THE SHOPS AT ROCK CREEK

Pad Sites and Retail Available for Lease

SWQ of Spring Cypress Road and Grant Road | Cypress, Texas

Andrew Alvis | Bob Conwell | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation
“[Companies] see long-term growth potential in our region. They are looking to not only stay but expand.”

SOURCE: AUGGIE CAMPBELL
WEST HOUSTON ASSOCIATION PRESIDENT & CEO

THE SHOPS AT ROCK CREEK
CYPRESS, TEXAS

PROJECT HIGHLIGHTS

37% POPULATION GROWTH WITHIN 3 MILES

$148K AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

MORE THAN 202,346 POPULATION WITHIN 5 MILES

MAJOR AREA RETAILERS

ANDREW ALVIS
281.477.5038
andrew.alvis@newquest.com

BOB CONWELL
281.477.4324
bconwell@newquest.com
SHADOW-ANCHORED BY THE NEW 90,000-SF HEB AND WITH DIRECT CROSS-ACCESS

CENTRALLY LOCATED BETWEEN MULTIPLE UPSCALE RESIDENTIAL DEVELOPMENTS WITH STRONG DEMOGRAPHICS

MAJOR RESIDENTIAL DEVELOPMENTS NEIGHBORING THE SHOPS AT ROCK CREEK COUNT FOR 11,000 NEW HOMES

EASY ACCESS TO FM 249 AND HIGHWAY 290 AND GRANT ROAD AND SPRING CYPRESS ROAD RECENTLY EXPANDED TO FOUR LANES

AVAILABLE:
3,400-SF PAD SITE
4,200-SF END CAP
4,900-SF END CAP
5,285-SF INLINE SPACE

#50/100 HIGHEST INCOME U.S. URBAN AREAS

THE SHOPS AT ROCK CREEK | CYPRESS, TEXAS
### DEVELOPMENT SYNOPSIS

**MAJOR LEASE SHOPPING CENTER TRACTS**

<table>
<thead>
<tr>
<th>TRACT #</th>
<th>LAND AREA (S.F.)</th>
<th>BUILDING AREA (ACRES)</th>
<th>PARKING PROVIDED</th>
<th>PARKING RATIO / 1000</th>
<th>DENSITY (S.F.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>'A'</td>
<td>114,762</td>
<td>2.63</td>
<td>21,390</td>
<td>126</td>
<td>5.89</td>
</tr>
<tr>
<td>'B'</td>
<td>32,726</td>
<td>0.75</td>
<td>3,400</td>
<td>34</td>
<td>10.00</td>
</tr>
<tr>
<td>'C'</td>
<td>4,366</td>
<td>0.10</td>
<td>123</td>
<td>1</td>
<td>8.13</td>
</tr>
<tr>
<td><strong>SUB-TOTAL</strong></td>
<td><strong>151,854</strong></td>
<td><strong>3.49</strong></td>
<td><strong>24,913</strong></td>
<td><strong>161</strong></td>
<td><strong>6.46</strong></td>
</tr>
<tr>
<td>DETENTION</td>
<td>32,171</td>
<td>0.74</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>TELE. TOWER</td>
<td>3,933</td>
<td>0.09</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>PUMP STATION</td>
<td>1,169</td>
<td>0.03</td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>189,127</strong></td>
<td><strong>4.34</strong></td>
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</tbody>
</table>

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: SP32 DATE: 07.28.20
KEY BUSINESS | LEASE AREAS
--- | ---
1 Available For Lease | 4,900 SF
2 Proposed Optometry | 1,750 SF
3 Proposed Wingstop | 1,400 SF
4 Proposed Domino’s Pizza | 1,400 SF
5 Available For Lease | 5,285 SF
6 Proposed Oral Surgeon | 2,100 SF
7 Available For Lease | 3,400 SF
8 Available For Lease | 3,400 SF
9 Mudslinger’s Coffee | 123 SF
“US 290 PROJECT WILL ENHANCE CONNECTIVITY, MOBILITY AND QUALITY OF LIFE FOR BUSINESSES, RESIDENTS AND VISITORS IN THE CY-FAIR AREA.”

