



FRIENDSWOOD CROSSING

Strong Tenant Mix Center with New Bank Pad Site

NWC of FM 518 and FM 528 | Friendswood, Texas

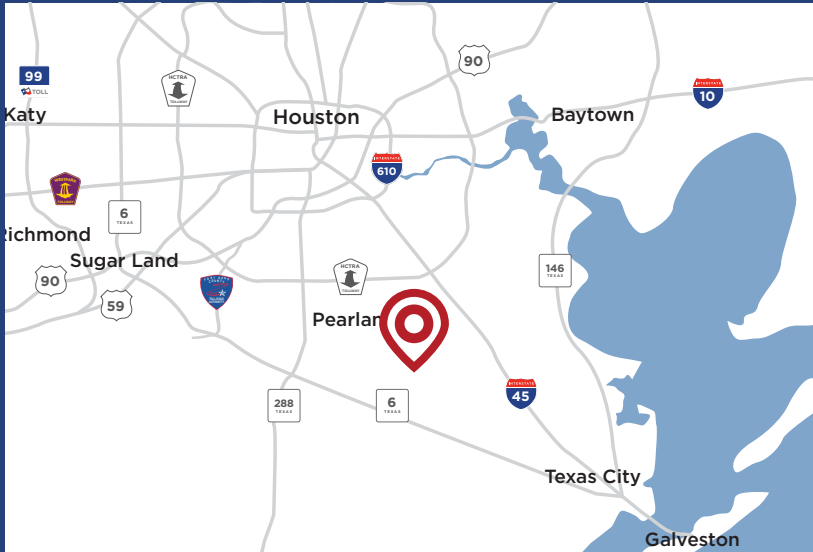
David K. Meyers | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

FRIENDSWOOD CROSSING

PROJECT HIGHLIGHTS

FRIENDSWOOD, TEXAS



\$137K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES

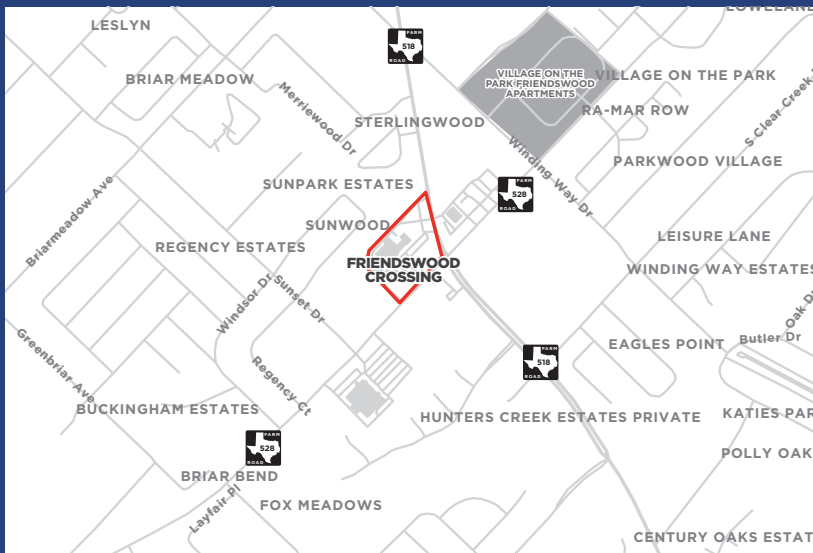
2010 Census, 2021 Estimates with
Delivery Statistics as of 12/21



26%
POPULATION
GROWTH
WITHIN 2 MILES
2010-2021



148,384
CURRENT
POPULATION
WITHIN 5 MILES



AGGRESSIVE RESIDENTIAL GROWTH

2,609 TRANSACTIONS & \$339,610 AVERAGE TRANSACTION VALUE | ANNUAL

\$878,910,763 TOTAL TRANSACTION VALUE | ANNUAL

MOST ACTIVE SUBDIVISIONS | HERITAGE PARK (101), WESTWOOD (77), WESTOVER PARK (69)

