

SMALL SHOP, JUNIOR ANCHOR AND PAD SITES AVAILABLE

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 **Read King**
Commercial Real Estate

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Walmart
Save money. Live better.

XSCAPE
THEATRES

EXPRESS
FIVE
ENGINEERS

AT&T

Dulcedo

LA FITNESS

ROSS
DRESS FOR LESS

TJ-maxx

PETSMART

DOLLAR TREE

FIVE BELOW
AMERICA'S BEST
CONTACTS EYEGLASSES

SPRING CREEK
BARBECUE

Freddy's
STEAKBURGERS

PANDA EXPRESS
CHINESE RESTAURANT

FM 1093 Rd

WELLS FARGO

GNC
LIVE WELL

UPS

Jersey Mike's
SUBS

Sweet & Sassy
Bakery • Subs • Catering

tropical CAFE
SMOOTHIES

AMERICAN FAMILY CARE

american family care
The Right Care. Right Now.

ULTA
BEAUTY

WHATABURGER

Chick-fil-A

Raising Cane's
CHICKEN FINGERS

FM 1463 Rd

SITE PLAN



| SUITE | TENANT | SIZE |
|-------|------------------------------|----------|
| 1 | Wells Fargo | 2,664 SF |
| 2 | Thrive Drip Spa | 2,000 SF |
| 3 | Adrian's Mexican Street Food | 1,440 SF |
| 4 | TestoThera Clinic | 2,216 SF |
| 5 | UPS | 1,600 SF |
| 6 | Quick Fix | 1,200 SF |
| 7 | Tropical Smoothie Cafe | 1,440 SF |
| 8 | Jersey Mike's | 1,440 SF |
| 9 | Sweet & Sassy | 2,200 SF |
| 10 | GNC | 1,300 SF |
| 11 | American Family Care | 3,000 SF |
| 12 | Marble Slab | 1,260 SF |
| 13 | Kyodai Liquor | 3,500 SF |

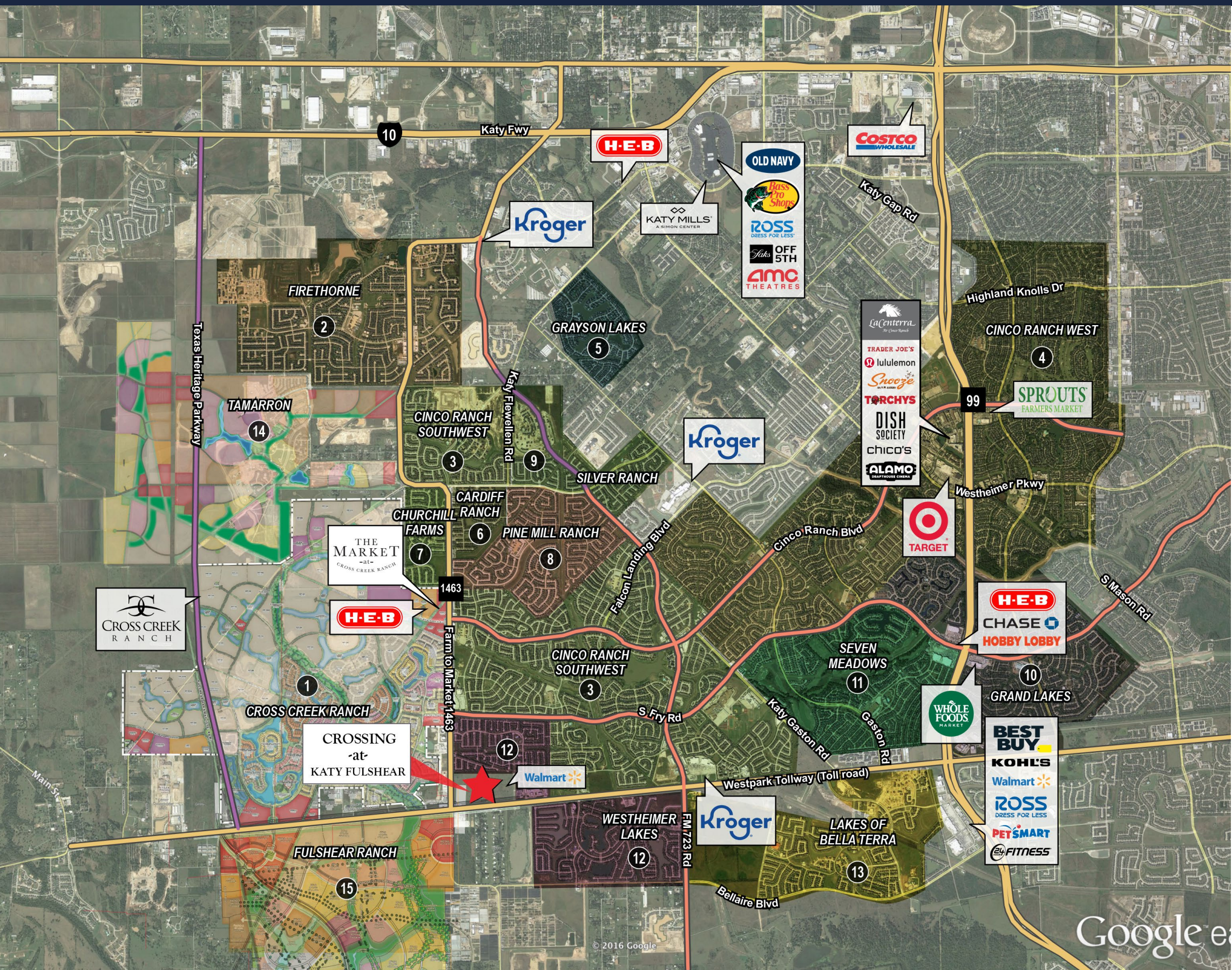
| SUITE | TENANT | SIZE |
|-------|--------------------------|-----------|
| 14 | Elation Physical Therapy | 2,370 SF |
| 15 | Petsmart | 18,000 SF |
| 16 | Dollar Tree | 10,000 SF |
| 17 | Ross | 22,000 SF |
| 18 | TJ Maxx | 22,006 SF |
| 21 | America's Best | 3,142 SF |
| 22 | Five Below | 8,858 SF |
| 23 | Available | 2,700 SF |
| 24 | Sherwin Williams | 4,500 SF |
| 25 | Available | 1,589 SF |
| 26 | Toasted Yolk | 4,536 SF |
| 27 | Verizon | 2,500 SF |
| 28 | Villagio Dental | 2,300 SF |

