



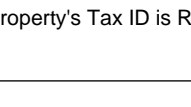






Fort Bend County Retail

1		<p>FM 359 & Mason Rd Richmond Village Richmond, TX 77406 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed, breaks ground Oct 2016 Building Size: 161,553 SF Land Area: 22.23 AC Stories: 1 Parking: 900 free Surface Spaces are available; Ratio of 5.57/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 161,553 SF Max Contig: 161,553 SF Smallest Space: 161,553 SF Rent/SF/YR: Withheld % Leased: 0%</p>
Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 -- 161,553 SF (161,553 SF)				
2		<p>26440 FM 1093 Richmond, TX 77407 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed, breaks ground Sep 2016 Building Size: 100,000 SF Land Area: 50.77 AC Stories: 1 Expenses: 2015 Tax @ \$1.61/sf For Sale: Not For Sale</p>	<p>Space Avail: 100,000 SF Max Contig: 100,000 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%</p>
Landlord Rep: Raintree Commercial / C.Corey C. Ferguson (281) 860-2272 X1 -- 100,000 SF (1,500-100,000 SF)				
3		<p>SWC Grand Pkwy & Westheim Pky Parkway Plaza in Cinco Ranch Katy, TX 77494 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed, breaks ground Sep 2016 Building Size: 62,079 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.94/sf For Sale: Not For Sale</p>	<p>Space Avail: 62,079 SF Max Contig: 20,000 SF Smallest Space: 10,800 SF Rent/SF/YR: Withheld % Leased: 0%</p>
Landlord Rep: EDGE Realty Partners / Joshua Jacobs (713) 900-3001 / Lauren Heimann (713) 900-3026 -- 62,079 SF (10,800-20,000 SF)				





Fort Bend County Retail

4		<p>11222-12820 Fountain Lake Dr Stafford, TX 77477 Fort Bend County</p>	<p>Building Type: Retail/(Power Ctr) Status: Built 1996 Building Size: 380,000 SF Land Area: 43 AC Stories: 1 Expenses: 2011 Tax @ \$6.88/sf, 2012 Est Tax @ \$6.88/sf; 2011 Ops @ \$4.48/sf, 2012 Est Ops @ \$4.48/sf Parking: 4,149 Surface Spaces are available; Ratio of 6.38/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 60,385 SF Max Contig: 55,246 SF Smallest Space: 2,400 SF Rent/SF/YR: \$23.00-\$25.00 % Leased: 84.1%</p>
		<p>Landlord Rep: Dunhill Partners, Inc. Andy Crosland (214) 525-6285 -- 60,385 SF (2,400-55,246 SF)</p> <p>Has covered and reserved parking with reserved visitor parking as well.</p>		
5		<p>4310 Avenue H Rosenberg, TX 77471 Fort Bend County South die</p>	<p>Building Type: Retail Status: Under Renovation, delivers Jul 2016 Building Size: 150,963 SF Land Area: 12 AC Stories: 1 Expenses: 2015 Tax @ \$0.34/sf; 2011 Ops @ \$0.45/sf, 2013 Est Ops @ \$2.08/sf Parking: 593 free Surface Spaces are available; Ratio of 3.83/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 50,800 SF Max Contig: 44,000 SF Smallest Space: 6,800 SF Rent/SF/YR: \$7.20 % Leased: 66.4%</p>
		<p>Landlord Rep: Autocomp Technologies Inc / Amin Noor (281) 447-9800 -- 50,800 SF (6,800-44,000 SF)</p> <p>The property's Tax ID is R36106 and Tax ID 2 is 0061-00-000-0370-901</p>		
6		<p>7103-7213 W Fuqua Dr Willowridge Commons Missouri City, TX 77489 Fort Bend County</p>	<p>Building Type: Retail Status: Built 1981 Building Size: 118,880 SF Land Area: 12.54 AC Stories: 1 Expenses: 2014 Tax @ \$0.05/sf Parking: 315 free Surface Spaces are available; Ratio of 2.94/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 49,280 SF Max Contig: 30,979 SF Smallest Space: 900 SF Rent/SF/YR: \$5.00 % Leased: 95.3%</p>
		<p>Landlord Rep: Malachite Group of Texas, Inc. Bill Rowell (713) 861-8111 -- 49,280 SF (900-30,979 SF)</p> <p>Shopping center is just off of Beltway 8. Anchored by Family Dollar of Texas.</p>		




Fort Bend County Retail

7		Grand Parkway & Fry Rd Phase II Katy, TX 77494 Fort Bend County	Building Type: Retail/Storefront Status: Existing Building Size: 45,915 SF Land Area: 5.91 AC Stories: 1 Expenses: 2008 Tax @ \$2.42/sf Parking: 255 Surface Spaces are available; Ratio of 5.55/1,000 SF For Sale: Not For Sale	Space Avail: 45,915 SF Max Contig: 45,915 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Property Commerce / Clay Trozzo (832) 804-8524 -- 45,915 SF (1,200-25,200 SF)				
Outstanding Visibility & Access				
8		28000 Southwest Fwy Center @ Rosenberg Rosenberg, TX 77471 Fort Bend County Hwy 36	Building Type: Retail Status: Built 1993 Building Size: 177,000 SF Land Area: 18.37 AC Stories: 1 Expenses: 2012 Tax @ \$0.57/sf Parking: 714 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 39,500 SF Max Contig: 27,000 SF Smallest Space: 6,000 SF Rent/SF/YR: \$9.00-\$12.00 % Leased: 77.7%
Landlord Rep: Enterprise Realty Group / Nelson Spitz (713) 776-8885 -- 39,500 SF (6,000-27,000 SF)				
A concrete masonry construction formerly occupied by Big K-Mart with associated parking lots and access drives.				
9		7101 W Grand Pky S Phase II Richmond, TX 77407 Fort Bend County	Building Type: Retail Status: Built Mar 2015 Building Size: 39,175 SF Land Area: 3.99 AC Stories: 1 Expenses: 2015 Combined Est Tax/Ops @ \$6.00/sf Parking: 169 Surface Spaces are available; Ratio of 4.31/1,000 SF For Sale: Not For Sale	Space Avail: 39,175 SF Max Contig: 39,175 SF Smallest Space: 1,000 SF Rent/SF/YR: \$34.00 % Leased: 0%
Landlord Rep: Realty 1 Partners / Jeff Goldberg (832) 847-4005 -- 39,175 SF (1,000-39,175 SF)				

Fort Bend County Retail

10		3801-3843 Cartwright Rd Missouri City, TX 77459 Fort Bend County SWC Cartwright Rd & FM 1092	Building Type: Retail/Freestanding Status: Built 1985 Building Size: 45,894 SF Land Area: 5 AC Stories: 1 Expenses: 2015 Tax @ \$0.16/sf Parking: 226 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 38,074 SF Max Contig: 21,280 SF Smallest Space: 980 SF Rent/SF/YR: \$10.00-\$20.00 % Leased: 17.0%
Landlord Rep: WPW Properties / David Werlin (713) 627-2711 X109 -- 38,074 SF (980-21,280 SF)				
Village Walk is located on the Southeast corner of FM 1092 & Cartwright in Missouri City, TX. This intersection has some of the highest traffic counts in Missouri City and is positioned just minutes away from the Quail Valley Golf Course and Municipal Buildings				
11		447-501 Murphy Rd Stafford, TX 77477 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2003 Building Size: 43,571 SF Land Area: 3.72 AC Stories: 1 Expenses: 2013 Tax @ \$0.82/sf; 2013 Ops @ \$3.18/sf Parking: 200 Surface Spaces are available; Ratio of 4.59/1,000 SF For Sale: Not For Sale	Space Avail: 35,600 SF Max Contig: 35,600 SF Smallest Space: 4,000 SF Rent/SF/YR: \$7.00-\$12.00 % Leased: 18.3%
Landlord Rep: Retail SolutionsMartin Turner (281) 445-0033 -- 35,600 SF (4,000-35,600 SF)				
12		5458 W Grand Pky S Richmond, TX 77406 Fort Bend County	Building Type: Retail Status: Built Jan 2012 Building Size: 74,488 SF Land Area: 8.32 AC Stories: 1 Expenses: 2015 Tax @ \$3.50/sf For Sale: Not For Sale	Space Avail: 34,950 SF Max Contig: 34,950 SF Smallest Space: 34,950 SF Rent/SF/YR: Withheld % Leased: 53.1%
Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Mark Sondock (713) 300-0270 -- 34,950 SF (34,950 SF)				
13		4899 Highway 6 BLDG#2 Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Feb 2017 Building Size: 30,750 SF Land Area: 17 AC Stories: 2 Expenses: 2015 Tax @ \$1.01/sf For Sale: Not For Sale	Space Avail: 30,750 SF Max Contig: 30,750 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Dreams Come True Realty / Sheree Lee (281) 242-6655 / Frank Lee (281) 242-6655 -- 30,750 SF (1,500-15,375 SF)				

Fort Bend County Retail

14		4899 Highway 6 BLDG#3 Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Sep 2017 Building Size: 30,750 SF Land Area: 17 AC Stories: 2 For Sale: Not For Sale	Space Avail: 30,750 SF Max Contig: 30,750 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Dreams Come True Realty / Sheree Lee (281) 242-6655 / Frank Lee (281) 242-6655 -- 30,750 SF (1,500-15,375 SF)				
15		4899 Highway 6 BLDG#4 Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Mar 2018 Building Size: 30,750 SF Land Area: 17 AC Stories: 2 For Sale: Not For Sale	Space Avail: 30,750 SF Max Contig: 30,750 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Dreams Come True Realty / Sheree Lee (281) 242-6655 / Frank Lee (281) 242-6655 -- 30,750 SF (1,500-15,375 SF)				
16		4899 Highway 6 BLDG#5 Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Oct 2018 Building Size: 30,750 SF Land Area: 17 AC Stories: 2 For Sale: Not For Sale	Space Avail: 30,750 SF Max Contig: 30,750 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Dreams Come True Realty / Sheree Lee (281) 242-6655 / Frank Lee (281) 242-6655 -- 30,750 SF (1,500-15,375 SF)				

Fort Bend County Retail

17



8016 Highway 90 A
One Imperial Square
Sugar Land, TX 77478
Fort Bend County
Highway 90 at Main St.

Building Type: **Retail/Freestanding**
 Status: **Built 1983**
 Building Size: **30,000 SF**
 Land Area: **4.43 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$3.52/sf**
 For Sale: **Not For Sale**

Space Avail: **30,000 SF**
 Max Contig: **30,000 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/YR: **\$29.00**
 % Leased: **100%**

Landlord Rep: Hass Holdings, LLC / Amir Hassan (832) 277-7517 -- 30,000 SF (1,400-30,000 SF)

18



4415 LJ Pky
Riverstone Place
Sugar Land, TX 77479
Fort Bend County

Building Type: **Retail**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **30,000 SF**
 Land Area: **-**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.00/sf**
 For Sale: **Not For Sale**

Space Avail: **30,000 SF**
 Max Contig: **30,000 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$34.00**
 % Leased: **0%**

Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704 / Wes Miller (713) 621-1703 -- 30,000 SF (1,200-30,000 SF)

19



2120-2192 Texas Pky
Quail Corner
Missouri City, TX 77489
Fort Bend County

Building Type: **Retail**
 Status: **Built 1984**
 Building Size: **85,787 SF**
 Land Area: **7.62 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.51/sf; 2010 Ops @ \$1.56/sf**
 Parking: **285 free Surface Spaces are available; Ratio of 3.32/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **28,812 SF**
 Max Contig: **15,221 SF**
 Smallest Space: **1,600 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **66.4%**

Landlord Rep: The Brown Company / Dwayne Morris (713) 817-8422 -- 28,812 SF (1,600-15,221 SF)

Quail Corner Shopping Center is a 85,787 square foot Kroger anchored strip shopping center on a total of 332,097 square feet of land. The center is located in the City of Missouri City, Fort Bend County, Texas. Fort Bend County is one of the fastest growing counties in the country.

The tax ID # of this property is R66056 and the key map # is 570X.

Fort Bend County Retail

20



5100-5198 Avenue H
Rose-Rich Shopping Center
Rosenberg, TX 77471
Fort Bend County
SWC of Avenue H & Lane Dr

Building Type: **Retail**
 Status: **Built 1955, Renov 1983**
 Building Size: **102,641 SF**
 Land Area: **8.30 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.75/sf**
 Parking: **436 free Surface Spaces are available; Free Surface Tandem Spaces; Ratio of 4.72/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **28,051 SF**
 Max Contig: **5,500 SF**
 Smallest Space: **340 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **78.1%**

Landlord Rep: Henry S. Miller Brokerage - Houston / Cyrus Chen (713) 386-1073 -- 28,051 SF (340-5,500 SF)

Description

Join dd's, Melrose, Dollar Tree, Family Dollar, and Tmobile in this recently renovated shopping center
 5100 Avenue H, Rosenberg, Texas

21



4899 Highway 6
BLDG#1
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail**
 Status: **Under Construction, delivers Nov 2016**
 Building Size: **27,000 SF**
 Land Area: **17 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$1.15/sf**
 For Sale: **Not For Sale**

Space Avail: **27,000 SF**
 Max Contig: **27,000 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Dreams Come True Realty / Sheree Lee (281) 242-6655 / Frank Lee (281) 242-6655 -- 27,000 SF (1,500-13,500 SF)

22



3340 FM-1092
Township Square
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Built 1985**
 Building Size: **67,148 SF**
 Land Area: **6.28 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.67/sf, 2012 Est Tax @ \$1.40/sf; 2006 Ops @ \$4.67/sf, 2012 Est Ops @ \$1.63/sf**
 For Sale: **Not For Sale**

Space Avail: **26,991 SF**
 Max Contig: **6,882 SF**
 Smallest Space: **2,095 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **59.9%**

Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 26,991 SF (2,095-6,882 SF)

Township Square is a 67,148 SF retail center located on Murphy Road, just north of its intersection with State Highway 6. The property has easy access to a wide spectrum of established and growing residential neighborhoods. It has easy access to Highway 6 & U.S. Highway 59 and its daily traffic count exceeds 30,653.

Fort Bend County Retail

23



16510-16762 Southwest Fwy

Colony Square Shopping Center

Sugar Land, TX 77479

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Built 1997**

Building Size: **377,357 SF**

Land Area: **34.44 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.54/sf**

Parking: **1,771 free Surface Spaces are available; Ratio of 4.07/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **25,000 SF**

Max Contig: **25,000 SF**

Smallest Space: **25,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **93.4%**

Landlord Rep: Stream Realty Partners, L.P. / Mark Sondock (713) 300-0270 / Courtland Richardson (713) 300-0267 -- 25,000 SF (25,000 SF)

Anchored by a 131,575 square foot Lowe's Home Improvement Store

National Retailers: Fingers Furniture, PetSmart, World Market, Circuit City, Toys R Us and Academy Sports.

24



1480 Crabb River Rd

Greatwood Country Pad Site

Richmond, TX 77469

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Proposed**

Building Size: **23,958 SF**

Land Area: **0.55 AC**

Stories: **1**

For Sale: **For Sale - Active**

Space Avail: **23,958 SF**

Max Contig: **23,958 SF**

Smallest Space: **23,958 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Sales Company: Fidelis Realty Partners: Carson Wilson (713) 693-1400 X407

Landlord Rep: Fidelis Realty Partners / Carson Wilson (713) 693-1400 X407 -- 23,958 SF (23,958 SF)

25



2428 Texas Pky

Missouri City Central

Missouri City, TX 77489

Fort Bend County

Building Type: **Retail/Movie Theatre (Neighborhood Ctr)**

Status: **Built 1984**

Building Size: **71,000 SF**

Land Area: **7.69 AC**

Stories: **1**

Expenses: **2014 Tax @ \$0.74/sf; 2011 Est Ops @ \$1.98/sf**

Parking: **330 free Surface Spaces are available; Ratio of 4.65/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **23,750 SF**

Max Contig: **20,900 SF**

Smallest Space: **2,850 SF**

Rent/SF/YR: **\$3.60-\$5.40**

% Leased: **66.6%**

Sales Company: Lila Construction: Mehdi Sharifian (713) 741-9900

Landlord Rep: Lila Construction / Mehdi Sharifian (713) 741-9900 -- 23,750 SF (2,850-20,900 SF)

This commercial center is located at 2306-2428 Texas Parkway (FM 2234) near the central part of Missouri City, Texas. The city is in the process of widening Texas Parkway, turning the street into a divided boulevard and implementing an underground storm drainage system. The property has about 770 feet frontage with 2-3 pad sights. In 2009, most of the spaces were renovated with HVAC's replacement and 1/3 of the roof was replaced.

* Ample parking

Fort Bend County Retail

26



3719-3803 Avenue H
Rosenburg Shopping Center
Rosenburg, TX 77471
Fort Bend County

Building Type: **Retail/(Neighborhood Ctr)**
 Status: **Built 1975, Renov Sep 1999**
 Building Size: **72,450 SF**
 Land Area: **7.80 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.38/sf; 2013 Combined Est Tax/Ops @ \$1.32/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **23,000 SF**
 Max Contig: **23,000 SF**
 Smallest Space: **23,000 SF**
 Rent/SF/YR: **\$4.00**
 % Leased: **68.3%**

Landlord Rep: Kensinger Donnelly / Frank Donnelly (713) 784-3300 X221 -- 23,000 SF (23,000 SF)

7/00: Stuart R. Kensinger and Holly Kensinger Jarrett purchased this building. CB Richard Ellis represented the seller.

* Converted Retail

27



903-1051 Eldridge Rd
Sugar Mill Plaza
Sugar Land, TX 77478
Fort Bend County

Building Type: **Retail**
 Status: **Built 1984**
 Building Size: **75,816 SF**
 Land Area: **8 AC**
 Stories: **1**
 Expenses: **2012 Combined Tax/Ops @ \$4.20/sf**
 Parking: **225 free Surface Spaces are available; Ratio of 2.97/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **22,240 SF**
 Max Contig: **14,055 SF**
 Smallest Space: **962 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **70.7%**

Landlord Rep: HMH Group, Inc. / Hamza Haneef (713) 922-3029 / Mohamed Ayoob (713) 922-3028 -- 8,185 SF (962-3,886 SF)

Leasing Company: CBRE / Jazz Hamilton (713) 577-1805 -- 14,055 SF (14,055 SF)

Located in the Heart of Sugar Land. Competitive rates.

28



5400 Fm 1640 Rd
Office Depot
Richmond, TX 77469
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Built 2000**
 Building Size: **21,932 SF**
 Land Area: **2.69 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.38/sf**
 For Sale: **For Sale at \$3,300,000 (\$150.47/SF) - Active**

Space Avail: **21,932 SF**
 Max Contig: **21,932 SF**
 Smallest Space: **21,932 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **0%**

Sales Company: CBRE: Jazz Hamilton (713) 577-1805, Alex Makris (713) 577-1827

Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 -- 21,932 SF (21,932 SF)

Fort Bend County Retail

29



SEC Sienna Pky & Hwy 6
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **21,600 SF**
 Land Area: -
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **21,600 SF**
 Max Contig: **21,600 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$30.00-\$34.00**
 % Leased: **0%**

Landlord Rep: Hunington Properties, Inc. / Stephen Pheigaru (713) 623-6944 -- 21,600 SF (1,200-21,600 SF)

30



FM 1464 & Orchid Ridge Ln
Richmond, TX 77407
Fort Bend County

Building Type: **Retail**
 Status: **Proposed**
 Building Size: **21,300 SF**
 Land Area: **2.36 AC**
 Stories: **1**

Space Avail: **21,300 SF**
 Max Contig: **21,300 SF**
 Smallest Space: **21,300 SF**
 Rent/SF/YR: **\$23.00-\$24.00**
 % Leased: **0%**

For Sale: **For Sale at \$1,336,569 (\$62.75/SF) - Active**

Sales Company: Re/Max Grand: Matt Rembert (281) 994-5700

Landlord Rep: Re/Max Grand / Matt Rembert (281) 994-5700 -- 21,300 SF (21,300 SF)

31



13444 Southwest Fwy
MarketPlace At Sugar Land
Sugar Land, TX 77478
Fort Bend County

Building Type: **Retail/(Neighborhood Ctr)**
 Status: **Built 1995, Renov 1999**
 Building Size: **60,735 SF**
 Land Area: **6.19 AC**
 Stories: **1**

Space Avail: **20,687 SF**
 Max Contig: **20,687 SF**
 Smallest Space: **20,687 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **100%**

Expenses: **2008 Tax @ \$1.44/sf, 2012 Est Tax @ \$1.14/sf; 2011 Ops @ \$1.60/sf, 2012 Est Ops @ \$1.60/sf**

Parking: **300 free Surface Spaces are available; Ratio of 4.94/1,000 SF**




For Sale: **For Sale at \$8,950,000 (\$147.36/SF) - Active**

Sales Company: LSK & Associates: Li-Shen Kline (713) 397-5228

Landlord Rep: LSK & Associates / Li-Shen Kline (713) 397-5228 -- 20,687 SF (20,687 SF)

Beautiful Reception area/ Lobby/ Cafe, about 8,000 SF Great Hall for meeting, banquet, worship, assembly, mini convention... , premier classrooms/offices. 100% Air-condition. Right next to Bally's fitness center. Prime location in Sugar Land, fronting on Southwest Freeway. Ample parking spaces. Can be subdivided. The most attractive lease term in the area. Great location.