MetroStudy Estimates as of 3Q 2021

53,295 TOTAL HOUSEHOLDS

Regis Estimates as of 3Q 2021

MAJOR CENTER TENANTS



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PROJECT HIGHLIGHTS



LOCATED AT “**MAIN AND MAIN**” OF FRIENDSWOOD, AT THE NORTHWEST CORNER OF FM 518 AND FM 528



DYNAMIC INTERSECTION CAPTURES MULTI-CITY TRAFFIC FROM ALVIN, LEAGUE CITY, PEARLAND AND FRIENDSWOOD, TEXAS



65,381-SF SHOPPING CENTER OF RETAIL, SPECIALTY, AND RESTAURANT SPACES



7-MILE CUSTOMER REACH WITHIN A HIGH-GROWTH AND HIGH AVERAGE HHI RESIDENTIAL AREA



Virgata Commons

Orangetheory FITNESS CLUB PILATES

Jersey Mike's SUBS MOD Summer Moon COFFEE

Hunters Creek Estates

E PARKWOOD DRIVE 28,376 VPD

CareNow Urgent Care Chipotle goodwill Marble Slab Creamery I LOVE KICKBOXING H-E-B Moody Bank

Chick-fil-A TEXAN BANK CHASE POPEYES CIRCLE K

Starbucks Valvoline in the box Jack in the box BLUE WAVE

SUNSET DR.

CAMP MANISON RD

Regency Estates

Schlotsky's Advance! Auto Parts WINDYBROS PAPA JOHN'S DISCOUNT TIRE

AmegyBank Walgreens

Proposed

Frost

Friendswood Crossing

Great Clips SMOOTHIE KING Pizza Hut

utmb Health Made Ya Smile DENTAL

GOOD HEALTH PEDIATRICS Linda R. Neely-Shelley, M.D.

TotalNutrition

VERITEX COMMUNITY BANK WELLS FARGO

GO LUCKY CYCLE MCDONALD'S

Friendswood High School
2,124 Students

Friendswood Trails



SITE PLAN



KEY	BUSINESS	LEASE AREAS
1	Habaneros Fresh Mex	3,600 SF
2	Smoothie King	1,650 SF
3	Palm Beach Tan	3,105 SF
4	Mystic Nails	943 SF
5	Friendswood Vision	1,157 SF
6	Gold's Gym	33,684 SF
7	UTMB Healthcare	11,309 SF
8	Bank Of America	1,426 SF
9	Total Nutrition	1,081 SF
10	Shirley's Donuts	1,209 SF
11	Pizza Hut	1,519 SF
12	Great Clips	1,519 SF
13	Veritex Community Bank	3,180 SF
14	Made Ya Smile Dental	3,600 SF
15	Good Health Pediatrics	3,025 SF
16	Proposed Frost Bank	8,400 SF
17	Wells Fargo	4,000 SF
18	McDonald's	3,826 SF

AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



SP.62 | 11.21 | 02.21



DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	12,404	24,508	53,131
Current Population	34,394	68,956	148,384
2010 Census Population	27,192	59,239	125,645
Population Growth 2010 to 2021	26.49%	16.40%	18.10%
2021 Median Age	40.0	37.9	36.5

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$137,453	\$127,939	\$117,423
Median Household Income	\$130,177	\$113,311	\$103,748
Per Capita Income	\$49,376	\$45,615	\$42,322

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	69.90%	66.44%	60.84%
Black or African American	6.09%	7.02%	8.62%
Asian or Pacific Islander	7.11%	8.03%	9.47%
Hispanic	17.15%	19.03%	22.66%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	19.78%	19.11%	21.22%
2 Person Households	32.24%	30.97%	30.03%
3+ Person Households	47.99%	49.92%	48.74%
Owner-Occupied Housing Units	76.83%	76.85%	71.99%
Renter-Occupied Housing Units	23.17%	23.15%	28.01%

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David K. Meyers	420076	dmeyers@newquest.com	(281)477-4300
Sales Agent/Associate's Name	License No.	Email	Phone

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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