MONT BELVIEU

Regional Retail Destination Coming Soon to Chambers County

SWC & NEC of I-10 & FM 3180 | Mont Belvieu, Texas

Anchor, Junior Anchor, Retail, & Pads Available



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Project Highlights

38%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2026

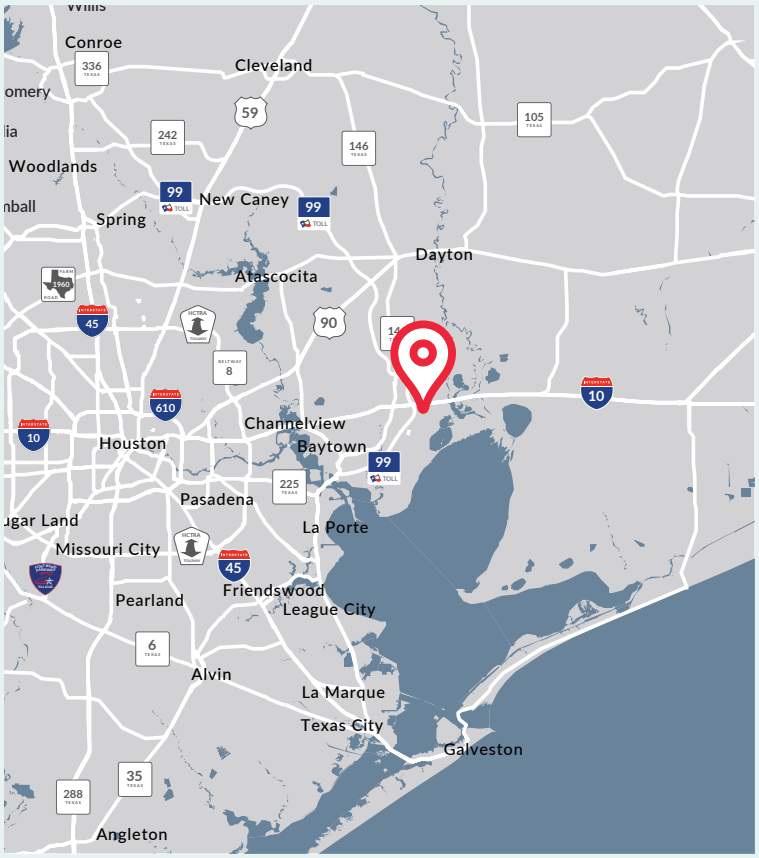
$164K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

136K
CURRENT POPULATION
WITHIN 10 MILES

2020 Census, ESRI 2026

MAJOR AREA EMPLOYERS

- ExxonMobil — 800 EMPLOYEES
- ONEOK — - EMPLOYEES
- ENERGY TRANSFER — - EMPLOYEES
- TARGA — - EMPLOYEES
- Enterprise Products — 5,600 EMPLOYEES
- Chevron Phillips — 620 EMPLOYEES



Project Highlights


Conceptual Photo

RICELAND COMMUNITY IS BRINGING **OVER 4,000 NEW HOMES** TO THE AREA, SUPPORTING MONT BELVIEU'S **RAPID 70% POPULATION GROWTH IN SIX YEARS** WITHIN A 3-MILE RADIUS

LOCATED ON **EAGLE DRIVE, THE PRIMARY RETAIL AND COMMERCIAL CORRIDOR** FOR WEST CHAMBERS COUNTY, AT THE CENTER OF ONE OF **NORTH AMERICA'S LARGEST PETROCHEMICAL AND NGL STORAGE HUBS**.

