



LEASING SPACE AVAILABLE

ACROSS H-E-B SHADOW ANCOR

THRIVING GROCEY STORE

7% VISITOR GROWTH

MARCH '17 VS MARCH '21

- PLACERAI '21



THE SHOPS AT ROCK CREEK

Pad Sites and Retail Available for Lease

SWQ of Spring Cypress Road and Grant Road | Cypress, Texas

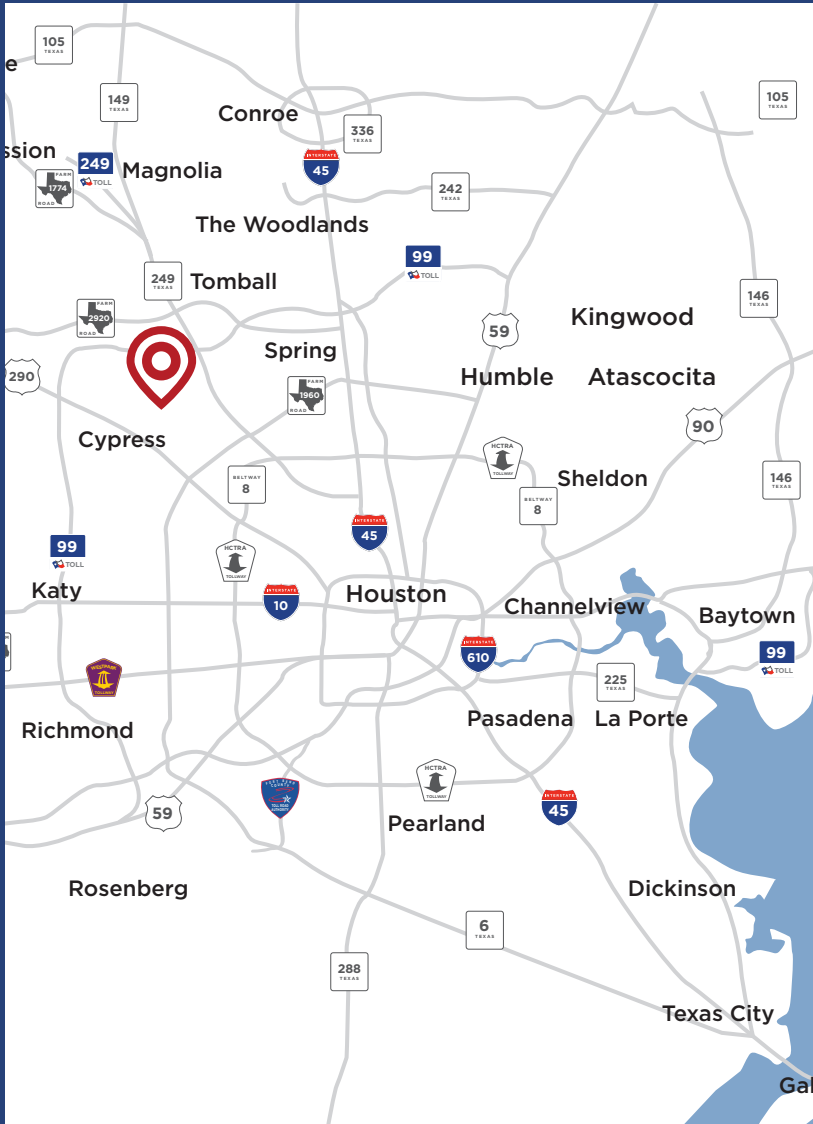
Andrew Alvis | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

THE SHOPS AT ROCK CREEK

PROJECT HIGHLIGHTS

CYPRESS, TEXAS



39%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2010 TO 2020

2010 Census, 2020 Estimates with
Delivery Statistics as of 04/21



\$148K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



**MORE THAN
205,125**
POPULATION
WITHIN 5 MILES

EXPLOSIVE RESIDENTIAL GROWTH

46,524 TOTAL HOMES WITH 98% OCCUPANCY | TRADE AREA

17% HOME GROWTH FROM 2010-2021

1,596 TOTAL FUTURE HOMES (Q1 '21)

