



15-MINUTE DRIVE TO FORT BEND CENTERS

Medical Center

IN DEVELOPMENT
KB Home | Olympia Falls

500 Acres
2,000 Homes

amazon fulfillment
1 Million SF

Winfield Lakes
1,784 Homes

Cambridge Falls
782 Homes

MAJOR RESIDENTIAL AREA
Dry Creek Village | 428 Plated Lots
Highland Hills | 165 Homes
Mustang Trails | 231 Homes
Olympia Estates | 896 Homes
Park Edge | 1,039 Homes
Quail Homes | 8,142 Homes
Sedona Creek | 244 Homes
Venetian Village | 109 Lots
Vicksburg Village | 203 Homes

Business Park
307.2 Acres

PROPOSED
Townhome Development

PROPOSED
Multi-Family
600 Units

HIGHTOWER HIGH SCHOOL
2,099 STUDENTS

6
HIGHWAY

FUTURE
METRO
Park & Ride Garage

Watts Plantation Road | Future Build

FORT BEND TOWN CENTER I

FORT BEND TOWN CENTER II
IN DEVELOPMENT

FORT BEND TOWN CENTER II
COMING SOON

PROPOSED
Single-Family
Skymark Development
Not A Part

Knights Road | Expansion to Sienna South
Currently Under Construction

MULTI-PHASE REGIONAL DESTINATION IN THE HEART OF FORT BEND COUNTY

FORT BEND TOWN CENTER

Anchor, Junior Anchor, Retail and Pad Sites Available in Life-Essential Town Center Development

Highway 6 & Fort Bend Parkway, Missouri City, Texas

Andrew Alvis | Bob Conwell | 281.477.4300

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

FORT BEND TOWN CENTER

PROJECT HIGHLIGHTS

MISSOURI CITY, TEXAS



68%
POPULATION
GROWTH
WITHIN 3 MILES
SINCE 2010

2010 Census, 2021 Estimates with
Delivery Statistics as of 07/21



\$125K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



**MORE THAN
42,862
VPD ON
HWY 6 SOUTH**



7,746 FUTURE HOUSEHOLDS | 5-MILE RADIUS
2,045 ANNUAL HOME STARTS | 5-MILE RADIUS
1,816 ANNUAL HOME CLOSINGS | 5-MILE RADIUS

MetroStudy Estimates as of 2Q 2021

52,393 TOTAL HOUSEHOLDS | 5-MILE RADIUS
51% HOUSEHOLD GROWTH | 5-MILE RADIUS
(FROM 2010 TO 2021)

Regis Estimates as of 2Q 2021

MAJOR AREA EMPLOYERS



2,637
EMPLOYEES



2,007
EMPLOYEES



1,410
EMPLOYEES



1,200
EMPLOYEES



1,100
EMPLOYEES



867
EMPLOYEES



795
EMPLOYEES



750
EMPLOYEES



500
EMPLOYEES

SOURCE: [HTTPS://WWW.FORTBENDCOUNTY.COM/RESOURCES/#MAJOR-EMPLOYERS](https://www.fortbendcounty.com/resources/#major-employers)

