WEBSTER TOWN CENTER

#1 CINEMARK IN TEXAS
BASED ON VISITS

- PLACER.AI '26

Pad Site Available in Webster's Premier Entertainment Destination

SEC of Interstate 45 and Texas Avenue
Webster, Texas

COMING SOON:

Openland CREDIT UNION

The US Oncology Network

FLEX STATION

NOW OPEN:

THE PEACH COBBLER FACTORY



NewQuest

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Project Highlights

MAJOR AREA RETAILERS

Academy Sports + Outdoors
Main Event
Cavender's
Cheddar's Scratch Kitchen
Topgolf
SpringHill Suites
Cinemark
Boomerjack's
five BELOW
The US Oncology Network
Twin Peaks

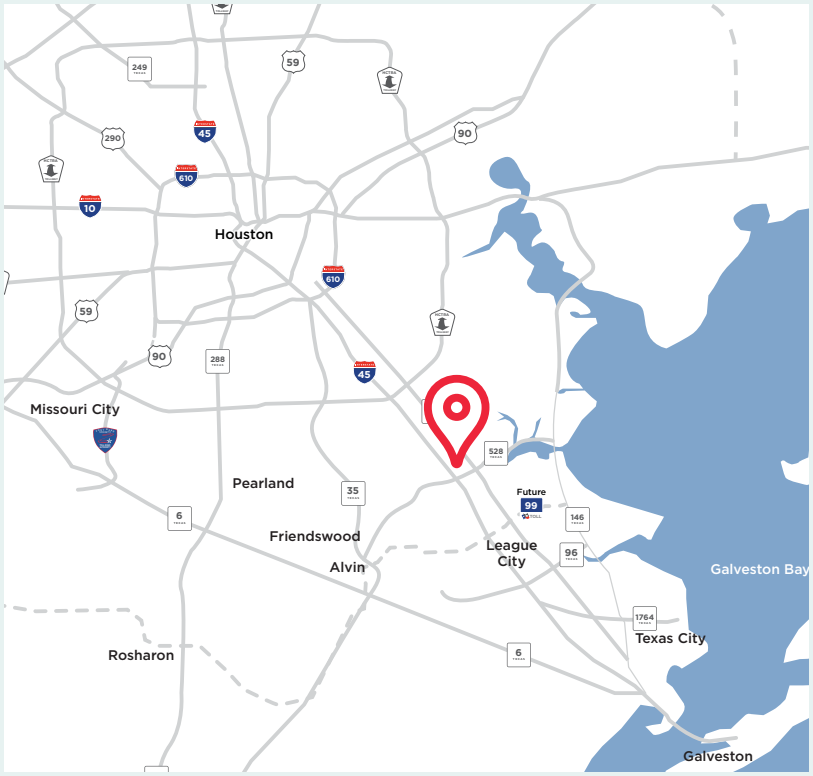


7.5%
POPULATION GROWTH
WITHIN 2 MILES
FROM 2020 TO 2026

$143K
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

212K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026



STEADY RESIDENTIAL GROWTH

3,101 FUTURE HOMES
306 ANNUAL HOME STARTS
458 ANNUAL HOME CLOSINGS
85,204 TOTAL HOUSEHOLDS | 5 MILES
9.7% HOUSEHOLD GROWTH 2020 - 2026 | 2 MILES

Source: Zonda Estimates as of Q2 2026 & 2020 Census, ESRI 2026

Project Highlights

Super-regional retail destination pulls **great daytime population** from Webster and **over 13,000 local employees** from NASA and the medical center.

Great access from NASA Road 1 Bypass and Gulf Freeway and a straight drive via I-45 to Downtown Houston.

