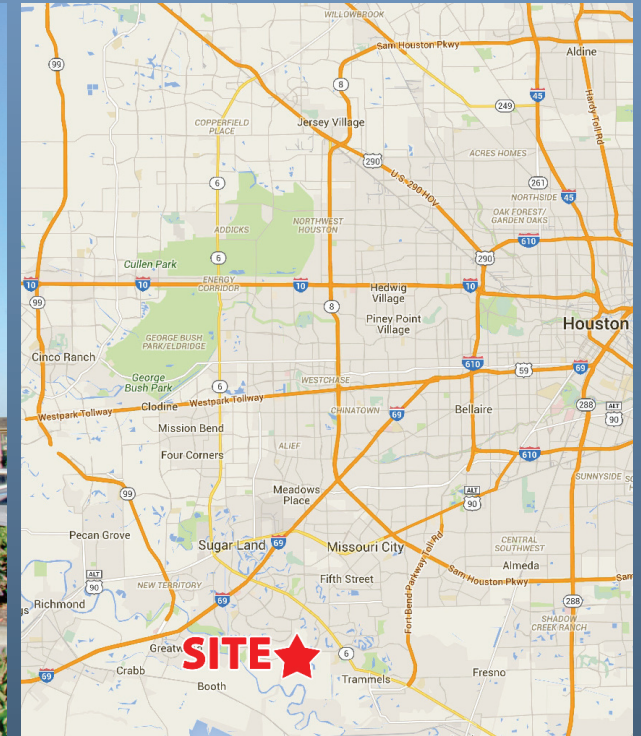


# FOR LEASE - NEW CONSTRUCTION

Riverstone Place Retail Center - 18802 University Blvd, Sugar Land, TX 77479



## PROPERTY DATA

- Join **Starbucks**, Pacific Dental, Supercuts, F45, CycleBar, Saladworks, and Stretch Lab
- 27,750 SF retail center across from recently opened Kroger Center
- Located at University Blvd and LJ Parkway in the geographic center of Riverstone master planned community ([www.riverstone.com](http://www.riverstone.com))
