New Forest Town Center

SWC of Beltway 8 & Highway 90 | Houston, Texas

East Houston Corporate HQ & Employee Growth
- Generation Park - HQ to Fortune 500 FMC Technologies
  - 12,000 employees
- ChevronPhillips - $6 Billion plant
- $50 Billion in petrochemical construction underway
- $31 Billion of this construction completed by 2017

Housing Growth and Population (3 miles)
- 20,083 current households
  - 1,231 future single family lots
  - 472 home starts
  - 476 new apartment units
  - 65,985 current population

Housing Growth and Population (5 miles)
- 48,440 households
  - 160,376 current population

The Beltway 8 & Wallisville Road intersection has added over 700,000 SF to the trade area with strong retail sales from several national retail chains. Trade Area consists of over 247,000 current population and over 75,000 households. Local residential developments such as Sonoma Ranch and New Forest Crossing have contributed to a 25.45% population increase since the 2010 census and will continue to drive area growth throughout the future.

Development:
A proposed 500,000 SF regional shopping center

Land Size:
132 Acres

Frontage:
The property has over 1 mile of frontage on Beltway 8 and on Highway 90, and 1,300 feet of frontage on Uvalde.

Traffic Counts:
180,269 cars per day on Beltway 8
50,285 cars per day on Highway 90

Huntsville

Cypress

Tomball

Willis

The Woodlands

Houston

Galveston

Pearland

Cleveland

Willis

Bay

50,285 cars per day on Highway 90

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diane@newquest.com

Ashley Strickland
281.477.4378
astrickland@newquest.com
### SUMMARY DATA

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>7 Miles</th>
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</thead>
<tbody>
<tr>
<td>Current Households</td>
<td>20,083</td>
<td>48,440</td>
<td>75,240</td>
</tr>
<tr>
<td>Current Population</td>
<td>65,985</td>
<td>160,376</td>
<td>247,182</td>
</tr>
<tr>
<td>2010 Census Average Persons per Household</td>
<td>3.29</td>
<td>3.31</td>
<td>3.29</td>
</tr>
<tr>
<td>2010 Census Population</td>
<td>55,079</td>
<td>128,844</td>
<td>198,050</td>
</tr>
<tr>
<td>Population Growth 2010 to 2017</td>
<td>19.89%</td>
<td>24.93%</td>
<td>25.45%</td>
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</table>

### RESIDENTIAL DEMOGRAPHICS

<table>
<thead>
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<th></th>
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<tbody>
<tr>
<td>1 Person Household</td>
<td>15.70%</td>
<td>17.36%</td>
<td>17.65%</td>
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<tr>
<td>2 Person Households</td>
<td>23.98%</td>
<td>22.89%</td>
<td>23.41%</td>
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<tr>
<td>3+ Person Households</td>
<td>60.33%</td>
<td>59.75%</td>
<td>58.94%</td>
</tr>
<tr>
<td>Owner-Occupied Housing Units</td>
<td>72.20%</td>
<td>63.44%</td>
<td>63.52%</td>
</tr>
<tr>
<td>Renter-Occupied Housing Units</td>
<td>27.80%</td>
<td>36.56%</td>
<td>36.48%</td>
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</table>

### RACE AND ETHNICITY

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
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<tbody>
<tr>
<td>2017 Estimated White</td>
<td>49.32%</td>
<td>51.79%</td>
<td>51.00%</td>
</tr>
<tr>
<td>2017 Estimated Black or African American</td>
<td>26.12%</td>
<td>21.40%</td>
<td>23.28%</td>
</tr>
<tr>
<td>2017 Estimated Asian or Pacific Islander</td>
<td>3.23%</td>
<td>2.45%</td>
<td>2.07%</td>
</tr>
<tr>
<td>2017 Estimated Other Races</td>
<td>20.52%</td>
<td>23.49%</td>
<td>22.72%</td>
</tr>
<tr>
<td>2017 Estimated Hispanic</td>
<td>51.57%</td>
<td>57.48%</td>
<td>55.31%</td>
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</table>

### INCOME

<table>
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<th></th>
<th>3 Miles</th>
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<tbody>
<tr>
<td>2017 Estimated Average Household Income</td>
<td>$70,002</td>
<td>$63,564</td>
<td>$64,745</td>
</tr>
<tr>
<td>2017 Estimated Median Household Income</td>
<td>$62,069</td>
<td>$53,739</td>
<td>$54,686</td>
</tr>
<tr>
<td>2017 Estimated Per Capita Income</td>
<td>$21,732</td>
<td>$19,716</td>
<td>$20,196</td>
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### EDUCATION (AGE 25+)

