



**PREMIUM SHOPPING
CENTER DEVELOPMENT
IN FAST-GROWING RETAIL MARKET**

**NEARBY THRIVING
SHOPPING CENTER ANCHOR
THE SHOPS AT STONE PARK**

- PLACER.AI, '21



NOW AVAILABLE: CLASS-A SHOPPING CENTER

CARPENTER'S LANDING

7,187-SF Inline Space Available For Lease in Strong Sales Market

NWC of Wallisville Road and Carpenters Landing Way | Houston, Texas

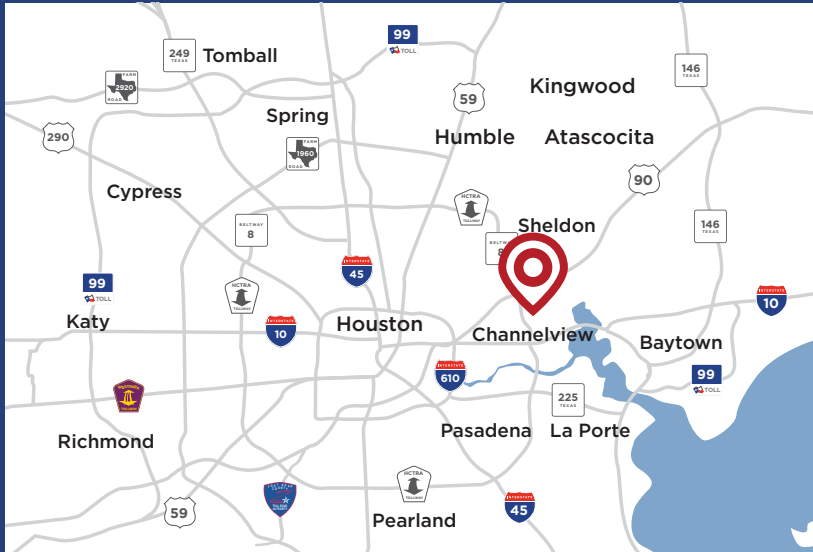
Nick Ramsey | Kevin Sims | 281.477.4300

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

CARPENTER'S LANDING

HOUSTON, TEXAS

PROJECT HIGHLIGHTS



26%
POPULATION
GROWTH
WITHIN 1 MILE
SINCE 2010

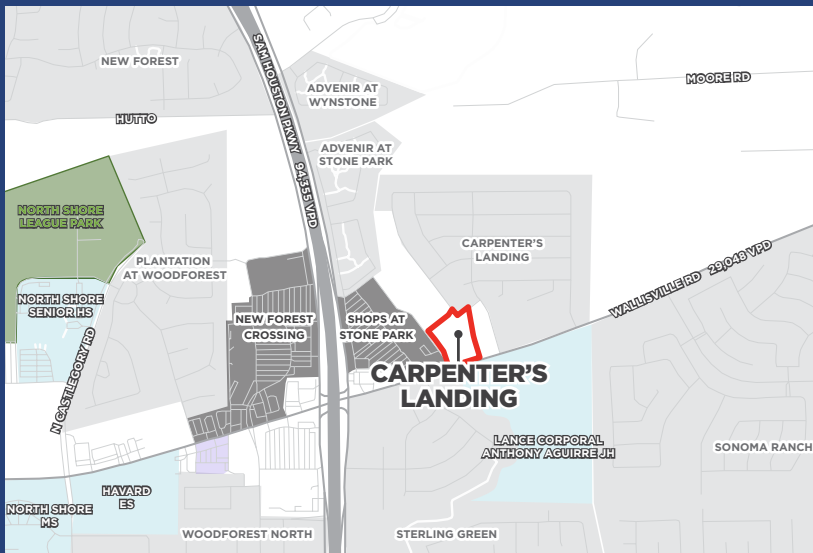
2010 Census, 2020 Estimates with
Delivery Statistics as of 04/21



