

NEW H-E-B CENTER | FOR LEASE



Property Highlights

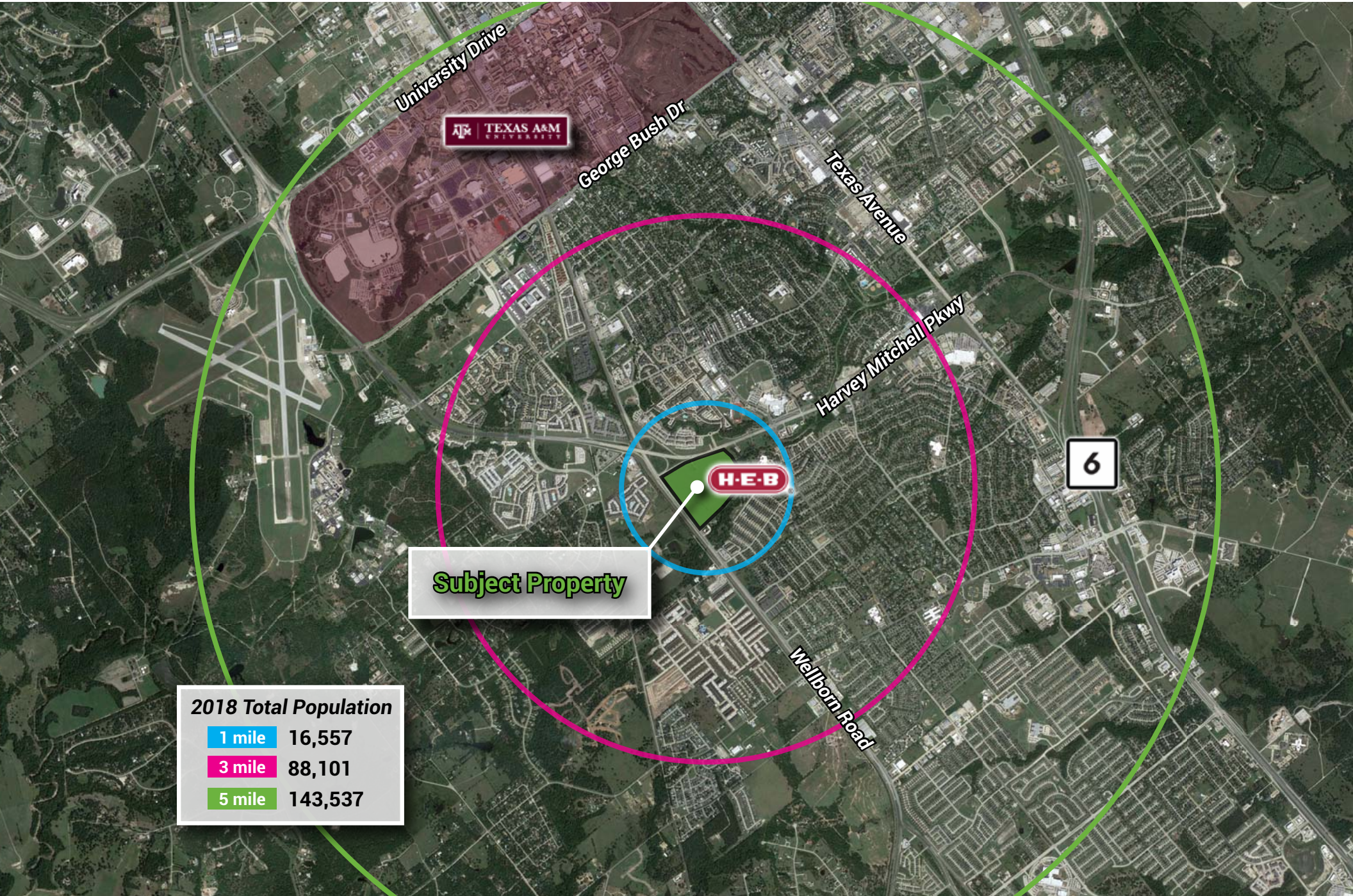
- New H-E-B grocery store, 106,000 SF, opened September 12, 2018
- More than 47,000 SF of restaurant/retail space to be delivered in Summer 2018
- Multiple pad sites available for ground lease or build-to-suit
- +/-1.5 miles from Texas A&M University campus (Spring 2017 enrollment of 66,426 students)
- Amenities include patios, amphitheater, and green commons areas
- Population expected to grow more than 7% within one (1) mile over next five (5) years
- Easy access to Texas Avenue, Highway 6, Wellborn Road (FM 2154), and Harvey Mitchell Parkway South (FM 2818)



Leasing Plan

Building A	~10,050 SF
Zero Degrees	1,758 SF
The Joint	1,237 SF
Angel Nails	3,000 SF
Super Cuts	1,200 SF
CS Dental	2,850 SF
Building B1	~7,640 SF
CapRock ER	2,940 SF
Available	2,188 SF
Rusty Taco	2,499 SF
Building B2	~8,255 SF
MOD Pizza	2,954 SF
TBT Bank	1,800 SF
Twin Liquors	3,500 SF
Building C1	~10,625 SF
Chicken Salad Chick	3,250 SF
Orange Theory	3,116 SF
Restaurant - Available	3,898 SF
Building C2	~12,000 SF
Brewster Street	4,640 SF
Available	1,464 SF
Pizza Hut	1,477 SF
Sports Clips	1,620 SF
Oshi Sushi	3,000 SF





Subject Property

2018 Total Population	
1 mile	16,557
3 mile	88,101
5 mile	143,537



WELLBORN | FM 2818 INTERSECTION
OVER 78,000
VEHICLES PER DAY
(TxDOT AADT 2017)



TOTAL POPULATION OF
OVER 143,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 55,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$64,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 55,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$261,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	16,557	88,101	143,537
2023 Total Population	17,902	95,039	157,170
2018-2023 Annual Growth Rate	1.57%	1.53%	1.83%
2018 Households	7,042	33,468	55,548
2023 Households	7,587	36,427	61,112
2018 Average Home Value	\$237,681	\$240,850	\$261,384
2023 Average Home Value	\$277,685	\$277,706	\$295,212
2018 Average HH Income	\$35,278	\$51,482	\$64,876
2023 Average HH Income	\$39,123	\$56,549	\$72,432

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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Sales Agent/Associate's Name

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Buyer / Tenant / Seller / Landlord Initials

Date

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