



**GROWING CENTER**  
**8% VISITOR GROWTH**  
APRIL '17 VS APRIL '21

- PLACER.AI '21



# MARKETPLACE AT NINETY-SIX

Kroger Marketplace-Anchored Development with Phase II Under Construction

NEC & SEC of League City Parkway and Hobbs Road | League City, Texas

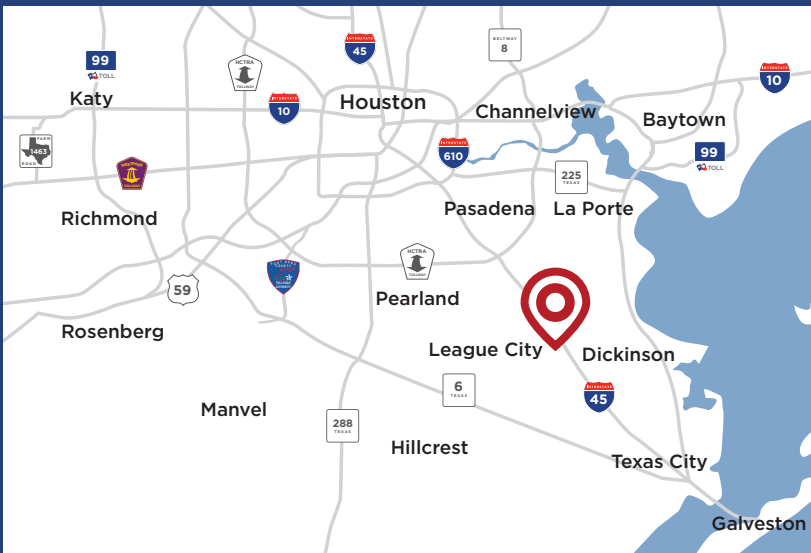
**Rebecca Le | Heather Nguyen | 281.477.4300**

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

# MARKETPLACE AT NINETY-SIX

# PROJECT HIGHLIGHTS

LEAGUE CITY, TEXAS



**37%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
SINCE 2010

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



**\$141K**  
AVERAGE  
HOUSEHOLD  
INCOME  
IN TRADE AREA



**173,291**  
CURRENT  
POPULATION  
WITHIN 5 MILES

## EXPLOSIVE RESIDENTIAL GROWTH

*34,532 TOTAL HOMES | TRADE AREA*

*37% HOUSING GROWTH | 2010-2021*

*7,106 TOTAL FUTURE HOMES | 1Q '21*

*21% FUTURE HOME GROWTH | 2021*

*Source: MetroStudy Estimates as of 1Q 2021Q*

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**LOYAL CUSTOMER BASE**  
**50% VISIT 24X** ANNUALLY  
- PLACER.AI '21



**ANCHORED BY A 123,000-SF KROGER MARKETPLACE AND CONVENIENTLY LOCATED NEXT TO PERRY FAMILY YMCA**



**LOCATED AT THE MAIN ENTRANCE TO SOME OF LEAGUE CITY'S STRONGEST RESIDENTIAL COMMUNITIES:**  
BRITTANY LAKES, SEDONA, AND MORE



