



A+ SHOPPING CENTER
15% VISITOR GROWTH
(MARCH '20 VS MARCH '21)

- PLACER.AI, '21



BAY COLONY TOWN CENTER

100% Leased

NWC of Interstate 45 and FM 646 | League City, Texas

Rebecca Le | 281.477.4300

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

BAY COLONY TOWN CENTER

PROJECT HIGHLIGHTS

LEAGUE CITY, TEXAS



43%
POPULATION
GROWTH
WITHIN 3 MILES



\$118K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES



135K
CURRENT
POPULATION
WITHIN 5 MILES



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

EXPLOSIVE RESIDENTIAL GROWTH

60,509 TOTAL
HOMES | TRADE
AREA

45% HOME GROWTH
2010-2021

95% TOTAL
HOUSES OCCUPIED

15,886 TOTAL FUTURE
HOMES (Q1 '21)

26% FUTURE
HOME GROWTH
FORECASTED IN 2021

*METROSTUDY ESTIMATES AS OF
Q1 2021*

MAJOR AREA EMPLOYERS



5,336 EMPLOYEES



750 EMPLOYEES



637 EMPLOYEES



599 EMPLOYEES

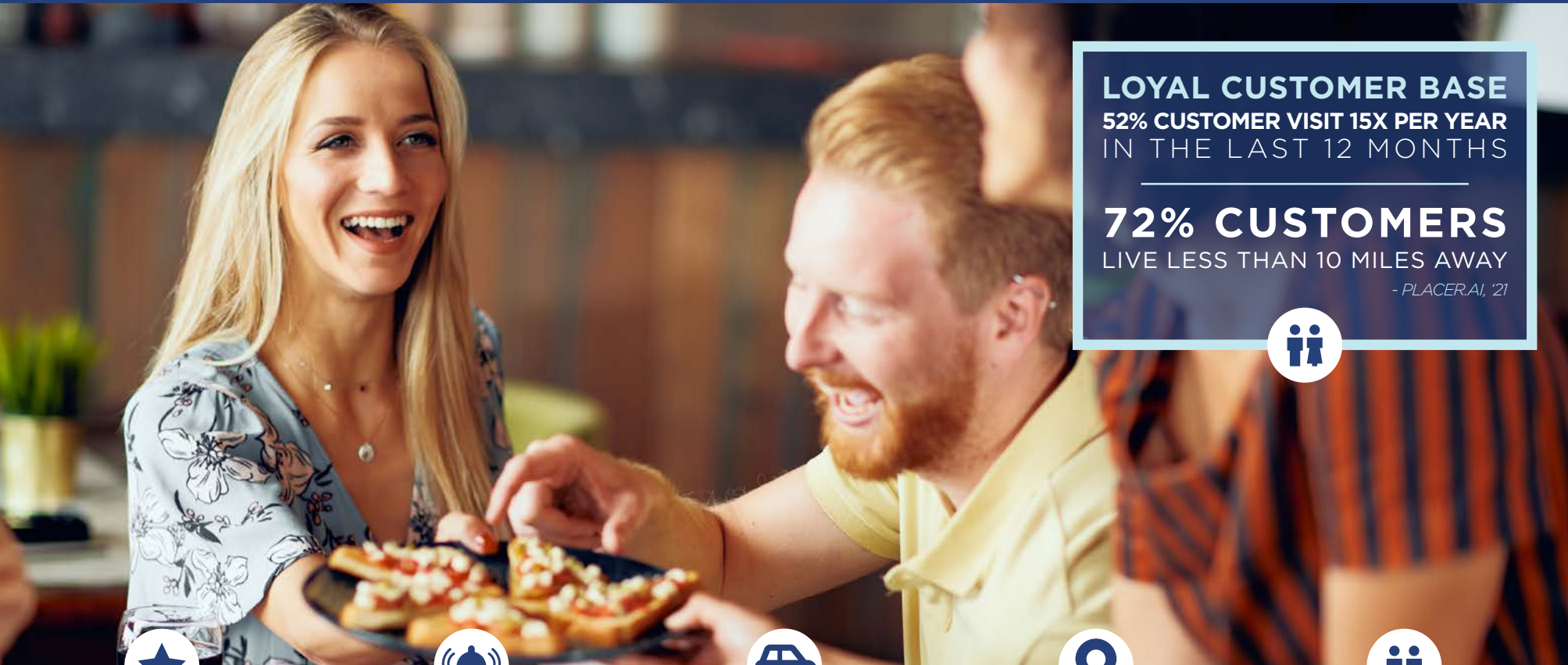


583 EMPLOYEES

REBECCA LE
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PROJECT HIGHLIGHTS



