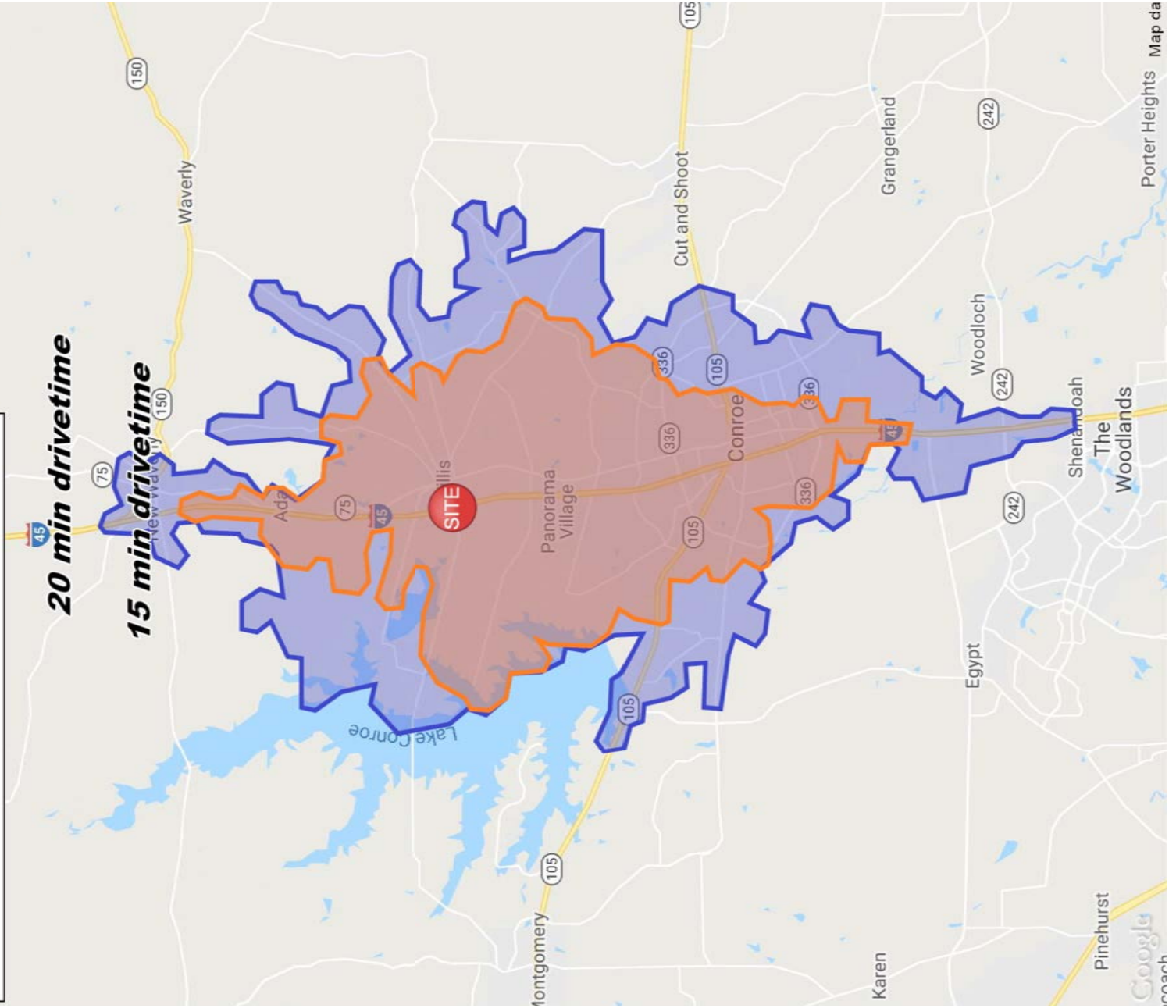
**KEVIN SIMS**  
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**Sam Houston Town Center**  
 Drive Times (15 & 20 Min)  
 3rd Quarter 2019

	15 MIN	20 MIN
Current HH	33,359	52,214
Current Pop	90,814	141,368
Pop Growth 2010-2019	46.23%	45.00%
2019 Est Ave HH Income	\$73,074	\$77,898

October 2019



3RD QUARTER 2019





KEY	BUSINESS	LEASE AREAS
1	Spec's	15,194 SF
2	Burger King	3,152 SF
3	Walgreens	13,650 SF
4	Verizon	1,750 SF
5	Lone Star Family Health Center	3,750 SF
6	Chase	4,195 SF
7	Kroger Marketplace	123,000 SF
8	Tender Touch Nails	12,900 SF
9	Texas Hair Team	2,100 SF
10	Willis Cleaners	1,400 SF
11	SportClips	1,094 SF
12	Available for Lease	1,216 SF
13	Available for Lease	3,027 SF
14	Little Caesars	1,400 SF
15	Dental One	2,800 SF
16	Doreck Vision	1,733 SF
17	GNC	1,400 SF
18	Schlotzsky's	2,781 SF
19	Wingstop	2,100 SF
20	Sprint	1,750 SF
21	Willis Urgent Care	3,150 SF
22	Whataburger	3,218 SF
23	Panda Express	2,216 SF
24	Available Pad	40,518 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	5 MILES	10 MILES	TRADE AREA
Current Households	14,849	62,659	23,665
Current Population	40,201	168,965	63,804
2010 Census Population	29,926	120,852	47,080
Population Growth 2010 to 2019	35.07%	42.79%	36.35%
2019 Median Age	37.4	37.0	41.2

INCOME	5 MILES	10 MILES	TRADE AREA
Average Household Income	\$73,491	\$79,241	\$81,678
Median Household Income	\$66,167	\$67,456	\$71,776
Per Capita Income	\$27,489	\$29,978	\$31,297

RACE AND ETHNICITY	5 MILES	10 MILES	TRADE AREA
White	76.46%	75.67%	80.51%
Black or African American	7.70%	8.15%	6.61%
Asian or Pacific Islander	1.37%	1.77%	1.48%
Other Races	13.69%	13.52%	10.69%
Hispanic	25.98%	29.86%	20.21%

CENSUS HOUSEHOLDS	5 MILES	10 MILES	TRADE AREA
1 Person Household	20.49%	22.47%	19.14%
2 Person Households	35.26%	35.25%	39.08%
3+ Person Households	44.25%	42.28%	41.78%
Owner-Occupied Housing Units	74.00%	68.47%	80.41%
Renter-Occupied Housing Units	26.00%	31.53%	19.59%

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# 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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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