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PROJECT HIGHLIGHTS



PHASE I

ANCHORED BY 102,000-SF
KROGER SIGNATURE

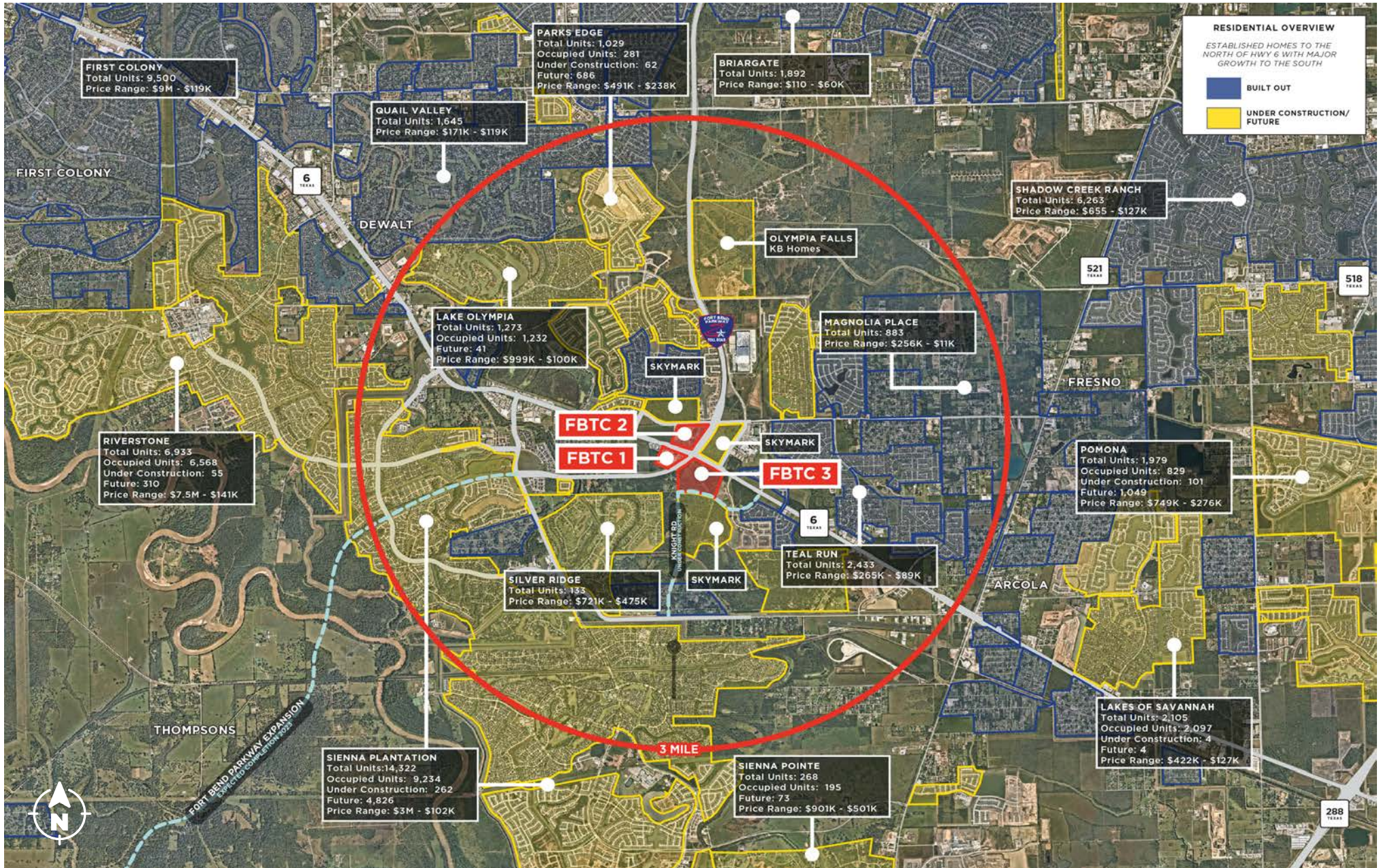
PHASE II

OVER 50,000 SF OF ENTERTAINMENT,
200,000 SF OF RETAIL, AND 50,000 SF
OF RESTAURANTS

PHASE III

RETAIL AND MULTI-FAMILY ANCHORED
BY A METRO TRANSIT CENTER

TRADE AREA AERIAL



SITE PLAN: PHASE I



KEY	BUSINESS	LEASE AREAS
1	Enterprise Rent-A-Car	1,432 SF
2	Available For Lease	1,190 SF
3	Petco	12,530 SF
4	Available For Lease	2,323 SF
5	TGF Hair Salon	1,657 SF
6	QQ China Cafe	1,500 SF
7	TSO	2,100 SF
8	Postal Annex	1,394 SF
9	Sienna Cleaners	1,213 SF
10	Image Nails	1,750 SF
11	Kroger Signature	102,984 SF
12	Wirthlin Ortodontics	1,960 SF
13	Fort Bend Liquor	2,340 SF
14	BD Dental	2,000 SF
15	Chase	3,950 SF
16	Russo's New York Pizzeria	2,450 SF
17	H&R Block	1,397 SF
18	Subway	1,400 SF
19	Beauty Empire	4,890 SF
20	Proposed Dutch Bros. Coffee	9,800 SF
21	Wells Fargo	4,055 SF
22	Popeyes	2,157 SF
23	Burger King	3,150 SF

AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

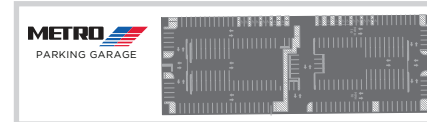
SP.144 | 04.21 | 04.21

SITE PLAN: PHASE II

KEY	BUSINESS	LEASE AREAS
1	Cinemark	56,840 SF
2	Proposed Petco	12,598 SF
3	Proposed Burlington	25,015 SF
4	Proposed ULTA	10,000 SF
5	Proposed Ross	22,000 SF
6	Proposed Five Below	8,470 SF
7	America's Best Eyewear	3,500 SF
8	Available For Lease	11,900 SF
9	Proposed Noodle House	2,100 SF
10	Proposed Dollar Tree	10,000 SF
11	Available For Lease	29,706 SF
12	Available For Lease	16,000 SF
13	Available For Lease	7,000 SF
14	Available Pad Site	102,308 SF
15	Available Pad Site	42,878 SF
16	Available Pad Site	49,574 SF
17	Proposed Olive Garden	7,992 SF
18	Proposed Chipotle	2,450 SF
19	Proposed James Avery	2,800 SF
20	Proposed Howdy Hot Chicken	1,948 SF
21	MOD Pizza	2,602 SF
22	Available Pad Site	51,170 SF
23	Proposed Gyro Republic	2,100 SF
24	Available For Lease	10,623 SF
25	Available For Lease	9,223 SF
26	Available Pad Site	36,163 SF
27	Available Pad Site	55,673 SF
28	Available For Lease	4,200 SF
29	Available For Lease	2,800 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



SEC PHASE III



SP.105 | 11.21 | 07.21

MIXED-USE DEVELOPMENT FEATURING
STATE-OF-THE-ART
CINEMARK



**SIGNIFICANT
RESIDENTIAL GROWTH**

49,919 TOTAL HOMES | 5-MILE RADIUS
1,441 VACANT HOMES & 7,746 FUTURE
617 HOMES STARTED & 532 CLOSED
16% FUTURE HOUSING GROWTH | 2021

2021 METROSTUDY ESTIMATES



RENDERING: PHASE II



SITE PLAN: PHASE III

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	34,095 SF
2	Available For Lease	8,750 SF
3	Available For Lease	12,500 SF
4	Available For Lease	22,000 SF
5	Available For Lease	7,000 SF
6	Available For Lease	10,500 SF
7	Available For Lease	15,000 SF
8	Available For Lease	12,600 SF
9	Available For Lease	24,500 SF
10	Available Pad	39,239 SF
11	Available Pad	33,317 SF
12	Available Pad	33,117 SF
13	Available Pad	51,878 SF
14	Available Pad	51,379 SF
15	Available Pad	51,484 SF
16	Available Pad	52,432 SF
17	Available Pad	49,758 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



03.21 | 06.20



METRO  **AT PHASE III**
COMING SOON



FORT BEND TOWN CENTER
PHASE III*

*Design Architectural Features and Colors to be Determined.

RENDERING: PHASE III



**SUEBA UNITS - 288
COMING 1Q '24**



**SUEBA UNITS - 301
COMING 1Q '23**



2010 Census, 2021 Estimates with Delivery Statistics as of 07/21

62% OF CUSTOMERS
LOCATED UNDER 10 MILES AWAY

- PLACER.AI '21



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,086	22,467	52,157
Current Population	3,119	73,340	165,545
2010 Census Population	2,069	43,652	109,123
Population Growth 2010 to 2020	50.72%	68.03%	51.80%
2020 Median Age	34.9	35.3	36.8

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$123,879	\$122,115	\$124,993
Median Household Income	\$104,296	\$111,303	\$104,559
Per Capita Income	\$40,680	\$39,162	\$40,357

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	35.59%	39.93%	37.77%
Black or African American	37.31%	33.08%	36.47%
Asian or Pacific Islander	16.95%	15.69%	14.78%
Hispanic	19.53%	22.00%	22.03%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	13.76%	12.55%	14.07%
2 Person Households	26.40%	24.89%	26.67%
3+ Person Households	59.84%	62.57%	59.26%
Owner-Occupied Housing Units	89.95%	88.58%	86.55%
Renter-Occupied Housing Units	10.05%	11.42%	13.45%

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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	(281)477-4300
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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