The location is just 2 miles from **Baybrook Mall**, less than 4 miles from both the **NASA Space Center** and **UTMB Health League City Campus Hospital**, and approximately 5 miles from the **University of Houston–Clear Lake.**

High Performing Tenants:

Cinemark - #1 in Texas and #9 nationally among all Cinemark locations based on visits

Twin Peaks - #1 in Texas and #9 nationally among all Twin Peaks locations based on visits

Boomerjacks - #2 in Texas among all Boomerjacks locations based on visits

- Placer.ai '26

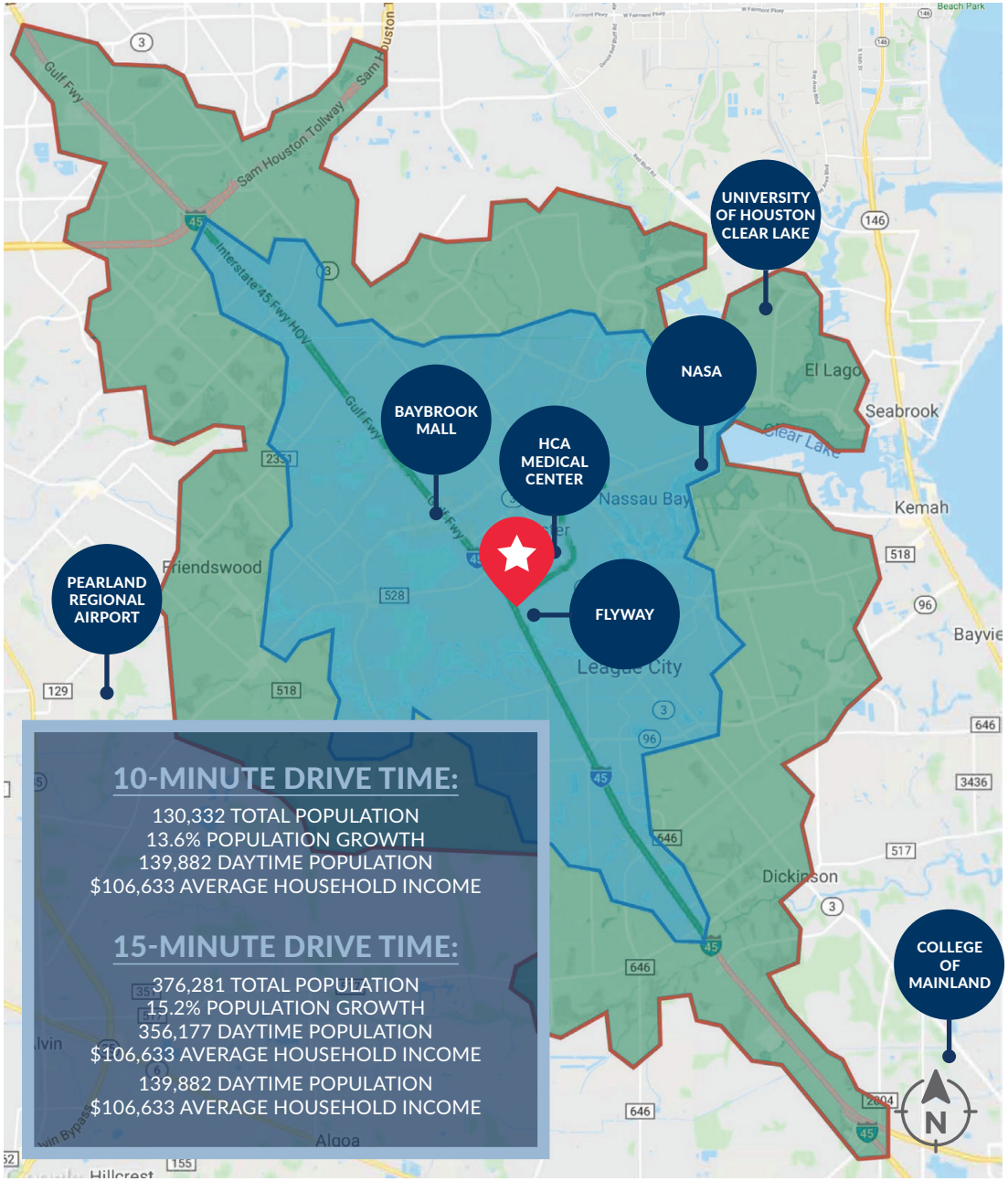
Available as Ground Lease:

Pad 1 - up to 2,500 SF

Pad 4 - up to 54,719 SF



Regional Destination



10-MINUTE DRIVE TIME:

130,332 TOTAL POPULATION
13.6% POPULATION GROWTH
139,882 DAYTIME POPULATION
$106,633 AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME:

376,281 TOTAL POPULATION
15.2% POPULATION GROWTH
356,177 DAYTIME POPULATION
$106,633 AVERAGE HOUSEHOLD INCOME
139,882 DAYTIME POPULATION
$106,633 AVERAGE HOUSEHOLD INCOME