OVER **114,000 VEHICLES PER DAY** AT THE I-10 & EAGLE DRIVE INTERSECTION, **FRONTING TEXAS' BUSIEST EAST-WEST FREIGHT** AND COMMUTER CORRIDOR **CONNECTING BEAUMONT, HOUSTON, BAYTOWN, AND LOUISIANA**

HIGH-INCOME TRADE AREA WITH **$144K MEDIAN HOUSEHOLD INCOME, 116,000+ RESIDENTS,** AND PROXIMITY TO HIGHLY RATED **BARBERS HILL ISD**

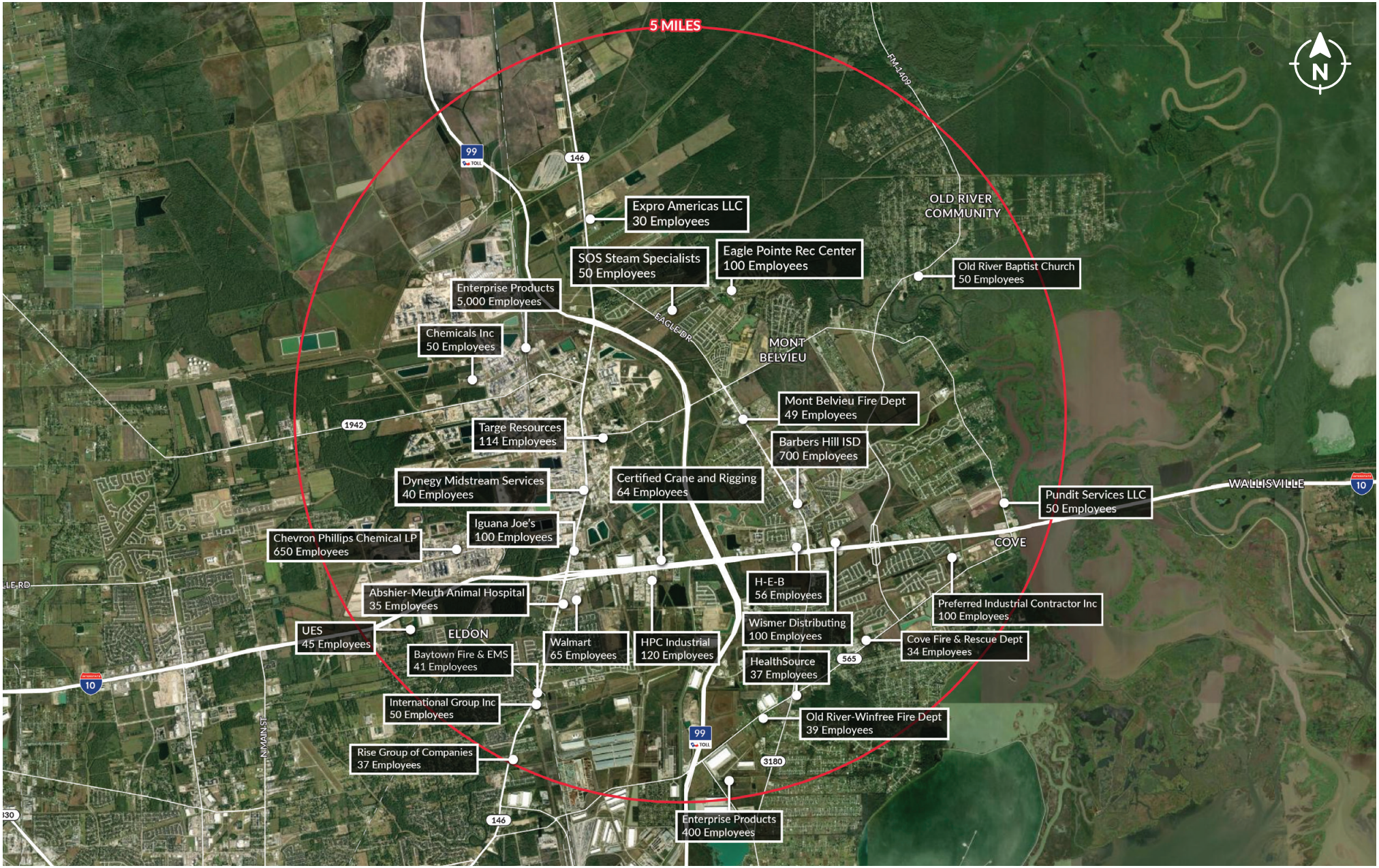
Retail Aerial



TxDOT Traffic Counts as of 2026

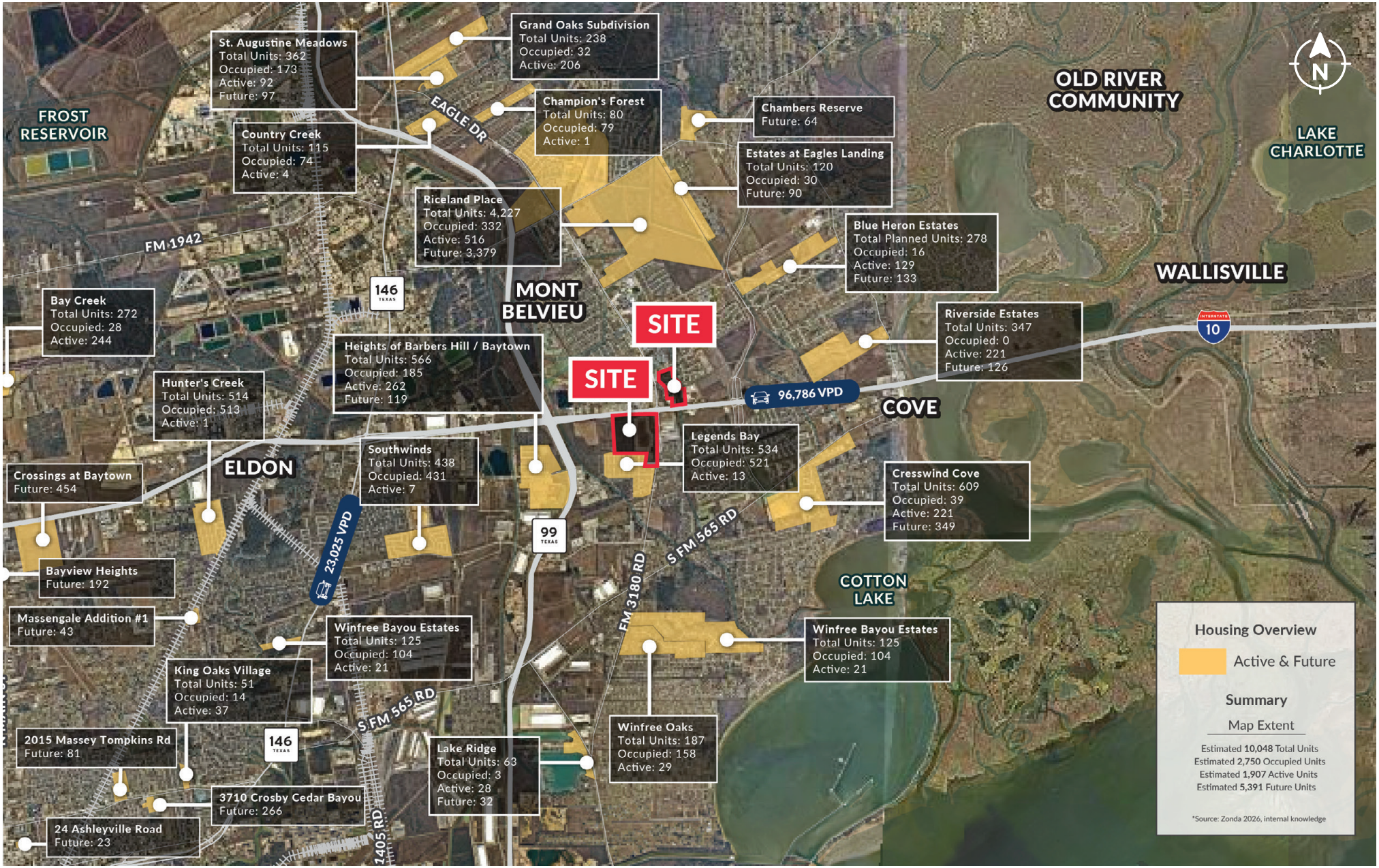
08.26 | 05.26

Major Employers Aerial



08.26 | 05.26

Housing Aerial



TxDOT Traffic Counts as of 2026

08.26 | 05.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

80 Acre Site Plan

KEY	BUSINESS	AREAS
1	Available For Lease	5,822 SF
2	Available For Lease	5,331 SF
3	Available For Lease	3,376 SF
4	Available For Lease	3,376 SF
5	Available For Lease	7,916 SF
6	Available For Lease	7,916 SF
7	Available For Lease	3,376 SF
8	Available For Lease	6,650 SF
9	Available For Lease	8,400 SF
10	Available For Lease	5,045 SF
11	Available For Lease	7,000 SF
12	Available For Lease	6,272 SF
13	Available For Lease	7,033 SF
14	Available For Lease	5,827 SF
15	Available For Lease	4,018 SF
16	Available For Lease	3,366 SF
17	Available For Lease	3,780 SF
18	Available For Lease	3,780 SF
19	Available For Lease	6,620 SF
20	Available For Lease	186,000 SF
21	Available For Lease	40,860 SF
22	Available For Lease	25,940 SF
23	Available For Lease	34,800 SF
24	Available For Lease	12,950 SF
25	Available For Lease	14,000 SF
26	Available For Lease	106,299 SF