3% FUTURE HOME GROWTH FORECASTED IN 2021

Source: MetroStudy Estimates as of 1Q 2021

**MAJOR
AREA
RETAILERS**



ANDREW ALVIS

281.477.5038

andrew.alvis@newquest.com

NewQuest
PROPERTIES®

PROJECT HIGHLIGHTS



STRONG LOCAL
CUSTOMER BASE

74%

OF H-E-B CUSTOMER
LIVES LESS THAN
3 MILES AWAY

- PLACER.AI, '21



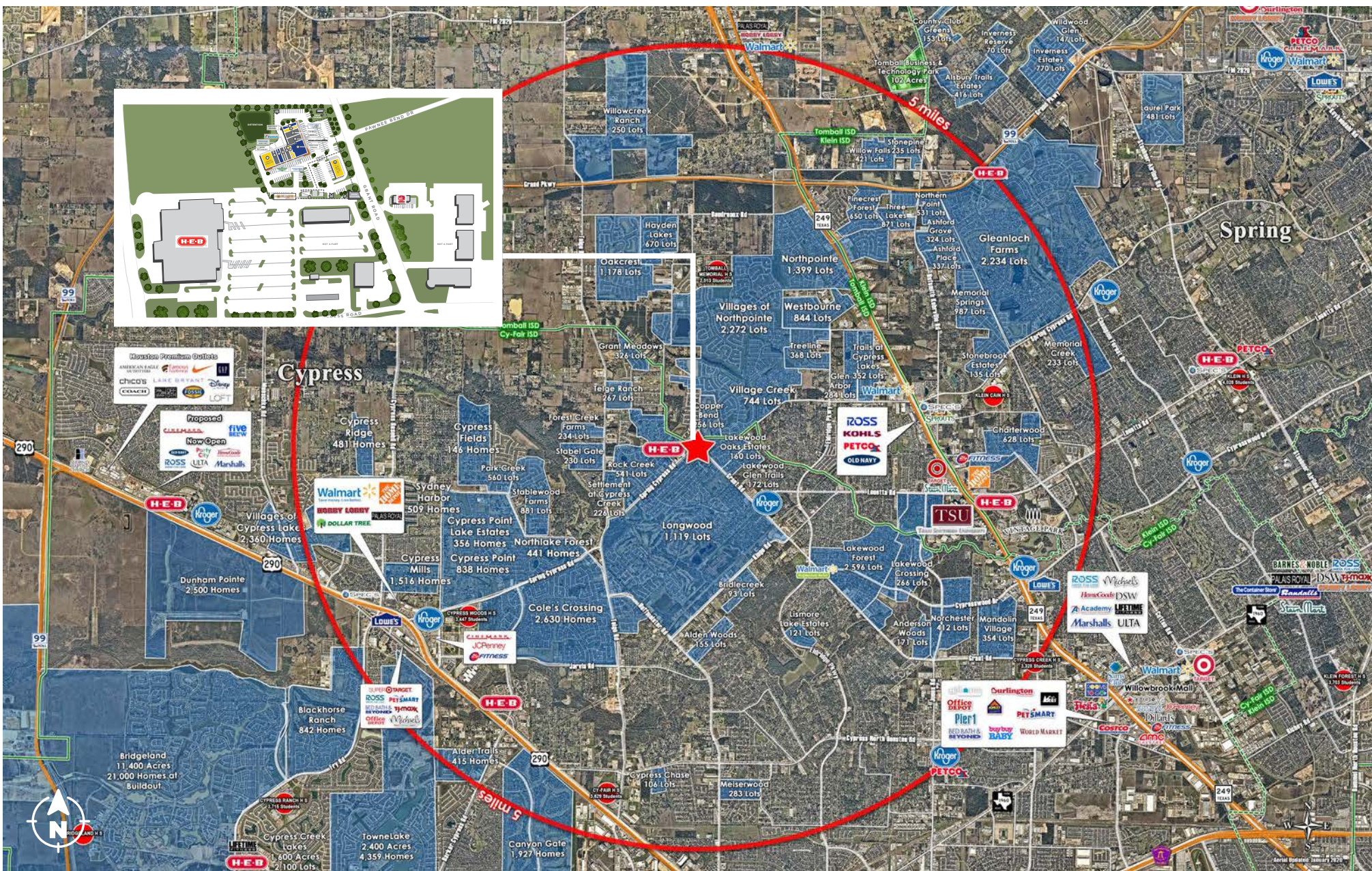
SHADOW-ANCHORED BY THE NEW 90,000-SF HEB AND WITH **DIRECT CROSS-ACCESS**

CENTRALLY LOCATED BETWEEN MULTIPLE UPSCALE RESIDENTIAL DEVELOPMENTS WITH **STRONG DEMOGRAPHICS**

MAJOR RESIDENTIAL DEVELOPMENTS NEIGHBORING THE SHOPS AT ROCK CREEK COUNT FOR **11,000 NEW HOMES**

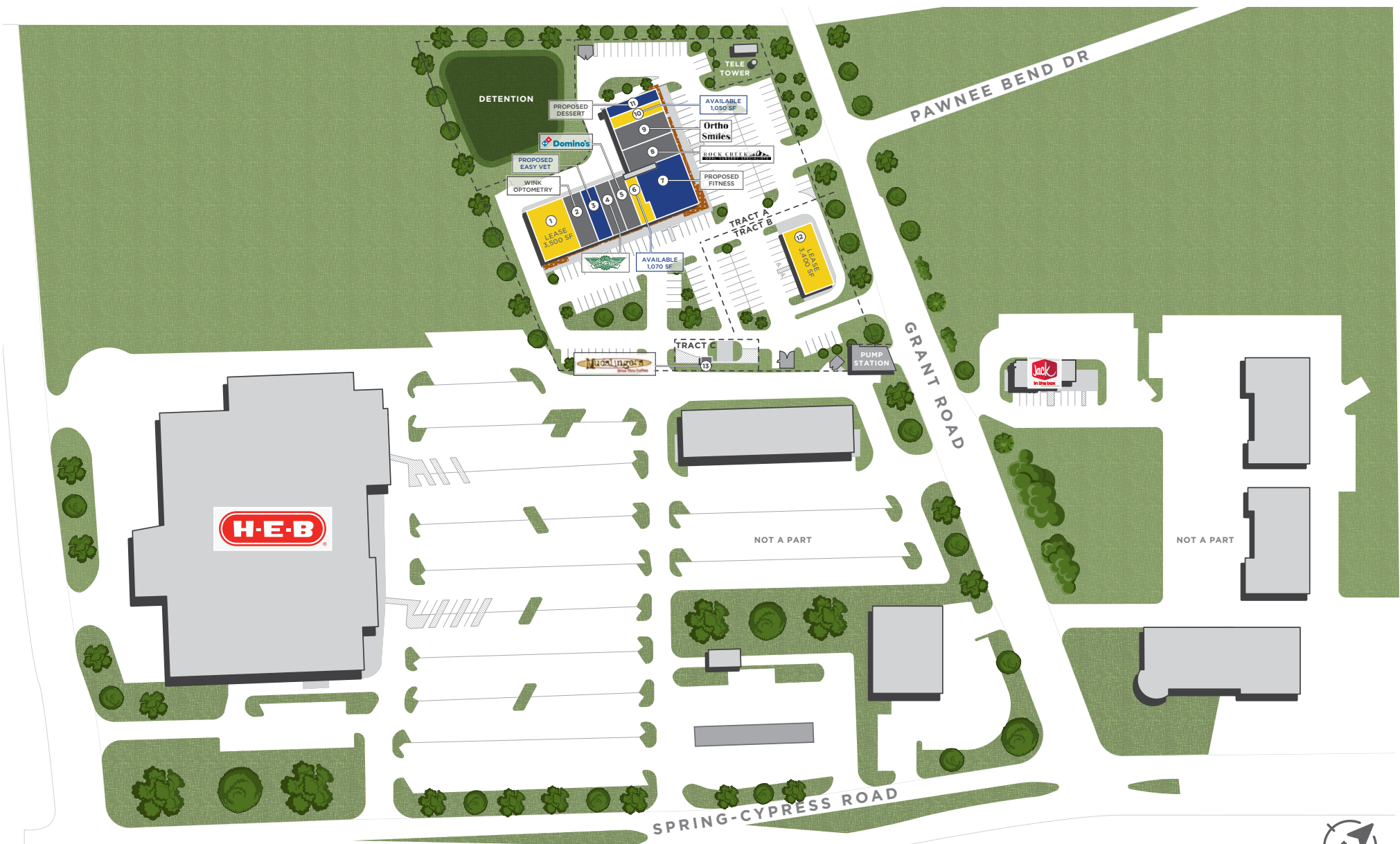
EASY ACCESS TO FM 249 AND HIGHWAY 290 AND GRANT ROAD AND SPRING CYPRESS ROAD RECENTLY **EXPANDED TO FOUR LANES**

AVAILABLE:
1,050-SF INLINE SPACE
1,070-SF INLINE SPACE
1,400-SF INLINE SPACE
3,400-SF PAD SITE
3,500-SF END CAP





SITE PLAN



■ AVAILABLE ■ LEASED ■ IN NEGOTIATION ■ NOT A PART



06.21 | 03.21



KEY	BUSINESS	LEASE AREAS
1	Available For Lease	3,500 SF
2	Wink Optometry	1,750 SF
3	Proposed Easy Vet	1,400 SF
4	Wingstop	1,400 SF
5	Domino's Pizza	1,400 SF
6	Available For Lease	1,070 SF
7	Proposed Fitness	4,215 SF
8	Dr. Garza Oral Surgeon	2,100 SF
9	Ortho Smiles	2,100 SF
10	Available For Lease	1,050 SF
11	Proposed Dessert	1,050 SF
12	Available Pad	3,400 SF
13	Mudslinger's Coffee	123 SF



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/21



ANDREW ALVIS
281.477.5038
andrew.alvis@newquest.com

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,786	31,800	70,933
Current Population	11,710	93,181	205,125
2010 Census Population	9,275	66,888	154,115
Population Growth 2010 to 2020	26.26%	39.38%	33.28%
2020 Median Age	36.0	36.4	35.3

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$147,956	\$138,832	\$122,830
Median Household Income	\$128,153	\$114,225	\$98,368
Per Capita Income	\$49,831	\$48,044	\$43,704

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	76.35%	74.75%	70.37%
Black or African American	8.72%	8.86%	10.66%
Asian or Pacific Islander	5.13%	7.23%	7.82%
Hispanic	25.20%	23.86%	25.95%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	10.36%	13.41%	17.20%
2 Person Households	31.34%	31.65%	30.86%
3+ Person Households	58.30%	54.94%	51.94%
Owner-Occupied Housing Units	93.21%	88.22%	78.92%
Renter-Occupied Housing Units	6.79%	11.78%	21.08%

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 Properties	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
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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