- Affluent area with an average household income over \$220,000 within a one mile radius of the property
- Seeking bank, restaurant, retail, fitness, and medical uses

## DEMOGRAPHICS

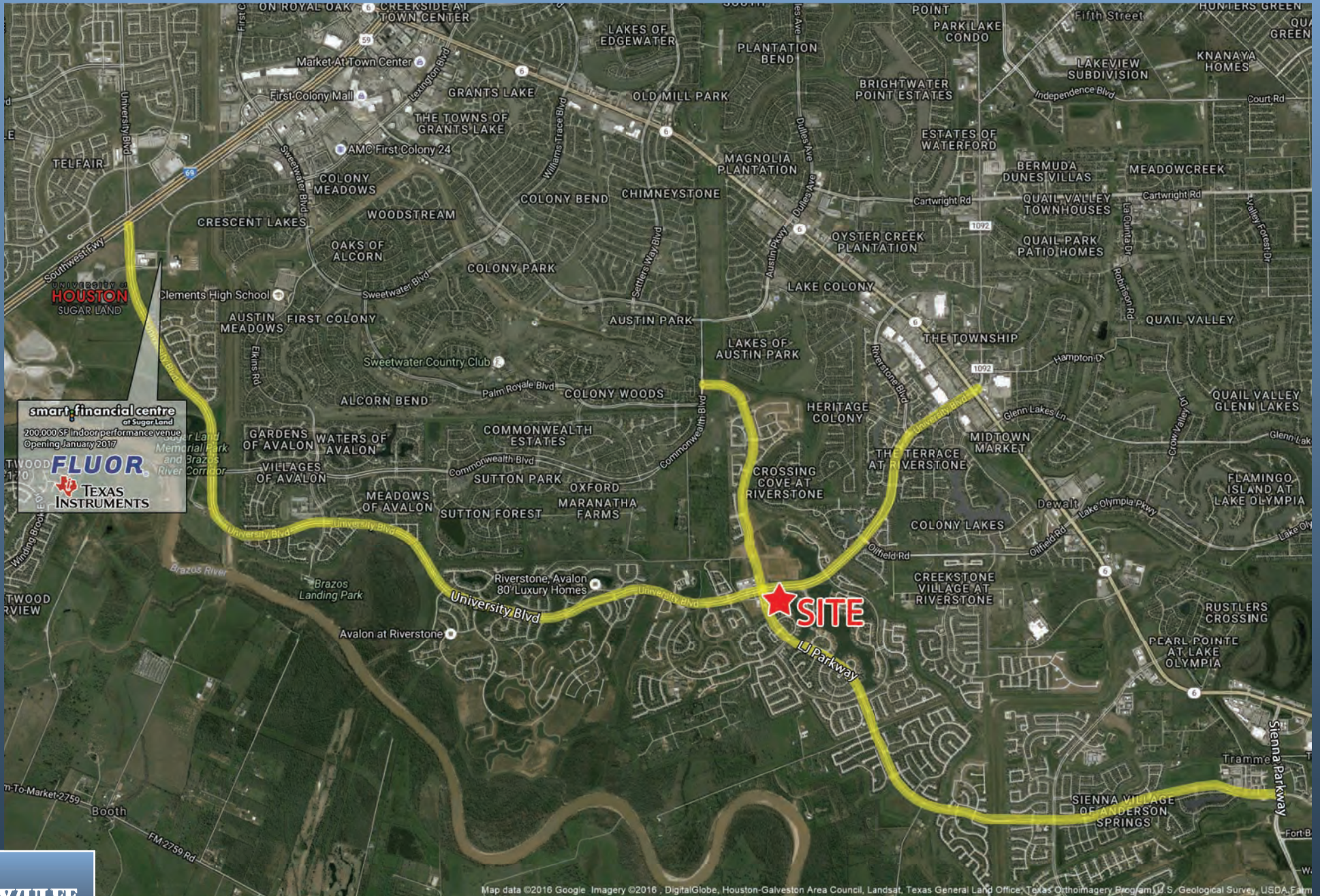
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2021 Estimate	9,934	70,699	175,962
<b>Avg HH Income</b> 2021 Estimate	\$222,393	\$188,783	\$156,538
<b>Riverstone Average Home Price:</b>	\$695,000		