LOYAL CUSTOMER BASE
52% CUSTOMER VISIT 15X PER YEAR
IN THE LAST 12 MONTHS

72% CUSTOMERS
LIVE LESS THAN 10 MILES AWAY

- PLACER.AI, '21



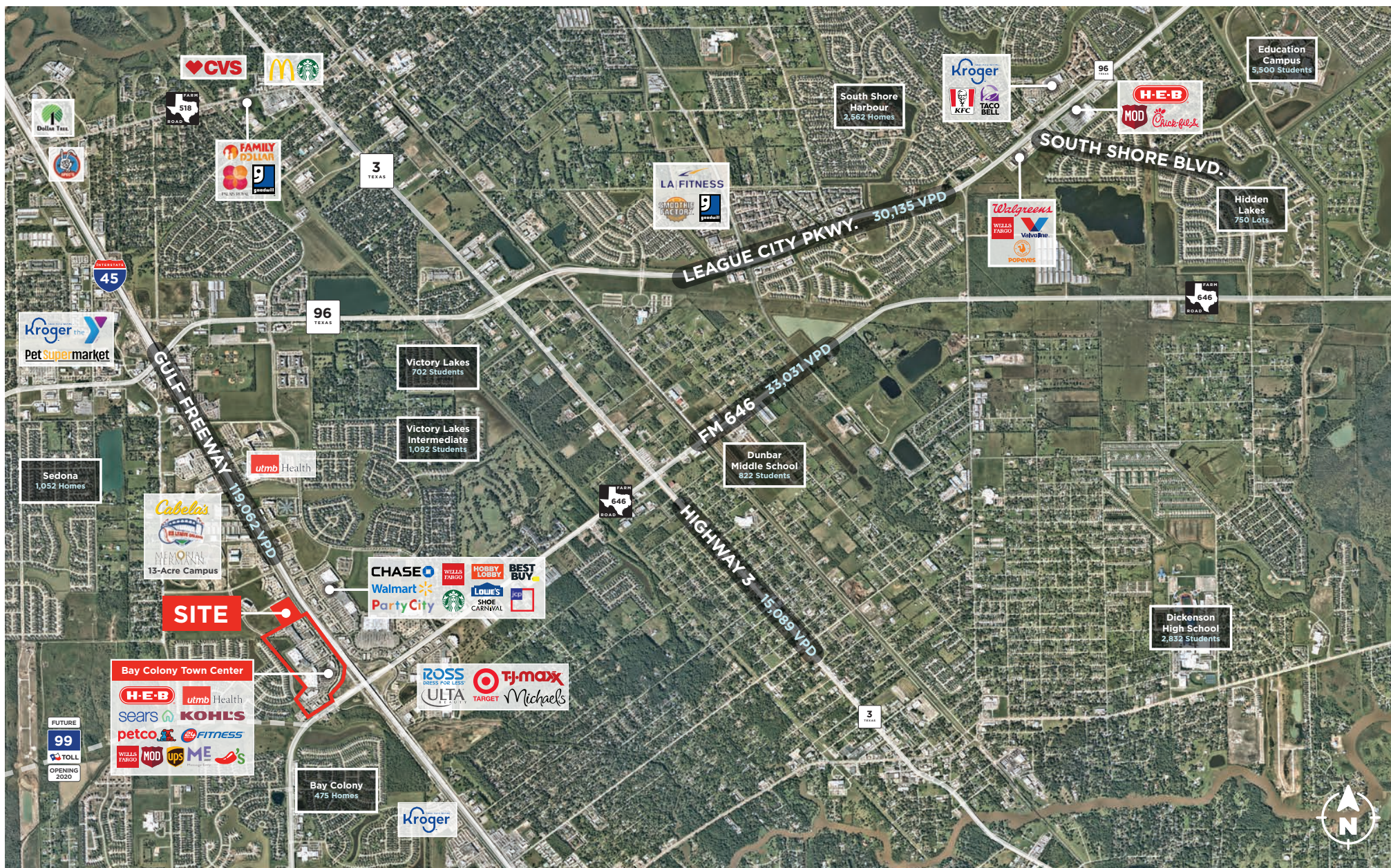
ANCHORED BY MAJOR NATIONAL RETAILERS WITH HIGH DAYTIME TRAFFIC: HEB, KOHL'S, AND UTMB HEALTH LEAGUE CITY CAMPUS

LESS THAN **1 MILE AWAY** FROM **72,000 SF CABELA'S, PREMIER HOUSTON AREA BASS PRO SHOP, 7TH STORE** IN TEXAS

GREAT ACCESS TO SITE WITH **NEWLY-COMPLETED ON/OFF RAMP REVERSALS** ON INTERSTATE 45

LOCATED AT MAIN ENTRANCE TO SOME OF **LEAGUE CITY'S STRONGEST AND RAPID-GROWTH RESIDENTIAL COMMUNITIES**

NEIGHBORING COMMUNITIES: BRITTANY LAKES, BRITTANY BAY, SEDONA, WESTOVER PARK, BAY COLONY, MAGNOLIA CREEK





SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Freddy's Steakburgers	3,667 SF
2	Jason's Deli	4,862 SF



■ NOT A PART ■ LEASED

INTERSTATE HIGHWAY 45

■ AVAILABLE ■ LEASED ■ IN NEGOTIATION ■ NOT A PART

05.21 | 03.20

DEMOGRAPHICS

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



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	10,531	23,412	47,908
Current Population	30,323	67,493	134,689
2010 Census Population	22,200	47,668	104,518
Population Growth 2010 to 2020	37.52%	42.34%	29.61%
2020 Median Age	34.4	34.5	35.0

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$117,968	\$117,611	\$116,762
Median Household Income	\$101,691	\$100,860	\$100,653
Per Capita Income	\$42,312	\$41,880	\$42,153

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	70.54%	71.92%	74.13%
Black or African American	11.88%	10.04%	9.00%
Asian or Pacific Islander	5.55%	5.48%	5.54%
Hispanic	25.26%	26.39%	24.26%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	19.35%	19.21%	19.65%
2 Person Households	31.58%	30.37%	31.17%
3+ Person Households	49.07%	50.42%	49.18%
Owner-Occupied Housing Units	74.25%	75.00%	73.30%
Renter-Occupied Housing Units	25.75%	25.00%	26.70%

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
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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