

NEW FOREST TOWN CENTER

±500,000-SF Multi-Anchored Development

SWC of Beltway 8 and Highway 90
Houston, Texas



 NewQuest

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Project Highlights



16.15%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2023



\$88K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



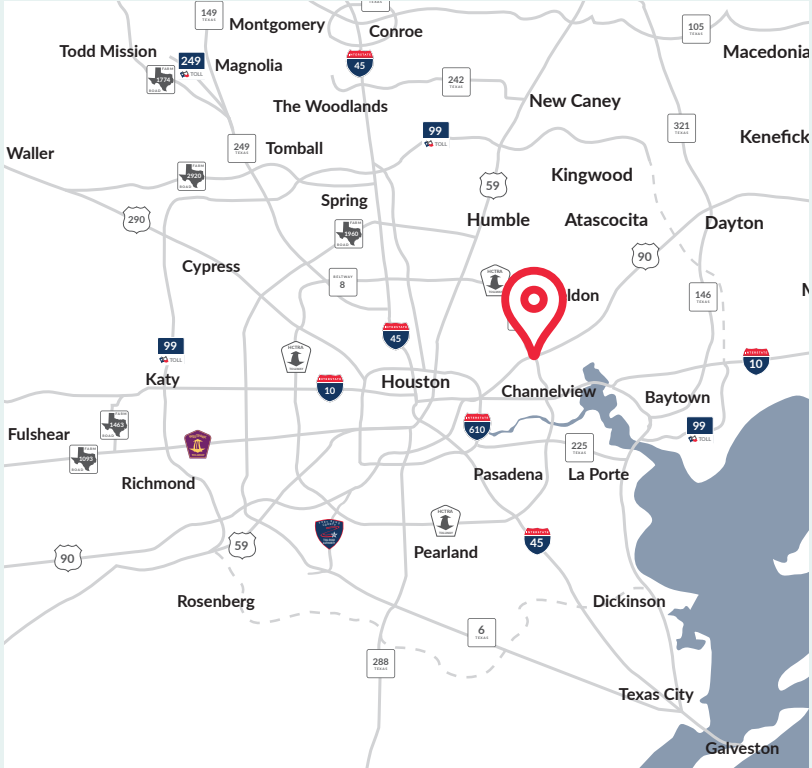
273K
CURRENT
POPULATION
WITHIN 7 MILES

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

STEADY RESIDENTIAL GROWTH

1,144 FUTURE HOME UNITS & 62 TOTAL HOME INVENTORY
16 ANNUAL HOME STARTS
\$266,490 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q1 2024



Project Highlights



500,000-SF MULTI-ANCHORED DEVELOPMENT COVERING 132 ACRES

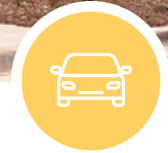


LOCATED AMONG EAST HOUSTON'S MAJOR CORPORATE HEADQUARTERS AND STRONG DAYTIME POPULATION



RESIDENTIAL GROWTH: 85,200 CURRENTLY OCCUPIED HOMES WITHIN 5 MILES WITH AN ESTIMATED 2% HOUSING GROWTH INCREASE (2023-2028)