DRIVE-TIME RADIUS TO WEBSTER TOWN CENTER

- 10-MINUTES DRIVE-TIME
- 15-MINUTES DRIVE-TIME

1. **FLYWAY**
   4 MIN
2. **HCA MEDICAL CENTER**
   4 MIN
3. **BAYBROOK MALL**
   6 MIN
4. **NASA CENTER**
   10 MIN
5. **UNIVERSITY OF HOUSTON CLEAR LAKE**
   12 MIN
6. **COLLEGE OF MAINLAND**
   15 MIN
7. **PEARLAND REGIONAL AIRPORT**
   17 MIN

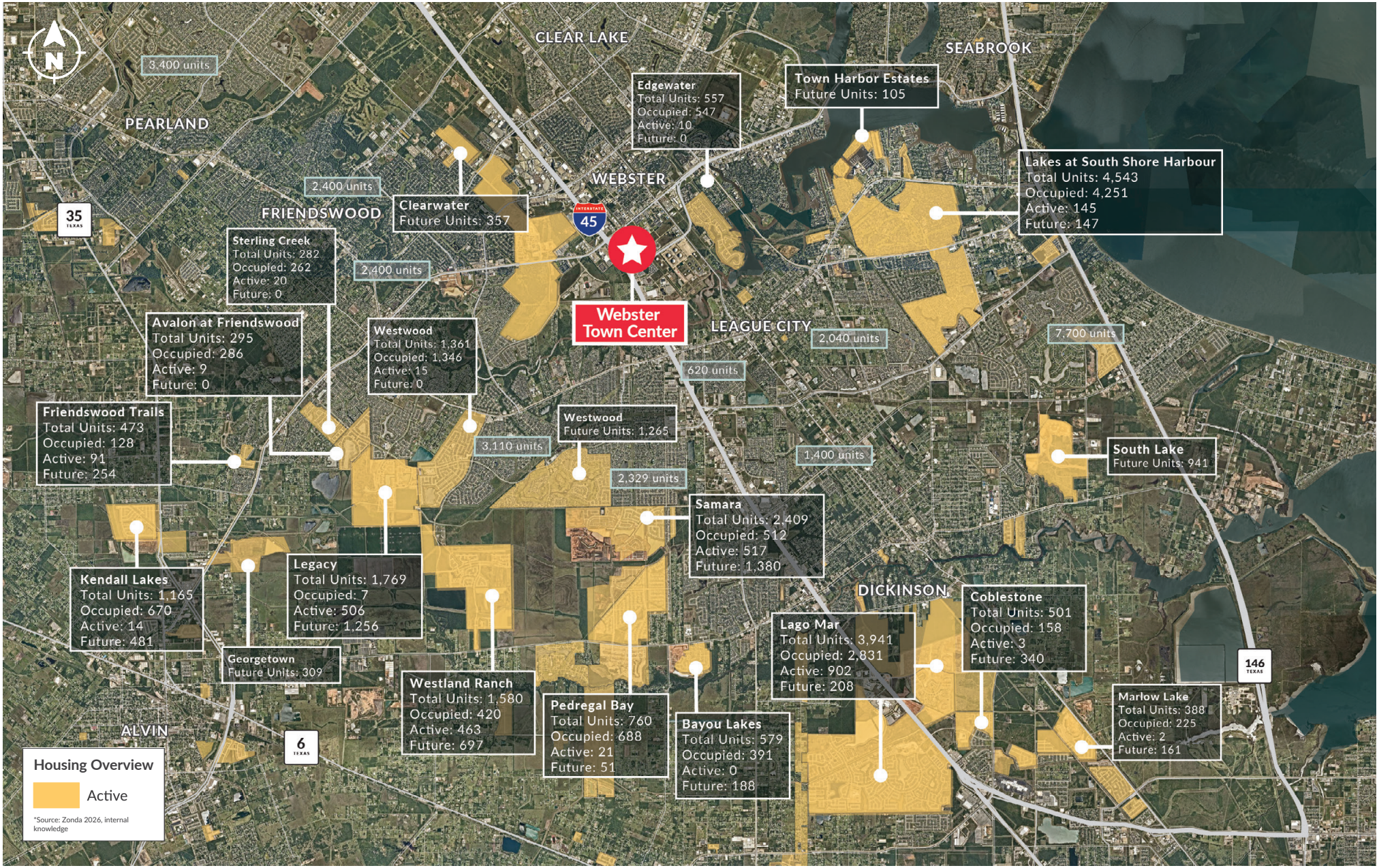
Aerial



TxDOT Traffic Counts as of 2026

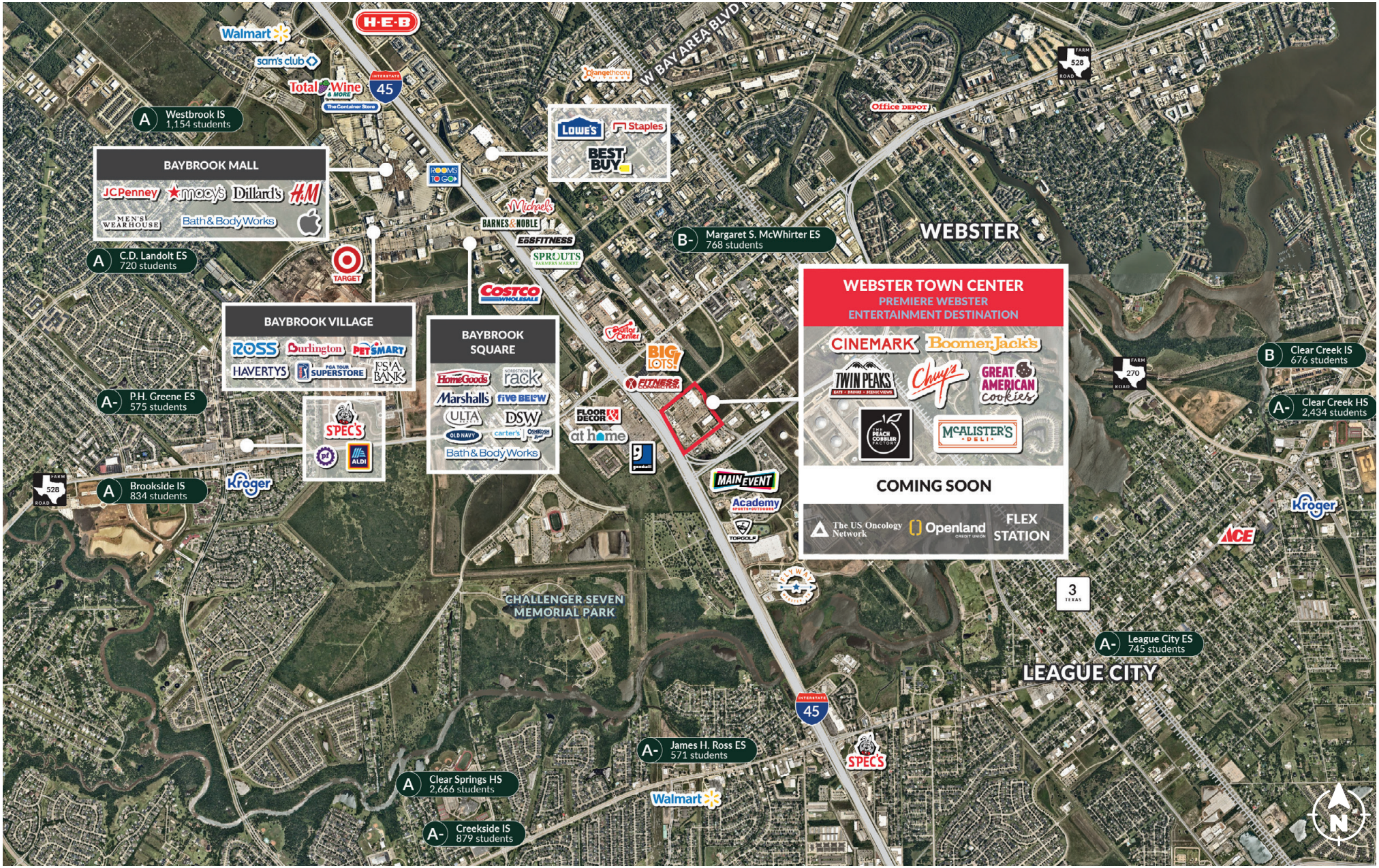
10.26 | 05.26

Housing Aerial



07.26 | 05.26

Aerial



10.26 | 05.26



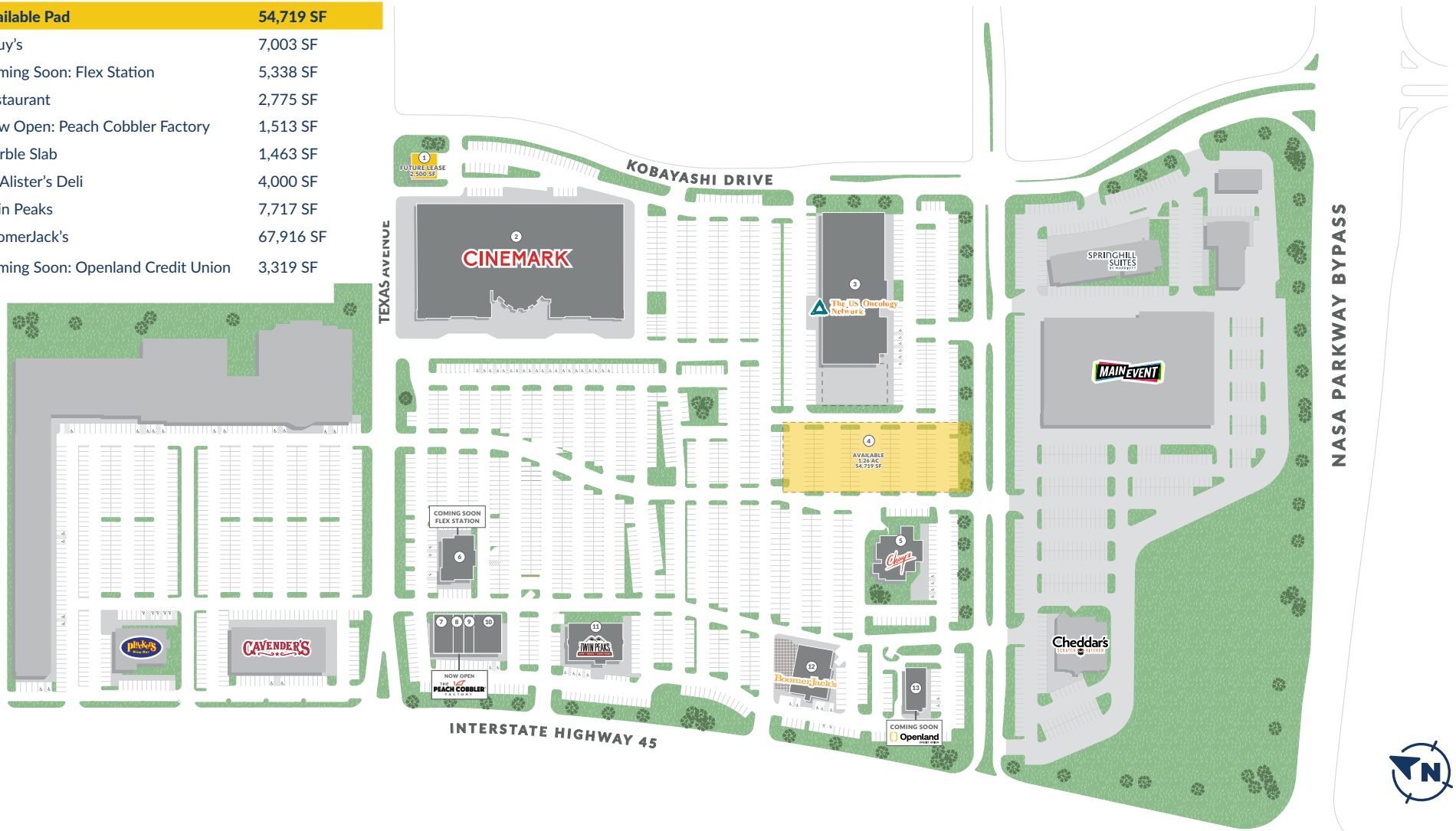
