



SEDONA LAKES CENTER

Hard Corner Retail For Lease Coming Soon

NEC of SH 288 and Bailey Ave | Manvel, Texas




Glenn Dickerson | Austin Alvis | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
43.73%
POPULATION GROWTH
FROM 2010 - 2016
*WITHIN 3 MILE TRADE AREA

\$129K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILE
TRADE AREA




SEDONA LAKES

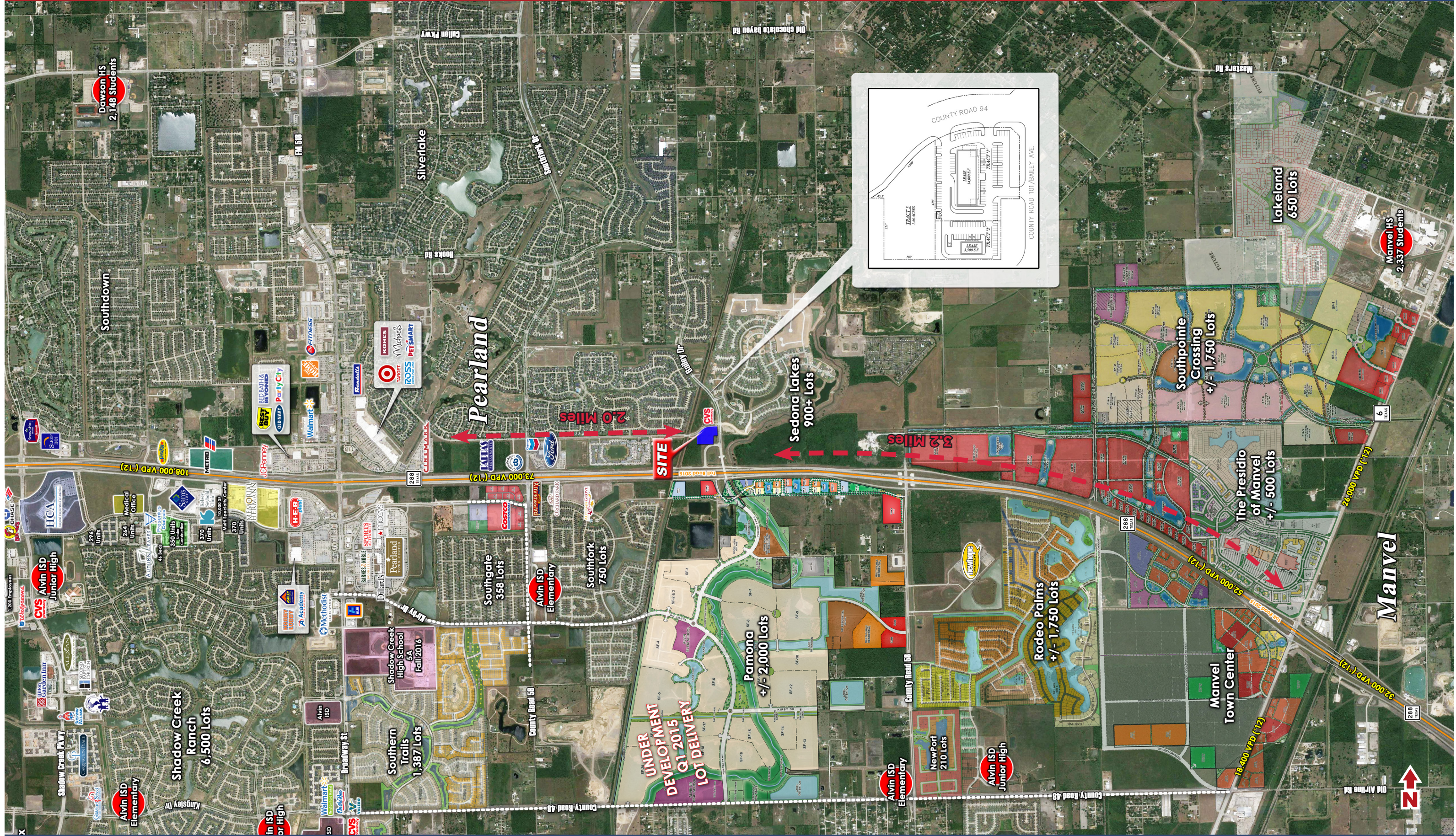
- VOTED Top 25 Neighborhoods
Source: Houstonia Magazine



SEDONA LAKES CENTER

14,000 SF of retail & 2 Pad Sites - estimated delivery date **4Q 2017**
IDEAL ACCESS to growing Sedona Lakes & Pamona communities
TOP 25 NEIGHBORHOODS according to Houstonia Magazine