SP-01 | 08.26 | 07.26

80 Acre Aerial



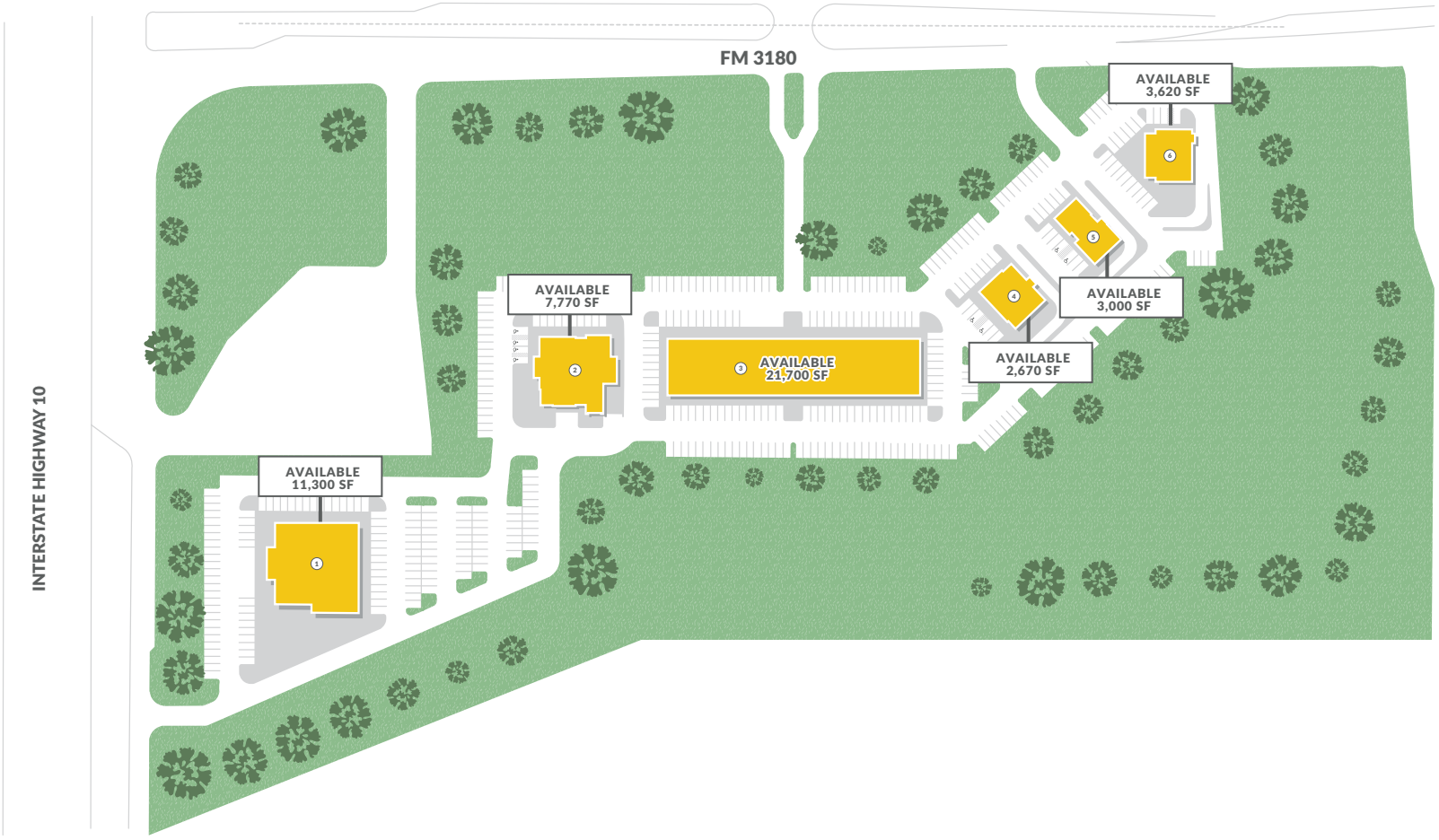
TxDOT Traffic Counts as of 2026

09.26 | 08.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

8 Acre Site Plan

KEY	BUSINESS	AREAS
1	Available For Lease	11,300 SF
2	Available For Lease	7,770 SF
3	Available For Lease	21,700 SF
4	Available For Lease	2,670 SF
5	Available For Lease	3,000 SF
6	Available For Lease	3,620 SF



SP-1 | 08.26 | 08.26

8 Acre Aerial



TxDOT Traffic Counts as of 2026

09.26 | 08.26

Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES	10 MILES
Q2 2026	1,180	9,364	15,807	50,906

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
Current Households	981	8,125	13,879	47,100
Current Population	3,217	25,466	42,930	135,759
2020 Census Average Persons per Household	3.34	3.17	3.13	2.91
2020 Census Population	2,825	18,403	31,835	117,892
Population Growth 2020 to 2026	14%	38%	35%	15%
2026 Median Age	33.3	33.7	34.9	34.6

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	10 MILES
1 Person Households	9.2%	11.7%	13.6%	21.1%
2 Person Households	25.4%	26.1%	27.6%	28.1%