Fort Bend County Retail

32		<p>24923 Westheimer Pky Katy Creek Ranch Plaza Katy, TX 77494 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 30,828 SF Land Area: - Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 20,247 SF Max Contig: 2,175 SF Smallest Space: 1,100 SF Rent/SF/YR: \$28.00-\$32.00 % Leased: 34.3%</p>
		Landlord Rep: Southwest Realty Group / David Wang (713) 988-1668 -- 20,247 SF (1,100-2,175 SF)		
33		<p>1301 FM 1463 Rd Katy, TX 77494 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed Building Size: 20,000 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.21/sf For Sale: Not For Sale</p>	<p>Space Avail: 20,000 SF Max Contig: 20,000 SF Smallest Space: 20,000 SF Rent/SF/YR: \$25.00 % Leased: 0%</p>
		Landlord Rep: Patton Properties LLC / Lee Patton -- 20,000 SF (20,000 SF)		
34		<p>Peek Rd & Westpark Tfwy Y Shops at Peek Rd Richmond, TX 77407 Fort Bend County NEC of Peek Rd & Westpark Tollway</p>	<p>Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 20,000 SF Land Area: - Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 20,000 SF Max Contig: 20,000 SF Smallest Space: 1,500 SF Rent/SF/YR: \$28.00 % Leased: 0%</p>
		Landlord Rep: Streetwise Realty Advisors / David Wise (713) 773-5508 -- 20,000 SF (1,500-20,000 SF)		

Fort Bend County Retail

35



US 59 & Williams Way
Richmond, TX 77469
Fort Bend County

Building Type: **Retail**
Status: **Proposed**
Building Size: **20,000 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **20,000 SF**
Max Contig: **20,000 SF**
Smallest Space: **20,000 SF**
Rent/SF/YR: **\$27.00-\$30.00**
% Leased: **0%**

Landlord Rep: Streetwise Realty Advisors / David Wise (713) 773-5508 -- 20,000 SF (20,000 SF)

36



11925-11941 Southwest Fwy
Brighton Lane Center
Stafford, TX 77477
Fort Bend County

Building Type: **Retail**
Status: **Built 1994**
Building Size: **52,150 SF**
Land Area: **4.78 AC**
Stories: **1**
Expenses: **2012 Tax @ \$1.33/sf**
Parking: **125 free Surface Spaces are available; Ratio of 5.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **19,408 SF**
Max Contig: **8,656 SF**
Smallest Space: **1,226 SF**
Rent/SF/YR: **\$12.50-\$13.95**
% Leased: **62.8%**

Landlord Rep: RB Companies / Ron Bien (818) 222-6225 -- 19,408 SF (1,226-8,656 SF)

GREAT access to Highway 59 and Beltway 8
Excellent Exposure & Visibility
Parking at 5.5 per 1,000 SF
Monument & Building Signage
1,550 - 20,230 SF of Contiguous Space Available
MOTIVATED OWNER

37



4709-4791 Lexington Blvd
The Village at Lexington Colony
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail**
Status: **Built 1993**
Building Size: **60,822 SF**
Land Area: **7.81 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.77/sf; 2011 Ops @ \$2.27/sf**
Parking: **350 free Surface Spaces are available; Ratio of 6.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **19,026 SF**
Max Contig: **6,939 SF**
Smallest Space: **900 SF**
Rent/SF/YR: **Withheld**
% Leased: **68.7%**

Landlord Rep: LDCM, Inc. / Patrick Miles (832) 886-3007 -- 19,026 SF (900-6,939 SF)

Premier first colony center located at the highly trafficked intersection of Lexington Blvd at Dulles. The center features 35,000 square feet gym and is ideal for juice bar, health food, or vitamin store. Center serves both the Sugar Land and Missouri City communities.

Fort Bend County Retail

38



7500 US 90
Sugar Land, TX 77478
Fort Bend County

Building Type: **Retail**
Status: **Proposed, breaks ground Jul 2016**
Building Size: **19,000 SF**
Land Area: **1.44 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **19,000 SF**
Max Contig: **19,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: Shah Companies / D.Pritesh D. Shah (281) 242-8464 -- 19,000 SF (1,000-19,000 SF)

Description

Great Visibility - High Traffic

University Blvd. at U.S. 90 Alternate and Hwy. 6

Commercial B-2 Zoning

Located behind Walmart, Sam's Club, and Kelsey Seybold Clinic.

U.S. 90 Alternate near University Blvd. and Hwy. 6 in Sugar Land Across from the new Imperial Development. Located behind Walmart, Sam's Club, and Kelsey Seybold Clinic. Within close proximity to Constellation Field Baseball Stadium and Sugar Land's Regional Airport.

Frontage on University Blvd. at U.S. 90 Alternate near Hwy. 6 - Moody Bank, Highway 90 Plaza Retail / Office Center, Discount Tire, The Crescent Skilled Nursing Center, and Altus Hospice Care

39






University Blvd And W Ave
Bldg A
Sugar Land, TX 77479
Fort Bend County

Building Type: **Retail**
Status: **Proposed, breaks ground Nov 2016**
Building Size: **18,690 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**





Space Avail: **18,690 SF**
Max Contig: **18,690 SF**
Smallest Space: **1,950 SF**
Rent/SF/YR: **\$30.00**
% Leased: **0%**

Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 / Stephen Pheigaru (713) 623-6944 -- 18,690 SF (1,950-18,690 SF)


Fort Bend County Retail


40		9400-9478 S Highway 6 S Providence Plaza Houston, TX 77083 Fort Bend County	Building Type: Retail/Storefront (Neighborhood Ctr) Status: Built 1984 Building Size: 90,327 SF Land Area: 8 AC Stories: 1 Expenses: 2014 Tax @ \$1.62/sf Parking: 306 free Surface Spaces are available; Ratio of 3.40/1,000 SF For Sale: Not For Sale	Space Avail: 18,520 SF Max Contig: 18,520 SF Smallest Space: 18,520 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Whitestone REIT Diana Armstrong (713) 435-2222 -- 18,520 SF (18,520 SF)				
Providence Plaza is a 90,327 SF neighborhood shopping center with 18 stores. Anchor tenants include Dollar Tree, Specs Liquor, and Ace Hardware. The plaza is located in the new growth corridor to Sugar Land at the intersection of Highway 6 and Bissonnet Street in Houston, Texas.				
Retail Corridor to SugarLand! Join SPECS Fine Wines & Foods, ACE Hardware, Dollar Tree and many small space, service oriented entrepreneurial tenants (salons, dental, restaurants, dry cleaner and more) MOVE IN READY 9700 SF space -- Located on the "go-home" side of Hwy' 6 South, Providence Plaza is a 90,327 SF neighborhood shopping center with 18 stores. Anchor tenants include Dollar Tree, Specs Liquor, and Ace Hardware.				
41		24440-24934 Commercial Dr Rosenberg, TX 77471 Fort Bend County	Building Type: Retail Status: Built 2005 Building Size: 327,836 SF Land Area: 20.71 AC Stories: 1 Expenses: 2008 Tax @ \$1.03/sf Parking: 1,000 free Surface Spaces are available; Ratio of 3.05/1,000 SF For Sale: Not For Sale	Space Avail: 18,000 SF Max Contig: 18,000 SF Smallest Space: 18,000 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: NewQuest Properties / Bob Conwell (281) 477-4324 / Meredith McLeod Cobb (281) 477-4386 -- 18,000 SF (18,000 SF)				
Brazos Town Center is a master-planned, 416 acre development, with approximately 3,200 feet of frontage on Highway 59 (NAFTA Highway) and excellent access from four TXDOT exits feeding directly in to the project (two Northbound & two Southbound). Brazos Town Center is a "Life Essential Town Center" integrating 100 acres of retail with approximately 620 high end multi-family units, 150 townhomes, 251 patio homes, 443 single family homes, and a medical/professional office park - all interconnected with parks, trail system, lakes and fountains.				
Brazos Town Center is located 8.5 miles Southwest of First Colony Mall at the Southwest quadrant of U.S. Highway 59 and F.M. 762 Rosenberg, Texas.				
42		11605 S Fry Rd Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 18,000 SF Land Area: 2 AC Stories: 1 Parking: 95 Surface Spaces are available; Ratio of 5.27/1,000 SF For Sale: Not For Sale	Space Avail: 18,000 SF Max Contig: 18,000 SF Smallest Space: 1,400 SF Rent/SF/YR: \$26.00 % Leased: 0%
Landlord Rep: Patton Properties LLC / Lee Patton -- 18,000 SF (1,400-18,000 SF)				


Fort Bend County Retail

43		7850 W Grand Parkway S Richmond, TX 77406 Fort Bend County	Building Type: Retail/Storefront Status: Built Mar 2016 Building Size: 25,575 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$1.26/sf For Sale: Not For Sale	Space Avail: 17,605 SF Max Contig: 12,435 SF Smallest Space: 1,087 SF Rent/SF/YR: \$30.00 % Leased: 31.2%
Landlord Rep: Hunington Properties, Inc. / Stephen Pheigaru (713) 623-6944 -- 17,605 SF (1,087-12,435 SF)				
44		Greenbush Rd Tract 2 Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Existing Building Size: 28,700 SF Land Area: 3.08 AC Stories: 1 Expenses: 2014 Tax @ \$0.20/sf Parking: 164 Surface Spaces are available; Ratio of 5.71/1,000 SF For Sale: Not For Sale	Space Avail: 17,500 SF Max Contig: 8,050 SF Smallest Space: 3,150 SF Rent/SF/YR: Withheld % Leased: 39.0%
Landlord Rep: NewQuest Properties / Austin Alvis (281) 477-4335 / Brad Elmore (281) 477-4300 -- 17,500 SF (3,150-8,050 SF)				
45		9710 S Mason Rd Richmond, TX 77407 Fort Bend County	Building Type: Retail Status: Built Jul 2015 Building Size: 19,400 SF Land Area: 2 AC Stories: 1 For Sale: Not For Sale	Space Avail: 17,250 SF Max Contig: 17,250 SF Smallest Space: 17,250 SF Rent/SF/YR: Withheld % Leased: 11.1%
Landlord Rep: Streetwise Realty Advisors / David Wise (713) 773-5508 -- 17,250 SF (17,250 SF)				
46		5341 Fm-1463 Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Built Nov 2015 Building Size: 17,150 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 17,150 SF Max Contig: 17,150 SF Smallest Space: 17,150 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: New Regional Planning, Inc. / Blake Tarrt (713) 523-2929 / Dana Thompson (713) 523-2929 -- 17,150 SF (17,150 SF)				





Fort Bend County Retail

47		25600 Westheimer Pky Shoppes At Saddlespur Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed Building Size: 42,926 SF Land Area: - Stories: 2 Expenses: 2014 Tax @ \$0.25/sf Parking: 159 free Surface Spaces are available; Ratio of 2.79/1,000 SF For Sale: Not For Sale	Space Avail: 17,073 SF Max Contig: 8,818 SF Smallest Space: 452 SF Rent/SF/YR: Withheld % Leased: 60.2%
Landlord Rep: Realty Associates / Robert Yilmaz (713) 464-5656 -- 17,073 SF (452-8,818 SF)				

48		11929 University Blvd University Plaza Sugar Land, TX 77479 Fort Bend County SEC of University & Bonaventure	Building Type: Retail Status: Built Mar 2014 Building Size: 34,000 SF Land Area: 3.59 AC Stories: 2 Expenses: 2015 Tax @ \$4.76/sf, 2016 Est Tax @ \$4.76/sf; 2015 Ops @ \$3.24/sf, 2016 Est Ops @ \$3.74/sf Parking: 200 free Surface Spaces are available; Ratio of 6.25/1,000 SF For Sale: Not For Sale	Space Avail: 17,058 SF Max Contig: 10,953 SF Smallest Space: 1,974 SF Rent/SF/YR: \$22.00-\$26.00 % Leased: 49.8%
Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704 -- 17,058 SF (1,974-4,888 SF)				
Highlights Brick tile and Stucco finish Walking arcade on Ground and Second floor All front window glazing Elevator for the second floor along with stair cases Exterior of total building covered by CCTV Telfair subdivision				
Description Newly constructed building with First and Second Floors available for Retail/Office leasing space. Located on University Blvd., near Hwy 6 in Telfair subdivision. Leasable space available from 1165 SFT to 4000 plus SFT. This plaza, with the address 11929 is located on University Blvd. in an area which has lot of ongoing activity. It is on the main University Blvd. near Hwy 6.				

49		2601-2651 Cartwright Rd Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1979 Building Size: 61,688 SF Land Area: 6.64 AC Stories: 1 For Sale: For Sale at \$3,250,000 (\$52.68/SF) - Under Contract	Space Avail: 16,413 SF Max Contig: 6,900 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 73.4%
Sales Company: Hunington Properties, Inc.: Todd Carlson (713) 623-6944 X310				
Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 16,413 SF (1,000-6,900 SF)				

Fort Bend County Retail

50		<p>I-10 & Pin Oak Rd Katy Pin Oak Shops & Pads Katy, TX 77494 Fort Bend County SWC</p>	<p>Building Type: Retail Status: Proposed, breaks ground Dec 2016 Building Size: 16,000 SF Land Area: 4.33 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 16,000 SF Max Contig: 16,000 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 0%</p>
		Landlord Rep: Retail Solutions / Sam Affanhe (281) 445-0033 / Martin Turner (281) 445-0033 -- 16,000 SF (1,200-16,000 SF)		
51		<p>17340 W Grand Pky S Sugar Land, TX 77479 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed, breaks ground Aug 2016 Building Size: 20,000 SF Land Area: - Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 15,500 SF Max Contig: 15,500 SF Smallest Space: 15,500 SF Rent/SF/YR: \$35.00 % Leased: 22.5%</p>
		Landlord Rep: Realty 1 Partners / Jeff Goldberg (832) 847-4005 -- 15,500 SF (15,500 SF)		
52		<p>7111 Highway 6 Missouri City, TX 77459 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed Building Size: 17,800 SF Land Area: 1.86 AC Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 15,300 SF Max Contig: 15,300 SF Smallest Space: 1,300 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 14.0%</p>
		Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 -- 15,300 SF (1,300-15,300 SF)		
53		<p>1250 Texas Pky Stafford Park Stafford, TX 77477 Fort Bend County</p>	<p>Building Type: Retail Status: Built 1985 Building Size: 49,019 SF Land Area: 4 AC Stories: 1 Expenses: 2015 Tax @ \$0.53/sf, 2012 Est Tax @ \$0.96/sf; 2011 Ops @ \$0.48/sf, 2012 Est Ops @ \$1.56/sf Parking: 120 free Surface Spaces are available; Ratio of 2.45/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 14,926 SF Max Contig: 5,817 SF Smallest Space: 1,200 SF Rent/SF/YR: \$9.60-\$14.00 % Leased: 69.6%</p>
		Landlord Rep: Investar Real Estate Services, Inc. / Jim Bayne (713) 273-1363 -- 14,926 SF (1,200-5,817 SF)		

Fort Bend County Retail

54



7309 Fm 1464 Blvd
Bellaire Crossing Phase II
Richmond, TX 77407
Fort Bend County
FM 1464 & Bellaire Blvd

Building Type: **Retail**
 Status: **Built Mar 2016**
 Building Size: **27,061 SF**
 Land Area: -
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **14,770 SF**
 Max Contig: **7,870 SF**
 Smallest Space: **1,190 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **45.4%**

Landlord Rep: Gordon Partners / Scott Gordon (713) 961-3330 X12 -- 14,770 SF (1,190-3,330 SF)

55



11303-11375 Fountain Lake Dr
Bldg 2 (092-115)
Stafford, TX 77477
Fort Bend County

Building Type: **Retail**
 Status: **Built 1996**
 Building Size: **51,420 SF**
 Land Area: **17.45 AC**
 Stories: **1**
 Expenses: **2011 Tax @ \$6.69/sf, 2012 Est Tax @ \$6.69/sf; 2011 Ops @ \$4.36/sf, 2012 Est Ops @ \$4.36/sf**
 Parking: **325 free Surface Spaces are available; Ratio of 6.32/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **14,761 SF**
 Max Contig: **5,925 SF**
 Smallest Space: **3,336 SF**
 Rent/SF/YR: **\$23.00-\$25.00**
 % Leased: **71.3%**

Landlord Rep: Dunhill Partners, Inc. Andy Crosland (214) 525-6285 -- 14,761 SF (3,336-5,925 SF)

56






1520 Lake Pointe Pky
Lake Pointe Village East
Sugar Land, TX 77478
Fort Bend County

Building Type: **Retail**
 Status: **Proposed, breaks ground Aug 2016**
 Building Size: **14,380 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2015 Tax @ \$1.81/sf**
 For Sale: **Not For Sale**




Space Avail: **14,380 SF**
 Max Contig: **14,380 SF**
 Smallest Space: **3,716 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Planned Community Developers / Jennifer Fogle (281) 242-2000 -- 14,380 SF (3,716-5,880 SF)




Fort Bend County Retail

57		Hwy 6 & FM 1092 Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Proposed Building Size: 14,060 SF Land Area: 1.43 AC Stories: 1 Expenses: 2015 Tax @ \$0.00/sf For Sale: Not For Sale	Space Avail: 14,060 SF Max Contig: 14,060 SF Smallest Space: 1,200 SF Rent/SF/YR: \$26.00-\$28.00 % Leased: 0%
Landlord Rep: Retail Solutions / David Simmonds (512) 474-5557 X423 -- 14,060 SF (1,200-14,060 SF)				
58		16535 Southwest Fwy First Colony Mall Sugar Land, TX 77479 Fort Bend County	Building Type: Retail Status: Built 1996, Renov 2006 Building Size: 904,060 SF Land Area: 120 AC Stories: 2 Parking: 250 free Covered Spaces are available; 4,690 free Surface Spaces are available; Ratio of 4.66/1,000 SF For Sale: Not For Sale	Space Avail: 13,842 SF Max Contig: 5,906 SF Smallest Space: 1,400 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: General Growth Properties, Inc. / Katie Perkins (425) 774-0207 -- 13,842 SF (1,400-5,906 SF)				
General Growth owns a 50% interest in the mall. Approximate Foodcourt seats=510				
59		3623 S Main St Stafford Promenade Center Stafford, TX 77477 Fort Bend County	Building Type: Retail Status: Under Construction, delivers Aug 2016 Building Size: 14,700 SF Land Area: 1.71 AC Stories: 1 Expenses: 2015 Tax @ \$0.53/sf For Sale: Not For Sale	Space Avail: 13,025 SF Max Contig: 13,025 SF Smallest Space: 1,200 SF Rent/SF/YR: \$30.00 % Leased: 11.4%
Landlord Rep: BPI Realty Services, Inc. / David Ferguson (713) 350-2783 -- 13,025 SF (1,200-13,025 SF)				

Fort Bend County Retail

60		University Blvd And W Ave Bldg B Sugar Land, TX 77479 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Nov 2016 Building Size: 12,910 SF Land Area: - Stories: 1 Parking: 323 Surface Spaces are available For Sale: Not For Sale	Space Avail: 12,900 SF Max Contig: 12,900 SF Smallest Space: 12,900 SF Rent/SF/YR: \$30.00 % Leased: 0.1%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 / Jonathan Aron (713) 623-6944 / Stephen Pheigaru (713) 623-6944 -- 12,900 SF (12,900 SF)				
61		11603-11797 Highway 6 Woodbridge Shopping Center Phase II Sugar Land, TX 77498 Fort Bend County	Building Type: Retail Status: Built 2006 Building Size: 85,756 SF Land Area: 9.56 AC Stories: 1 Expenses: 2013 Tax @ \$1.43/sf; 2010 Ops @ \$3.11/sf, 2013 Est Ops @ \$3.21/sf Parking: 560 free Surface Spaces are available; Ratio of 6.59/1,000 SF For Sale: Not For Sale	Space Avail: 12,800 SF Max Contig: 11,200 SF Smallest Space: 1,600 SF Rent/SF/YR: \$22.00 % Leased: 85.1%
Landlord Rep: BPI Realty Services, Inc. / David Ferguson (713) 350-2783 -- 12,800 SF (1,600-11,200 SF)				
62		8620 Grand Mission Blvd Grand Mission Plaza Richmond, TX 77407 Fort Bend County	Building Type: Retail/Storefront Status: Built Jul 2015 Building Size: 14,700 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.06/sf For Sale: Not For Sale	Space Avail: 12,785 SF Max Contig: 12,785 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00 % Leased: 13.0%
Landlord Rep: Cunningham Ventures / Joe Foty (281) 489-8800 -- 12,785 SF (1,200-12,785 SF)				

Fort Bend County Retail

63		6420 FM 1463 Rd Phase II Katy, TX 77494 Fort Bend County	Building Type: Retail/Freestanding Status: Under Construction, delivers Aug 2016 Building Size: 20,025 SF Land Area: 5 AC Stories: 1 For Sale: Not For Sale	Space Avail: 12,525 SF Max Contig: 12,525 SF Smallest Space: 1,200 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 37.5%
Landlord Rep: Hunington Properties, Inc. / GiGi Gomel (713) 623-6944 X323 / Jonathan Aron (713) 623-6944 -- 12,525 SF (1,200-12,525 SF)				
64		Hwy 90 A CW Sugar Land, TX 77479 Fort Bend County	Building Type: Retail Status: Proposed Building Size: 40,800 SF Land Area: - Stories: 3 For Sale: Not For Sale	Space Avail: 12,500 SF Max Contig: 12,500 SF Smallest Space: 12,500 SF Rent/SF/YR: \$29.00 % Leased: 69.4%
Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 -- 12,500 SF (12,500 SF)				
65		5011 Highway 6 Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built Jan 2008 Building Size: 27,641 SF Land Area: 7.79 AC Stories: 1 Expenses: 2012 Tax @ \$3.83/sf; 2011 Est Ops @ \$3.38/sf For Sale: Not For Sale	Space Avail: 12,375 SF Max Contig: 7,038 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 55.2%
Landlord Rep: Transwestern / Christopher Reyes (713) 272-1280 / Robert Nguyen (713) 272-1250 -- 12,375 SF (1,000-7,038 SF)				

Fort Bend County Retail

66



7320 Highway 90A
Highway 90 Plaza
Sugar Land, TX 77478
Fort Bend County

Building Type: **Retail/Storefront Retail/Office** Space Avail: **12,017 SF**
 Status: **Built Oct 2008** Max Contig: **6,192 SF**
 Building Size: **29,952 SF** Smallest Space: **1,474 SF**
 Land Area: **14.40 AC** Rent/SF/YR: **Withheld**
 Stories: **2** % Leased: **59.9%**
 Expenses: **2015 Tax @ \$2.25/sf**
 Parking: **70 free Surface Spaces are available; Ratio of 2.34/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Shah CompaniesDinesh Shah (281) 242-8464 Pritesh D. Shah (281) 242-8464 -- 12,017 SF (1,474-6,192 SF)

Description

" Located on HWY 90 close to HWY 6

" Prime Location - Current Tenants include TMC Orthopedic, Techno Chaos, Indian Spices & Snacks, Pharmacy, 7 Day Doctor Clinic, Edward Jones, and Elite Salon & Spa

" Medical, Dental, Professional, Insurance, CPA, Law Firm, Graphic Design, Music School, Tutoring