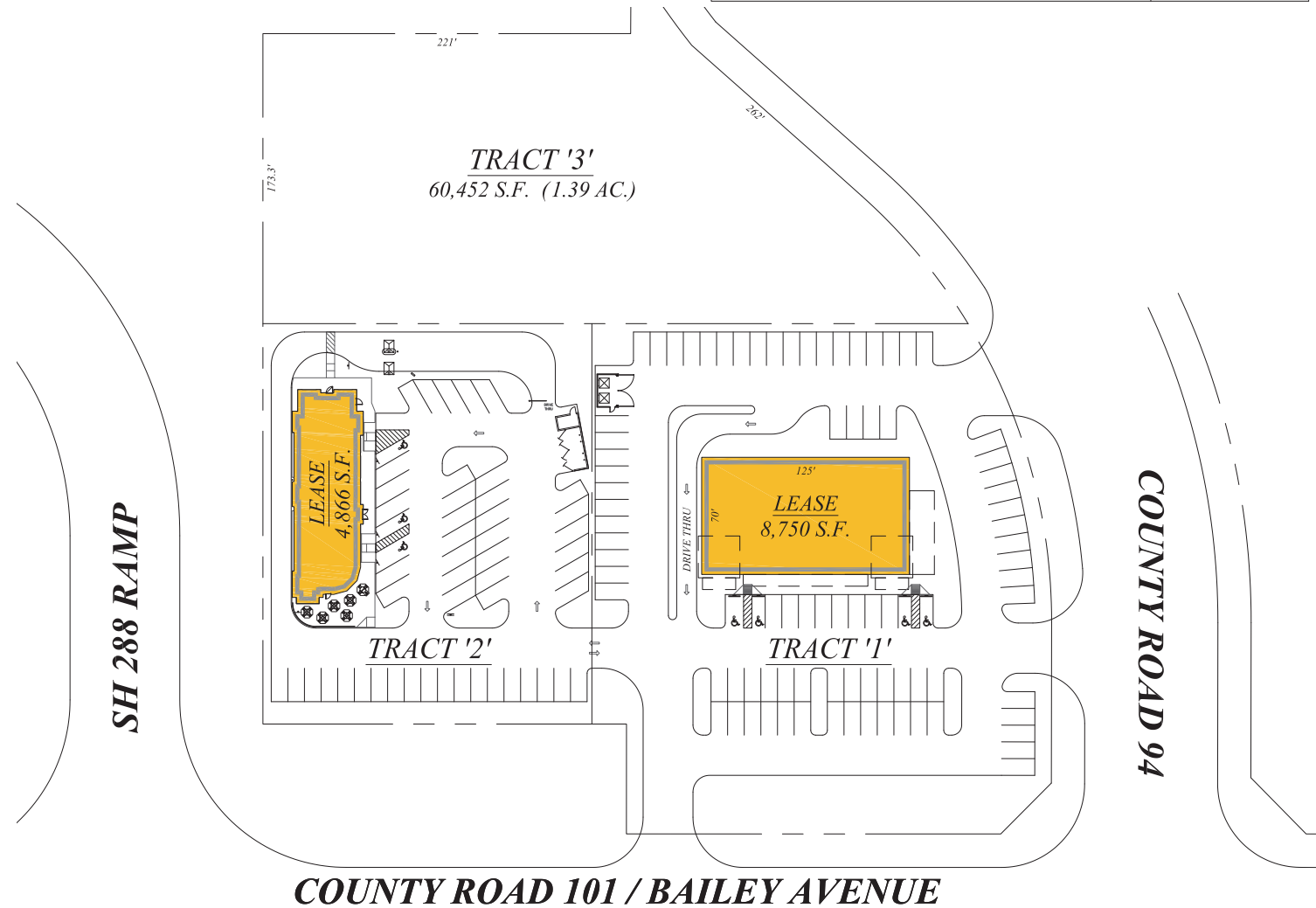
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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	79,576	1.83	8,750	86	9.83	11.00
TRACT '2'	47,336	1.09	4,866	53	10.89	10.28
SUBTOTAL	126,912	2.91	13,616	139	10.21	10.73
TRACT 3	60,452	1.39				
TOTAL	187,363	4.30				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP07 DATE: 06.30.16



2010 Census, 2015 Estimates with Delivery Statistics as of 6/16

	2.00 Mi	3.00 Mi	5.00 Mi
POSTAL COUNTS			
Current Households	7,175	18,678	41,501
Current Population	21,023	56,921	125,114
2010 Census Average Persons per Household	2.93	3.05	3.01
2010 Census Population	18,194	39,704	90,295
Population Growth 2010 to 2016	15.67%	43.73%	38.99%

CENSUS HOUSEHOLDS			
1 Person Household	17.23%	15.16%	17.00%
2 Person Households	27.78%	26.99%	27.58%
3+ Person Households	55.00%	57.84%	55.42%
Owner-Occupied Housing Units	75.66%	82.07%	80.21%
Renter-Occupied Housing Units	24.34%	17.93%	19.79%

RACE AND ETHNICITY			
2016 Estimated White	50.22%	48.65%	47.84%
2016 Estimated Black or African American	23.24%	23.78%	24.50%
2016 Estimated Asian or Pacific Islander	16.83%	18.56%	16.31%
2016 Estimated American Indian or Native Alaskan	0.35%	0.39%	0.46%
2016 Estimated Other Races	9.36%	8.62%	10.90%
2016 Estimated Hispanic	19.57%	19.24%	22.86%

INCOME			
2016 Estimated Average Household Income	\$127,702	\$129,454	\$120,129
2016 Estimated Median Household Income	\$105,114	\$109,509	\$101,922
2016 Estimated Per Capita Income	\$43,947	\$44,318	\$41,210

EDUCATION (AGE 25+)			
2016 Estimated High School Graduate	11.92%	11.90%	14.47%
2016 Estimated Bachelors Degree	31.80%	31.45%	29.21%
2016 Estimated Graduate Degree	26.49%	26.09%	21.83%

AGE			
2016 Median Age	32.2	32.7	33.1



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