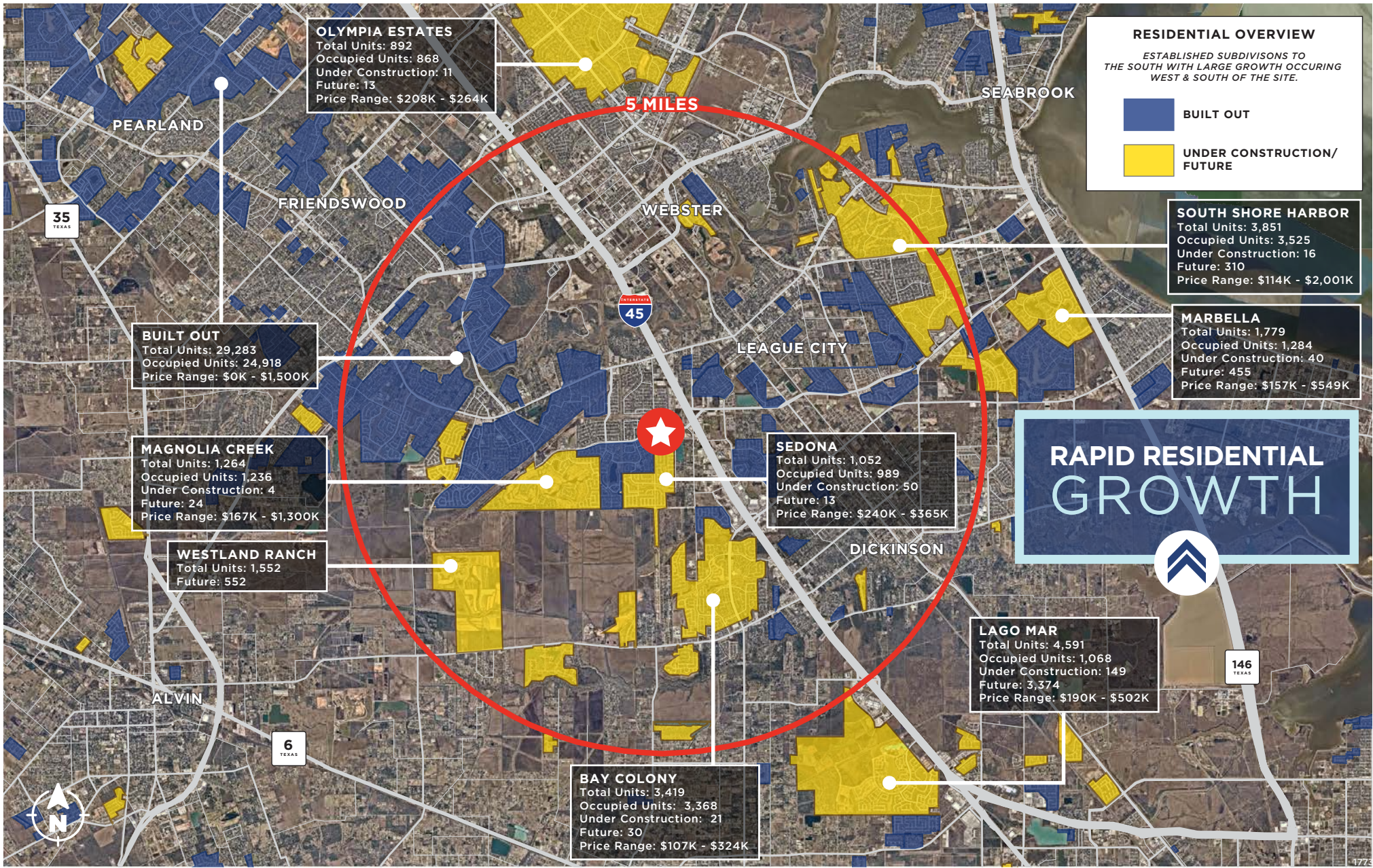
**OVER 7,000 OCCUPIED HOMES AND 1,026 HOMES COMING TO THE SOUTH OF THE DEVELOPMENT:**  
WESTLAND RANCH NEW COMMUNITY



**73% OF CUSTOMERS LIVE LESS THAN 5 MILES AWAY FROM MARKETPLACE AT NINETY-SIX**



**AVAILABLE:**  
SEVERAL PAD SITES AND RETAIL SPACE





# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Valvoline	2,088 SF
2	Dutch Bros. Coffee	950 SF
3	Kroger	123,000 SF
4	Nail Salon	2,450 SF
5	League City Eye Center	1,950 SF
6	Great Clips	1,200 SF
7	Marco's Pizza	1,400 SF
8	Bao's Cafe	2,100 SF
9	Dentist	2,330 SF
10	Pet Supermarket	7,478 SF
11	El Dorado Mexican	3,150 SF
12	Available For Lease	1,400 SF
13	CKO Kickboxing	2,450 SF
14	Proposed Future Fast Food	4,866 SF
15	Regions Bank	2,700 SF
16	Banfield Pet Hospital	2,859 SF
17	Pediatric Dentist	2,450 SF
18	SportClips	1,400 SF
19	Krystal C Nail Salon	2,450 SF
20	Supercuts	1,400 SF
21	Gary Greene	4,259 SF
22	Proposed Thai Express	2,118 SF
23	Available For Lease	3,607 SF
24	Sherwin Williams	4,200 SF
25	Available For Lease	14,697 SF
26	Liquor Store	2,698 SF
27	Dollar Tree	10,000 SF
28	Ace Hardware	10,000 SF
29	Future Lease	4,200 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



SP.184 | 05.21 | 04.21



# DEMOGRAPHICS

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



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POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	12,117	23,204	64,993	16,388
Current Population	35,036	67,676	173,291	48,828
2010 Census Population	28,227	49,583	135,798	37,624
Population Growth 2010 to 2020	24.78%	37.43%	28.26%	30.23%
2020 Median Age	34.7	34.6	34.9	35.0

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$131,987	\$123,388	\$115,632	\$140,627
Median Household Income	\$112,161	\$107,179	\$98,845	\$126,566
Per Capita Income	\$45,510	\$43,422	\$43,704	\$47,596

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
White	75.35%	74.98%	71.92%	76.66%
Black or African American	7.32%	7.77%	9.70%	7.04%
Asian or Pacific Islander	8.11%	7.11%	7.00%	8.01%
Other Races	8.73%	9.63%	10.86%	7.83%
Hispanic	19.99%	21.64%	24.70%	18.48%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
1 Person Household	16.13%	16.98%	23.90%	14.61%
2 Person Households	29.45%	30.26%	30.81%	29.55%
3+ Person Households	54.42%	52.76%	45.29%	55.85%
Owner-Occupied Housing Units	81.79%	79.17%	65.38%	85.27%
Renter-Occupied Housing Units	18.21%	20.83%	34.62%	14.73%

# 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>-</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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