



FAIRWAY PLAZA

GREAT WOLF LODGE
OPENING Q3 2024

FLYWAY
 WEBSTER, TX
 80-AC Restaurant and Entertainment Destination

FAIRWAY PLAZA

NEC OF I-45 AND FAIRWAY DRIVE | WEBSTER, TEXAS

NEW SHOPPING CENTER WITH HIGH FREEWAY EXPOSURE COMING SOON TO WEBSTER!



PROJECT HIGHLIGHTS

Fairway Plaza NEC OF I-45 AND FAIRWAY DRIVE | WEBSTER, TEXAS

- High freeway exposure, with direct access from I-45 frontage road, where traffic exceeds 250,000 vehicles per day.
- Adjacent to Top Golf, Great Wolf Lodge, Academy, American Furniture, Rudy's, Walk-On's, Main Event and more.
- Easy access to/from Flyway, an 80-acre restaurant and entertainment destination in construction with a waterpark resort hotel and conference center, an event lawn, unique open space, boardwalk and waterfront.
- Location pulls regionally from Webster, Clear Lake, Friendswood, League City and Galveston.



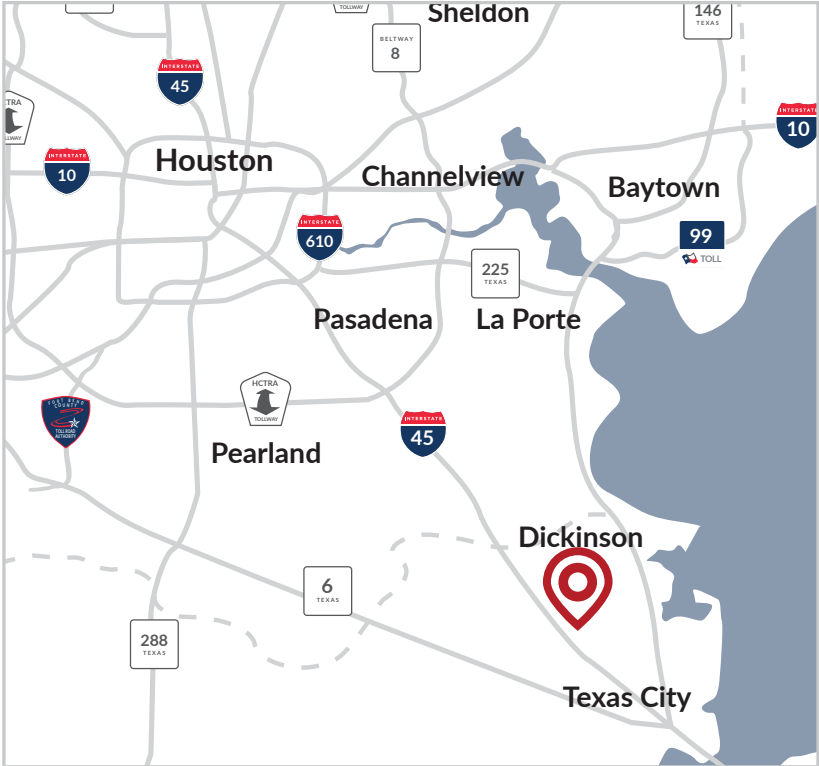
\$135K AVG HHI
within 5 miles



563,520 POPULATION
within 10 miles



8.7% POPULATION GROWTH
from 2020-2023 within 10 miles



MAJOR AREA EMPLOYERS



KEVIN SIMS
281.477.4366
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NICK RAMSEY
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FLYWAY
WEBSTER, TX

TENANTS OPENING SOON

CHICKEN N PICKLE OPENING FEBRUARY 2024

GREAT WOLF LODGE OPENING Q3 2024

VIDA MARISCOS OPENING Q3 2024

POPSTROKE OPENING Q4 2024

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DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23



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POPULATION	3 MILES	5 MILES	10 MILES
Current Households	35,062	84,704	206,797
Current Population	87,943	217,220	558,839
2020 Census Population	81,508	205,245	518,565
Population Growth 2020 to 2023	8.21%	6.40%	8.67%
2023 Median Age	34.6	36.4	36.4

INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$117,034	\$134,790	\$129,566
Median Household Income	\$85,818	\$106,601	\$102,455
Per Capita Income	\$46,908	\$52,967	\$48,408

RACE AND ETHNICITY	3 MILES	5 MILES	10 MILES
White	58.12%	62.25%	57.89%
Black or African American	11.52%	10.22%	10.02%
Asian or Pacific Islander	7.59%	7.59%	7.71%
Hispanic	28.41%	24.79%	31.35%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	10 MILES
1 Person Household	29.48%	26.15%	23.12%
2 Person Households	31.82%	33.47%	32.94%
3+ Person Households	38.70%	40.38%	43.94%
Owner-Occupied Housing Units	48.68%	59.59%	66.28%
Renter-Occupied Housing Units	51.32%	40.41%	33.72%

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
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
Kevin Sims	515478	ksims@newquest.com	(281)477-4366
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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