NEW FOREST TOWN CENTER

±500,000-SF Multi-Anchored Development

SWC of Beltway 8 and Highway 90
Houston, Texas



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NewQuest

*Representative Photo

Project Highlights



138K
VPD ON BELTWAY 8 AND US 90

$92K
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

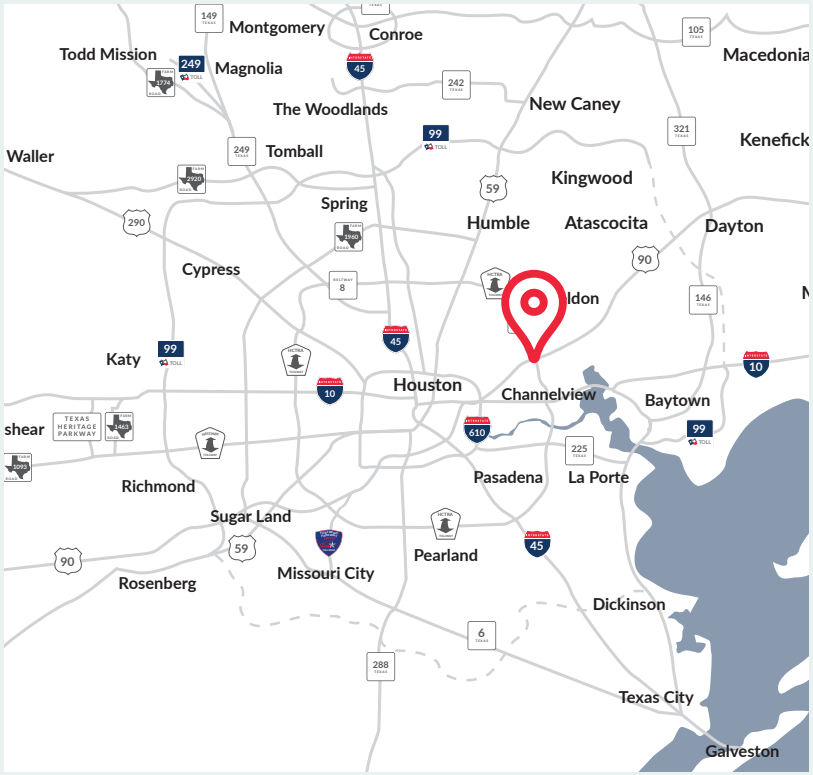
244K
CURRENT POPULATION WITHIN 7 MILES

2020 Census, ESRI 2026

STEADY RESIDENTIAL GROWTH

231 ANNUAL HOME TRANSACTIONS
$249,953 AVERAGE HOME SALE PRICE
3 MOST ACTIVE SUBDIVISIONS:
WOODFOREST (23), SHELDON RIDGE (15), STERLING GREEN (12)