## CONTACT

**Kristen Barker, CCIM**  
kbarker@wulfe.com  
(713) 621-1704

**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700





**smart financial centre**  
at Sugar Land  
200,000 SF indoor performance venue  
Opening January 2017

**FLUOR**

**TEXAS INSTRUMENTS**



Map data ©2016 Google Imagery ©2016 DigitalGlobe, Houston-Galveston Area Council, Landsat, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA, Farm



# RIVERSTONE

## LEGEND

- SINGLE-FAMILY HOMES
- PATIO HOMES
- TOWNHOMES
- MULTI-FAMILY
- RECREATION CENTERS/  
PARKS & OPEN SPACE
- COMMERCIAL
- SCHOOL
- DAY CARE
- OFFICE



**CONNECTION TO  
COMMONWEALTH BLVD.  
(coming 2016!)**

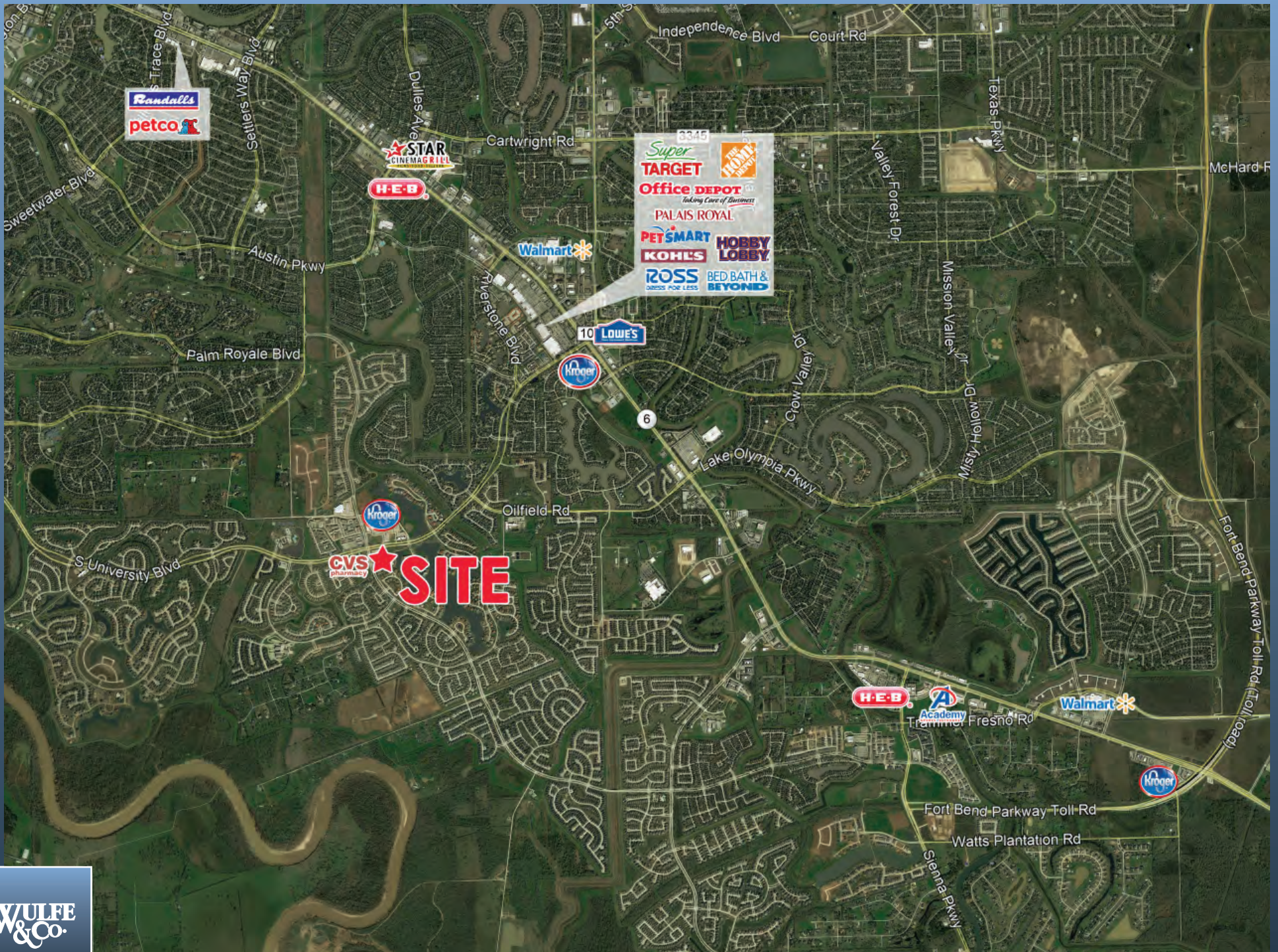
**RIVERSTONE  
INFORMATION  
CENTER**

3 MILES  
TO U.S. 59

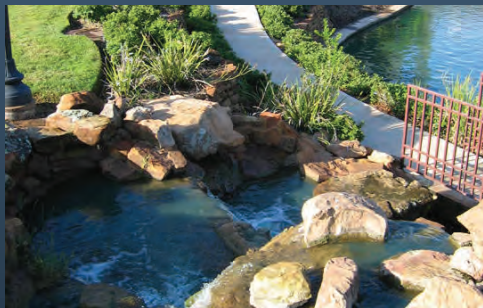
*Find your  
DREAM HOME  
in the...  
#1 BEST-SELLING  
COMMUNITY  
in TEXAS!*



*The CLUB at RIVERSTONE*







# RIVERSTONE.

A Fort Bend-area master-planned community where luxurious homes, water features and resort-style amenities define the landscape, Riverstone is one of Fort Bend County's most desirable addresses and one of the nation's top-selling developments.