" Near Wal-Mart and Sam's Club

67



FM 2218 & Reading Rd
Rosenberg, TX 77469
Fort Bend County

Building Type: **Retail** Space Avail: **12,000 SF**
 Status: **Proposed** Max Contig: **12,000 SF**
 Building Size: **12,000 SF** Smallest Space: **12,000 SF**
 Land Area: **-** Rent/SF/YR: **Withheld**
 Stories: **1** % Leased: **0%**
 For Sale: **Not For Sale**

Landlord Rep: Transwestern / Christopher Reyes (713) 272-1280 / Ryan Holliday (713) 231-1623 -- 12,000 SF (12,000 SF)

Fort Bend County Retail

68



11720 W Airport Blvd
Meadows Place Shopping Center

Stafford, TX 77477

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Built Dec 2008**

Building Size: **30,000 SF**

Land Area: **4.40 AC**

Stories: **1**

Expenses: **2011 Tax @ \$4.11/sf; 2011 Ops @ \$4.80/sf, 2010 Est Ops @ \$4.80/sf**

Parking: **150 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **11,690 SF**

Max Contig: **3,990 SF**

Smallest Space: **1,750 SF**

Rent/SF/YR: **\$21.00**

% Leased: **61.0%**

Landlord Rep: BHW Real Estate Partners / D.Martin D. Bronstein (713) 893-8981 / Bryan Tran (713) 526-2200 -- 11,690 SF (1,750-3,990 SF)

One-story, multi-tenant, retail building
--29,504 square feet of net rentable area
--Steel frame with detailed brick exterior
--Building constructed in 2007

Traffic counts

--30,690 CPD along W Airport Blvd
--10,086 CPD along S Kirkwood Rd

Pad sites available as well:

--1.279 AC (55,729 SF) with approx. frontage of 209 ft on W Airport Blvd and 273 ft on Kirkwood Rd
--0.616 AC (26,846 SF) with approx. frontage of 130 ft on Kirkwood Rd
--No detention required

Location:

--City of Meadows Place, Fort Bend County--Located at the southwest corner of the traffic-controlled intersection of W Airport Blvd and Kirkwood Rd
--Approximately eight miles southwest of the Houston CBD
--W Airport Blvd provides quick access to US Highway 59 and Beltway 8

69



13645 Murphy Rd
Greenbriar Square

Stafford, TX 77477

Fort Bend County

Building Type: **Retail**

Status: **Built 1983**

Building Size: **36,000 SF**

Land Area: **3.14 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.54/sf**

Parking: **80 free Surface Spaces are available; Ratio of 2.22/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **11,360 SF**

Max Contig: **4,200 SF**

Smallest Space: **1,400 SF**

Rent/SF/YR: **\$10.00-\$12.00**

% Leased: **100%**

Landlord Rep: WPW Properties / David Werlin (713) 627-2711 X109 -- 11,360 SF (1,400-4,200 SF)

Fort Bend County Retail

70



6603 FM 1464 Rd
Richmond, TX 77407
Fort Bend County

Building Type: **Retail/Freestanding**
Status: **Proposed, breaks ground Aug 2016**
Building Size: **11,340 SF**
Land Area: -
Stories: **1**
Expenses: **2015 Tax @ \$0.13/sf**
For Sale: **Not For Sale**

Space Avail: **11,340 SF**
Max Contig: **11,340 SF**
Smallest Space: **11,340 SF**
Rent/SF/YR: **Withheld**
% Leased: **0%**

Landlord Rep: DN Commercial / Q.Danny Q. Nguyen (713) 270-5400 -- 11,340 SF (11,340 SF)

Approx. 174' frontage on FM 1464

Ideal location for family doctor/urgent care, eye doctor, chiropractor, restaurant, coffee shop, martial arts, student education/study center, and hair/nail salon etc.

High traffic road, located between Westpark Tollway and Bellaire Blvd.

Easy access to Westpark Tollway, Grand Parkway, FM 1093 (Westheimer), and Highway 6

In front of George Bush High School

Close to Kroger, Chase Bank, Walgreens, and Subway

71



25551 Kingsland Blvd
Katy, TX 77494
Fort Bend County

Building Type: **Retail**
Status: **Built Jul 2016**
Building Size: **11,279 SF**
Land Area: **1.40 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **11,279 SF**
Max Contig: **11,279 SF**
Smallest Space: **1,500 SF**
Rent/SF/YR: **\$24.00**
% Leased: **0%**

Landlord Rep: 6M Real Estate Group / Mehdi Mousavadin (832) 646-1757 -- 11,279 SF (1,500-11,279 SF)

72



11134 S Highway 6
BLD 2
Sugar Land, TX 77498
Fort Bend County




Building Type: **Retail/Freestanding**
Status: **Built Aug 2003**
Building Size: **14,167 SF**
Land Area: **2.39 AC**
Stories: **1**
Expenses: **2011 Tax @ \$3.73/sf; 2011 Ops @ \$4.32/sf**
Parking: **62 Surface Spaces are available; Ratio of 4.27/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **11,260 SF**
Max Contig: **7,560 SF**
Smallest Space: **1,000 SF**
Rent/SF/YR: **\$15.00**
% Leased: **46.6%**

Landlord Rep: Vista Houston / Debbie Sheets (281) 531-5300 / Jessica Inman (281) 531-5300 -- 11,260 SF (1,000-3,700 SF)

LOCATION - SOUTHWEST CORNER OF HIGHWAY 6 AND MCKASKLE.

Fort Bend County Retail

73		2201 Thompson Rd Building A Richmond, TX 77469 Fort Bend County	Building Type: Retail Status: Built Aug 2014 Building Size: 11,000 SF Land Area: 1.50 AC Stories: 1 Expenses: 2016 Ops @ \$3.60/sf Parking: 50 Surface Spaces are available; Ratio of 4.81/1,000 SF For Sale: Not For Sale	Space Avail: 11,000 SF Max Contig: 11,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$18.00-\$21.00 % Leased: 0%
Landlord Rep: Realm Real Estate Professionals / (281) 690-5900 Leasing Company: Realm Real Estate Professionals / Azeem Karmally (281) 690-5900 -- 11,000 SF (1,000-11,000 SF) Currently researching leasing contact.				
74		3414-3644 State Highway 6 Shops @ Williams Trace Sugar Land, TX 77478 Fort Bend County @ Settlers Way Blvd	Building Type: Retail Status: Built 1981 Building Size: 114,300 SF Land Area: 10 AC Stories: 1 Expenses: 2008 Tax @ \$2.39/sf, 2012 Est Tax @ \$1.93/sf; 2012 Est Ops @ \$2.68/sf Parking: 1,100 free Surface Spaces are available; Ratio of 8.27/1,000 SF For Sale: Not For Sale	Space Avail: 10,791 SF Max Contig: 3,360 SF Smallest Space: 1,051 SF Rent/SF/YR: Withheld % Leased: 91.5%
Landlord Rep: Whitestone REIT Ivonne Gastaldi (713) 435-2222 Diana Armstrong (713) 435-2222 Michelle Johnson (713) 435-2222 Whitestone REIT (713) 435-2222 -- 10,791 SF (1,051-3,360 SF)				
75		FM 1093 & FM 723 Rd Bldg 1 Richmond, TX 77406 Fort Bend County	Building Type: Retail/Freestanding Status: Proposed Building Size: 10,697 SF Land Area: - Stories: 1 Expenses: 2014 Tax @ \$8.84/sf For Sale: Not For Sale	Space Avail: 10,697 SF Max Contig: 10,697 SF Smallest Space: 10,697 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Fox & Graham / Kyle Fox (281) 377-3803 / Clay Graham (281) 377-3804 -- 10,697 SF (10,697 SF)				

Fort Bend County Retail

76



FM 1093 & FM 723 Rd
Bldg 2
Richmond, TX 77406
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Proposed**
 Building Size: **10,697 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2014 Tax @ \$8.84/sf**
 For Sale: **Not For Sale**

Space Avail: **10,697 SF**
 Max Contig: **10,697 SF**
 Smallest Space: **10,697 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Fox & Graham / Kyle Fox (281) 377-3803 / Clay Graham (281) 377-3804 -- 10,697 SF (10,697 SF)

77



636 Highway 6
Sugar Land, TX 77478
Fort Bend County
Hwy 6 S @ University Blvd

Building Type: **Retail/Storefront**
 Status: **Built 2008**
 Building Size: **18,702 SF**
 Land Area: **2.06 AC**
 Stories: **2**
 Expenses: **2016 Tax @ \$4.88/sf, 2012 Est Tax @ \$4.38/sf; 2016 Ops @ \$5.12/sf, 2012 Est Ops @ \$3.07/sf**
 Parking: **105 Surface Spaces are available; Ratio of 5.61/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **10,677 SF**
 Max Contig: **4,136 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$27.50-\$32.00**
 % Leased: **65.0%**

Landlord Rep: McCastle Realty / Sanjiv Khanna (281) 748-9454 -- 6,541 SF (1,000-4,136 SF)
 Sublet Contact: Houston Realty Advisors, Inc. / Ed Ayres (832) 641-6003 -- 4,136 SF (4,136 SF)

Description

A highly visible Class A retail center at the cross-section of Hwy 6 and University Blvd. It has 9 different businesses and is surrounded by top brand restaurants and shopping places like HEB, Walmart and Sam's Club.

A highly visible retail center at the cross-section of Hwy 6 and University Blvd located within the award winning Telfair community in Sugar Land TX

78



1730 B F Terry Blvd
Rosenberg, TX 77471
Fort Bend County


Building Type: **Retail/Freestanding**
 Status: **Built 2006**
 Building Size: **22,190 SF**
 Land Area: **4.28 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$2.10/sf, 2012 Est Tax @ \$3.68/sf; 2012 Ops @ \$0.83/sf**
 Parking: **80 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **10,619 SF**
 Max Contig: **8,619 SF**
 Smallest Space: **2,000 SF**
 Rent/SF/YR: **\$15.00-\$18.00**
 % Leased: **52.2%**

Landlord Rep: Greatland Investments, Inc. / Stephen Le (281) 530-4421 -- 10,619 SF (2,000-8,619 SF)

The property consist of two buildings that offer over 750 feet of frontage along B F Terry Blvd and 200 deep along Town Center Blvd 2 pad sites available for Ground Lease or Build to Suite. Ideal location within 1 mile of Home Depot, Target, Academy, Marshall's, Besty Buy, Petco, Cinemark, Wal-Mart and many more retail.

Fort Bend County Retail

79		<p>0000 NWC University Blvd & LJ Pky Sugar Land, TX 77479 Fort Bend County</p>	<p>Building Type: Retail Status: Under Construction, delivers Aug 2016 Building Size: 10,560 SF Land Area: - Stories: 1 Parking: 82 free Surface Spaces are available; Ratio of 7.76/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 10,560 SF Max Contig: 10,560 SF Smallest Space: 1,500 SF Rent/SF/YR: \$32.00 % Leased: 0%</p>
Landlord Rep: EDGE Realty Partners / Joshua Jacobs (713) 900-3001 / Lauren Heimann (713) 900-3026 -- 10,560 SF (1,500-10,560 SF)				
80		<p>6144 Sienna Ranch Rd Plaza at Sienna Ranch Missouri City, TX 77459 Fort Bend County</p>	<p>Building Type: Retail Status: Under Construction, delivers Aug 2016 Building Size: 14,040 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.00/sf For Sale: Not For Sale</p>	<p>Space Avail: 10,540 SF Max Contig: 10,540 SF Smallest Space: 10,540 SF Rent/SF/YR: \$29.00-\$32.00 % Leased: 24.9%</p>
Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 -- 10,540 SF (10,540 SF)				
81		<p>25600 Westheimer Pky Bldg 2 Katy, TX 77494 Fort Bend County</p>	<p>Building Type: Retail Status: Proposed Building Size: 10,479 SF Land Area: - Stories: 1 For Sale: Not For Sale</p>	<p>Space Avail: 10,479 SF Max Contig: 10,479 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%</p>
Landlord Rep: Realty Associates / Robert Yilmaz (713) 464-5656 -- 10,479 SF (1,500-10,479 SF)				

Fort Bend County Retail

82



2510-2634 Avenue H

Rosenberg Plaza

Rosenberg, TX 77471

Fort Bend County

SEC of Avenue H & 8th St

Building Type: **Retail**

Status: **Built 1970, Renov 1994**

Building Size: **79,501 SF**

Land Area: **6.18 AC**

Stories: **1**

Expenses: **2012 Tax @ \$1.08/sf; 2009 Ops @ \$1.73/sf, 2012 Est Ops @ \$1.68/sf**

Parking: **409 free Surface Spaces are available; Ratio of 5.05/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,258 SF**

Max Contig: **8,905 SF**

Smallest Space: **1,353 SF**

Rent/SF/YR: **Withheld**

% Leased: **87.1%**

Landlord Rep: Fidelis Realty Partners / John Clinkscales (713) 693-1400 X108 / Carson Wilson (713) 693-1400 -- 10,258 SF (1,353-8,905 SF)

Strategically situated in the nation's 5th largest growing county, this destination center represents the first shopping area for consumers in northern, southern and western areas. Located on Rosenberg's major retail thoroughfare, Plaza Center is one of only four centers to serve this expanding population hub.

Demographics:

Population: custom – 99,449 people

Avg. Household Income: \$77,169

83



23801-24201 Southwest Fwy

Phase II

Rosenberg, TX 77471

Fort Bend County

Building Type: **Retail**

Status: **Existing**

Building Size: **218,732 SF**

Land Area: **-**

Stories: **1**

Expenses: **2014 Tax @ \$0.40/sf**

Parking: **1,000 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,044 SF**

Max Contig: **10,044 SF**

Smallest Space: **10,044 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: NewQuest Properties / Bob Conwell (281) 477-4324 -- 10,044 SF (10,044 SF)

Brazos Town Center is a master-planned, 416 acre development, with approximately 3,200 feet of frontage on Highway 59 (NAFTA Highway) and excellent access from four TXDOT exits feeding directly in to the project (two Northbound & two Southbound). Brazos Town Center is a "Life Essential Town Center" integrating 100 acres of retail with approximately 620 high end multi-family units, 150 townhomes, 251 patio homes, 443 single family homes, and a medical/professional office park – all interconnected with parks, trail system, lakes and fountains.

Brazos Town Center is located 8.5 miles Southwest of First Colony Mall at the Southwest quadrant of U.S. Highway 59 and F.M. 762 Rosenberg, Texas.

Fort Bend County Retail

84



Lake Pointe Pky

Built-To-Suit

Sugar Land, TX 77478

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Proposed**

Building Size: **10,000 SF**

Land Area: -

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **10,000 SF**

Max Contig: **10,000 SF**

Smallest Space: **10,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 -- 10,000 SF (10,000 SF)

85



8925 Main St

**FM 1236(Church St) & FM
360(Main St)**

Needville, TX 77461

Fort Bend County

Building Type: **Retail/Restaurant**

Status: **Built 1948**

Building Size: **10,000 SF**

Land Area: **0.72 AC**

Stories: **1**

Expenses: **2009 Tax @ \$0.60/sf**

For Sale: **For Sale at \$495,000 (\$49.50/SF) - Active**

Space Avail: **10,000 SF**

Max Contig: **10,000 SF**

Smallest Space: **2,000 SF**

Rent/SF/YR: **\$7.20**

% Leased: **0%**


Sales Company: RE/MAX Heritage of Texas: Joe Rosa (281) 265-7356

Landlord Rep: RE/MAX Heritage of Texas / Joe Rosa (281) 265-7356 -- 10,000 SF (2,000-10,000 SF)

Fort Bend County Retail

86		8731 Highway 6 Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Proposed Building Size: 9,900 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$1.84/sf For Sale: Not For Sale	Space Avail: 9,900 SF Max Contig: 9,900 SF Smallest Space: 1,000 SF Rent/SF/YR: \$30.00 % Leased: 0%
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Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 -- 9,900 SF (1,000-9,900 SF)

87		Sienna Parkway and Silver Blvd Country Shopts at Sienna Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Aug 2016 Building Size: 9,900 SF Land Area: 1.20 AC Stories: 1 Expenses: 2015 Tax @ \$0.39/sf For Sale: Not For Sale	Space Avail: 9,900 SF Max Contig: 9,900 SF Smallest Space: 1,000 SF Rent/SF/YR: \$22.80 % Leased: 0%
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Landlord Rep: RE/Max Fine Properties / Darnell Fuller (281) 265-5533 -- 9,900 SF (1,000-9,900 SF)

88		Highway 6 & Sienna Pky Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 9,750 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 9,750 SF Max Contig: 9,750 SF Smallest Space: 9,750 SF Rent/SF/YR: Withheld % Leased: 0%
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Landlord Rep: Fox & Graham / Kyle Fox (281) 377-3803 -- 9,750 SF (9,750 SF)

- Located at NEC Highway 6 & Sienna Parkway
- Entrance to Sienna Plantation, a 10,000 acre top selling, master-planned community by Johnson Development
- Directly across street from new Academy power center
- Highly visible and immediately accessible from Hwy 6

Fort Bend County Retail

89



Highway 6 & Sienna Pky
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **9,750 SF**
 Land Area: -
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **9,750 SF**
 Max Contig: **9,750 SF**
 Smallest Space: **9,750 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Fox & Graham / Kyle Fox (281) 377-3803 -- 9,750 SF (9,750 SF)

- Located at NEC Highway 6 & Sienna Parkway
- Entrance to Sienna Plantation, a 10,000 acre top selling, master-planned community by Johnson Development
- Directly across street from new Academy power center
- Highly visible and immediately accessible from Hwy 6
- Excellent demographics in high-growth trade area

90



16305 Kensington Dr
Kensington Commons
Sugar Land, TX 77479
Fort Bend County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built Feb 2009**
 Building Size: **35,038 SF**
 Land Area: **2.38 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$2.71/sf, 2016 Est Tax @ \$2.71/sf; 2011 Ops @ \$5.71/sf, 2016 Est Ops @ \$2.79/sf**
 Parking: **154 Surface Spaces are available; Ratio of 4.40/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,609 SF**
 Max Contig: **6,965 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **72.6%**

Landlord Rep: Shah Companies / D.Pritesh D. Shah (281) 242-8464 -- 9,609 SF (1,200-5,725 SF)

Property Description

Retail/Office Lease Spaces Ready for Move in Near Super Target

Lake front view and cul-de-sac; Near Lake Pointe Development, Major Hospitals, and Physicians' complex; Opposite First Colony Mall, Town Square, upscale retail centers; Near Marriot, Hyatt, Mercedes Benz, Best Buy, Whole Foods, Flour Daniel Engineering Company; First Colony Management District Security

Demographics - Total Population @ 200,000; Avg HH - \$115,000; Traffic Count - Near Hwy 6 & US Hwy 59 about 150,000

Current Tenants - Beauty Salon, Dress Shop, Restaurant, Lounge, Banquet Hall, and Tutorial.
 US Highway 59 and Highway 6 @ Kensington Drive

91



535 FM 2977 Rd
BLDG#1
Rosenberg, TX 77469
Fort Bend County

Building Type: **Retail/Storefront**
 Status: **Built Jun 2016**
 Building Size: **18,000 SF**
 Land Area: **3.20 AC**
 Stories: **1**
 Parking: **Ratio of 6.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **9,465 SF**
 Max Contig: **9,465 SF**
 Smallest Space: **1,050 SF**
 Rent/SF/YR: **\$20.00**
 % Leased: **47.4%**

Landlord Rep: BPI Realty Services, Inc. / Luke Durrett (713) 350-2780 -- 9,465 SF (1,050-9,465 SF)

Fort Bend County Retail

92



5720-5870 New Territory Blvd

New Territory Randalls Center

Sugar Land, TX 77479

Fort Bend County

SEC New Territory Blvd & Grand Pkwy

Building Type: **Retail**

Status: **Built 1997**

Building Size: **90,455 SF**

Land Area: **13.27 AC**

Stories: **1**

Expenses: **2015 Tax @ \$1.13/sf; 2009 Ops @ \$1.33/sf, 2012 Est Ops @ \$3.70/sf**

Parking: **527 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **9,336 SF**

Max Contig: **2,500 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **89.7%**

Landlord Rep: Fidelis Realty Partners / Carson Wilson (713) 693-1400 X407 -- 9,336 SF (1,000-2,500 SF)

High traffic location with frontage on New Territory Blvd. Anchored by 60,000 sf Randall's.