- 2020 CENSUS, 2023 ESTIMATES WITH DELIVERY STATISTICS AS OF 12/2023

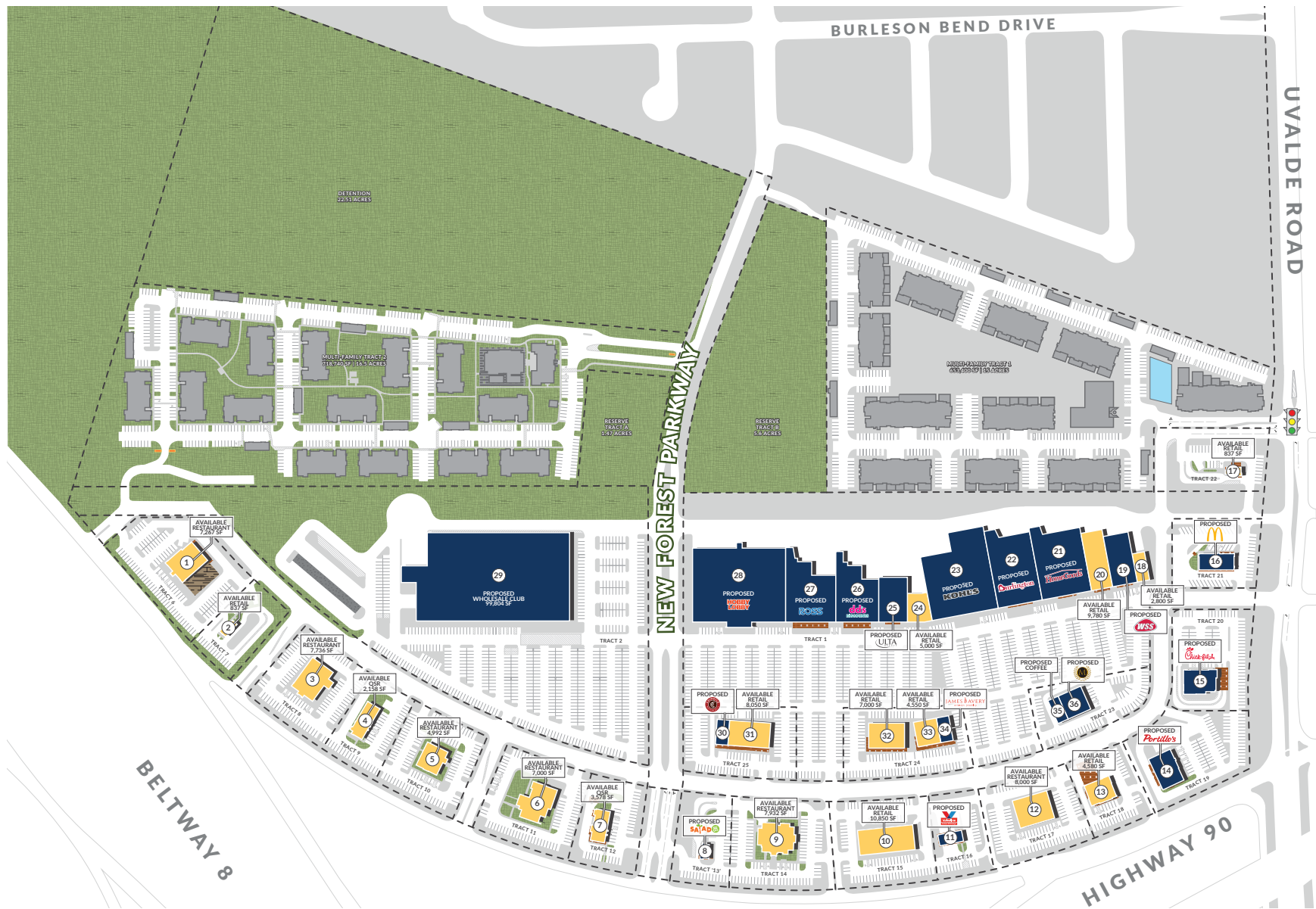


1 MILE OF FRONTAGE ON BELTWAY 8 AND HIGHWAY 90, AND 1,100 FEET ON UVALDE ROAD

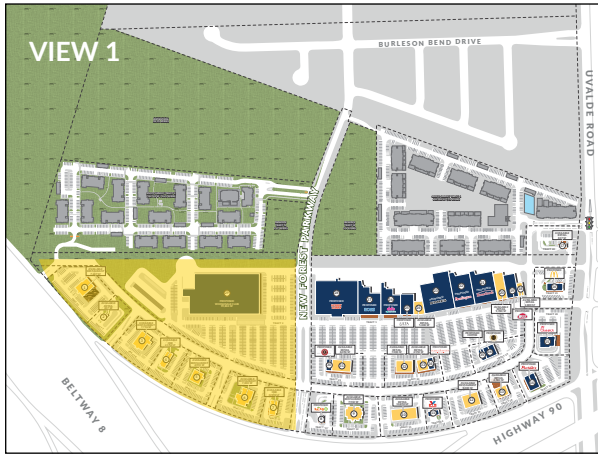




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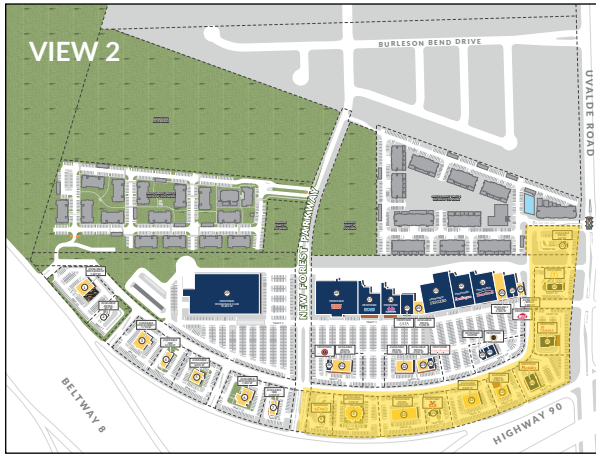


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KEY	BUSINESS	AREAS
1	Available Restaurant	7,267 SF
2	Available Retail	837 SF
3	Available Restaurant	7,736 SF
4	Available QSR	2,158 SF
5	Available Restaurant	4,992 SF
6	Available Restaurant	7,000 SF
7	Available QSR	3,578 SF
29	Proposed Wholesale Club	99,804 SF





KEY	BUSINESS	AREAS
8	Proposed Salad And Go	837 SF
9	Available Restaurant	7,932 SF
10	Available Retail	10,850 SF
11	Proposed Valvoline	2,087 SF
12	Available Retail	8,000 SF
13	Available Retail	4,580 SF
14	Proposed Portillo's	6,250 SF
15	Proposed Chick-fil-A	5,772 SF
16	Proposed McDonald's	4,365 SF
17	Available Retail	837 SF
18	Available Retail	2,800 SF
19	Proposed WSS	10,000 SF
20	Available Retail	9,780 SF
21	Proposed HomeGoods	26,000 SF
22	Proposed Burlington	25,089 SF
23	Proposed Kohl's	38,868 SF
24	Available Retail	5,000 SF
25	Proposed Ulta	10,000 SF
26	Proposed dd's Discounts	18,000 SF
27	Proposed Ross	22,000 SF
28	Proposed Hobby Lobby	55,000 SF
30	Proposed Chipotle	2,450 SF
31	Available Retail	8,050 SF