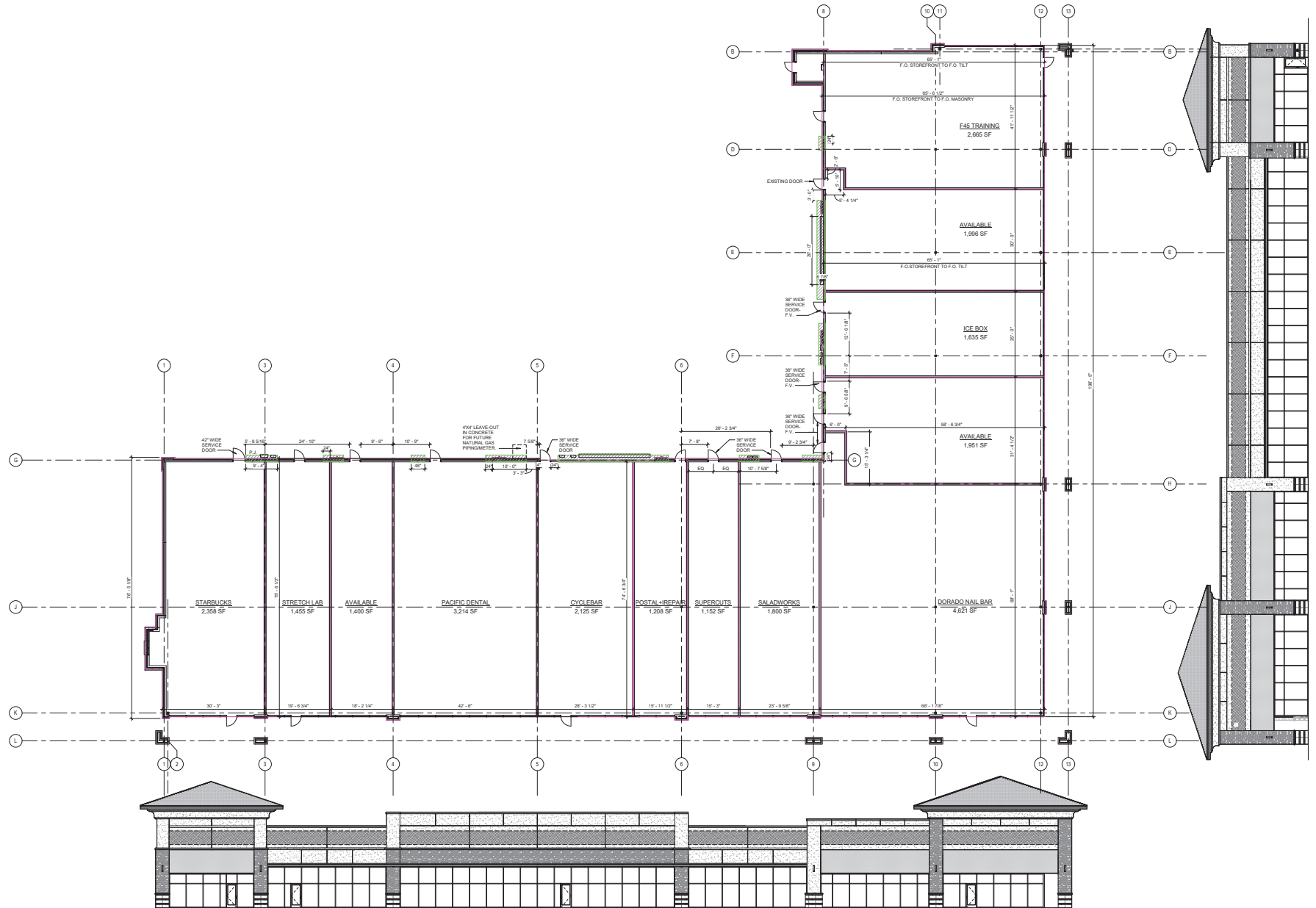
Riverstone residents enjoy an enviable lifestyle that includes a broad selection of new homes with coveted Sugar Land and Missouri City addresses. Plus, with varied highway access and an array of conveniences within minutes of the community, Riverstone residents have more time to savor life at home, relaxing with family and friends in the elegance that is Riverstone.

It is for these reasons that Riverstone is ranked the No. 1 best-selling community in Texas and No. 4 on the nation's list of best-selling developments.









## New Riverstone Place shopping center signs its first tenants in Sugar Land



Riverstone Place Shopping Center will bring 28,000 square feet of retail space to Sugar Land later this year. Wulfe & Co. developed the center. The Boucher Design Group is the architect and Arch-Con Construction handled construction.

By **Katherine Feser**  
HOUSTON CHRONICLE

Pacific Dental, Starbucks and Supercuts have signed up as the first tenants in Riverstone Place Shopping Center, a development of Houston-based Wulfe & Co. at the southeast corner of University Boulevard and LJ Parkway in Sugar Land's Riverstone master-planned community. The tenants will occupy about a quarter of the 28,000-square-foot center, which is

across from The Village at Riverstone, a recently developed Kroger-anchored center by Regency Centers.

Kristen Barker, senior vice president of Wulfe & Co., represented the developer in-house. Pacific Dental, represented by Karla Smith of CBRE, leased 3,200 square feet. Starbucks, represented by Lasater Miller with the Retail Connection, leased 2,350 square feet. Supercuts, represented by Jack Burgher of Streetwise Retail Advisors, leased

1,125 square feet.

The Boucher Design Group designed the center, which is being built by Arch-Con Construction. Opening is planned in the spring. Wulfe & Co. is targeting additional service tenants and restaurants to fill the remaining space. Riverstone logged 370 new home sales in 2018, making it one of the nation's most active communities for home building, according to RCLCO.

## These communities have the most new home starts in Houston



A Darling Homes model at Avalon at Riverstone, the top community for new home starts according to data from the housing research firm Metrostudy.

**By Fauzeya Rahman**  
Houston Business Journal

While the Far North market area is the fastest-growing for new home starts, 12 out of the top 15 communities with the most annual new home starts are evenly split between the West Southwest and West Northwest market areas.