93



1120 Soldiers Field Dr

Sugar Land, TX 77479

Fort Bend County

Building Type: **Retail/Day Care Ctr**

Status: **Built 1995**

Building Size: **9,300 SF**

Land Area: **1.21 AC**

Stories: **1**

Expenses: **2015 Tax @ \$2.07/sf**

Parking: **29 free Surface Spaces are available; Ratio of 3.11/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **9,300 SF**

Max Contig: **9,300 SF**

Smallest Space: **9,300 SF**

Rent/SF/YR: **\$24.00**

% Leased: **0%**

Landlord Rep: FourPoints Investments / Jonathan Cantwell (832) 423-7446 -- 9,300 SF (9,300 SF)

9,310 SF single story building on 1.20 Acres
Built in 1995 for childcare use
Masonry veneer, standing seam roof
Parking for 40 vehicles
Strong neighborhood, close to Sugar Land Municipal Court Building and Police Dept.
Pool to 8' deep
Fenced lot, playground equipment

Close to cross streets First Colony Blvd. and Hwy. 6

94



4925 Highway 6

Missouri City, TX 77459

Fort Bend County

Building Type: **Retail/Restaurant**

Status: **Proposed**

Building Size: **9,164 SF**

Land Area: **0.92 AC**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **9,164 SF**

Max Contig: **9,164 SF**


Smallest Space: **9,164 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: NewQuest Properties / David Meyers (281) 477-4300 -- 9,164 SF (9,164 SF)

Fort Bend County Retail

95		14031 Parkway Blvd BLDG 6 Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 1985 Building Size: 15,585 SF Land Area: 10.40 AC Stories: 1 Expenses: 2010 Tax @ \$1.72/sf; 2010 Ops @ \$3.80/sf Parking: 65 free Surface Spaces are available; Ratio of 4.17/1,000 SF For Sale: Not For Sale	Space Avail: 9,058 SF Max Contig: 5,981 SF Smallest Space: 1,422 SF Rent/SF/YR: \$18.00 % Leased: 61.6%
Landlord Rep: Pete Stewart Properties, Inc. / Pete Stewart -- 9,058 SF (1,422-4,559 SF)				
96		9750 S Hwy 6 Atterbury Plaza Sugar Land, TX 77498 Fort Bend County	Building Type: Retail Status: Built Dec 2003 Building Size: 25,800 SF Land Area: 2.04 AC Stories: 1 Expenses: 2013 Combined Tax/Ops @ \$0.42/sf; 2010 Est Ops @ \$4.92/sf For Sale: Not For Sale	Space Avail: 9,030 SF Max Contig: 5,580 SF Smallest Space: 3,450 SF Rent/SF/YR: \$7.20 % Leased: 100%
Landlord Rep: Henry S. Miller Brokerage Austin, Inc / Richard Gravett (512) 794-9400 -- 9,030 SF (3,450-5,580 SF)				
97		22300 Grand Corner Dr Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Dec 2016 Building Size: 9,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 9,000 SF Max Contig: 9,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$28.00 % Leased: 0%
Landlord Rep: Brett B. Warren, P.C. / Brett Warren (713) 526-0606 -- 9,000 SF (1,000-9,000 SF)				
98		15999 S Post Oak Houston, TX 77053 Fort Bend County	Building Type: Retail/Freestanding Status: Proposed Building Size: 8,828 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$0.11/sf For Sale: Not For Sale	Space Avail: 8,828 SF Max Contig: 8,828 SF Smallest Space: 8,828 SF Rent/SF/YR: \$21.00 % Leased: 0%
Landlord Rep: Urban Meridian Group, Inc / Justin Patchen (713) 457-1930 -- 8,828 SF (8,828 SF)				

Fort Bend County Retail

99



11543-11581 S Hwy 6

Phase 1

Sugar Land, TX 77498

Fort Bend County

Building Type: **Retail/Freestanding (Lifestyle Ctr)**

Status: **Built 2001**

Building Size: **96,623 SF**

Land Area: **9.64 AC**

Stories: **1**

Expenses: **2011 Tax @ \$0.98/sf, 2012 Est Tax @ \$0.98/sf; 2011 Ops @ \$0.86/sf, 2012 Est Ops @ \$0.86/sf**

Parking: **458 free Surface Spaces are available; Ratio of 2.96/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **8,500 SF**

Max Contig: **4,900 SF**

Smallest Space: **1,600 SF**

Rent/SF/YR: **Withheld**

% Leased: **91.2%**

Landlord Rep: Kimco Realty Corporation / Sarah Ellis (832) 242-6913 X4 -- 8,500 SF (1,600-4,900 SF)

100



2416-2418 Cartwright Rd

Missouri City, TX 77489

Fort Bend County

Building Type: **Retail**

Status: **Built 1982**

Building Size: **8,369 SF**

Land Area: **3.66 AC**

Stories: **1**

Expenses: **2009 Tax @ \$6.90/sf**

Parking: **50 free Surface Spaces are available; Ratio of 5.97/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **8,369 SF**

Max Contig: **8,369 SF**

Smallest Space: **8,369 SF**




Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: L Lowell Byrd Memorial Educati

Leasing Company: L Lowell Byrd Corporation / -- 8,369 SF (8,369 SF)

Fort Bend County Retail

101		<p>2750 FM 1463 BLDG# 1 Katy, TX 77494 Fort Bend County</p>	<p>Building Type: Retail Status: Built Feb 2016 Building Size: 8,000 SF Land Area: - Stories: 1 Expenses: 2013 Tax @ \$9.92/sf For Sale: Not For Sale</p>	<p>Space Avail: 8,000 SF Max Contig: 8,000 SF Smallest Space: 8,000 SF Rent/SF/YR: \$28.00 % Leased: 0%</p>
Landlord Rep: Keller Williams Realty / W.Jimbo W. Homeyer (281) 250-8298 -- 8,000 SF (8,000 SF)				
102		<p>535 FM 2977 Rd BLDG#2 Rosenberg, TX 77469 Fort Bend County</p>	<p>Building Type: Retail/Storefront Status: Built Jun 2016 Building Size: 8,000 SF Land Area: 3.20 AC Stories: 1 Parking: Ratio of 6.00/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 8,000 SF Max Contig: 8,000 SF Smallest Space: 1,050 SF Rent/SF/YR: \$20.00 % Leased: 0%</p>
Landlord Rep: BPI Realty Services, Inc. / Luke Durrett (713) 350-2780 / David Ferguson (713) 350-2783 -- 8,000 SF (1,050-8,000 SF)				
103		<p>Hwy 6 & Lake Shore Harbor Missouri City, TX 77459 Fort Bend County</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Jul 2016 Building Size: 8,000 SF Land Area: 0.82 AC Stories: 1 Expenses: 2015 Tax @ \$1.73/sf Parking: 52 Surface Spaces are available; Ratio of 6.50/1,000 SF For Sale: Not For Sale</p>	<p>Space Avail: 8,000 SF Max Contig: 8,000 SF Smallest Space: 8,000 SF Rent/SF/YR: Withheld % Leased: 0%</p>
Landlord Rep: Quenby Commerical / Russell McClenathen (281) 676-2556 -- 8,000 SF (8,000 SF)				

Fort Bend County Retail

104



2206 Katy Flewellen Rd
Katy, TX 77494
Fort Bend County

Building Type: **Retail/Storefront**
 Status: **Built Mar 2016**
 Building Size: **12,000 SF**
 Land Area: **1.24 AC**
 Stories: **1**
 Parking: **50 free Surface Spaces are available; Ratio of 4.16/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **8,000 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **33.3%**

Landlord Rep: Re/Max Grand / Joe Provenzano (281) 994-5700 / Matt Rembert (281) 994-5700 -- 8,000 SF (2,500-8,000 SF)

105



445 Murphy Rd
Stafford Shopping Center
Stafford, TX 77477
Fort Bend County


Building Type: **Retail/Freestanding**
 Status: **Built 1979**
 Building Size: **84,470 SF**
 Land Area: **6.99 AC**
 Stories: **1**
 Expenses: **2013 Tax @ \$0.50/sf, 2012 Est Tax @ \$0.49/sf; 2013 Ops @ \$1.00/sf, 2012 Est Ops @ \$0.72/sf**
 Parking: **514 free Surface Spaces are available; Ratio of 6.09/1,000 SF**
 For Sale: **For Sale at \$5,208,000 (\$61.66/SF) - Active**


Space Avail: **8,000 SF**
 Max Contig: **8,000 SF**
 Smallest Space: **2,500 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **90.5%**


Sales Company: Reliable Realtors Inc: Thomas Mathew (281) 403-7800
 Landlord Rep: Reliable Realtors Inc / Thomas Mathew (281) 403-7800 -- 8,000 SF (2,500-8,000 SF)

This former Kmart facility has been refashioned into a neighborhood marketplace with 170 "little shops". Hours are Saturdays and Sundays from 10 am to 7 pm. A food court is in the planning stages.


Fort Bend County Retail


106		2813-2899 Dulles Ave Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built 1994, Renov 2006 Building Size: 53,799 SF Land Area: 1.29 AC Stories: 1 Expenses: 2011 Tax @ \$2.17/sf; 2011 Est Ops @ \$2.33/sf Parking: 215 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 7,972 SF Max Contig: 4,610 SF Smallest Space: 1,612 SF Rent/SF/YR: \$16.00-\$20.00 % Leased: 85.2%
Landlord Rep: NAI Partners / Jason Gaines (713) 410-8910 / Hannah Kaplan (713) 985-4419 -- 7,972 SF (1,612-4,610 SF)				
APN no: 0089-00-000-2005-907				


107		8733 Hwy 6 S Phase II Houston, TX 77083 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Dec 2016 Building Size: 7,950 SF Land Area: 1.76 AC Stories: 1 Expenses: 2014 Tax @ \$8.41/sf For Sale: Not For Sale	Space Avail: 7,950 SF Max Contig: 7,950 SF Smallest Space: 1,200 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Delta Troy Interests, Ltd. / William Papadopoulos (713) 783-7343 X105 / Christina Papandreou (713) 783-7343 -- 7,950 SF (1,200-7,950 SF)				

108		10450 FM 1464 Rd Shops at Aliana Richmond, TX 77407 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Aug 2016 Building Size: 15,400 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$0.00/sf Parking: 79 Surface Spaces are available; Ratio of 5.12/1,000 SF For Sale: Not For Sale	Space Avail: 7,800 SF Max Contig: 7,800 SF Smallest Space: 1,050 SF Rent/SF/YR: Withheld % Leased: 49.4%
Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 7,800 SF (1,050-7,800 SF)				
<ul style="list-style-type: none">- Good Visibility- Good Daytime Traffic- Signalized Intersection- Protected Left-Turn- Cross Access with CVS- Strong Local Credit Tenants				

Fort Bend County Retail

109		16558-16566 Southwest Fwy Colony Square Shopping Center Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1998 Building Size: 21,316 SF Land Area: 2.10 AC Stories: 1 Expenses: 2015 Tax @ \$4.41/sf Parking: 88 free Surface Spaces are available; Ratio of 6.72/1,000 SF For Sale: Not For Sale	Space Avail: 7,776 SF Max Contig: 3,948 SF Smallest Space: 1,408 SF Rent/SF/YR: Withheld % Leased: 63.5%
Landlord Rep: Stream Realty Partners, L.P. / Mark Sondock (713) 300-0270 / Courtland Richardson (713) 300-0267 -- 7,776 SF (1,408-3,828 SF)				

110		867 Dulles Ave Stafford, TX 77477 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1997, Renov 2012 Building Size: 16,896 SF Land Area: 3.30 AC Stories: 1 Expenses: 2016 Tax @ \$0.98/sf; 2016 Ops @ \$2.28/sf Parking: 50 free Surface Spaces are available; Ratio of 2.96/1,000 SF For Sale: Not For Sale	Space Avail: 7,700 SF Max Contig: 7,700 SF Smallest Space: 2,000 SF Rent/SF/YR: \$12.00 % Leased: 100%
Landlord Rep: AGA Long Point LLC / Masroor Fatany (281) 701-7477 -- 7,700 SF (2,000-7,700 SF)				
Description Beautiful large community center under new management centrally located in the heart of Sugar Land/Stafford/Missouri City. Variety of spaces available from restaurant, animal clinic, day care, nail salon, tutoring, office, insurance, etc. Located near Highway 90 leading to Highway 59 and Downtown Houston. Very nearby to 3 large recognized schools and Houston Community College. In addition, 2 large religious centers nearby. High density of businesses within 2 mile radius.				

111		5801-5809 US-90 Bus Midway Shopping Center Katy, TX 77494 Fort Bend County SWC US Hwy 90 & Danover Rd	Building Type: Retail Status: Built 1970 Building Size: 38,179 SF Land Area: 3.56 AC Stories: 1 Expenses: 2015 Tax @ \$0.01/sf For Sale: Not For Sale	Space Avail: 7,555 SF Max Contig: 4,400 SF Smallest Space: 3,155 SF Rent/SF/YR: Withheld % Leased: 88.5%
Landlord Rep: JLM Commercial Advisors, Inc. / F.Lane F. Guinn (713) 784-7770 / Mary Jo Giammalva (713) 784-7774 -- 7,555 SF (3,155-4,400 SF)				

Fort Bend County Retail

112



SEC I-10 & FM 1463

Retail Pad Site- A

Katy, TX 77494

Fort Bend County

SEC I-10 and Fm 1463

Building Type: **Retail**

Status: **Proposed**

Building Size: **7,516 SF**

Land Area: -

Stories: **1**

Parking: **82 Surface Spaces are available**

For Sale: **Not For Sale**

Space Avail: **7,516 SF**

Max Contig: **7,516 SF**

Smallest Space: **7,516 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: Fidelis Realty Partners / Carson Wilson (713) 693-1400 X407 -- 7,516 SF (7,516 SF)

113



SEC I-10 & FM 1463

Retail Pad Site- B

Katy, TX 77494

Fort Bend County

SEC I-10 and Fm 1463

Building Type: **Retail**

Status: **Proposed**

Building Size: **7,516 SF**

Land Area: -

Stories: **1**

Expenses: **2012 Tax @ \$0.98/sf**

For Sale: **Not For Sale**

Space Avail: **7,516 SF**

Max Contig: **7,516 SF**

Smallest Space: **7,516 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**

Landlord Rep: Fidelis Realty Partners / Carson Wilson (713) 693-1400 X407 -- 7,516 SF (7,516 SF)

114



Reading Rd & FM 2218

Rosenberg, TX 77471

Fort Bend County

Building Type: **Retail**

Status: **Proposed, breaks ground Aug 2016**

Building Size: **7,500 SF**

Land Area: -

Stories: **1**

Expenses: **2015 Tax @ \$1.66/sf**

For Sale: **Not For Sale**

Space Avail: **7,500 SF**

Max Contig: **7,500 SF**




Smallest Space: **7,500 SF**

Rent/SF/YR: **\$22.00**

% Leased: **0%**

Landlord Rep: Streetwise Realty Advisors / Christine Kelly-Weaver (713) 595-9500 -- 7,500 SF (7,500 SF)

Fort Bend County Retail

115		<p>SWC Grand Pkwy & Westheim Pky</p> <p>Parkway Plaza in Cinco Ranch</p> <p>Katy, TX 77494</p> <p>Fort Bend County</p>	<p>Building Type: Retail</p> <p>Status: Proposed, breaks ground Sep 2016</p> <p>Building Size: 7,307 SF</p> <p>Land Area: -</p> <p>Stories: 1</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 7,307 SF</p> <p>Max Contig: 7,307 SF</p> <p>Smallest Space: 7,307 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 0%</p>
Landlord Rep: EDGE Realty Partners / Joshua Jacobs (713) 900-3001 / Lauren Heimann (713) 900-3026 -- 7,307 SF (7,307 SF)				
116		<p>Highway 6 & Sienna Pky</p> <p>Missouri City, TX 77459</p> <p>Fort Bend County</p>	<p>Building Type: Retail</p> <p>Status: Proposed, breaks ground Jul 2016</p> <p>Building Size: 7,275 SF</p> <p>Land Area: -</p> <p>Stories: 1</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 7,275 SF</p> <p>Max Contig: 7,275 SF</p> <p>Smallest Space: 7,275 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 0%</p>
Landlord Rep: Fox & Graham / Kyle Fox (281) 377-3803 -- 7,275 SF (7,275 SF)				
<ul style="list-style-type: none"> • Located at NEC Highway 6 & Sienna Parkway • Entrance to Sienna Plantation, a 10,000 acre top selling, master-planned community by Johnson Development • Directly across street from new Academy power center 				
117		<p>6250-6266 Hwy 6</p> <p>Missouri City, TX 77459</p> <p>Fort Bend County</p>	<p>Building Type: Retail</p> <p>Status: Built 1998</p> <p>Building Size: 16,000 SF</p> <p>Land Area: 1.62 AC</p> <p>Stories: 1</p> <p>Expenses: 2015 Tax @ \$4.18/sf</p> <p>Parking: 70 free Surface Spaces are available; Ratio of 4.38/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 7,180 SF</p> <p>Max Contig: 3,680 SF</p> <p>Smallest Space: 3,500 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 55.1%</p>
Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 -- 7,180 SF (3,500-3,680 SF)				

Fort Bend County Retail

118



5418-5424 Tx-6
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Existing**
 Building Size: **35,449 SF**
 Land Area: **1.25 AC**
 Stories: **1**
 Expenses: **2016 Combined Tax/Ops @ \$6.76/sf**
 Parking: **300 free Surface Spaces are available; Ratio of 8.46/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,150 SF**
 Max Contig: **5,650 SF**
 Smallest Space: **1,500 SF**
 Rent/SF/YR: **\$20.00**
 % Leased: **79.8%**

Landlord Rep: Lasco Development / K.Tracy K. Sarver (713) 961-0280 X18 -- 7,150 SF (1,500-5,650 SF)

119



1399 FM 1463
Katy, TX 77494
Fort Bend County

Building Type: **Retail**
 Status: **Proposed, breaks ground Jul 2016**
 Building Size: **9,400 SF**
 Land Area: **-**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **7,100 SF**
 Max Contig: **5,800 SF**
 Smallest Space: **1,300 SF**
 Rent/SF/YR: **\$30.00-\$32.00**
 % Leased: **24.5%**

Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 -- 7,100 SF (1,300-5,800 SF)

120



4203 Avenue H
Chamber Plaza
Rosenberg, TX 77471
Fort Bend County




Building Type: **Retail**
 Status: **Built 1984**
 Building Size: **17,905 SF**
 Land Area: **1.53 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.72/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 3.35/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **7,070 SF**
 Max Contig: **3,600 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **60.5%**


Landlord Rep: Wolverine Property Management / Lisa Tomlinson (281) 391-9252
 Leasing Company: Wolverine Property Management LLC / Roxanne Edmond (281) 391-9252 -- 7,070 SF (1,000-3,600 SF)


The tax ID # of this property is R36071 and the key map # is 605F.


Fort Bend County Retail

121		1120 E Highway 90A St Richmond, TX 77406 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1980 Building Size: 7,039 SF Land Area: 0.62 AC Stories: 1 Expenses: 2015 Tax @ \$0.92/sf Parking: 45 Surface Spaces are available; Ratio of 6.39/1,000 SF For Sale: For Sale at \$650,000 (\$92.34/SF) - Active	Space Avail: 7,039 SF Max Contig: 7,039 SF Smallest Space: 7,039 SF Rent/SF/YR: \$11.04 % Leased: 0%
Sales Company: Better Homes & Gardens Gary Greene Realtors: Jonathan Correia (713) 961-1722 Landlord Rep: Better Homes & Gardens Gary Greene Realtors / Jonathan Correia (713) 961-1722 -- 7,039 SF (7,039 SF)				
122		2634 Avenue H Rosenberg, TX 77471 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1970 Building Size: 6,773 SF Land Area: 4.14 AC Stories: 1 Expenses: 2014 Tax @ \$11.17/sf; 2011 Ops @ \$1.61/sf, 2012 Est Ops @ \$1.65/sf Parking: 75 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 6,773 SF Max Contig: 6,773 SF Smallest Space: 6,773 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Fidelis Realty Partners / John Clinkscales (713) 693-1400 X108 / Carson Wilson (713) 693-1400 -- 6,773 SF (6,773 SF)				
123		6630 FM 1463 Rd Phase I Bldg 3 Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed Building Size: 6,705 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 6,705 SF Max Contig: 6,705 SF Smallest Space: 6,705 SF Rent/SF/YR: \$22.00-\$25.00 % Leased: 0%
Landlord Rep: Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 -- 6,705 SF (6,705 SF)				


Fort Bend County Retail


124		5425 Highway 6 Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built 1996 Building Size: 21,063 SF Land Area: 4.72 AC Stories: 1 Expenses: 2007 Combined Tax/Ops @ \$8.07/sf Parking: 206 free Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 6,650 SF Max Contig: 6,650 SF Smallest Space: 1,200 SF Rent/SF/YR: \$20.00 % Leased: 68.4%
Landlord Rep: Retail Solutions / Martin Turner (281) 445-0033 -- 6,650 SF (1,200-2,450 SF)				


125		1417 FM 1463 Rd FM 1463 Plaza Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Built May 2016 Building Size: 12,000 SF Land Area: 1.33 AC Stories: 1 For Sale: Not For Sale	Space Avail: 6,580 SF Max Contig: 6,580 SF Smallest Space: 1,000 SF Rent/SF/YR: \$30.00 % Leased: 45.2%
Landlord Rep: BPI Realty Services, Inc. / David Ferguson (713) 350-2783 -- 6,580 SF (1,000-6,580 SF)				
Description - Brand new 13,000 sq. ft. Retail Center on 1.33 acres. Located at FM 1463 between Kingsland and Spring Green. A new Krogers Grocery is planned at FM 1463 and Spring Green. The center is adjacent to Christian Brothers & Tad's Steakhouse.				

126		6630 FM 1463 Rd Phase I Bldg 4 Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Jan 2017 Building Size: 6,414 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 6,414 SF Max Contig: 6,414 SF Smallest Space: 6,414 SF Rent/SF/YR: \$22.00-\$25.00 % Leased: 0%
Landlord Rep: Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 -- 6,414 SF (6,414 SF)				

Fort Bend County Retail

127		23450 Highland Knolls Blvd Katy, TX 77494 Fort Bend County	Building Type: Retail/Auto Repair Status: Built 1999 Building Size: 6,400 SF Land Area: 0.88 AC Stories: 1 Expenses: 2015 Tax @ \$3.28/sf Parking: 15 free Surface Spaces are available; Ratio of 2.96/1,000 SF For Sale: For Sale at \$2,200,000 (\$343.75/SF) - Active	Space Avail: 6,400 SF Max Contig: 6,400 SF Smallest Space: 6,400 SF Rent/SF/YR: \$25.00 % Leased: 100%
Sales Company: CBRE: Jazz Hamilton (713) 577-1805, Alex Makris (713) 577-1827 Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 -- 6,400 SF (6,400 SF)				

128		10225 S Highway 6 Sugar Land, TX 77498 Fort Bend County NEC Hwy 6 & w. Bellfort	Building Type: Retail/Freestanding Status: Built Mar 2013 Building Size: 6,400 SF Land Area: 1.73 AC Stories: 1 Expenses: 2012 Tax @ \$2.32/sf Parking: Ratio of 6.41/1,000 SF For Sale: Not For Sale	Space Avail: 6,400 SF Max Contig: 6,400 SF Smallest Space: 6,400 SF Rent/SF/YR: \$25.00 % Leased: 0%
Landlord Rep: Property Commerce / Chad Moss (832) 804-8526 -- 6,400 SF (6,400 SF)				

129		1531 S Hwy 6 Mody Plaza Sugar Land, TX 77478 Fort Bend County	Building Type: Retail/Freestanding Status: Built Sep 2010 Building Size: 23,760 SF Land Area: 1.54 AC Stories: 3 Expenses: 2009 Tax @ \$2.24/sf; 2009 Ops @ \$7.13/sf Parking: 70 free Surface Spaces are available; 25 free Covered Spaces are available; Ratio of 5.13/1,000 SF For Sale: Not For Sale	Space Avail: 6,309 SF Max Contig: 3,545 SF Smallest Space: 1,164 SF Rent/SF/YR: \$29.00-\$30.00 % Leased: 73.5%
Landlord Rep: Mody Properties LLC / Mihir Mody (713) 252-7271 / Marlene Caicedo (713) 252-7271 -- 6,309 SF (1,164-3,545 SF)				

"New home to exclusive restaurants, doctors, and high-end retail on Highway 6 near 59. Lake Pointe at Sugar Land overlooks Brooks Lake in Sugar Land's premier Lake Pointe master planned development."

