COTTONWOOD CREEK MARKET

One-of-a-Kind Entertainment- Anchored Development Coming Soon

NWQ of I-35 S. & W. Loop 340/Highway 6 | Waco, Texas

Austen Baldridge | 281.477.4300

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

NEWQUEST PROPERTIES IS ONE OF THE NATION’S LEADING COMMERCIAL REAL ESTATE SERVICES FIRMS, WITH A FULLY INTEGRATED MARKETING PLATFORM LEVERAGING OVER 20 YEARS OF EXPERIENCE IN LAND, DEVELOPMENT, COMMERCIAL LEASING, INVESTMENT SALES, PROPERTY MANAGEMENT AND TENANT REPRESENTATION SERVICES.

AUSTEN BALDRIDGE
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281.477.4363

NEWQUEST PROPERTIES®

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Houston, Texas 77040
www.newquest.com
COTTONWOOD CREEK MARKET | WACO, TEXAS

COST OF LIVING INDEX

<table>
<thead>
<tr>
<th>Category</th>
<th>Index</th>
</tr>
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<tbody>
<tr>
<td>Groceries</td>
<td>80.4</td>
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<tr>
<td>Utilities</td>
<td>100.6</td>
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<tr>
<td>Transportation</td>
<td>97.8</td>
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<tr>
<td>Healthcare</td>
<td>96.6</td>
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“EARNING...$35,000 IN WACO [IS] EQUIVALENT TO $44,132 IN DALLAS OR $45,652 IN AUSTIN.”
- TEXAS COMPTROLLER REPORT

EDUCATION INDEX

5 HIGHER EDUCATION INSTITUTIONS

- Texas A&M University
- University of Texas at Austin
- Rice University
- University of Houston
- University of Texas at Dallas

CENTRAL HUB OF ECONOMIC ACTIVITY IN NORTH AMERICA
90MI FROM DALLAS & WACO

HOME SALES
↑ 17.2% year/year

AVG. HOME SALE PRICE
↑ $199,893 Q1, ↑ 12.5% compared to the previous year

HOTEL/MOTEL SPENDING
↑ 11.6%

HOME BUILDING
↑ 7.7%

AUTO SALES
↑ 6.7%

2019
Best Colleges & Universities

2018
Best College Towns & Cities in America
MORE THAN 38% GROWTH IN POPULATION

1. **143-ACRE MASTER PLANNED MIXED-USE DEVELOPMENT** with 285,000 SF of retail and 63 acres of multifamily, hospitality, and office.

2. **EXCELLENT VISIBILITY AND ACCESS FROM I-35 S (OVER 113,000 VPD)**.

3. **STRONG HOME BUILDING GROWTH AND EMPLOYMENT IN THE CONSTRUCTION, MANUFACTURING, HEALTHCARE, HOSPITALITY AND LOGISTICS SECTORS**.

4. **NEIGHBOR TO BAYLOR’S 1,000 ACRE CAMPUS** which enrolls over 16,800 students and employs over 1,000 faculty.

5. **FOR LEASE** restaurant, retail space & pad sites.

6. **FOR SALE** multifamily & office tracts.

COTTONWOOD CREEK MARKET | WACO, TEXAS
“IN ADDITION TO BEING AN INTEGRAL PART OF THE SPACEX TEAM’S MISSION, CENTRAL TEXAS IS A GREAT PLACE TO LIVE – GOOD SCHOOLS, BEAUTIFUL PARKS AND GREAT FOOD.”

SOURCE: LAUREN DREYER, SPACEX HR & BUSINESS OPS DIRECTOR
STRATEGICALLY POSITIONED AS AN ENTERTAINMENT DESTINATION

PULLS FROM A LARGE TRADE AREA EXTENDING TO THE CITIES OF TEMPLE, FORT HOOD AND KILLEEN

ENTERTAINMENT ANCHORS COMPLIMENT THE CRITICAL MASS OF RETAIL AT THE INTERSECTION

SOLIDIFIES I-35 AND HIGHWAY 6 INTERSECTION AS THE MOST ATTRACTIVE IN CENTRAL TEXAS

1. CITY OF TEMPLE
   POPULATION - 82,517 (2019)
   DRIVE TIME TO WACO - 37 MIN

2. CITY OF KILLEEN
   POPULATION - 145,482 (2019)
   DRIVE TIME TO WACO - 1 HOUR

3. FORT HOOD
   POPULATION - 217,000 (2019)
   DRIVE TIME TO WACO - 1 HOUR
COTTONWOOD CREEK MARKET | WACO, TEXAS

Richland Mall
Veterans Hospital
Texas Central Industrial Park
Legends Crossing
Central Texas Market Place
University High School

$100 Million Riverfront Development

35
LOOP 340/ HWY 6

BAG BY AV E

1,200 Employees
1,667 Students
800 Employees

TRACTION '20'
TRACTION '22'
TRACTION '23'
TRACTION '24'

17,900 S.F.
120'
250'
60,000 S.F.
2-STORY M.O.B

PARCEL 'A'
50,400 S.F.
2-STORY M.O.B

PARCEL 'C'
6,000 S.F.

TRACTION '9'

RESTAURANT
44,247 S.F./1,115 SEATS

PROPOSED 20,000 S.F.
SERVICE YARD
COMPACTOR TRUCK DOCK

TRACT '1'
22,500 S.F.
LEASE

TRACT '2'
70'
125'

TRACT '5'
TRACT '6'
TRACT '7'
TRACT '8'

BANK
4,900 S.F.