32	Available Retail	7,000 SF
33	Available Retail	4,550 SF
34	Proposed James Avery	2,450 SF
35	Proposed Coffee	2,170 SF
36	Proposed Milano Nails	4,830 SF



Demographics



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	21,041	54,394	85,200
Current Population	69,364	178,841	272,964
2020 Census Population	59,720	164,760	253,463
Population Growth 2020 to 2023	16.15%	8.55%	7.69%
2023 Median Age	30.5	30.7	31.8

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	23.80%	24.14%	24.75%
Black or African American	29.04%	26.43%	27.81%
Asian or Pacific Islander	3.18%	2.59%	2.35%
Other Races	42.71%	45.49%	43.74%
Hispanic	56.12%	59.73%	57.38%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$88,094	\$81,812	\$84,760
Median Household Income	\$70,410	\$64,234	\$64,075
Per Capita Income	\$26,235	\$25,099	\$26,625

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	19.08%	20.30%	21.50%
2 Person Households	23.81%	25.06%	25.40%
3+ Person Households	57.11%	54.64%	53.10%
Owner-Occupied Housing Units	54.54%	54.33%	54.32%
Renter-Occupied Housing Units	45.46%	45.67%	45.68%

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

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
Nick Ramsey	683176	nramsey@newquest.com	281.477.4359
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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