Two renderings are attached. The first is of the building, second is of the "rooftop restaurant view". I also attached a very informative PDF including first, second, and third floor plans, map, and a rendering view showing the second floor parking. The final three attachments are restaurant floor plans options.

Fort Bend County Retail

130



10315 W Airport
Stafford Crossing Retail Center
Stafford, TX 77477
Fort Bend County

Building Type: **Retail**
 Status: **Built Jan 2007**
 Building Size: **19,250 SF**
 Land Area: **3 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$2.60/sf; 2012 Est Ops @ \$3.00/sf**
 Parking: **97 Surface Spaces are available; Ratio of 5.04/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,250 SF**
 Max Contig: **4,000 SF**
 Smallest Space: **2,250 SF**
 Rent/SF/YR: **\$12.00**
 % Leased: **67.5%**

Landlord Rep: Realty Executives Bayou City -- 6,250 SF (2,250-4,000 SF)

Description

Retail Center on W. Airport off Murphy Rd. Existing tenants includes Texas Flags & Flagpoles, House of T-shirts, Crown Trophy, Pourhouse Pub, Ice Cream Shop and Pizza Parlor. Excellent Visibility and Accessibility.
 At the corner of Sugar Ridge Blvd & W. Airport. Minutes to Highway 59, Beltway 8

131






1657-1681 Cartwright Rd
Missouri City, TX 77489
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Built 1982**
 Building Size: **37,371 SF**
 Land Area: **10.34 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$2.98/sf**
 Parking: **250 free Surface Spaces are available; Ratio of 6.69/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **6,223 SF**
 Max Contig: **4,985 SF**
 Smallest Space: **1,238 SF**
 Rent/SF/YR: **\$8.00**
 % Leased: **83.4%**

Landlord Rep: Phillips Edison Company / Jeff Valiquett (801) 521-6970 X3317
 Leasing Company: Phillips Edison & Company / Rob Murphy (513) 554-1110 -- 6,223 SF (1,238-4,985 SF)

Fort Bend County Retail

132		17412-17440 W Grand Pky Riverpark Shopping Center Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2002 Building Size: 15,750 SF Land Area: 1.84 AC Stories: 1 Expenses: 2015 Tax @ \$5.64/sf Parking: Ratio of 5.34/1,000 SF For Sale: Not For Sale	Space Avail: 6,070 SF Max Contig: 6,070 SF Smallest Space: 6,070 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Excel Trust, Inc. / Mark Wohlstadter (972) 535-0435 -- 6,070 SF (6,070 SF)				
133		19940 Southwest Fwy Chili's Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Restaurant Status: Built 2005 Building Size: 6,070 SF Land Area: 0.75 AC Stories: 1 Expenses: 2015 Tax @ \$6.84/sf Parking: 56 free Surface Spaces are available; Ratio of 9.44/1,000 SF For Sale: Not For Sale	Space Avail: 6,070 SF Max Contig: 6,070 SF Smallest Space: 6,070 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Mark Sondock (713) 300-0270 -- 6,070 SF (6,070 SF)				
134		5201 Avenue H Advance Auto Parts Rosenberg, TX 77471 Fort Bend County	Building Type: Retail Status: Built 2008 Building Size: 6,000 SF Land Area: 1.39 AC Stories: 1 Expenses: 2015 Tax @ \$3.84/sf For Sale: Not For Sale	Space Avail: 6,000 SF Max Contig: 6,000 SF Smallest Space: 6,000 SF Rent/SF/YR: \$12.00 % Leased: 100%
Landlord Rep: Commercial Realty Investments / Mike O'Meara (713) 553-1590 Sublet Contact: Commercial Realty Investments / Mike O'Meara (713) 553-1590 -- 6,000 SF (6,000 SF)				

Fort Bend County Retail

135



8800 Highway 6

Shops A & B: Stes 100-160

Missouri City, TX 77459

Fort Bend County

Building Type: **Retail**

Status: **Built 2009**

Building Size: **30,350 SF**

Land Area: **16.44 AC**

Stories: **1**

Expenses: **2008 Tax @ \$0.11/sf, 2012 Est Tax @ \$0.11/sf; 2012 Est Ops @ \$4.84/sf**

Parking: **200 free Surface Spaces are available; Ratio of 6.58/1,000 SF**

For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **6,000 SF**

Max Contig: **3,000 SF**

Smallest Space: **3,000 SF**

Rent/SF/YR: **\$30.00**

% Leased: **90.1%**

Sales Company: Marcus & Millichap Inc: Derek Hargrove (713) 452-4281

Landlord Rep: Rubicon Realty Group, LLC / W.Scott W. Weaver (281) 313-0000 X10 / Inna Gallagher (713) 817-5030 -- 3,000 SF (3,000 SF)

Sublet Contact: Pinecroft Realty LLC / Rebecca Gardaphe (713) 515-2234 David Teague (832) 266-7674 -- 3,000 SF (3,000 SF)

136



2201 Thompson Rd

Building B

Richmond, TX 77469

Fort Bend County

Building Type: **Retail**

Status: **Built Aug 2014**

Building Size: **6,000 SF**

Land Area: **1.50 AC**

Stories: **1**

Expenses: **2016 Combined Tax/Ops @ \$3.60/sf**

Parking: **30 Surface Spaces are available; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,000 SF**

Max Contig: **6,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **\$18.00-\$21.00**

% Leased: **0%**

Landlord Rep: Realm Real Estate Professionals / (281) 690-5900

Leasing Company: Realm Real Estate Professionals / Azeem Karmally (281) 690-5900 -- 6,000 SF (1,000-6,000 SF)

Fort Bend County Retail

137



23930 Westheimer Pky

Village Center Plaza at Cinco Ranch

Katy, TX 77494

Fort Bend County

Building Type: **Retail**

Status: **Built Apr 2006**

Building Size: **36,124 SF**

Land Area: **3.57 AC**

Stories: **1**

Expenses: **2015 Combined Tax/Ops @ \$9.91/sf**

Parking: **80 free Surface Spaces are available; Ratio of 4.52/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,000 SF**

Max Contig: **6,000 SF**

Smallest Space: **6,000 SF**

Rent/SF/YR: **Withheld**

% Leased: **83.4%**

Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 -- 6,000 SF (6,000 SF)

The center has addresses on Westheimer Parkway as well as Commercial Center Boulevard. It is across the street from Super Target, Chase Bank, CVS, and Sonic. There is tremendous residential growth and extremely high income levels in the surrounding area. It is adjacent to Cinco Ranch Junior High and High School with a combined 4,000 students.

2004 Population Estimates:

1 mile: 2,652

3 mile: 50,822

5 mile: 95,954

2004 Avg. HH Income:

1 mile: \$148,940

3 mile: \$101,224

5 mile: \$101,615

138



22762 Westheimer Pky

Building D

Katy, TX 77450

Fort Bend County

Building Type: **Retail/Storefront Retail/Office**

Status: **Built Dec 2007**

Building Size: **65,732 SF**

Land Area: **3.32 AC**

Stories: **2**

Expenses: **2013 Tax @ \$5.69/sf; 2010 Ops @ \$14.12/sf, 2011 Est Ops @ \$1.40/sf**

Parking: **104 Covered Spaces are available; 80 free Surface Spaces are available; Ratio of 2.80/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,985 SF**

Max Contig: **2,175 SF**

Smallest Space: **1,690 SF**

Rent/SF/YR: **Withheld**

% Leased: **90.9%**

Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 5,985 SF (1,690-2,175 SF)

A Boutique Lifestyle Center located in the heart of Cinco Ranch at the northeast corner of Westheimer Parkway and South Peek Road.

- Mixed use development on 12 acres
- 77,468 square feet of retail/restaurant space
- 33,041 square feet of professional office space
- Abundant parking available including a 4-tier parking garage and valet parking
- Outdoor dining and designated pedestrian areas

DEMOGRAPHICS:




Estimated Population of Area: 118,959 (5 mile radius)

Average Age: 33


Households with income >\$75,000: 64%

Average Household Income: \$115,701

Fort Bend County Retail





139		<p>5022 Highway 90A</p> <p>Shopping Center at New Territory</p> <p>Sugar Land, TX 77498</p> <p>Fort Bend County</p>	<p>Building Type: Retail</p> <p>Status: Built 1999</p> <p>Building Size: 21,374 SF</p> <p>Land Area: 2.72 AC</p> <p>Stories: 1</p> <p>Expenses: 2014 Tax @ \$3.89/sf; 2011 Est Ops @ \$1.53/sf</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 5,907 SF</p> <p>Max Contig: 1,633 SF</p> <p>Smallest Space: 1,300 SF</p> <p>Rent/SF/YR: \$18.00-\$20.40</p> <p>% Leased: 72.4%</p>
<p>Landlord Rep: David Fuan / David Fuan (281) 240-1970 -- 5,907 SF (1,300-1,633 SF)</p> <p>The tax ID # of this property is R221336 and the key map # is 567T.</p>				
140		<p>6102-6220 Hwy 6</p> <p>Colony Lakes</p> <p>Missouri City, TX 77459</p> <p>Fort Bend County</p>	<p>Building Type: Retail/(Community Ctr)</p> <p>Status: Built 1998</p> <p>Building Size: 102,303 SF</p> <p>Land Area: 25 AC</p> <p>Stories: 1</p> <p>Expenses: 2012 Tax @ \$0.20/sf; 2007 Ops @ \$7.30/sf</p> <p>Parking: 510 free Surface Spaces are available; Ratio of 4.99/1,000 SF</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 5,895 SF</p> <p>Max Contig: 1,650 SF</p> <p>Smallest Space: 1,200 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 94.2%</p>
<p>Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 / Alex Makris (713) 577-1827 -- 5,895 SF (1,200-1,650 SF)</p> <p>Commercial Strip Center - Retail</p> <p>Property Tax ID numbers are R136332 and 4749-00-000-0031-907</p> <p>The anchors in the shopping center are Kroger Signature, Walgreens, Blockbuster and Hallmark.</p>				
141		<p>8030 FM 359</p> <p>Around the Bend Shopping Center</p> <p>Fulshear, TX 77441</p> <p>Fort Bend County</p>	<p>Building Type: Retail</p> <p>Status: Built Aug 2015</p> <p>Building Size: 10,100 SF</p> <p>Land Area: 1.23 AC</p> <p>Stories: 1</p> <p>Expenses: 2015 Tax @ \$1.24/sf</p> <p>For Sale: Not For Sale</p>	<p>Space Avail: 5,860 SF</p> <p>Max Contig: 1,840 SF</p> <p>Smallest Space: 1,120 SF</p> <p>Rent/SF/YR: Withheld</p> <p>% Leased: 42.0%</p>
<p>Landlord Rep: ICO Commercial / Mike Gornek (281) 207-3703 -- 5,860 SF (1,120-1,840 SF)</p>				

Fort Bend County Retail

142		1701-1797 Texas Pky Grand Park Center Missouri City, TX 77489 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1984 Building Size: 69,000 SF Land Area: 6.87 AC Stories: 1 Expenses: 2015 Tax @ \$1.02/sf Parking: 306 free Surface Spaces are available; Ratio of 5.02/1,000 SF For Sale: Not For Sale	Space Avail: 5,750 SF Max Contig: 4,250 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 91.7%
Landlord Rep: Davis Properties, LLC / Peter Kim (516) 592-9832 / Eugene Wang (281) 671-4788 / Jeffery Davis (832) 545-5186 -- 4,250 SF (4,250 SF)				
143		SEC FM 1463 & Corbitt Rd Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed Building Size: 5,500 SF Land Area: - Stories: - For Sale: Not For Sale	Space Avail: 5,500 SF Max Contig: 5,500 SF Smallest Space: 5,500 SF Rent/SF/YR: \$30.00 % Leased: 0%
Landlord Rep: Fox & Graham / Kyle Fox (281) 377-3803 / Clay Graham (281) 377-3804 -- 5,500 SF (5,500 SF)				
144		3750 S Mason Rd Mason Place Katy, TX 77450 Fort Bend County	Building Type: Retail Status: Built Nov 2007 Building Size: 29,985 SF Land Area: 3.03 AC Stories: 1 Expenses: 2014 Combined Tax/Ops @ \$5.14/sf; 2012 Est Ops @ \$1.63/sf Parking: 88 free Surface Spaces are available; 30 free Covered Tandem Spaces are available; Ratio of 5.51/1,000 SF For Sale: Not For Sale	Space Avail: 5,375 SF Max Contig: 5,375 SF Smallest Space: 5,375 SF Rent/SF/YR: \$26.00 % Leased: 100%
Landlord Rep: Lewis Property Company / Adam Williams (713) 533-4405 -- 5,375 SF (5,375 SF)				

Located on South Mason Road just South of Westheimer Parkway in Cinco Ranch. Other business in the area includes Kroger, Starbucks, Walgreen's, B of A and McDonald's. Cinco Ranch is one of the most affluent areas of Houston.

Fort Bend County Retail

145		Lake Pointe Pky Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 2007 Building Size: 10,000 SF Land Area: 9.45 AC Stories: - Expenses: 2014 Tax @ \$33.23/sf For Sale: Not For Sale	Space Avail: 5,372 SF Max Contig: 5,372 SF Smallest Space: 5,372 SF Rent/SF/YR: Withheld % Leased: 46.3%
Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 -- 5,372 SF (5,372 SF)				
146		6840 Mason Rd Katy, TX 77450 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2005 Building Size: 12,377 SF Land Area: 1.56 AC Stories: 1 Expenses: 2015 Tax @ \$2.44/sf Parking: 70 free Surface Spaces are available; Ratio of 6.60/1,000 SF For Sale: Not For Sale	Space Avail: 5,270 SF Max Contig: 5,270 SF Smallest Space: 5,270 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Streetwise Realty Advisors / Christine Kelly-Weaver (713) 595-9500 / David Wise (713) 773-5508 -- 5,270 SF (5,270 SF)				
147		8411 FM 359 Rd S Main Street Crossing Fulshear, TX 77441 Fort Bend County	Building Type: Retail Status: Under Construction, delivers Dec 2016 Building Size: 15,283 SF Land Area: 1.59 AC Stories: 1 Parking: 84 free Surface Spaces are available; Ratio of 5.49/1,000 SF For Sale: Not For Sale	Space Avail: 5,265 SF Max Contig: 5,265 SF Smallest Space: 5,265 SF Rent/SF/YR: \$27.00-\$30.00 % Leased: 65.6%
Landlord Rep: Rob Johnson Interests / Rob Johnson (713) 957-2552 X110 -- 5,265 SF (5,265 SF)				
148		4747 FM 1463 Shops At Pine Mill Ranch Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Under Construction, delivers Oct 2016 Building Size: 15,750 SF Land Area: 0.01 AC Stories: 1 For Sale: Not For Sale	Space Avail: 5,250 SF Max Contig: 5,250 SF Smallest Space: 1,050 SF Rent/SF/YR: Withheld % Leased: 66.7%
Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 5,250 SF (1,050-5,250 SF)				

Fort Bend County Retail

149



2755 Texas Pkwy
Missouri City, TX 77489
Fort Bend County

Building Type: **Retail**
 Status: **Built 2008**
 Building Size: **12,300 SF**
 Land Area: **0.52 AC**
 Stories: **1**
 Expenses: **2010 Tax @ \$1.55/sf; 2010 Ops @ \$2.39/sf**
 Parking: **45 free Surface Spaces are available; Ratio of 3.70/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **5,150 SF**
 Max Contig: **3,920 SF**
 Smallest Space: **1,230 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **58.1%**

Landlord Rep: Texas CRES LLC / Joel English (713) 473-7200 / Frankie English (713) 473-7200 -- 5,150 SF (1,230-1,460 SF)

Great corner location with clear visibility and signage from both Texas Parkway and Greendale Drive
 - Close proximity to Fort Bend Parkway Toll Road and Beltway 8
 - High density residential population with average traffic of over 40,000 vehicles per day on Texas Parkway

Located on the NWC of Texas Parkway and Greendale Drive

150



5201 Highway 6
Missouri City, TX 77459
Fort Bend County


Building Type: **Retail**
 Status: **Built 2004**
 Building Size: **29,910 SF**
 Land Area: **2.88 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$3.28/sf, 2011 Est Tax @ \$3.68/sf; 2011 Est Ops @ \$1.55/sf**
 Parking: **225 free Surface Spaces are available; Ratio of 7.52/1,000 SF**
 For Sale: **For Sale as part of a portfolio of 2 properties - Active**


Space Avail: **5,100 SF**
 Max Contig: **2,250 SF**
 Smallest Space: **930 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **83.0%**


Sales Company: All Care Pediatrics: Zaishui Jia (713) 272-6366
 Landlord Rep: YK Management / Steve Hsi (713) 291-3565 -- 5,100 SF (930-2,250 SF)

Star Center is located in Missouri City south of Highway 59, just north of Murphy Road on State Highway 6. This site offers excellent visibility from Highway 6 and is located in the heart of the City's retail hub.

Fort Bend County Retail

151		6420 FM 1463 Rd Katy, TX 77494 Fort Bend County	Building Type: Retail/Storefront Retail/Office Status: Proposed, breaks ground Dec 2016 Building Size: 5,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 0%
Landlord Rep: Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 -- 5,000 SF (5,000 SF)				

152		4531 S Main St Dulles Center Stafford, TX 77477 Fort Bend County	Building Type: Retail Status: Built 1996 Building Size: 10,000 SF Land Area: 1 AC Stories: 1 Expenses: 2009 Tax @ \$1.84/sf For Sale: Not For Sale	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 1,500 SF Rent/SF/YR: \$19.80 % Leased: 50.0%
Landlord Rep: P R Associates Commercial / H.Daniel H. Tran (713) 896-0888 -- 5,000 SF (1,500-5,000 SF)				
<p>Property Description Dulles Center offers great visibility, high traffic count, easy access to/from major freeways, many new residential and commercial developments nearby. Tenants include Subway Sandwich.</p> <p>Location Description Dulles/S. Main St (90)</p>				

153		2201 1st St Sun Center Shopping Center Rosenberg, TX 77471 Fort Bend County	Building Type: Retail Status: Built 1983 Building Size: 13,335 SF Land Area: 1.01 AC Stories: 1 Expenses: 2015 Tax @ \$1.09/sf, 2012 Est Tax @ \$1.10/sf; 2012 Est Ops @ \$2.35/sf Parking: Free Surface Spaces For Sale: Not For Sale	Space Avail: 4,952 SF Max Contig: 3,602 SF Smallest Space: 1,350 SF Rent/SF/YR: \$18.00 % Leased: 62.9%
Landlord Rep: Sayed Momin / Sayed Momin (713) 875-2159 -- 4,952 SF (1,350-3,602 SF)				

Fort Bend County Retail

154



10350 Tx-6
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Built 2008**
 Building Size: **10,137 SF**
 Land Area: **0.00 AC**
 Stories: **1**
 Expenses: **2009 Tax @ \$0.00/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 3.95/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **4,890 SF**
 Max Contig: **4,890 SF**
 Smallest Space: **4,890 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **51.8%**

Landlord Rep: NewQuest PropertiesShireen Owlia (281) 640-7693 -- 4,890 SF (4,890 SF)

155



1410-1412 E Highway 90A E
Old Brazos River Center
Richmond, TX 77406
Fort Bend County

Building Type: **Retail**
 Status: **Built 2006**
 Building Size: **12,447 SF**
 Land Area: **2.94 AC**
 Stories: **1**
 Parking: **57 Surface Spaces are available; Ratio of 4.63/1,000 SF**
 For Sale: **For Sale - Active**

Space Avail: **4,850 SF**
 Max Contig: **2,600 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **61.0%**


Sales Company: LE Commercial Inc: Francois D. Le (713) 996-8888

Landlord Rep: LE Commercial Inc / D.Francois D. Le (713) 996-8888 -- 4,850 SF (1,200-2,250 SF)

11.37 Percent CAP Rate at 100 Percent Occupancy
 Excellent Visibility with High Traffic Car Counts
 Average Household Income over \$100,000 Annually
 Quarter Mile Away from Grand Parkway

Fort Bend County Retail

156



12240 Murphy Rd

Stafford, TX 77477

Fort Bend County

Building Type: Retail

Status: Built 1982

Building Size: 25,933 SF

Land Area: 3.30 AC

Stories: 1

Expenses: 2008 Tax @ \$1.95/sf, 2012 Est Tax @ \$2.22/sf; 2012 Ops @ \$3.38/sf

Parking: 70 free Surface Spaces are available; Ratio of 1.44/1,000 SF

For Sale: Not For Sale

Space Avail: 4,830 SF

Max Contig: 4,830 SF


Smallest Space: 2,100 SF

Rent/SF/YR: \$15.00

% Leased: 81.4%

Landlord Rep: Centric Commercial REA / Simon Ha (713) 568-5500 / Daniel Hollek (713) 568-5500 -- 4,830 SF (2,100-2,730 SF)

157



2513-2745 Town Center Blvd

Market at Town Center

Sugar Land, TX 77479

Fort Bend County

SEC of Hwy 6 & Town Center Blvd

Building Type: Retail

Status: Built 1995

Building Size: 285,103 SF

Land Area: 39.76 AC

Stories: 1

Parking: 500 free Surface Spaces are available; Ratio of 1.55/1,000 SF

For Sale: Not For Sale

Space Avail: 4,777 SF

Max Contig: 2,577 SF

Smallest Space: 1,000 SF

Rent/SF/YR: Withheld

% Leased: 98.3%

Landlord Rep: Weingarten Realty Investors Brooke J. Harvey (713) 866-6000 -- 4,777 SF (1,000-2,577 SF)


Strategically positioned at Highways 6 and 59 and adjacent to the First Colony Mall & Town Center mixed-use developments, this center is located in one of the nation's fastest growing counties and has a premier position in the retail hub of the affluent First Colony master-planned community. A destination shopping experience, this center's anchors include, Linens 'N Things, DSW, Lane Furniture, Barnes & Noble, and Ross.