3+ Person Households	21.4%	20.4%	19.2%	17.6%
Owner-Occupied Housing Units	89.2%	87.9%	85.4%	81.7%
Renter-Occupied Housing Units	81.0%	66.6%	68.5%	60.1%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	10 MILES
White	62.3%	67.8%	66.2%	48.4%
Black or African American	10.3%	7.8%	7.6%	14.2%
Asian or Pacific Islander	1.7%	1.9%	1.7%	2.7%
Other Races	10.5%	8.5%	10.0%	16.1%
Hispanic	29.3%	26.1%	29.0%	43.0%

INCOME	1 MILE	3 MILES	5 MILES	10 MILES
Average Household Income	$164,180	$146,255	$138,128	$108,641
Median Household Income	$143,157	$129,764	$123,720	$86,605
Per Capita Income	$50,834	$46,695	$44,937	$37,771

EDUCATION	1 MILE	3 MILES	5 MILES	10 MILES
Estimated High School Graduate	25.4%	23.1%	24.1%	25.3%
Estimated Bachelor's Degree	15.8%	22.2%	20.1%	15.1%
Estimated Graduate Degree	6.8%	7.2%	6.6%	7.1%

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
Brett Strake	**695691**	**bstrake@newquest.com**	**281.477.4388**
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

NewQuest

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