TRACT '11'
7,700 S.F.

TRACT '3'
TRACT '4'
TRACT '10'

70'
110'

TRACTION '4'
3,400 S.F.

FAST FOOD
TRACT '21'
3,745 S.F.

RESTAURANT
110'
110'

70'
70'

70'
100'
110'
70'

7,700 S.F.
7,700 S.F.
3,400 S.F.

3,667 S.F.
FAMILY BOWLING
ENTERTAINMENT RETAILER

COMING SOON

COTTONWOOD CREEK MARKET | WACO, TEXAS
AVAILABLE AT WACO:
XD AUDITORIUMS
LUXURY LOUNGERS
RESERVED SEATING
ONLINE TICKETING
4K & 3D SCREENS

FEATURING
CINEMARK XD
SCREENS WITH OVER
35 TRILLION COLORS

THX CERTIFIED
XD AUDITORIUM
FEATURES WALL-
TO-WALL SCREENS,
LARGEST PRODUCED

3RD LARGEST
CINEMA IN U.S. WITH
344 THEATRES AND
4,630 SCREENS
ACROSS 41 STATES

PREMIUM-
RANKED CINEMA
ALTERNATING FROM
#1 TO #2 IN BOX
OFFICE REVENUES

14-SCREEN
THEATER OPENING IN WACO, TX

LUXURY SEATING WITH
WALL-TO-WALL 4K SCREENS

TENANT HIGHLIGHTS
OVER 20 MILLION GUESTS ANNUALLY

MULTI-LEVEL VENUES FEATURING HIGH-TECH GAMING, CLIMATE-CONTROLLED HITTING BAYS

ELEVATED ENTERTAINMENT WITH CHEF-DRIVEN MENU, HAND-CRAFTED COCKTAILS, MUSIC

INNOVATIVE ENVIRONMENT FEATURING BACKYARD-STYLE VENUE AND BAYS

TOPGOLF BOASTS OVER 50 U.S. VENUES AND HAS EXTENDED INTERNATIONALLY INTO UK AND AUSTRALIA

23% OF GUESTS STARTED PLAYING GOLF AFTER VISITING TOPGOLF FOR THEIR FIRST TIME

COTTONWOOD CREEK MARKET | WACO, TEXAS
### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>3 MILES</th>
<th>5 MILES</th>
<th>7 MILES</th>
<th>TRADE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Households</td>
<td>13,381</td>
<td>51,935</td>
<td>66,024</td>
<td>254,707</td>
</tr>
<tr>
<td>Current Population</td>
<td>35,274</td>
<td>131,949</td>
<td>168,518</td>
<td>674,913</td>
</tr>
<tr>
<td>2010 Census Population</td>
<td>25,841</td>
<td>113,866</td>
<td>146,422</td>
<td>559,299</td>
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<tr>
<td>Population Growth 2010 to 2020</td>
<td>38%</td>
<td>23%</td>
<td>21%</td>
<td>24%</td>
</tr>
<tr>
<td>2020 Median Age</td>
<td>33</td>
<td>33</td>
<td>33</td>
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### INCOME

<table>
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<tr>
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<th>7 MILES</th>
<th>TRADE AREA</th>
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<tbody>
<tr>
<td>Average Household Income</td>
<td>$71,046</td>
<td>$69,134</td>
<td>$68,050</td>
<td>$72,615</td>
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<tr>
<td>Median Household Income</td>
<td>$63,131</td>
<td>$55,937</td>
<td>$54,809</td>
<td>$61,288</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$26,953</td>
<td>$26,438</td>
<td>$26,088</td>
<td>$27,589</td>
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</table>

### RACE AND ETHNICITY

<table>
<thead>
<tr>
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<th>5 MILES</th>
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<th>TRADE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>62%</td>
<td>65%</td>
<td>61%</td>
<td>60%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>14%</td>
<td>14%</td>
<td>18%</td>
<td>21%</td>
</tr>
<tr>
<td>Asian or Pacific Islander</td>
<td>2%</td>
<td>3%</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>Other Races</td>
<td>21%</td>
<td>18%</td>
<td>18%</td>
<td>15%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>38%</td>
<td>32%</td>
<td>31%</td>
<td>25%</td>
</tr>
</tbody>
</table>

### CENSUS HOUSEHOLDS

<table>
<thead>
<tr>
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<th>5 MILES</th>
<th>7 MILES</th>
<th>TRADE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person Household</td>
<td>26%</td>
<td>28%</td>
<td>28%</td>
<td>25%</td>
</tr>
<tr>
<td>2 Person Households</td>
<td>31%</td>
<td>32%</td>
<td>32%</td>
<td>31%</td>
</tr>
<tr>
<td>3+ Person Households</td>
<td>43%</td>
<td>40%</td>
<td>40%</td>
<td>44%</td>
</tr>
<tr>
<td>Owner-Occupied Housing Units</td>
<td>58%</td>
<td>52%</td>
<td>53%</td>
<td>56%</td>
</tr>
<tr>
<td>Renter-Occupied Housing Units</td>
<td>42%</td>
<td>48%</td>
<td>47%</td>
<td>44%</td>
</tr>
</tbody>
</table>
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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**Home Asset, Inc., dba NewQuest Properties**

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| Designated Broker of Firm | License No. | Email | Phone |
| H. Dean Lane, Jr. | 366134 | diane@newquest.com | (281)477-4300 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

**Regulated by the Texas Real Estate Commission (TREC) | Information available at http://www.trec.texas.gov**

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