From April 1, 2017, to March 31, 2018, Riverstone, Aliana and Sienna Plantation landed the top three spots for communities with the most new home starts. All fall within the West Southwest area, spanning from Sugar Land to Katy and extending out to Fulshear.

Riverstone saw 454 annual starts and 479 annual closings, a drop of 30 annual starts compared to the same time period the year before. Aliana in Richmond saw 30 more starts during this time compared to the year prior, with 440 new home starts. Sienna Plantation followed with 420 new home starts.

Bridgeland in Cypress in the West Northwest region, which sits between U.S. Highway 290 and Interstate 10 and extends from Beltway 8 out past the Grand Parkway, came next on the list with 413 new home starts.

In a first-quarter earnings call, executives with The Howard Hughes Corp. (NYSE: HHC), the developers behind Bridgeland, said the company sold 31 fewer single family lots in Bridgeland in the first quarter of 2018 compared to the same time the year prior.

### The top 15 communities with the most new home starts:

Riverstone, 454 starts  
Aliana, 440 starts  
Sienna Plantation, 420 starts  
Bridgeland, 413 starts  
Cross Creek Ranch, 409 starts  
The Woodlands, 386 starts  
Woodforest, 335 starts  
Harvest Green, 322 starts  
Miramesa, 311 starts  
Imperial Oaks, 308 starts  
Towne Lake, 281 starts  
Wildwood, 267 starts  
Ventana Lakes, 247 starts  
Tamarron, 238 starts  
King Crossing, 236 starts

The West Northwest area continues to see activity. In April, a buyer based out of China, Xu Qing LLC, bought 1,600 acres of land southwest of Bridgeland, that could one day become a master-planned community. In May, Houston-based Land Tejas Co. bought 320 acres to expand its Cypress-area development Miramesa at Canyon Lakes West by more than 50 percent.

Lawrence Dean, regional director with Metrostudy, anticipates demand for new home construction in and around Houston could be higher than what data shows, but the looming possibility of rising interest rates and a shortage of available lots could be keeping this number lower than what demand actually is.

# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5485/-95.5843

RS1

18802 University Blvd			1 mi radius	3 mi radius	5 mi radius
Sugar Land, TX 77479					
POPULATION	2021 Estimated Population		9,934	70,699	175,962
	2026 Projected Population		12,518	83,983	198,292
	2010 Census Population		1,916	45,455	136,588
	2000 Census Population		620	34,868	104,205
	Projected Annual Growth 2021 to 2026		5.2%	3.8%	2.5%
	Historical Annual Growth 2000 to 2021		71.5%	4.9%	3.3%
	2021 Median Age		39.1	40.6	39.5
HOUSEHOLDS	2021 Estimated Households		3,041	23,376	60,069
	2026 Projected Households		3,796	27,408	66,830
	2010 Census Households		568	14,969	46,128
	2000 Census Households		174	10,837	33,428
	Projected Annual Growth 2021 to 2026		5.0%	3.4%	2.3%
	Historical Annual Growth 2000 to 2021		78.2%	5.5%	3.8%
RACE AND ETHNICITY	2021 Estimated White		52.5%	47.8%	40.4%
	2021 Estimated Black or African American		8.9%	13.3%	21.9%
	2021 Estimated Asian or Pacific Islander		33.4%	33.3%	30.4%
	2021 Estimated American Indian or Native Alaskan		0.3%	0.2%	0.3%
	2021 Estimated Other Races		4.9%	5.3%	7.0%
	2021 Estimated Hispanic		13.4%	14.6%	16.8%
INCOME	2021 Estimated Average Household Income		\$222,393	\$188,783	\$156,538
	2021 Estimated Median Household Income		\$153,474	\$140,170	\$117,312
	2021 Estimated Per Capita Income		\$68,086	\$62,419	\$53,455
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)		2.9%	2.6%	3.5%
	2021 Estimated Some High School (Grade Level 9 to 11)		3.3%	2.8%	3.4%
	2021 Estimated High School Graduate		8.1%	10.4%	14.1%
	2021 Estimated Some College		10.4%	12.6%	15.7%
	2021 Estimated Associates Degree Only		6.3%	7.1%	7.6%
	2021 Estimated Bachelors Degree Only		36.0%	36.5%	33.3%
	2021 Estimated Graduate Degree		32.9%	27.9%	22.5%
BUSINESS	2021 Estimated Total Businesses		310	3,403	9,451
	2021 Estimated Total Employees		1,376	21,469	68,526
	2021 Estimated Employee Population per Business		4.4	6.3	7.3
	2021 Estimated Residential Population per Business		32.0	20.8	18.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



## 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date