Demographics:

Population: 5 Mile – 187,428 people

Avg. Household Income: \$102,431

158



435 Murphy Rd

Stafford, TX 77477

Fort Bend County

Building Type: Retail/Freestanding

Status: Built 1980

Building Size: 80,000 SF

Land Area: 8 AC

Stories: 1

Expenses: 2015 Tax @ \$0.36/sf, 2012 Est Tax @ \$0.42/sf; 2010 Ops @ \$1.65/sf, 2012 Est Ops @ \$3.24/sf

Parking: 250 free Surface Spaces are available; Ratio of 4.00/1,000 SF

For Sale: Not For Sale

Space Avail: 4,750 SF

Max Contig: 4,750 SF




Smallest Space: 1,000 SF

Rent/SF/YR: \$15.00




% Leased: 94.1%

Landlord Rep: Boehck Real Estate Service / Richard Boehck (713) 270-9000 -- 4,750 SF (1,000-4,750 SF)

Fort Bend County Retail

159		2623-2635 Town Center Blvd Market at Town Center Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1996 Building Size: 27,218 SF Land Area: 2.09 AC Stories: 1 Expenses: 2008 Tax @ \$2.83/sf Parking: 120 free Surface Spaces are available; Ratio of 4.41/1,000 SF For Sale: Not For Sale	Space Avail: 4,660 SF Max Contig: 2,500 SF Smallest Space: 2,160 SF Rent/SF/YR: Withheld % Leased: 82.9%
Landlord Rep: Weingarten Realty InvestorsBrody Farris (713) 866-6945 -- 4,660 SF (2,160-2,500 SF)				
160		24110-24502 Commercial Dr Phase II-Tract 26A Rosenberg, TX 77471 Fort Bend County	Building Type: Retail/Restaurant Status: Proposed Building Size: 4,550 SF Land Area: - Stories: 1 Expenses: 2015 Tax @ \$12.20/sf For Sale: Not For Sale	Space Avail: 4,550 SF Max Contig: 4,550 SF Smallest Space: 4,550 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: NewQuest Properties / Bob Conwell (281) 477-4324 -- 4,550 SF (4,550 SF)				
<p>Brazos Town Center is a master-planned, 416 acre development, with approximately 3,200 feet of frontage on Highway 59 (NAFTA Highway) and excellent access from four TXDOT exits feeding directly in to the project (two Northbound & two Southbound). Brazos Town Center is a "Life Essential Town Center" integrating 100 acres of retail with approximately 620 high end multi-family units, 150 townhomes, 251 patio homes, 443 single family homes, and a medical/professional office park – all interconnected with parks, trail system, lakes and fountains.</p> <p>Brazos Town Center is located 8.5 miles Southwest of First Colony Mall at the Southwest quadrant of U.S. Highway 59 and F.M. 762 Rosenberg, Texas.</p>				
161		609 Dulles Ave Stafford, TX 77477 Fort Bend County	Building Type: Retail/Freestanding Status: Built May 2009 Building Size: 15,815 SF Land Area: 3.32 AC Stories: 1 Expenses: 2010 Tax @ \$0.63/sf Parking: 60 free Surface Spaces are available; Ratio of 5.00/1,000 SF For Sale: Not For Sale	Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/YR: \$18.00 % Leased: 71.6%
Landlord Rep: Champions Real Estate Group / Sandra Zolensky (713) 206-6562 -- 4,500 SF (4,500 SF)				
Strategically located across from Dulles High School. Shipley Donuts leased pad site in front of center. Unique architectural design.				

Fort Bend County Retail


162		7260 Highway 6 Bldg A Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built Jul 2006 Building Size: 7,916 SF Land Area: 2.47 AC Stories: 1 Expenses: 2008 Tax @ \$8.47/sf; 2010 Ops @ \$6.00/sf Parking: 118 free Surface Spaces are available; Ratio of 7.40/1,000 SF For Sale: Not For Sale	Space Avail: 4,308 SF Max Contig: 2,916 SF Smallest Space: 1,216 SF Rent/SF/YR: Withheld % Leased: 45.6%
Landlord Rep: Victory Realty Solutions, Inc / N.Pamela N. Castleman (713) 334-0700 -- 4,308 SF (1,216-1,700 SF)				
The Shops at Rocky Creek Crossing is a vibrant retail center located in Sugarland near Quail Valley Country Club. It's only two space which remain available for lease are adjacent to one another, and may be leased as one if upon request.				
The Shops at Rocky Creek Crossing are located in Sugarland near the intersection of Highway 6 and Lake Olympia Parkway. It's proximity to two of Sugarland's main roads, coupled with it's charming Texas aesthetic, makes Rocky Creek a premier Retail Center.				
163		15948 Post Oak Rd Houston, TX 77053 Fort Bend County	Building Type: Retail Status: Built 2000 Building Size: 17,150 SF Land Area: 1.21 AC Stories: 1 Expenses: 2009 Tax @ \$2.08/sf Parking: Free Covered Spaces; Free Surface Spaces For Sale: Not For Sale	Space Avail: 4,300 SF Max Contig: 4,300 SF Smallest Space: 4,300 SF Rent/SF/YR: \$12.00 % Leased: 74.9%
Landlord Rep: RE/MAX Southwest Realtors / Bing Ko (281) 491-1776 -- 4,300 SF (4,300 SF)				
164		9220 Highway 6 S Phase II Houston, TX 77083 Fort Bend County	Building Type: Retail Status: Built 2002 Building Size: 12,000 SF Land Area: 1.20 AC Stories: 1 Expenses: 2015 Tax @ \$4.05/sf Parking: Free Surface Spaces; Ratio of 4.15/1,000 SF For Sale: Not For Sale	Space Avail: 4,275 SF Max Contig: 2,250 SF Smallest Space: 2,025 SF Rent/SF/YR: Withheld % Leased: 64.4%
Landlord Rep: Farris and Associates / Ed Farris (713) 334-4888 X1 -- 4,275 SF (2,025-2,250 SF)				

Fort Bend County Retail

165		7802 W Grand Parkway S Richmond, TX 77406 Fort Bend County	Building Type: Retail Status: Under Construction, delivers Jul 2016 Building Size: 7,125 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 4,224 SF Max Contig: 2,362 SF Smallest Space: 1,862 SF Rent/SF/YR: \$28.00-\$30.00 % Leased: 40.7%
Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 -- 4,224 SF (1,862-2,362 SF)				
166		1900-1947 Texas Pky Hunter's Square Missouri City, TX 77489 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1981 Building Size: 37,120 SF Land Area: 3.37 AC Stories: 1 Expenses: 2011 Tax @ \$1.37/sf; 2011 Ops @ \$1.44/sf Parking: 154 free Surface Spaces are available; Ratio of 4.15/1,000 SF For Sale: Not For Sale	Space Avail: 4,200 SF Max Contig: 2,400 SF Smallest Space: 1,800 SF Rent/SF/YR: Withheld % Leased: 88.7%
Landlord Rep: Silvestri Investments, Inc / Dan Silvestri (713) 785-6272 X303 -- 4,200 SF (1,800-2,400 SF)				
167		11420 Dairy Ashford Ashford Lakes Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 2005 Building Size: 18,000 SF Land Area: 1.63 AC Stories: 1 Expenses: 2011 Tax @ \$2.04/sf, 2012 Est Tax @ \$2.04/sf; 2011 Ops @ \$2.16/sf, 2012 Est Ops @ \$2.16/sf Parking: 20 free Surface Spaces are available; Ratio of 0.86/1,000 SF For Sale: Not For Sale	Space Avail: 4,174 SF Max Contig: 2,145 SF Smallest Space: 2,029 SF Rent/SF/YR: Withheld % Leased: 76.8%
Landlord Rep: ICO Commercial / Tawnya Dornak (281) 207-3702 / Danna Sossen (281) 207-3709 -- 4,174 SF (2,029-2,145 SF)				

Fort Bend County Retail

168



3527 Highway 6

Market at First Colony

Sugar Land, TX 77478

Fort Bend County

Building Type: Retail/Storefront Retail/Office

Status: Built 2006

Building Size: 37,250 SF

Land Area: 2.80 AC

Stories: 2

Expenses: 2015 Tax @ \$2.19/sf, 2016 Est Tax @ \$2.19/sf; 2009 Ops @ \$2.60/sf, 2016 Est Ops @ \$3.31/sf

Parking: 143 free Surface Spaces are available; Ratio of 3.80/1,000 SF

For Sale: Not For Sale

Space Avail: 4,140 SF

Max Contig: 2,405 SF

Smallest Space: 1,735 SF

Rent/SF/YR: Withheld

% Leased: 88.9%

Landlord Rep: Shah CompaniesDinesh Shah (281) 242-8464 Pritesh D. Shah (281) 242-8464 -- 4,140 SF (1,735-2,405 SF)

Description

" Building Size: 30,215 SF 40% Occupied

" Land Size: 2.797 Acres

" Year Built: 2008

" Two story building retail / office

" Current Tenants include Dance Studio, Day Care, and Baby Image

" Lake View

" Located on HWY 6 and Williams Trace


" High Income Neighborhood

" Prime Location Heart of First Colony

" Near Restaurants, Doctors, Dentists, Banks, Retail

" Ideal for Medical, Dental, Professional, Insurance, CPA, Law Firm, Graphic Design, Music School, Tutoring

169



2035 Fm 359 Rd

Richmond, TX 77406

Fort Bend County

Building Type: Retail/Freestanding

Status: Built 2004

Building Size: 15,400 SF

Land Area: 1.65 AC

Stories: 1

Expenses: 2015 Tax @ \$3.00/sf; 2011 Ops @ \$4.18/sf

Parking: Ratio of 4.00/1,000 SF

For Sale: Not For Sale

Space Avail: 4,110 SF

Max Contig: 4,110 SF

Smallest Space: 4,110 SF


Rent/SF/YR: \$18.00

% Leased: 100%

Landlord Rep: New Regional Planning, Inc. / Blake Tarrt (713) 523-2929 / Jack Savery (713) 523-2929 -- 4,110 SF (4,110 SF)

The office space has kitchen, restroom and a drive-up entry. Located at FM 359 at the main entrance into the Pecan Grove master planned community.

170



8945 S Fry Rd

Katy, TX 77494

Fort Bend County

Building Type: Retail

Status: Built 2007

Building Size: 15,068 SF

Land Area: 0.22 AC

Stories: 1

Expenses: 2015 Tax @ \$2.90/sf; 2011 Ops @ \$3.84/sf

Parking: 61 Surface Spaces are available; Ratio of 4.05/1,000 SF

For Sale: Not For Sale

Space Avail: 4,079 SF

Max Contig: 4,079 SF




Smallest Space: 4,079 SF

Rent/SF/YR: \$26.00

% Leased: 100%

Landlord Rep: LE Commercial Inc / D.Francois D. Le (713) 996-8888 -- 4,079 SF (4,079 SF)

Fort Bend County Retail

171		21018 W Bellfort Richmond, TX 77406 Fort Bend County	Building Type: Retail/Restaurant Status: Existing Building Size: 7,660 SF Land Area: 1.15 AC Stories: 1 For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 1,500 SF Rent/SF/YR: \$30.00-\$34.00 % Leased: 47.8%
Landlord Rep: United Equities, Inc. / Josh Sebesta (713) 772-6262 X21 -- 4,000 SF (1,500-4,000 SF)				
172		9401-9449 S Hwy 6 Kings Landing Houston, TX 77083 Fort Bend County	Building Type: Retail Status: Built 1985 Building Size: 25,505 SF Land Area: 3.08 AC Stories: 1 Expenses: 2015 Tax @ \$1.77/sf; 2011 Est Ops @ \$2.54/sf Parking: Free Surface Spaces For Sale: Not For Sale	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 1,200 SF Rent/SF/YR: \$1.30 % Leased: 84.3%
Landlord Rep: YSR Real Estate Holdings LLC / Sai Yerragudi (713) 870-5470 -- 4,000 SF (1,200-4,000 SF)				
173		15253-15295 Southwest Fwy Sugar Land, TX 77478 Fort Bend County SWC of Williams Trace Blvd & Hwy 59 S	Building Type: Retail Status: Built 1993 Building Size: 37,986 SF Land Area: 5.09 AC Stories: 1 Expenses: 2008 Tax @ \$2.70/sf, 2012 Est Tax @ \$3.58/sf; 2012 Est Ops @ \$2.92/sf Parking: 250 free Surface Spaces are available; Ratio of 6.58/1,000 SF For Sale: Not For Sale	Space Avail: 3,971 SF Max Contig: 3,971 SF Smallest Space: 3,971 SF Rent/SF/YR: Withheld % Leased: 89.6%
Landlord Rep: Transwestern / Ryan Holliday (713) 231-1623 / Cindy Pham (713) 231-1562 / Chace Henke (713) 272-1274 -- 3,971 SF (3,971 SF)				

PROPERTY INFORMATION

*Home Depot anchored center located in Sugar Land, Texas, one of the fastest growing areas in the Houston MSA

*Superior demographics, high traffic intersection and strong visibility from Highway 59

*Close proximity to numerous master planned communities including Avalon, First Colony, Lake Pointe Town Center, Sugar Creek and Telfair

*Top employers include: Minute Maid, Schlumberger, Tramountina USA, Fluor Corporation, Bechtel Equipment Operations, Noble Drilling, Money Management International and Aetna

Fort Bend County Retail

174



10140-10148 S Highway 6
Sugar Land, TX 77498
Fort Bend County

Building Type: **Retail/Storefront**
 Status: **Built 2004**
 Building Size: **14,632 SF**
 Land Area: **1.78 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$3.39/sf**
 Parking: **88 free Surface Spaces are available; Ratio of 5.97/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,924 SF**
 Max Contig: **2,100 SF**
 Smallest Space: **1,824 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: Davis Commercial / Mark Davis (713) 528-9776 X1 -- 3,924 SF (1,824-2,100 SF)

This site sits directly across from a new Home Depot and has cross access with an adjacent CVS Pharmacy. One end-cap available with option for drive-thru. Landlord will provide Vanilla Box for credit with worthy tenants. The property has great visibility and access from Highway 6.

175



1251 Pin Oak Rd
Pin Oak Village
Katy, TX 77494
Fort Bend County
Pin Oak Rd & Kingsland Blvd

Building Type: **Retail/Freestanding**
 Status: **Built Dec 2008**
 Building Size: **36,270 SF**
 Land Area: **4 AC**
 Stories: **1**
 Expenses: **2014 Tax @ \$0.67/sf; 2011 Ops @ \$2.09/sf**
 Parking: **207 Surface Spaces are available; Ratio of 5.71/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **3,904 SF**
 Max Contig: **3,904 SF**
 Smallest Space: **3,904 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: JLL / Chris Bergmann (713) 425-5868 -- 3,904 SF (3,904 SF)

SEC of Pin Oak Rd and Kingsland Blvd. Coming Spring 2008.

176



117 Lane Dr
Quadrangle Square
Rosenberg, TX 77471
Fort Bend County

Building Type: **Retail**
 Status: **Built 1987**
 Building Size: **66,000 SF**
 Land Area: **5 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.34/sf**
 Parking: **Free Surface Spaces**
 For Sale: **Not For Sale**

Space Avail: **3,900 SF**
 Max Contig: **3,900 SF**
 Smallest Space: **3,900 SF**
 Rent/SF/YR: **\$15.00**
 % Leased: **94.1%**

Landlord Rep: Mellon Real Estate / Harry Mellon (281) 342-4603 / Sidney Mellon (281) 342-4603 -- 3,900 SF (3,900 SF)

Fort Bend County Retail

177



15201-15555 Southwest Fwy
First Colony Commons 1-37
Sugar Land, TX 77478
Fort Bend County
SWC of Williams Trace Blvd
& Hwy 59 S

Building Type: **Retail/Freestanding (Power Ctr)**
 Status: **Built 1993**
 Building Size: **351,508 SF**
 Land Area: **36 AC**
 Stories: **1**
 Expenses: **2003 Combined Tax/Ops @ \$5.17/sf; 2012 Est Ops @ \$5.48/sf**
 Parking: **2,035 free Surface Spaces are available; Ratio of 4.96/1,000 SF**
 For Sale: **For Sale at \$1,455,000 (\$4.14/SF) - Active**

Space Avail: **3,900 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **1,400 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **98.9%**

Sales Company: Battery Commercial Corporation: Stuart Scheinholtz
 Landlord Rep: Transwestern / Ryan Holliday (713) 231-1623 / Cindy Pham (713) 231-1562 / Chace Henke (713) 272-1274 -- 3,900 SF (1,400-2,500 SF)

PROPERTY INFORMATION

- *Home Depot anchored center located in Sugar Land, Texas, one of the fastest growing areas in the Houston MSA
- *Superior demographics, high traffic intersection and strong visibility from Highway 59
- *Close proximity to numerous master planned communities including Avalon, First Colony, Lake Pointe Town Center, Sugar Creek and Telfair
- *Top employers include: Minute Maid, Schlumberger, Tramountina USA, Fluor Corporation, Bechtel Equipment Operations, Noble Drilling, Money Management International and Aetna

178






1836 FM 359
Richmond, TX 77406
Fort Bend County

Building Type: **Retail/Fast Food**
 Status: **Built 1999**
 Building Size: **3,800 SF**
 Land Area: **2.10 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$4.87/sf**
 Parking: **Ratio of 10.00/1,000 SF**
 For Sale: **Not For Sale**




Space Avail: **3,800 SF**
 Max Contig: **3,800 SF**
 Smallest Space: **3,800 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **100%**

Landlord Rep: Re/Max Grand / Matt Rembert (281) 994-5700 -- 3,800 SF (3,800 SF)




Fort Bend County Retail

179		22756 Westheimer Pky Building A Katy, TX 77450 Fort Bend County	Building Type: Retail/Storefront Status: Built Dec 2007 Building Size: 15,030 SF Land Area: 1.52 AC Stories: 1 Expenses: 2013 Tax @ \$5.69/sf; 2007 Est Ops @ \$5.58/sf Parking: 60 free Surface Spaces are available; 48 Covered Spaces are available; Ratio of 7.19/1,000 SF For Sale: Not For Sale	Space Avail: 3,790 SF Max Contig: 2,100 SF Smallest Space: 1,690 SF Rent/SF/YR: \$24.00 % Leased: 100%
Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 3,790 SF (1,690-2,100 SF) A Boutique Lifestyle Center located in the heart of Cinco Ranch at the northeast corner of Westheimer Parkway and South Peek Road. <ul style="list-style-type: none"> Mixed use development on 12 acres 77,468 square feet of retail/restaurant space 33,041 square feet of professional office space Abundant parking available including a 4-tier parking garage and valet parking Outdoor dining and designated pedestrian areas DEMOGRAPHICS: Estimated Population of Area: 118,959 (5 mile radius) Average Age: 33 Households with income >\$75,000: 64% Average Household Income: \$115,701				
180		3300-3400 State Highway 6 Phase I Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 1983, Renov 1993 Building Size: 113,036 SF Land Area: 10.85 AC Stories: 1 Expenses: 2015 Tax @ \$2.02/sf Parking: 690 free Surface Spaces are available; Ratio of 5.35/1,000 SF For Sale: Not For Sale	Space Avail: 3,778 SF Max Contig: 2,038 SF Smallest Space: 1,740 SF Rent/SF/YR: Withheld % Leased: 96.7%
Landlord Rep: Whitestone REIT/Ivonne Gastaldi (713) 435-2222 Diana Armstrong (713) 435-2222 -- 3,778 SF (1,740-2,038 SF) Property Tax ID numbers are R61014 and 2615-01-000-0011-907 . Construction Cost = \$8000000. Construction Date is unknown				
181		11102-11134 S Hwy 6 BLD 1 Sugar Land, TX 77498 Fort Bend County	Building Type: Retail/Storefront Status: Built Jun 2003 Building Size: 10,481 SF Land Area: 2.39 AC Stories: 1 Expenses: 2010 Tax @ \$10.07/sf, 2012 Est Tax @ \$2.88/sf; 2010 Ops @ \$5.21/sf, 2012 Est Ops @ \$3.48/sf Parking: 88 Surface Spaces are available; Ratio of 4.00/1,000 SF For Sale: Not For Sale	Space Avail: 3,700 SF Max Contig: 3,700 SF Smallest Space: 1,850 SF Rent/SF/YR: \$15.00 % Leased: 100%
Landlord Rep: Vista Houston / Debbie Sheets (281) 531-5300 -- 3,700 SF (1,850-3,700 SF)				




Fort Bend County Retail

182		4225 Sienna Pky Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2004 Building Size: 22,307 SF Land Area: 3 AC Stories: 1 Expenses: 2015 Tax @ \$9.45/sf, 2012 Est Tax @ \$6.50/sf; 2007 Ops @ \$11.40/sf, 2012 Est Ops @ \$4.75/sf Parking: 126 free Surface Spaces are available; Ratio of 4.48/1,000 SF For Sale: Not For Sale	Space Avail: 3,700 SF Max Contig: 2,800 SF Smallest Space: 900 SF Rent/SF/YR: \$18.00 % Leased: 83.4%
Landlord Rep: Retail Solutions / Martin Turner (281) 445-0033 / Rick Gutierrez (281) 445-0033 -- 3,700 SF (900-2,800 SF)			The key map # of this property is 610B.	
183		9920 Hwy 90A Sugar Land, TX 77478 Fort Bend County SW/C Sugar Creek & Hwy 90	Building Type: Retail/Freestanding (Neighborhood Ctr) Status: Built 1986 Building Size: 10,109 SF Land Area: 5.15 AC Stories: 1 Expenses: 2013 Combined Tax/Ops @ \$4.44/sf; 2008 Est Ops @ \$33.31/sf Parking: 360 free Surface Spaces are available; Ratio of 4.96/1,000 SF For Sale: Not For Sale	Space Avail: 3,690 SF Max Contig: 2,212 SF Smallest Space: 1,478 SF Rent/SF/YR: \$18.00 % Leased: 63.5%
Landlord Rep: Tarantino Properties, Inc. / Peggy Rougeou (713) 974-4292 / Eric Drymalla (713) 974-4292 -- 3,690 SF (1,478-2,212 SF)			Sugar Point Shopping Center is located at 9920 Highway 90 in Sugar Land, Texas positioned between US Hwy 59 South and US Hwy 90. Situated between the major arteries to Sugar Land, daily traffic count exceeds 129,000 cars per day.	
184		3370-3382 Highway 6 Phase I Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Existing Building Size: 12,703 SF Land Area: 1.30 AC Stories: 1 Expenses: 2015 Tax @ \$0.02/sf Parking: 72 free Surface Spaces are available; Ratio of 5.45/1,000 SF For Sale: Not For Sale	Space Avail: 3,662 SF Max Contig: 2,062 SF Smallest Space: 1,600 SF Rent/SF/YR: Withheld % Leased: 71.2%
Landlord Rep: Whitestone REIT/Ivonne Gastaldi (713) 435-2222 Diana Armstrong (713) 435-2222 -- 3,662 SF (1,600-2,062 SF)				





Fort Bend County Retail

185		2012 Hwy 90 A East Richmond, TX 77406 Fort Bend County	Building Type: Retail/Restaurant Status: Built 1930 Building Size: 4,500 SF Land Area: 1.50 AC Stories: - Expenses: 2015 Tax @ \$1.14/sf For Sale: Not For Sale	Space Avail: 3,550 SF Max Contig: 3,550 SF Smallest Space: 3,550 SF Rent/SF/YR: \$12.00 % Leased: 21.1%
Landlord Rep: KW Commercial Texas Gulf / Cameron Foster (713) 461-9393 -- 3,550 SF (3,550 SF)				
Excellent Location. Property and Business for sale. Prime location on Hwy 90 Richmond. Great income and growth every year with potential for more. Restaurant sits on 1.5 acre, 4500 Sf restaurant fully equiped(all equipement and fixtures are owned). The interior is rustic with two dining areas, bar and party/ private room. Extra storage 700sf (meat and supply) NO ZONING! Lot's of parking space, new septic(50K), and many more. For more info please contact Simon at 832-633-9850 or email at ssilea@remaxtowncenter.com				
186		25600 Westheimer Pky Bldg 3 Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed Building Size: 3,528 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 3,528 SF Max Contig: 3,528 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Landlord Rep: Realty Associates / Robert Yilmaz (713) 464-5656 -- 3,528 SF (1,500-3,528 SF)				
187		200 Century Square Blvd First Century Square Plaza Sugar Land, TX 77478 Fort Bend County	Building Type: Retail/Storefront Retail/Office Status: Built Jun 2006 Building Size: 18,146 SF Land Area: 1.42 AC Stories: 2 Expenses: 2015 Tax @ \$2.35/sf, 2012 Est Tax @ \$2.07/sf; 2010 Ops @ \$3.05/sf, 2012 Est Ops @ \$3.26/sf Parking: 85 free Surface Spaces are available; Ratio of 4.68/1,000 SF For Sale: Not For Sale	Space Avail: 3,515 SF Max Contig: 3,515 SF Smallest Space: 1,134 SF Rent/SF/YR: Withheld % Leased: 80.6%
Landlord Rep: Shah Companies / D.Pritesh D. Shah (281) 242-8464 -- 3,515 SF (1,134-2,381 SF)				
Highlights In large retail complex Prime location and high traffic Current major tenants Beauty Salon, Dry Cleaners, Restaurant and more On Highway 90A and Dairy Ashford and near US 59 Excellent Look of the building Plenty of parking spaces				
Description In large retail complex - Prime location and high traffic - Current major tenants Beauty Salon, Dry Cleaners, Restaurant and others Prime location - On Century Square Blvd. at Hwy 90 and Dairy Ashford - Near U.S. Highway 59 and major neighborhood of Sugar Creek and Sugar Lakes.				