TxDOT Traffic Counts as of 2026

10.26 | 09.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

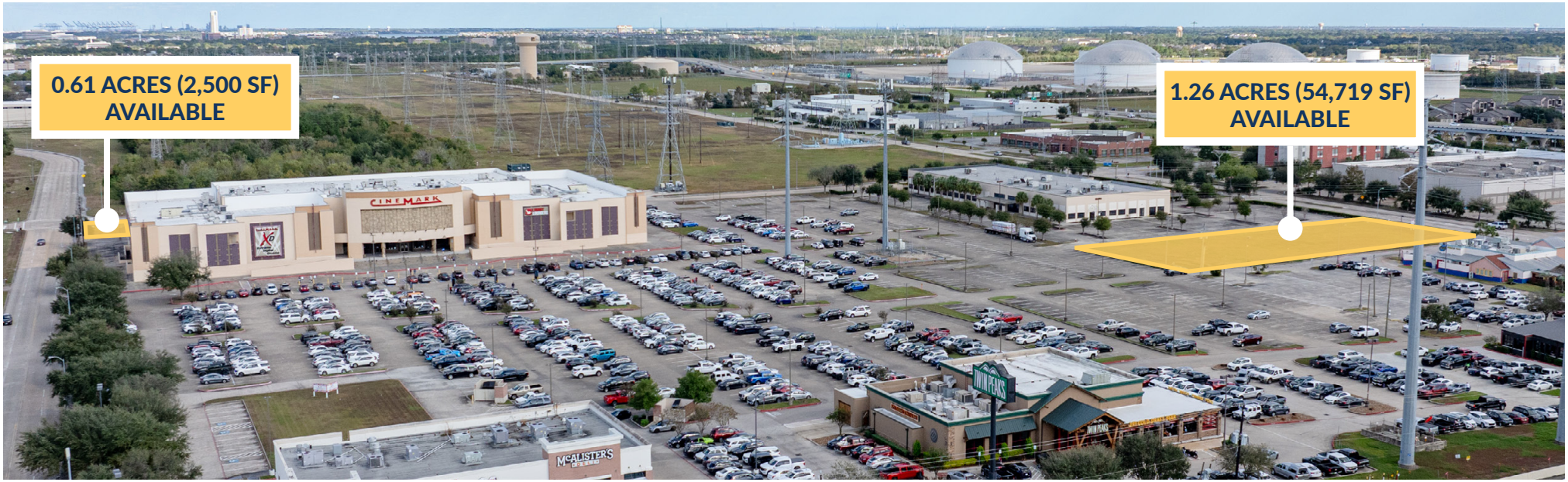
Site Plan

KEY	BUSINESS	LEASE AREAS
1	**Available Pad**	**2,500 SF**
2	Cinemark	83,862 SF
3	The US Oncology Network	35,000 SF
4	**Available Pad**	**54,719 SF**
5	Chuy's	7,003 SF
6	Coming Soon: Flex Station	5,338 SF
7	Restaurant	2,775 SF
8	Now Open: Peach Cobbler Factory	1,513 SF
9	Marble Slab	1,463 SF
10	McAlister's Deli	4,000 SF
11	Twin Peaks	7,717 SF
12	BoomerJack's	67,916 SF
13	Coming Soon: Openland Credit Union	3,319 SF