- KAREN OTTHON, TXDOT

LOCATION INDEX

LIVING INDEX

POPULATION
- Grew by 25% in the last decade
- Ranked 50 of top 100 highest-income urban areas in the U.S.

77429 ZIP CODE
- Ranked one of the most affluent in Harris County by American City Business Journals

HOUSING INDEX

COMMUNITIES
- Home to #1 selling master-planned Houston community

HOUSING
- 40% of households average $100,000+ in household income
- More than 35,000 new housing developments are projected for Cy-Fair over the next decade

EDUCATION INDEX

- Ranked in top 140 in Texas school systems
- Ranked #44 in Houston Metro Area high schools
- Unprecedented 98% GRADUATION RATE

THE SHOPS AT ROCK CREEK | CYPRESS, TEXAS
HEB OPERATES MORE THAN 400 STORES IN TEXAS AND IN MEXICO

MORE THAN 120,000 PERSONNEL ARE EMPLOYED BY HEB

ANNUAL SALES AVERAGE $28 BILLION AND IT IS THE 20TH LARGEST RETAILER NATIONWIDE

HEB ALSO OPERATES CENTRAL MARKET, AN Upscale, Organic and Fine Foods Retailer

OTHER RETAIL CONCEPTS INCLUDE HEB PLUS!, MI TIENDA, AND JOE V’S SMARTSHOP

HEB RANKED #12 AMERICA’S LARGEST PRIVATE COMPANIES
### Population

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Households</td>
<td>3,800</td>
<td>31,338</td>
<td>69,972</td>
</tr>
<tr>
<td>Current Population</td>
<td>11,752</td>
<td>91,826</td>
<td>202,346</td>
</tr>
<tr>
<td>2010 Census Population</td>
<td>9,275</td>
<td>66,888</td>
<td>154,115</td>
</tr>
<tr>
<td>Population Growth 2010 to 2020</td>
<td>26.72%</td>
<td>37.35%</td>
<td>31.47%</td>
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<tr>
<td>2020 Median Age</td>
<td>36.0</td>
<td>36.4</td>
<td>35.3</td>
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### Income

<table>
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<th></th>
<th>1 Mile</th>
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<th>5 Miles</th>
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<tbody>
<tr>
<td>Average Household Income</td>
<td>$147,956</td>
<td>$138,832</td>
<td>$122,830</td>
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<tr>
<td>Median Household Income</td>
<td>$128,153</td>
<td>$114,225</td>
<td>$98,368</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$49,831</td>
<td>$48,044</td>
<td>$43,704</td>
</tr>
</tbody>
</table>

### Race and Ethnicity

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>76.35%</td>
<td>74.75%</td>
<td>70.37%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>8.72%</td>
<td>8.86%</td>
<td>10.66%</td>
</tr>
<tr>
<td>Asian or Pacific Islander</td>
<td>5.13%</td>
<td>7.23%</td>
<td>7.82%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>25.20%</td>
<td>23.86%</td>
<td>25.95%</td>
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</table>

### Census Households

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person Household</td>
<td>10.36%</td>
<td>13.41%</td>
<td>17.20%</td>
</tr>
<tr>
<td>2 Person Households</td>
<td>31.34%</td>
<td>31.65%</td>
<td>30.86%</td>
</tr>
<tr>
<td>3+ Person Households</td>
<td>58.30%</td>
<td>54.94%</td>
<td>51.94%</td>
</tr>
<tr>
<td>Owner-Occupied Housing Units</td>
<td>93.21%</td>
<td>88.22%</td>
<td>78.92%</td>
</tr>
<tr>
<td>Renter-Occupied Housing Units</td>
<td>6.79%</td>
<td>11.78%</td>
<td>21.08%</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;
• Must, 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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Sales Agent/Associate’s Name
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Buyer/Tenant/Seller/Landlord Initials Date
Regulated by the Texas Real Estate Commission (TREC) | Information available at http://www.trec.texas.gov

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