Zonda Estimates Within 5 Miles as of Q2 2026



*Representative Photo

Project Highlights



500,000-SF MULTI-ANCHORED DEVELOPMENT COVERING 132 ACRES

ANCHOR, JUNIOR ANCHOR, RETAIL AND PAD SITES AVAILABLE

DIRECTLY ACROSS FROM **THE NORTHPOINT 90 LOGISTICS CENTER,** A PREMIER **190-ACRE MASTER-PLANNED CLASS-A BUSINESS PARK**

PORT OF HOUSTON DISTANCE:
10 MILES, 14 MINUTES

DOWNTOWN DISTANCE:
12 MILES, 16 MINUTES

IAH AIRPORT DISTANCE:
19 MILES, 23 MINUTES

1 MILE OF FRONTAGE ON BELTWAY 8 AND US HIGHWAY 90, AND 1,100 FEET ON UVALDE ROAD

Aerial



05.26 | 04.26

Aerial



TxDot Traffic Counts as of 2024

09.26 | 08.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

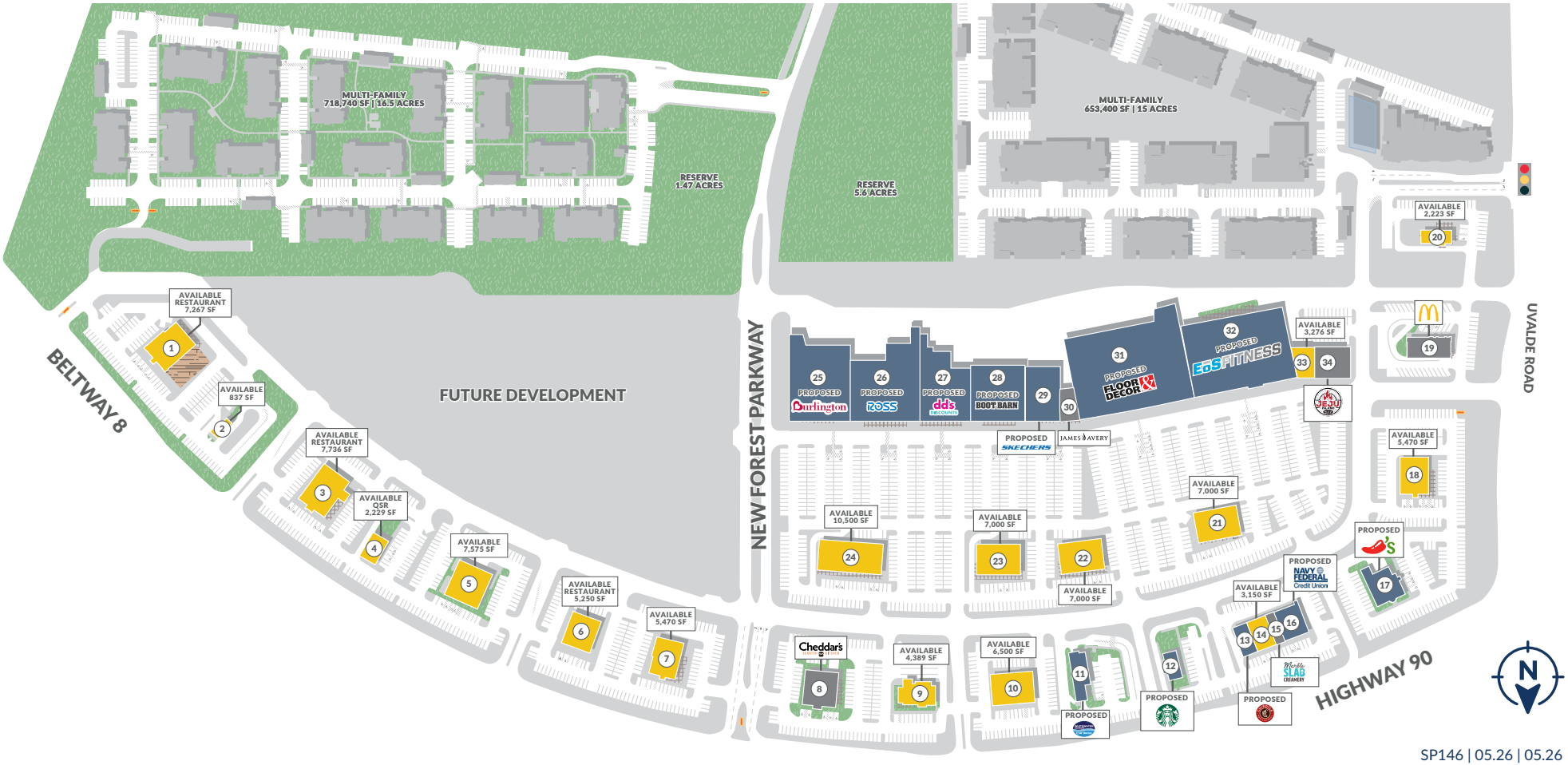
Site Plan

KEY	BUSINESS	AREAS
1	Available Restaurant	7,267 SF
2	Available For Lease	837 SF
3	Available Restaurant	7,736 SF
4	Available QSR	2,229 SF
5	Proposed Bubba's 33	7,575 SF
6	Available For Lease	5,250 SF
7	Proposed Chuy's	5,470 SF
8	Proposed Cheddar's	6,181 SF
9	Available For Lease	4,389 SF
10	Available For Lease	6,500 SF