\$84K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



175,454
CURRENT
POPULATION
WITHIN 5 MILES



STEADY RESIDENTIAL GROWTH

16,038 TOTAL HOMES WITH 97% OCCUPANCY | TRADE AREA
18% HOME GROWTH | 2010-2021
5% FUTURE HOME GROWTH | 2021 FORECAST

Source: MetroStudy Estimates as of 1Q 2021

MAJOR AREA RETAILERS



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72% OF CUSTOMERS LIVE UNDER 7 MILES AWAY LOCAL TRADE AREA
37% VISITOR GROWTH
MARCH '20 VS '21
- PLACER.AI, '21



BRAND NEW 2.53-ACRE DEVELOPMENT LOCATED WITHIN **WALKING DISTANCE OF SHOPS AT STONE PARK**

ONE OF **HOUSTON'S FASTEST GROWING RESIDENTIAL AREAS:** SONOMA RANCH & NEW FOREST CROSSING ADD **20% POPULATION INCREASE** SINCE THE 2000 CENSUS

EXCELLENT OPPORTUNITY TO ENTER THIS COMPETITIVE RETAIL MARKET IN A **CLASS-A SHOPPING CENTER**

AVAILABLE: LAST REMAINING SPACE OF **7,187-SF INLINE RETAIL**







7-MILE CUSTOMER TRADE AREA FORECASTED BY THE SHOPS AT STONE PARK
- PLACER.AI, '21



Carpenter's Landing

BBVA

Dreams NAIL SPA

Available For Lease
7,187-SF Inline

Sonoma Ranch
1,206 Homes

Lance Corporal Aguirre Junior High School
1,061 Students

CARPENTERS LANDING WAY

The Shops at Stone Park

STAPLES PartyCity

rue21 JCP

Sprint SUBWAY

Carpenter's Landing
485 Homes

Sterling Green
1,153 Homes

WALLISVILLE RD 29,048 VPD

BELTWAY 8 94,355 VPD

Japanese Grill & Sushi Bar



KEY	BUSINESS	LEASE AREAS
1	ShIPLEY Do-Nuts	2,271 SF
2	Marco's Pizza	1,502 SF
3	Available For Lease	7,187 SF
4	Dreams Nail Spa	2,253 SF
5	BBVA Bank	2,666 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP.61 | 06.21 | 05.21

DEMOGRAPHICS

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



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POPULATION	1 MILE	2 MILES	3 MILES	5 MILES
Current Households	4,771	20,478	33,667	52,766
Current Population	16,510	68,177	111,656	175,454
2010 Census Population	13,163	55,813	91,657	144,330
Population Growth 2010 to 2020	25.54%	22.23%	22.01%	22.01%
2020 Median Age	32.6	31.0	30.8	30.8
INCOME	1 MILE	2 MILES	3 MILES	5 MILES
Average Household Income	\$83,522	\$73,710	\$68,493	\$67,362
Median Household Income	\$75,267	\$66,260	\$61,037	\$58,680
Per Capita Income	\$25,433	\$22,836	\$21,290	\$20,843
RACE AND ETHNICITY	1 MILE	2 MILES	3 MILES	5 MILES
White	48.43%	49.52%	51.45%	52.24%
Black or African American	28.19%	24.78%	21.43%	19.90%
Asian or Pacific Islander	4.19%	3.22%	2.91%	2.41%
Other Races	18.71%	21.77%	23.35%	24.39%
Hispanic	47.49%	54.27%	57.64%	59.51%
CENSUS HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
1 Person Household	12.09%	15.58%	16.93%	17.34%
2 Person Households	23.90%	23.15%	22.92%	22.51%
3+ Person Households	64.01%	61.28%	60.14%	60.15%
Owner-Occupied Housing Units	84.47%	67.62%	63.47%	61.29%
Renter-Occupied Housing Units	15.53%	32.38%	36.53%	38.71%

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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