Fort Bend County Retail

188		1125 Crabb River Rd Building A Richmond, TX 77469 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2008 Building Size: 10,040 SF Land Area: 1.04 AC Stories: 1 Expenses: 2012 Tax @ \$4.13/sf, 2011 Est Tax @ \$4.82/sf; 2013 Est Ops @ \$8.20/sf Parking: 80 free Surface Spaces are available; Ratio of 7.97/1,000 SF For Sale: Not For Sale	Space Avail: 3,456 SF Max Contig: 2,156 SF Smallest Space: 1,300 SF Rent/SF/YR: \$24.00 % Leased: 65.6%
Landlord Rep: EDGE Realty Partners / Joshua Jacobs (713) 900-3001 / Hannah Smith (713) 900-3009 -- 3,456 SF (1,300-2,156 SF)			Two buildings occupy the parcel - taxes, acreage and parking apportioned.	
189		1226 Museum Square Dr Phase II Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Freestanding Status: Under Construction, delivers Sep 2016 Building Size: 9,000 SF Land Area: 0.96 AC Stories: 1 Expenses: 2015 Tax @ \$0.02/sf For Sale: Not For Sale	Space Avail: 3,443 SF Max Contig: 3,443 SF Smallest Space: 3,443 SF Rent/SF/YR: \$26.00 % Leased: 61.7%
Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704 -- 3,443 SF (3,443 SF)				
190		11611 W Airport Blvd Stafford, TX 77477 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2002 Building Size: 13,125 SF Land Area: 1.15 AC Stories: 1 Expenses: 2012 Combined Tax/Ops @ \$8.16/sf Parking: 40 free Surface Spaces are available; Ratio of 3.05/1,000 SF For Sale: Not For Sale	Space Avail: 3,399 SF Max Contig: 2,399 SF Smallest Space: 1,000 SF Rent/SF/YR: \$24.00 % Leased: 74.1%
Landlord Rep: Terramont Realty / Erica Castro (281) 858-3482 / Isela Truong (281) 858-3482 -- 3,399 SF (1,000-2,399 SF)				

Fort Bend County Retail

191		2435 Texas Pky Missouri City, TX 77489 Fort Bend County 1/2 mile west of Hwy 6	Building Type: Retail/Storefront Retail/Office (Strip Ctr) Status: Built 1985 Building Size: 32,870 SF Land Area: 2.53 AC Stories: 1 Expenses: 2015 Tax @ \$1.19/sf; 2012 Est Ops @ \$1.25/sf Parking: 90 free Surface Spaces are available; Ratio of 2.73/1,000 SF For Sale: Not For Sale	Space Avail: 3,387 SF Max Contig: 3,387 SF Smallest Space: 3,387 SF Rent/SF/YR: \$14.00 % Leased: 100%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 -- 3,387 SF (3,387 SF)				
192		15036-15046 Beechnut St Houston, TX 77083 Fort Bend County	Building Type: Retail Status: Built 2007 Building Size: 9,240 SF Land Area: 0.49 AC Stories: 1 Expenses: 2015 Tax @ \$2.73/sf Parking: 25 free Surface Spaces are available; Ratio of 2.71/1,000 SF For Sale: Not For Sale	Space Avail: 3,383 SF Max Contig: 3,383 SF Smallest Space: 1,617 SF Rent/SF/YR: \$13.20 % Leased: 63.4%
Landlord Rep: TGA Realty / Gilbert Padilla (713) 269-4497 -- 3,383 SF (1,617-1,766 SF)				
193		23855 Cinco Ranch Blvd Katy, TX 77494 Fort Bend County	Building Type: Retail/Storefront Retail/Office Status: Built 2008 Building Size: 10,082 SF Land Area: - Stories: 1 Parking: 70 free Surface Spaces are available; Ratio of 7.52/1,000 SF For Sale: Not For Sale	Space Avail: 3,330 SF Max Contig: 3,330 SF Smallest Space: 1,200 SF Rent/SF/YR: \$25.00 % Leased: 67.0%
Landlord Rep: Hunington Properties, Inc. / Hannah Kaplan (713) 985-4419 -- 3,330 SF (1,200-3,330 SF)				
194		19875 59 Hwy Greatwood Professional Shopping Center Sugar Land, TX 77479 Fort Bend County @ Grand Parkwy	Building Type: Retail Status: Built Feb 2009 Building Size: 34,944 SF Land Area: 2.65 AC Stories: 2 Expenses: 2015 Tax @ \$3.58/sf; 2013 Ops @ \$3.11/sf Parking: 148 free Surface Spaces are available; Ratio of 4.20/1,000 SF For Sale: Not For Sale	Space Avail: 3,308 SF Max Contig: 2,266 SF Smallest Space: 1,042 SF Rent/SF/YR: \$20.00-\$26.00 % Leased: 90.5%
Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 3,308 SF (1,042-1,163 SF)				

Construction will be completed by the end of January 2009.

Fort Bend County Retail

195



9402 State Highway 6
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail**
Status: **Built Feb 2016**
Building Size: **17,000 SF**
Land Area: -
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **3,236 SF**
Max Contig: **3,236 SF**
Smallest Space: **1,295 SF**
Rent/SF/YR: **\$27.00**
% Leased: **81.0%**

Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 -- 3,236 SF (1,295-3,236 SF)

196



6630 FM 1463
Phase I Bldg 1
Katy, TX 77494
Fort Bend County

Building Type: **Retail/Storefront**
Status: **Built May 2015**
Building Size: **12,803 SF**
Land Area: **1.90 AC**
Stories: **1**
Parking: **Ratio of 4.00/1,000 SF**
For Sale: **For Sale at \$10,145,710 as part of a portfolio of 2 properties - Active**

Space Avail: **3,180 SF**
Max Contig: **3,180 SF**
Smallest Space: **1,200 SF**
Rent/SF/YR: **\$22.00-\$25.00**
% Leased: **75.2%**

Sales Company: Hunington Properties, Inc.: Todd Carlson (713) 623-6944 X310, Sandy P. Aron (713) 623-6944 X308
Landlord Rep: Hunington Properties, Inc. / Jonathan Aron (713) 623-6944 -- 3,180 SF (1,200-1,980 SF)

Fort Bend County Retail

197



6504-6510 Highway 90A

Sugar Land, TX 77498

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Built Jul 2016**

Building Size: **7,485 SF**

Land Area: -

Stories: **1**

Expenses: **2015 Tax @ \$0.79/sf**

For Sale: **Not For Sale**

Space Avail: **3,176 SF**

Max Contig: **3,176 SF**

Smallest Space: **3,176 SF**

Rent/SF/YR: **\$30.00-\$32.00**

% Leased: **57.6%**

Landlord Rep: Rubicon Realty Group, LLC / Inna Gallagher (713) 817-5030 / Scott W. Weaver (281) 313-0000 -- 3,176 SF (3,176 SF)

198



5925 Highway Blvd

Katy, TX 77493

Fort Bend County

Building Type: **Retail/Bank**

Status: **Built 1960**

Building Size: **3,152 SF**

Land Area: **1.36 AC**

Stories: **1**

Expenses: **2015 Tax @ \$2.58/sf**

Parking: **12 free Surface Spaces are available; Ratio of 3.80/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **3,152 SF**

Max Contig: **3,152 SF**

Smallest Space: **3,152 SF**

Rent/SF/YR: **Withheld**




% Leased: **0%**

Sales Company: Our Lab: Henry Carew (281) 391-9267

Landlord Rep: Our Lab / Henry Carew (281) 391-9267 -- 3,152 SF (3,152 SF)

The property is located on Highway Boulevard (Hwy. 90) between FM 1463 and Danover Road in Katy, Texas. Katy High School, Katy Mills Mall and numerous retailers are located in close proximity to the subject property.

Fort Bend County Retail

199 	Gaston Rd Tract 9A Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Proposed, breaks ground Jul 2016 Building Size: 7,700 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 3,150 SF Max Contig: 3,150 SF Smallest Space: 3,150 SF Rent/SF/YR: Withheld % Leased: 59.1%
Landlord Rep: NewQuest Properties / Austin Alvis (281) 477-4335 / Brad Elmore (281) 477-4300 -- 3,150 SF (3,150 SF)			
200 	7596 Highway 6 Centre At Knights Court Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built 2008 Building Size: 40,882 SF Land Area: 5 AC Stories: 1 Expenses: 2015 Tax @ \$2.29/sf, 2016 Est Tax @ \$2.29/sf; 2016 Est Ops @ \$3.11/sf Parking: 125 free Surface Spaces are available; Ratio of 4.80/1,000 SF For Sale: Not For Sale	Space Avail: 3,093 SF Max Contig: 3,093 SF Smallest Space: 3,093 SF Rent/SF/YR: \$21.00 % Leased: 92.4%
Landlord Rep: McAdams & Associates / Marty McAdams (281) 358-0799 -- 3,093 SF (3,093 SF)			
201 	1270 Crabb River Rd Greatwood Country Shops Richmond, TX 77469 Fort Bend County	Building Type: Retail Status: Built 2000 Building Size: 14,220 SF Land Area: 1.71 AC Stories: 1 Expenses: 2015 Tax @ \$2.90/sf; 2011 Ops @ \$3.33/sf, 2012 Est Ops @ \$3.57/sf Parking: 126 free Surface Spaces are available; Ratio of 3.90/1,000 SF For Sale: Not For Sale	Space Avail: 3,000 SF Max Contig: 3,000 SF Smallest Space: 3,000 SF Rent/SF/YR: Withheld % Leased: 78.9%
Landlord Rep: Fidelis Realty Partners / Carson Wilson (713) 693-1400 X407 -- 3,000 SF (3,000 SF)			

The tax ID # of this property is P262339 and the key map # is 606R.

Fort Bend County Retail

202



203 Dulles Ave
Stafford Oaks Center
Stafford, TX 77477
Fort Bend County

Building Type: **Retail/Freestanding**
Status: **Built 2007**
Building Size: **6,480 SF**
Land Area: **0.52 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.67/sf**
Parking: **20 free Surface Spaces are available; Ratio of 3.09/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,000 SF**
Max Contig: **3,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/YR: **\$13.20**
% Leased: **53.7%**

Landlord Rep: Pearland Realty / Kieu Dinh (832) 606-2269 -- 3,000 SF (3,000 SF)

22,582 square foot Retail Center located at 203 Dulles Avenue in Stafford.

Tenants include Subway.

Retail Center located off Dulles Avenue at Country Club Blvd. One block South of Highway 90. Center is located close to Dulles Middle School.

203



815 Plantation Dr
Phase I
Richmond, TX 77406
Fort Bend County

Building Type: **Retail/Storefront Retail/Office**
Status: **Built 2003**
Building Size: **12,000 SF**
Land Area: **2.84 AC**
Stories: **1**
Expenses: **2009 Tax @ \$1.76/sf**
Parking: **Ratio of 3.52/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,000 SF**
Max Contig: **3,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/YR: **Withheld**
% Leased: **75.0%**

Landlord Rep: Wayne Stone Properties / A.Terry A. Nehls (281) 460-7374 -- 3,000 SF (3,000 SF)

Fort Bend County Retail

204



4031 FM 1463 Rd
Cardiff Commons
Katy, TX 77494
Fort Bend County

Building Type: **Retail**
 Status: **Built Sep 2013**
 Building Size: **17,125 SF**
 Land Area: **1.80 AC**
 Stories: **1**
 Expenses: **2013 Tax @ \$0.39/sf; 2013 Ops @ \$5.62/sf**
 Parking: **Ratio of 5.50/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,972 SF**
 Max Contig: **1,872 SF**
 Smallest Space: **1,100 SF**
 Rent/SF/YR: **\$26.00**
 % Leased: **82.7%**

Landlord Rep: Southwest Realty Group / David Wang (713) 988-1668 -- 2,972 SF (1,100-1,872 SF)

Highlights

100% Occupied New Retail Investment
 Lighted Intersection
 FM 1463 - The main North & South corridor in area
 Cross-access with Exxon Timewise (operated by Landmark)
 Katy/Fulshear Trade Area
 425% growth over last 10 years within 3 mile radius

Description

Cardiff Commons is a 17,125 +/- square foot, 100.0% leased, new construction neighborhood center in the growing Katy, TX suburban market. The property is located just 5 minutes from IH-10 and Grand Parkway in Fort Bend County. With limited commercial reserves in this Master-Planned community area, Cardiff Commons offers an investor the unique opportunity to acquire a newly built neighborhood center with stable occupancy, limited competition, and below market rents thus offering an investor tremendous future growth and above market returns.

Brokers Protected
 SEC FM 1463 & Corbitt Rd

205



1603-1647 Cartwright Rd
Quail Valley Shopping Center
Missouri City, TX 77489
Fort Bend County

Building Type: **Retail**
 Status: **Built 1987**
 Building Size: **73,229 SF**
 Land Area: **12.28 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.01/sf**
 Parking: **250 free Surface Spaces are available; Ratio of 5.39/1,000 SF**
 For Sale: **Not For Sale**




Space Avail: **2,955 SF**
 Max Contig: **2,955 SF**
 Smallest Space: **2,955 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: Phillips Edison & Company / Kay Walker (513) 554-1110 X1613 / Rob Murphy (513) 554-1110 -- 2,955 SF (2,955 SF)




Located east of Southwest Freeway and south of Beltway 8.

Tax ID: 86-1098762

Fort Bend County Retail

206		13703-13897 Southwest Fwy Sugar Creek Village Shopping Center Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 1980 Building Size: 92,769 SF Land Area: 11.47 AC Stories: 1 Expenses: 2011 Tax @ \$2.55/sf; 2009 Ops @ \$4.42/sf, 2011 Est Ops @ \$4.45/sf Parking: 350 free Surface Spaces are available; Ratio of 2.67/1,000 SF For Sale: Not For Sale	Space Avail: 2,888 SF Max Contig: 1,480 SF Smallest Space: 1,408 SF Rent/SF/YR: \$18.00 % Leased: 98.5%
Landlord Rep: United Equities, Inc. / Kristen Cavanaugh (713) 772-6262 -- 2,888 SF (1,408-1,480 SF)				
207		16535 Lexington Blvd Building C Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2002 Building Size: 10,442 SF Land Area: 0.89 AC Stories: 1 Expenses: 2010 Tax @ \$2.45/sf Parking: 36 free Surface Spaces are available; Ratio of 3.45/1,000 SF For Sale: Not For Sale	Space Avail: 2,817 SF Max Contig: 2,817 SF Smallest Space: 2,817 SF Rent/SF/YR: \$25.00 % Leased: 73.0%
Landlord Rep: Colliers International / M.Kolbe M. Curtice (281) 494-4769 -- 2,817 SF (2,817 SF)				
208		8710 Grand Mission Blvd Allo Shopping Plaza Richmond, TX 77407 Fort Bend County	Building Type: Retail Status: Built Jun 2014 Building Size: 13,000 SF Land Area: 1.96 AC Stories: 1 Expenses: 2015 Tax @ \$3.28/sf; 2015 Est Ops @ \$2.57/sf Parking: Ratio of 5.60/1,000 SF For Sale: Not For Sale	Space Avail: 2,800 SF Max Contig: 2,800 SF Smallest Space: 1,400 SF Rent/SF/YR: \$24.00-\$26.00 % Leased: 78.5%
Landlord Rep: BPI Realty Services, Inc. / David Ferguson (713) 350-2783 -- 2,800 SF (1,400-2,800 SF)				
Now Leasing a brand new 13,000 SF retail center located at the intersection of Grand Mission Blvd. and Beechnut Rd. in Richmond, Tx.				

Fort Bend County Retail

209		17310 W Grand Pky S Building A Sugar Land, TX 77479 Fort Bend County Grand Pkwy @ E River Park Dr	Building Type: Retail/Freestanding Status: Built 2006 Building Size: 9,000 SF Land Area: 3.24 AC Stories: 1 Expenses: 2009 Ops @ \$7.29/sf Parking: 50 free Surface Spaces are available; Ratio of 5.40/1,000 SF For Sale: Not For Sale	Space Avail: 2,750 SF Max Contig: 1,500 SF Smallest Space: 1,250 SF Rent/SF/YR: \$20.00 % Leased: 69.4%
Landlord Rep: Lee & Associates Commercial Real Estate Service / Jill Nesloney (713) 660-1164 -- 2,750 SF (1,250-1,500 SF) At entrance to new River Park subdivision Blocks from new Memorial Hermann Hospital Great visibility- prime location on the Grand Parkway (Hwy 99) near Hwy 59				
210		7822 Highway 90A Sugar Land, TX 77478 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1983 Building Size: 5,400 SF Land Area: 0.41 AC Stories: 1 Expenses: 2015 Tax @ \$1.34/sf For Sale: Not For Sale	Space Avail: 2,700 SF Max Contig: 2,700 SF Smallest Space: 2,700 SF Rent/SF/YR: \$14.00 % Leased: 100%
Landlord Rep: Realty Network US / Casey Kang (832) 581-2092 -- 2,700 SF (2,700 SF)				
211		825 Plantation Dr Phase II Richmond, TX 77406 Fort Bend County	Building Type: Retail/Freestanding Status: Built Jun 2014 Building Size: 12,000 SF Land Area: 2.84 AC Stories: 1 Expenses: 2009 Tax @ \$1.76/sf For Sale: Not For Sale	Space Avail: 2,700 SF Max Contig: 2,700 SF Smallest Space: 1,500 SF Rent/SF/YR: \$20.00 % Leased: 77.5%
Landlord Rep: Wayne Stone Properties / A.Terry A. Nehls (281) 460-7374 -- 2,700 SF (1,500-2,700 SF)				

Fort Bend County Retail

212



1532-1540 Kenforest Dr
Missouri City, TX 77489
Fort Bend County

Building Type: **Retail**
 Status: **Built 1997**
 Building Size: **16,330 SF**
 Land Area: **1.91 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.42/sf**
 Parking: **56 free Surface Spaces are available; Ratio of 3.43/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,650 SF**
 Max Contig: **1,500 SF**
 Smallest Space: **1,150 SF**
 Rent/SF/YR: **\$9.60**
 % Leased: **83.8%**

Landlord Rep: Richard Nguyen / William Nguyen (713) 858-9961 -- 2,650 SF (1,150-1,500 SF)

Great location.

213



26440 FM 1093
Bldg II
Richmond, TX 77406
Fort Bend County

Building Type: **Retail**
 Status: **Built Dec 2010**
 Building Size: **52,567 SF**
 Land Area: **10.80 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.83/sf, 2012 Est Tax @ \$1.37/sf; 2011 Ops @ \$1.08/sf, 2012 Est Ops @ \$1.07/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 1.71/1,000 SF**
 For Sale: **For Sale at \$11,825,000 (\$224.95/SF) - Active**





Space Avail: **2,635 SF**
 Max Contig: **1,723 SF**
 Smallest Space: **912 SF**
 Rent/SF/YR: **\$22.00**
 % Leased: **100%**

Sales Company: Marcus & Millichap Inc: James H. Bell (713) 452-4200, Gus Lagos (713) 452-4200, Watt Harrison (713) 452-4303, Evan Altemus (713) 452-4258




Landlord Rep: Retail Solutions / Martin Turner (281) 445-0033 / Jim Thompson (281) 445-0033 / Lyle Cowand (281) 445-0033 -- 2,635 SF (912-1,723 SF)

High Traffic Counts and outstanding demographics. Now Pre-leasing. Perfect for Restaurants, Cleaners, Nail Salons, Hair Salons, Etc.

