A gathering place inspired by the families that surround it. Carefully selected restaurants, first-to-market retailers, specialty merchants, and innovative local businesses converge in a place that feels distinctively welcoming, safe, and fun.
Stableside is located in the heart of the booming communities of Cinco Ranch, Katy, and Fulshear in Fort Bend County, Texas.

**#1 School District in the Houston Area**

**#2 Best Places to Raise a Family in Texas**

**#1 Best Places to Live in Texas**

**#4 County in Texas for Millennials**

**#2 County in the US for Purchasing Power**

SOURCE: 2020 Niche.com Inc.
OVER 34,000 SF OF LIFESTYLE RETAIL WITH PROMINENT VISIBILITY AND ACCESS FROM GASTON ROAD
1,202 SF Available

2,526 SF Restaurant End-Cap plus 650 SF Covered Patio

courtyard view
VillaSport Athletic Club and Spa is Katy’s premier destination for fitness, family and community, where quality and luxury combine to create a one-of-a-kind experience for every member of the family. Tasteful architectural features, unmatched attention to detail and extraordinary service make VillaSport a unique fitness experience.

3,000 visitors
PER DAY FROM A 15-MINUTE DRIVE RADIUS

Family oriented club
AVERAGING 3 CHILDREN PER MEMBERSHIP

High daytime traffic
PEAK UTILIZATION ON MON-FRI AT 10-11 AM
LOCAL RESTAURANTS DELIVERING AN 
elevated 
dining experience
tenants
12,000 SF DAYCARE AND KIDS CLUB AND weekly parents night out!
boutiques AND family services
Cinco Ranch Southwest
2,373 Homes

Cinco Ranch West
14,000 Homes

King Lakes

Marshall Oaks
$600K - $800K

Silver Ranch
1,500 Homes

6A Tompkins High School
(Katy ISD)
3,375 Students + 300 Staff

Monterrey at Willowbend
$700K - $1 Million

Now Open

Coming Soon

Phase II - Now Available

stableside - phase I

Now Open

GREAT BUSCH RD.

FALCON LANDING BLVD.

GASTON RD.
**KEY BUSINESS LEASE AREAS**

18 The Union Kitchen 5,137 SF
19 Sonoma Wine & Cheese 1,575 SF
20 Petite Re Modern Child 1,925 SF
21 Available For Lease 4,734 SF
22 Nekter Juice Bar 1,400 SF
23 Crust Pizza 2,526 SF
24 Available For Lease 2,526 SF
25 Play Street Museum 2,594 SF
26 Available For Lease 3,539 SF
27 Island Fin Poke 1,406 SF
28 Blockhouse Coffee 1,400 SF
29 Available For Lease 1,202 SF
30 Jax Grill 4,629 SF

**GREENBUSCH ROAD**

**TRACT 8**
KEY BUSINESS LEASE AREAS

1. VillaSport: 90,000 SF
2. Available For Lease: 8,400 SF
3. Kroger: 102,473 SF
4. Deluxe Nails & Spa: 3,500 SF
5. Vogue Cleaners: 1,050 SF
6. GNC: 1,050 SF
7. Spec’s: 4,200 SF
8. Hollywood Feed: 2,800 SF
9. Katy Test Prep & More: 1,400 SF
10. Postal Plus: 1,400 SF
11. Ideal Dental: 2,800 SF
12. Optometrist: 2,100 SF

13. Thrive Vet Care: 1,706 SF
15. SportClips: 1,416 SF
16. Next Level Urgent Care: 3,695 SF
17. Tidal Wave: 3,450 SF
18. The Union Kitchen: 5,137 SF
19. Sonoma Wine & Cheese: 1,575 SF
20. Petite Re Modern Child: 1,925 SF
21. Available For Lease: 4,734 SF
22. Nekter Juice Bar: 1,400 SF
23. Crust Pizza: 2,526 SF
24. Available For Lease: 2,526 SF

KEY BUSINESS LEASE AREAS

25. Play Street Museum: 2,594 SF
26. Available For Lease: 3,539 SF
27. Island Fin Poke: 1,406 SF
28. Blockhouse Coffee: 1,400 SF
29. Available For Lease: 1,202 SF
30. Jax Grill: 4,629 SF
31. Available For Lease: 9,100 SF
32. Available Pad: 4,900 SF
33. Sonic: 1,344 SF
34. Raising Cane’s: 2,724 SF
35. Regions Bank: 7,119 SF

IN NEGOTIATION
LEASED
AVAILABLE
Stableside’s customer base consists of young families with high, discretionary income. 82.1% of the area population is part of the “Boomburbs” segment of ESRI’s LifeMode Analytics.

THE “BOOMBURBS”:
• WELL-EDUCATED PROFESSIONALS WITH A RUNNING START ON PROSPERITY
• LONGER COMMUTE TIMES HAVE CREATED MORE HOME WORKERS
• WELL CONNECTED: OWN THE LATEST DEVICES AND UNDERSTAND HOW TO USE THEM EFFICIENTLY
• PRIMARILY HOLD MANAGEMENT POSITIONS
• STYLE MATTERS, FROM PERSONAL APPEARANCE TO THEIR HOMES. STILL FURNISHING THEIR NEW HOMES AND ALREADY REMODELING.
• PHYSICAL FITNESS IS A PRIORITY

2010 Census, 2020 Estimates with Delivery Statistics as of 04/20
trade area comparison

Stableside’s demographics compare favorably to some of the most affluent and prestigious trade areas in Greater Houston.
leasing inquiries

GRACE LA
281.640.7907
GLA@NEWQUEST.COM

AUSTIN ALVIS
281.477.4335
AALVIS@NEWQUEST.COM
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 | | | |

Buyer/Tenant/Seller/Landlord Initials | Date

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

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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