<table>
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<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2017 Estimated High School Graduate</td>
<td>27.14%</td>
<td>29.17%</td>
<td>29.56%</td>
</tr>
<tr>
<td>2017 Estimated Bachelors Degree</td>
<td>12.47%</td>
<td>9.94%</td>
<td>9.76%</td>
</tr>
<tr>
<td>2017 Estimated Graduate Degree</td>
<td>6.07%</td>
<td>4.82%</td>
<td>5.01%</td>
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### AGE

<table>
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<tr>
<th></th>
<th>3 Miles</th>
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</thead>
<tbody>
<tr>
<td>2017 Median Age</td>
<td>30.9</td>
<td>30.4</td>
<td>31</td>
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New Forest Town Center
SWC of Beltway 8 & Highway 90 | Houston, Texas

<table>
<thead>
<tr>
<th>TRACT NO.</th>
<th>NAME</th>
<th>LEASE AREA</th>
<th>U.S. SQUARE FEET</th>
<th>ACRES</th>
<th>R.O.W.</th>
<th>S.F.</th>
<th>%</th>
<th>RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRACT '1'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '2'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '3'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '4'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
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<tr>
<td>TRACT '5'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '6'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '7'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '8'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '9'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '10'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td>TRACT '11'</td>
<td>UVALDE ROAD</td>
<td>70'</td>
<td>600 S.F.</td>
<td>100 S.F.</td>
<td>4,500 S.F.</td>
<td>750 S.F.</td>
<td>50</td>
<td>150</td>
</tr>
</tbody>
</table>

**TOTAL**

- **1,744 S.F.** (LEASE)
- **4,800 S.F.** (LEASE)
- **1,990 S.F.** (LEASE)
- **4,996 S.F.** (LEASE)
- **8,000 S.F.** (LEASE)
- **8,400 S.F.** (LEASE)
- **1,744 S.F.** (LEASE)
- **4,800 S.F.** (LEASE)
- **1,990 S.F.** (LEASE)
- **4,996 S.F.** (LEASE)
- **8,000 S.F.** (LEASE)
- **8,400 S.F.** (LEASE)

**STORES**

- **NEW YORK PIZZERIA**: 3,990 S.F.
- **LIGHT PEDIATRICS**: 3,000 S.F.
- **GUYS BURGERS**: 2,800 S.F.
- **DENTAL**: 3,010 S.F.
- **CLIPS**: 1,197 S.F.
- **MASSAGE ENVY**: 2,975 S.F.

**TENANTS**

- **1 PROPOSED LOVETT**
- **4 PROPOSED NIGHT**
- **1 PROPOSED FIVE**
- **2 PROPOSED RUSSO**
- **3 PROPOSED**
- **4 PROPOSED NIGHT**
- **3 PROPOSED**
- **1 PROPOSED SALLY**
- **2 AVAILABLE 4,200 S.F.**
- **4 AVAILABLE 12,600 S.F.**
- **3 PROPOSED COMPLETE RETAIL BUILDING 5**
- **16,625 S.F.**

**PARKING**

- **PROPOSED 1000**

**RATIO /%(S.F.) (ACRES)**

- **50'**: 2,448 S.F.
- **60'**: (2-STORY) 38,835 S.F.
- **100'**: 6,258 S.F. LEASE
- **133'**: (2-STORY) 38,835 S.F.
- **150'**: PROPOSED 800 S.F.
- **155'**: 2,975 S.F.
- **166'**: NEW YORK PIZZERIA 3,990 S.F.
- **175'**: LIGHT PEDIATRICS 3,000 S.F.
- **215.5'**: 451.1' PROPOSED 4,580 S.F.
- **222'**: 3,500 S.F.
- **23'**: 444.6' PROPOSED 60'
- **243.2'**: 423.2' PROPOSED 100'
- **244'**: CHINESE REST.
- **250'**: MASSAGE ENVY 2,975 S.F.
- **270'**: DENTAL 3,010 S.F.
- **295'**: CLIPS 1,197 S.F.
- **330'**: 70'
- **345'**: 155'
- **370'**: 120'
- **400'**: 423.2' PROPOSED 100'
- **417.5'**: 133'
- **444.6'**: 2,800 S.F.
- **451'**: 2,975 S.F.
- **475'**: 5,000 S.F.
- **500'**: 2,448 S.F.
- **525'**: 2,448 S.F.
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.

| Home Asset, Inc., dba NewQuest Properties | 420076 | - | (281)477-4300 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| H. Dean Lane, Jr. | 366134 | dlane@newquest.com | (281)477-4300 |
| 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