| SUITE | TENANT | SIZE |
|-------|--------------------------------|-----------|
| 29 | Sport Clips | 1,350 SF |
| 30 | Mattress Firm | 4,000 SF |
| 31 | Majestic Nail Bar | 3,500 SF |
| 32 | Dulcedo Coffee | 1,600 SF |
| 33 | Available | 1,575 SF |
| 34 | Charley's Cheesesteaks + Wings | 1,800 SF |
| 35 | Allergy ENT Associates | 3,475 SF |
| 36 | AT&T | 2,000 SF |
| 37 | Future Retail | 4,684 SF |
| 38 | Future Retail | 4,684 SF |
| 39 | Cornelius Nursery | 13,742 SF |
| 40 | Available | 28,825 SF |
| 41 | LA Fitness | 37,030 SF |

| SUITE | TENANT | SIZE |
|-------|-----------------------|----------|
| B-3 | ULTA | 1.13 AC |
| C | Walmart | 21.61 AC |
| E | XScape Theatre | 7.07 AC |
| OP 1 | Available | 1.12 AC |
| OP 2 | Chick Fil-A | 1.13 AC |
| OP 3 | Raising Cane's | 1.11 AC |
| OP 5 | Whataburger | 1.495 AC |
| OP 6 | SWIG | 0.42 AC |
| OP 7 | Future Retail | 1.35 AC |
| OP 8 | Panda Express | 0.93 AC |
| OP 9 | Freddy's | 1.20 AC |
| OP 10 | Spring Creek Barbeque | 1.41 AC |
| OP 12 | Quick Quack Car Wash | 0.94 AC |

| SUITE | TENANT | SIZE |
|-------|--------------------|---------|
| OP 13 | KFC | 0.90 AC |
| OP 14 | Taco Bell | 0.83 AC |
| OP 15 | Express Oil Change | 0.69 AC |
| OP 16 | Available | 0.93 AC |

MARKET OVERVIEW



MIXED-USE DEVELOPMENT

- Walmart Supercenter anchored
- 3 of top ten growing subdivisions in the country within 3 miles
- 30% projected growth in 5 years
- Small shop, junior anchor and pad sites available

DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|--------------------------------|-----------|-----------|-----------|
| Est. Population | 10,511 | 78,787 | 163,448 |
| Est. Households | 3,147 | 23,485 | 65,164 |
| Est. Median Household Income | \$168,424 | \$165,637 | \$163,717 |
| Daytime: Number of Employees | 1,577 | 10,409 | 27,179 |
| Adj. Daytime Demos Age 16 Yrs+ | 3,871 | 29,458 | 69,017 |

AREA HOME COUNT

| # | Project Name | Prj. Homes | Acres |
|-------|-----------------------|------------|--------|
| 1 | Cross Creek Ranch | 7,332 | 3,200 |
| 2 | Firethorne | 3,337 | 1,400 |
| 3 | Cinco Ranch Southwest | 2,373 | 2,838 |
| 4 | Cinco Ranch West | 14,000 | 8,074 |
| 5 | Grayson Lakes | 871 | 325 |
| 6 | Cardiff Ranch | 391 | 162 |
| 7 | Churchill Farms | 550 | 209 |
| 8 | Pine Mill Ranch | 1,778 | 585 |
| 9 | Silver Ranch | 1,338 | - |
| 10 | Grand Lakes | 1,618 | 1,250 |
| 11 | Seven Meadows | 2,008 | 1,050 |
| 12 | Westheimer Lakes | 2,801 | 879 |
| 13 | Lakes of Bella Terra | 2,096 | - |
| 14 | Tamarron | 3,979 | - |
| 15 | Fulshear Ranch | 4,000 | 2,335 |
| Total | | 46,099 | 24,330 |





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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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