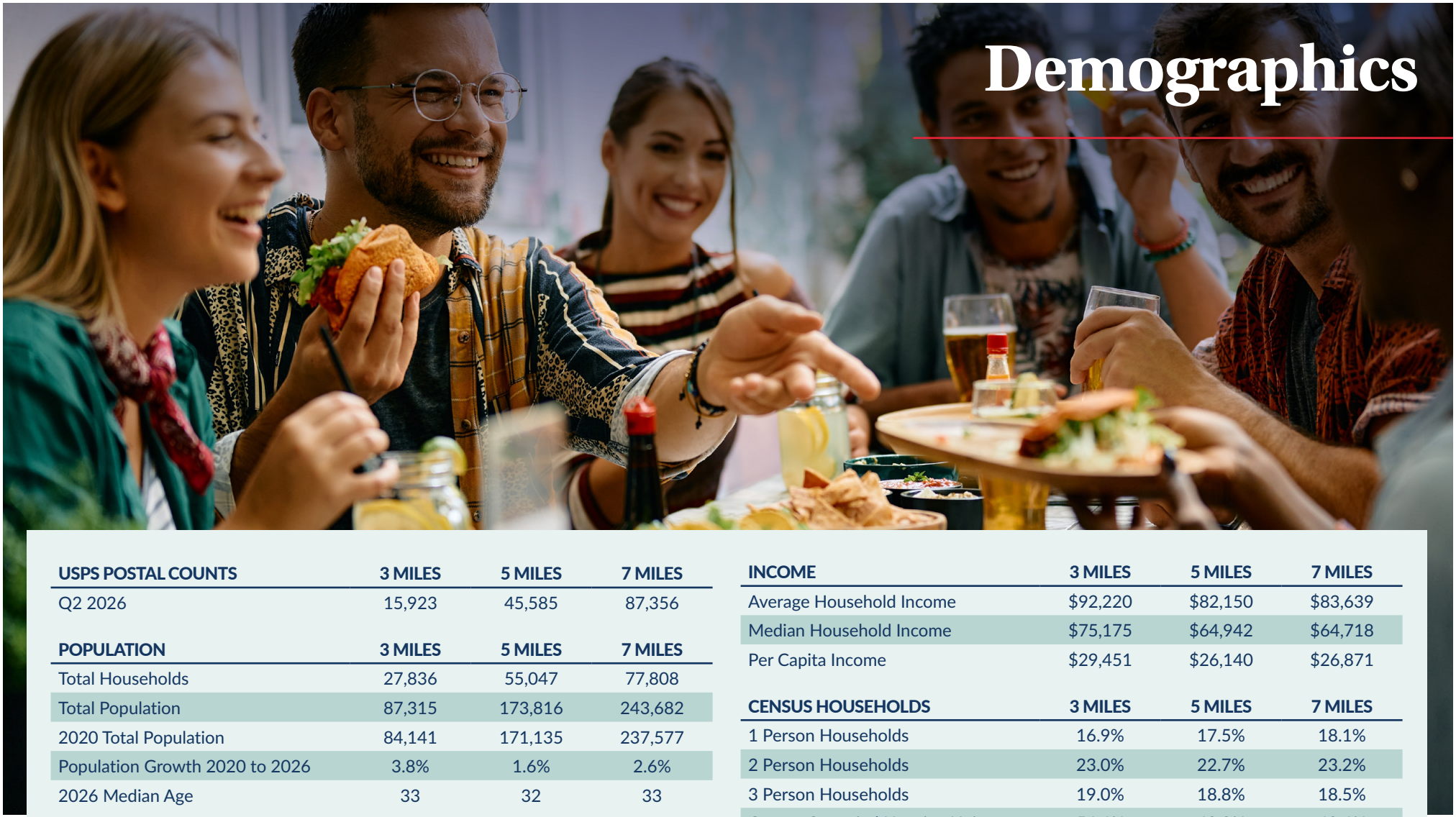
KEY	BUSINESS	AREAS
11	Proposed Whitewater Express	3,808 SF
12	Proposed Starbucks	1,933 SF
13	Proposed Chipotle	2,450 SF
14	Available For Lease	3,150 SF
15	Proposed Marble Slab Creamery	1,400 SF
16	Proposed Navy Federal Credit Union	4,200 SF
17	Proposed Chili's	5,386 SF

KEY	BUSINESS	AREAS
18	Available For Lease	5,470 SF
19	McDonald's	4,365 SF
20	Available For Lease	2,223 SF
21	Available For Lease	7,000 SF
22	Available For Lease	7,000 SF
23	Available For Lease	7,000 SF
24	Available For Lease	10,500 SF
25	Proposed Burlington	25,000 SF
26	Proposed Ross	25,000 SF
27	Proposed dd's Discounts	18,000 SF

KEY	BUSINESS	AREAS
28	Proposed Boot Barn	15,000 SF
29	Proposed Skechers	10,000 SF
30	Proposed James Avery	2,674 SF
31	Proposed Floor & Decor	52,000 SF
32	Proposed EOS Fitness	40,000 SF
33	Available For Lease	3,276 SF
34	Proposed Jeju Korean BBQ	5,600 SF



SP146 | 05.26 | 05.26



Demographics

USPS POSTAL COUNTS	3 MILES	5 MILES	7 MILES
Q2 2026	15,923	45,585	87,356

POPULATION	3 MILES	5 MILES	7 MILES
Total Households	27,836	55,047	77,808
Total Population	87,315	173,816	243,682
2020 Total Population	84,141	171,135	237,577
Population Growth 2020 to 2026	3.8%	1.6%	2.6%
2026 Median Age	33	32	33

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	19.9%	21.5%	22.4%
Black/African American	26.0%	21.5%	23.3%
Asian	2.2%	1.5%	1.4%
Hispanic	63.2%	68.2%	64.9%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	$92,220	$82,150	$83,639
Median Household Income	$75,175	$64,942	$64,718
Per Capita Income	$29,451	$26,140	$26,871

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	16.9%	17.5%	18.1%
2 Person Households	23.0%	22.7%	23.2%
3 Person Households	19.0%	18.8%	18.5%
Owner-Occupied Housing Units	54.6%	48.2%	49.6%
Renter-Occupied Housing Units	45.4%	51.8%	50.4%

2020 Census, ESRI 2026

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	**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
Nick Ramsey	**683176**	**nramsey@newquest.com**	**281.477.4359**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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