SP121 | 10.26 | 07.23

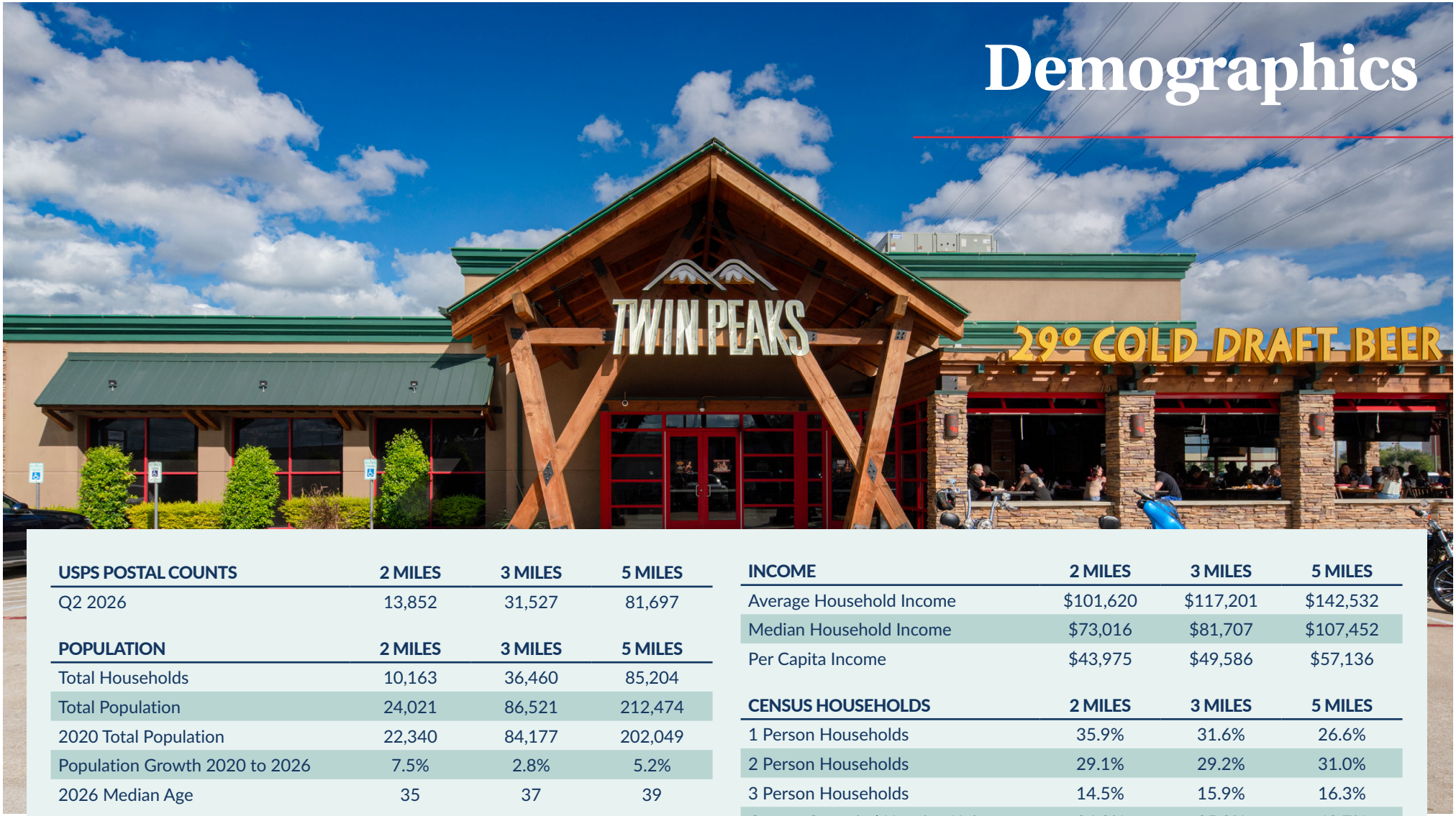
Photos


0.61 ACRES (2,500 SF) AVAILABLE
1.26 ACRES (54,719 SF) AVAILABLE
CINEMARK
McALISTER'S


NOW OPEN
THE PEACH COBBLER FACTORY
MICHIRU
SUSHI & ASIAN CUISINE
Wine Beer
McALISTER'S


BoomerJack's
GRILL

Demographics



USPS POSTAL COUNTS	2 MILES	3 MILES	5 MILES
Q2 2026	13,852	31,527	81,697

POPULATION	2 MILES	3 MILES	5 MILES
Total Households	10,163	36,460	85,204
Total Population	24,021	86,521	212,474
2020 Total Population	22,340	84,177	202,049
Population Growth 2020 to 2026	7.5%	2.8%	5.2%
2026 Median Age	35	37	39

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	50.2%	52.1%	59.3%
Black/African American	13.9%	11.7%	8.8%
Asian	7.6%	8.2%	8.3%
Hispanic	31.8%	31.0%	25.3%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$101,620	$117,201	$142,532
Median Household Income	$73,016	$81,707	$107,452
Per Capita Income	$43,975	$49,586	$57,136

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	35.9%	31.6%	26.6%
2 Person Households	29.1%	29.2%	31.0%
3 Person Households	14.5%	15.9%	16.3%
Owner-Occupied Housing Units	26.2%	35.3%	48.7%
Renter-Occupied Housing Units	73.8%	64.7%	51.3%

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**
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Catherine Dang	**854364**	**cdang@newquest.com**	**281.955.3549**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

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