Fort Bend County Retail

214		14015-14023 Southwest Fwy The Park At Sugar Creek Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 1983 Building Size: 6,515 SF Land Area: 1.20 AC Stories: 1 Expenses: 2015 Tax @ \$3.41/sf Parking: 40 free Surface Spaces are available; Ratio of 6.14/1,000 SF For Sale: Not For Sale	Space Avail: 2,600 SF Max Contig: 2,600 SF Smallest Space: 2,600 SF Rent/SF/YR: Withheld % Leased: 60.1%
Landlord Rep: Dr. Flavia Thomas DO / Flavia Thomas (832) 804-8446 -- 2,600 SF (2,600 SF)				
215		10330 Tx-6 Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2008 Building Size: 130,120 SF Land Area: 3.28 AC Stories: 1 Parking: 350 free Surface Spaces are available; Ratio of 2.69/1,000 SF For Sale: Not For Sale	Space Avail: 2,587 SF Max Contig: 1,397 SF Smallest Space: 1,190 SF Rent/SF/YR: Withheld % Leased: 98.0%
Landlord Rep: NewQuest Properties / Jon Jamison (281) 477-4389 / Shireen Owlia (281) 640-7693 -- 2,587 SF (1,190-1,397 SF)				
216		2721 FM 1463 Firethorne Plaza II Katy, TX 77494 Fort Bend County	Building Type: Retail/Storefront Status: Built Jan 2016 Building Size: 15,000 SF Land Area: 2.01 AC Stories: 1 Expenses: 2015 Tax @ \$0.13/sf For Sale: Not For Sale	Space Avail: 2,550 SF Max Contig: 2,550 SF Smallest Space: 2,550 SF Rent/SF/YR: Withheld % Leased: 83.0%
Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 2,550 SF (2,550 SF)				
217		9006 S Fry Rd Seven Lakes Plaza Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Built Nov 2015 Building Size: 14,400 SF Land Area: - Stories: 1 Expenses: 2015 Combined Est Tax/Ops @ \$8.50/sf For Sale: Not For Sale	Space Avail: 2,524 SF Max Contig: 2,524 SF Smallest Space: 2,524 SF Rent/SF/YR: \$30.60 % Leased: 82.5%
Landlord Rep: LE Commercial Inc / D.Francois D. Le (713) 996-8888 -- 2,524 SF (2,524 SF)				

Fort Bend County Retail

218		480 State Highway 6 Rd Sugar Land, TX 77479 Fort Bend County	Building Type: Retail/Freestanding Status: Built Mar 2014 Building Size: 8,700 SF Land Area: 53.47 AC Stories: 1 Expenses: 2012 Tax @ \$37.67/sf Parking: 30 free Surface Spaces are available; Ratio of 3.44/1,000 SF For Sale: Not For Sale	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/YR: Withheld % Leased: 71.3%
Landlord Rep: Rubicon Realty Group, LLC / W.Scott W. Weaver (281) 313-0000 X10 -- 2,500 SF (2,500 SF)				
219		20333 Southwest Fwy Grand Parkway 59 Plaza Sugar Land, TX 77479 Fort Bend County	Building Type: Retail Status: Built 1997, Renov 2010 Building Size: 11,400 SF Land Area: 1.57 AC Stories: 2 Expenses: 2015 Tax @ \$3.47/sf, 2014 Est Tax @ \$3.60/sf; 2009 Ops @ \$1.70/sf, 2014 Est Ops @ \$6.50/sf Parking: 75 free Surface Spaces are available; Ratio of 6.58/1,000 SF For Sale: Not For Sale	Space Avail: 2,496 SF Max Contig: 2,496 SF Smallest Space: 1,124 SF Rent/SF/YR: \$18.00 % Leased: 78.1%
Landlord Rep: KM Realty Management, LLC / Deidra Nowak (713) 690-2700 -- 2,496 SF (1,124-1,372 SF)				
220		5243 FM 521 Rd The Pointe Arcola, TX 77583 Fort Bend County	Building Type: Retail Status: Built 1970 Building Size: 21,778 SF Land Area: 2.08 AC Stories: 1 Expenses: 2015 Tax @ \$1.84/sf, 2016 Est Tax @ \$1.84/sf; 2015 Ops @ \$3.16/sf, 2016 Est Ops @ \$3.16/sf Parking: 41 Surface Spaces are available For Sale: Not For Sale	Space Avail: 2,440 SF Max Contig: 2,440 SF Smallest Space: 2,440 SF Rent/SF/YR: \$21.00 % Leased: 88.8%
Landlord Rep: BPI Realty Services, Inc. / Luke Durrett (713) 350-2780 -- 2,440 SF (2,440 SF)				

NEC of Highway 6 & FM 521

- High Traffic Retail Site

- Located at Two Major Thoroughfares

- Lighted Intersection with Frontage on Three Roads

- Traffic Counts: Approximately 60,000 Cars / Day

Fort Bend County Retail

221



27131 Cinco Ranch Blvd

**Shops at Cinco Ranch -
Spring Green**

Katy, TX 77494

Fort Bend County

Building Type: **Retail**

Status: **Built Feb 2016**

Building Size: **27,500 SF**

Land Area: **3.82 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.00/sf**

For Sale: **For Sale at \$11,268,040 (\$409.75/SF) - Active**

Space Avail: **2,420 SF**

Max Contig: **2,420 SF**

Smallest Space: **2,420 SF**

Rent/SF/YR: **Withheld**

% Leased: **91.2%**

Sales Company: Hunington Properties, Inc.: Todd Carlson (713) 623-6944 X310, Stephen Pheigaru (713) 623-6944

Landlord Rep: Hunington Properties, Inc. / Stephen Pheigaru (713) 623-6944 -- 2,420 SF (2,420 SF)

222



4611 S Main St

Parkway Plaza

Stafford, TX 77477

Fort Bend County

Building Type: **Retail**

Status: **Built 1984**

Building Size: **25,000 SF**

Land Area: **1.65 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.69/sf**

Parking: **100 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,400 SF**

Max Contig: **2,400 SF**

Smallest Space: **2,400 SF**

Rent/SF/YR: **\$12.00**

% Leased: **100%**

Landlord Rep: Nottingham Enterprises / Sam Rohrvach (281) 492-7988 -- 2,400 SF (2,400 SF)

The tax ID # of this property is R90768 and the key map # is 569K.

223



8410 Highway 90A

Sugar Land, TX 77478

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Built Apr 2014**

Building Size: **2,300 SF**

Land Area: **0.70 AC**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **2,300 SF**

Max Contig: **2,300 SF**




Smallest Space: **2,300 SF**

Rent/SF/YR: **Withheld**

% Leased: **0%**


Landlord Rep: Fort Bend Real Estate Corporation / Kelly Ferguson (281) 242-1261 -- 2,300 SF (2,300 SF)

Fort Bend County Retail

224		5201 Highway 6 Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2004 Building Size: 7,831 SF Land Area: 2.88 AC Stories: 1 Expenses: 2011 Tax @ \$12.54/sf, 2012 Est Tax @ \$3.80/sf; 2011 Ops @ \$6.19/sf, 2012 Est Ops @ \$1.60/sf Parking: 225 free Surface Spaces are available For Sale: For Sale as part of a portfolio of 2 properties - Active	Space Avail: 2,250 SF Max Contig: 2,250 SF Smallest Space: 2,250 SF Rent/SF/YR: \$18.00 % Leased: 100%
Sales Company: All Care Pediatrics: Zaishui Jia (713) 272-6366 Landlord Rep: All Care Pediatrics / Zaishui Jia (713) 272-6366 -- 2,250 SF (2,250 SF)				
225		3823 FM 1092 Rd Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2015 Building Size: 5,000 SF Land Area: - Stories: 1 For Sale: Not For Sale	Space Avail: 2,240 SF Max Contig: 2,240 SF Smallest Space: 2,240 SF Rent/SF/YR: \$35.00 % Leased: 100%
Landlord Rep: <i>Company information unavailable at this time</i> Sublet Contact: Moseley Commercial Real Estate, Inc / Todd Moseley (713) 522-4646 Kayla Holley (713) 522-4646 -- 2,240 SF (2,240 SF)				
226		5205 S Mason Rd LSE Katy, TX 77450 Fort Bend County	Building Type: Retail Status: Built Nov 2007 Building Size: 17,034 SF Land Area: 1.93 AC Stories: 1 Expenses: 2014 Tax @ \$0.00/sf; 2008 Ops @ \$6.00/sf Parking: 105 free Surface Spaces are available; Ratio of 6.16/1,000 SF For Sale: Not For Sale	Space Avail: 2,237 SF Max Contig: 2,237 SF Smallest Space: 2,237 SF Rent/SF/YR: \$18.00 % Leased: 86.9%
Landlord Rep: AA Realty Company / P.Chris C. P. Wu (713) 988-0888 X118 / Veronica Quan (713) 988-0888 -- 2,237 SF (2,237 SF)				

This upscale retail center is only a part of a master-planned development that will include a medical office building, a bank, a free-standing restaurant and fast-food restaurant. A High End Caesars Palace-styled Full Service Salon for Nails, Facials, Waxing, Massages and Massage Chairs has already leased over 1,500 SF.

Fort Bend County Retail

227		14023 Parkway Blvd BLDG 3 Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 1985 Building Size: 12,567 SF Land Area: 10.40 AC Stories: 1 Expenses: 2012 Tax @ \$1.67/sf; 2010 Ops @ \$3.80/sf, 2012 Est Ops @ \$3.73/sf Parking: 20 free Surface Spaces are available; Ratio of 1.59/1,000 SF For Sale: Not For Sale	Space Avail: 2,144 SF Max Contig: 2,144 SF Smallest Space: 2,144 SF Rent/SF/YR: \$24.00 % Leased: 82.9%
Landlord Rep: Pete Stewart Properties, Inc. / Pete Stewart -- 2,144 SF (2,144 SF)				
Highway 59 Visibility Abundant Parking (Surface & Structured - Below Grade) Monument Signage Available Great Area Demographics Retail, Medical, & Office Use Anchor Tenant - Memorial Herman (+/- 38,000 SF)				
228		4875 Highway 6 S Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built 1996 Building Size: 8,576 SF Land Area: 1.06 AC Stories: 1 Expenses: 2015 Tax @ \$3.52/sf, 2012 Est Tax @ \$3.79/sf; 2011 Ops @ \$4.50/sf, 2012 Est Ops @ \$4.50/sf Parking: 100 free Surface Spaces are available For Sale: Not For Sale	Space Avail: 2,115 SF Max Contig: 2,115 SF Smallest Space: 2,115 SF Rent/SF/YR: \$19.00 % Leased: 75.3%
Landlord Rep: Terramont Realty / Erica Castro (281) 858-3482 / Isela Truong (281) 858-3482 -- 2,115 SF (2,115 SF)				
229		12825 Highway 36 Needville, TX 77461 Fort Bend County	Building Type: Retail/Freestanding Status: Existing Building Size: 2,114 SF Land Area: 0.56 AC Stories: 1 Expenses: 2015 Tax @ \$5.34/sf Parking: 15 Surface Spaces are available; Ratio of 7.09/1,000 SF For Sale: For Sale at \$290,000 (\$137.18/SF) - Active	Space Avail: 2,114 SF Max Contig: 2,114 SF Smallest Space: 2,114 SF Rent/SF/YR: \$11.35 % Leased: 0%
Sales Company: Lone Star Realty: Jo Vu (832) 379-8400 Landlord Rep: Lone Star Realty / Jo Vu (832) 379-8400 / Kim Nguyen (832) 867-7310 -- 2,114 SF (2,114 SF)				

Fort Bend County Retail

230



2770 FM 1463

BLDG#2

Katy, TX 77494

Fort Bend County

Building Type: **Retail**

Status: **Built Feb 2016**

Building Size: **13,000 SF**

Land Area: -

Stories: **1**

Expenses: **2013 Tax @ \$6.10/sf**

Parking: **Ratio of 4.50/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,095 SF**

Max Contig: **2,095 SF**

Smallest Space: **2,095 SF**

Rent/SF/YR: **\$28.00**

% Leased: **83.9%**

Landlord Rep: Keller Williams Realty / W.Jimbo W. Homeyer (281) 250-8298 -- 2,095 SF (2,095 SF)

Description

A Classic design in very upscale community. 2 buildings available space in both buildings. Anchor Tenant is Wealth Management company who has leased 5,178 sq ft.

Perfect location for business

*medical

*retail.

located just south of CVS on the corner of FM 1463 and S firethorne

231



16754 Southwest Fwy

Colony Square Shopping Center

Sugar Land, TX 77479

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Built 2008**

Building Size: **8,125 SF**

Land Area: **1 AC**

Stories: **1**

Expenses: **2015 Tax @ \$5.27/sf; 2014 Ops @ \$1.19/sf, 2009 Est Ops @ \$1.08/sf**

Parking: **36 free Surface Spaces are available; Ratio of 4.43/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,080 SF**

Max Contig: **2,080 SF**

Smallest Space: **1,000 SF**

Rent/SF/YR: **\$26.00**

% Leased: **74.4%**

Landlord Rep: RE/Max Elite / Karim Pirani (832) 347-7007 -- 2,080 SF (1,000-2,080 SF)

Fort Bend County Retail

232



22764 Westheimer Pky

Building E

Katy, TX 77450

Fort Bend County

Building Type: **Retail/Storefront**

Status: **Built Dec 2007**

Building Size: **17,291 SF**

Land Area: **1.75 AC**

Stories: **1**

Expenses: **2013 Tax @ \$5.69/sf; 2007 Est Ops @ \$5.49/sf**

Parking: **60 free Surface Spaces are available; 55 Covered Spaces are available; Ratio of 6.65/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,080 SF**

Max Contig: **2,080 SF**

Smallest Space: **2,080 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: *Company information unavailable at this time*

Sublet Contact: *Colliers International / Kim Lenardson (713) 830-2186 Jeff Peltier (713) 830-2182 -- 2,080 SF (2,080 SF)*

A Boutique Lifestyle Center located in the heart of Cinco Ranch at the northeast corner of Westheimer Parkway and South Peek Road.

- Mixed use development on 12 acres
- 77,468 square feet of retail/restaurant space
- 33,041 square feet of professional office space
- Abundant parking available including a 4-tier parking garage and valet parking
- Outdoor dining and designated pedestrian areas

DEMOGRAPHICS:

Estimated Population of Area: 118,959 (5 mile radius)

Average Age: 33

Households with income >\$75,000: 64%

Average Household Income: \$115,701

233



9825 S Mason Rd

Richmond, TX 77406

Fort Bend County

Building Type: **Retail/Storefront**

Status: **Built Jan 2008**

Building Size: **39,779 SF**

Land Area: **10.57 AC**

Stories: **1**

Expenses: **2015 Tax @ \$5.45/sf**

Parking: **132 Surface Spaces are available; Ratio of 3.32/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,066 SF**

Max Contig: **2,066 SF**

Smallest Space: **2,066 SF**

Rent/SF/YR: **\$27.00**

% Leased: **94.8%**

Landlord Rep: *Lewis Property Company / Adam Williams (713) 533-4405 -- 2,066 SF (2,066 SF)*

Fort Bend County Retail

234



22758 Westheimer Pky

Building B

Katy, TX 77450

Fort Bend County

Building Type: **Retail/Storefront**

Status: **Built Dec 2007**

Building Size: **8,660 SF**

Land Area: **0.87 AC**

Stories: **1**

Expenses: **2013 Tax @ \$5.69/sf; 2007 Est Ops @ \$5.61/sf**

Parking: **40 free Surface Spaces are available; 27 Covered Spaces are available; Ratio of 7.74/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,035 SF**

Max Contig: **2,035 SF**

Smallest Space: **2,035 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: NewQuest Properties / Rachael Keener (281) 477-4300 -- 2,035 SF (2,035 SF)

A Boutique Lifestyle Center located in the heart of Cinco Ranch at the northeast corner of Westheimer Parkway and South Peek Road.

- Mixed use development on 12 acres
- 77,468 square feet of retail/restaurant space
- 33,041 square feet of professional office space
- Abundant parking available including a 4-tier parking garage and valet parking
- Outdoor dining and designated pedestrian areas

DEMOGRAPHICS:

Estimated Population of Area: 118,959 (5 mile radius)

Average Age: 33

Households with income >\$75,000: 64%

Average Household Income: \$115,701

235



7975 W Grand Pky S

Meadows Retail Center

Richmond, TX 77407

Fort Bend County

Building Type: **Retail**

Status: **Built 2011**

Building Size: **11,953 SF**

Land Area: **1.64 AC**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **2,028 SF**

Max Contig: **2,028 SF**

Smallest Space: **2,028 SF**

Rent/SF/YR: **\$30.00**

% Leased: **83.0%**

Landlord Rep: Wulfe & Co. / (713) 621-1706

Leasing Company: Wulfe & Co. / Paula M. Hohl (713) 621-1700 -- 2,028 SF (2,028 SF)

Fort Bend County Retail

236		7120 FM 1464	Building Type: Retail	Space Avail: 2,000 SF
		Richmond, TX 77407	Status: Built 2007	Max Contig: 2,000 SF
		Fort Bend County	Building Size: 15,900 SF	Smallest Space: 2,000 SF
			Land Area: 1.88 AC	Rent/SF/YR: \$18.00
			Stories: 1	% Leased: 87.4%
			Expenses: 2011 Tax @ \$4.52/sf; 2008 Ops @ \$3.10/sf, 2015 Est Ops @ \$6.00/sf	
				For Sale: Not For Sale


Landlord Rep: P R Associates Commercial / H.Daniel H. Tran (713) 896-0888 -- 2,000 SF (2,000 SF)

Property Description

Twin Oaks Center is conveniently surrounded by many new residential subdivisions opening nearby with major retail developments within close proximity. This center offers great retail visibility from FM 1464, next to Walgreen, Future neighboring Tenants are McDonald, Sonics, Kroger, and Major Banking Institutions. Spaces great for national tenants such as Pizza Hut, Nationwide Insurance, Starbucks Coffee, Marble Slab Ice Cream, T-Mobile Wireless, Washington Mutual Bank, and restaurant.

Location Description

FM 1464/Bellaire

237		6840 Hwy 6	Building Type: Retail	Space Avail: 2,000 SF
		Brazos Lakes Shopping Center	Status: Built Dec 2009	Max Contig: 2,000 SF
		Missouri City, TX 77459	Building Size: 8,800 SF	Smallest Space: 2,000 SF
		Fort Bend County	Land Area: 1.50 AC	Rent/SF/YR: \$21.00
			Stories: 1	% Leased: 77.3%
		Expenses: 2015 Tax @ \$4.35/sf; 2011 Est Ops @ \$5.50/sf		
		Parking: 30 Surface Spaces are available; Ratio of 3.41/1,000 SF		
		For Sale: Not For Sale		

Landlord Rep: Gary Greene Commercial Properties / Ray Allison (713) 465-6644 -- 2,000 SF (2,000 SF)

238		24210 Westheimer Pky	Building Type: Retail/Freestanding	Space Avail: 2,000 SF
		Katy, TX 77494	Status: Built 2004	Max Contig: 2,000 SF
		Fort Bend County	Building Size: 18,219 SF	Smallest Space: 2,000 SF
			Land Area: 1.91 AC	Rent/SF/YR: \$23.00
			Stories: 1	% Leased: 100%
		NWC Cinco Ranch & Westheimer		Expenses: 2013 Combined Est Tax/Ops @ \$6.50/sf
				Parking: 75 free Surface Spaces are available; Ratio of 4.10/1,000 SF
				For Sale: Not For Sale

Landlord Rep: New Regional Planning, Inc. / Adam Strauss (713) 523-2929 X2 -- 2,000 SF (2,000 SF)

Cinco West is an 18,219 sq ft Shopping Center located in the 7,400-Acre Master Planned Community of Cinco Ranch in far west Houston

Cinco West Shopping Center is located at the northwest corner of Westheimer Parkway and Cinco Ranch Blvd, Katy, Fort Bend County, Texas and is 32 miles west of Houston CBD

Fort Bend County Retail

239



1925-1959 Lakeside Plaza Dr
Sugar Land, TX 77479
Fort Bend County

Building Type: **Retail/Freestanding**
 Status: **Built 2003**
 Building Size: **23,240 SF**
 Land Area: **3.07 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$4.84/sf, 2010 Est Tax @ \$5.36/sf; 2011 Ops @ \$2.76/sf, 2010 Est Ops @ \$2.76/sf**
 Parking: **82 free Surface Spaces are available; Ratio of 3.53/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,963 SF**
 Max Contig: **1,963 SF**
 Smallest Space: **1,963 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **91.6%**

Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Andrew Bagnall (713) 300-0296 -- 1,963 SF (1,963 SF)

The Anchors in this center are Pei Wei and Washington Mutual.

240



8003-8019 Grand Pky S
Richmond, TX 77407
Fort Bend County
(US Highway 99)

Building Type: **Retail/Freestanding**
 Status: **Built Mar 2009**
 Building Size: **24,917 SF**
 Land Area: **20.17 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$4.21/sf**
 Parking: **600 Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **1,852 SF**
 Max Contig: **1,852 SF**
 Smallest Space: **1,852 SF**
 Rent/SF/YR: **\$24.00**
 % Leased: **92.6%**

Landlord Rep: Westwood Financial Corp / Sue Hageman (214) 346-0030 X229 -- 1,852 SF (1,852 SF)

- Grocery shadow-anchored by a 123,000-square foot Kroger Marketplace, Kroger's first large store format hypermarket in Texas
- Offering includes a free-standing Wells Fargo ground lease with primary term through 2023 and three 5-year options
- Located in one of the fastest growing residential zip codes in the city of Houston and the 6th fastest in the country
- Pivotal intersection that will be one of two controlled access points on Grand Parkway connecting drivers from Highway 90 to the Westpark Tollway
- Projected population growth of over 40% in the one-mile radius by the year 2015
- Three of the Top 10 fastest growing master-planned communities in the country are located in Fort Bend County Institutional ownership and management
- Available for new market-rate financing

241






5530 W Grand Pky S
Richmond, TX 77406
Fort Bend County

Building Type: **Retail**
 Status: **Built 2008**
 Building Size: **14,071 SF**
 Land Area: **1.86 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$5.88/sf**
 Parking: **60 free Surface Spaces are available; Ratio of 4.96/1,000 SF**
 For Sale: **Not For Sale**




Space Avail: **1,839 SF**
 Max Contig: **1,839 SF**
 Smallest Space: **1,839 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **100%**

Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Mark Sondock (713) 300-0270 -- 1,839 SF (1,839 SF)


Fort Bend County Retail

242		8502-8510 FM 359 Rd S Fulshear, TX 77441 Fort Bend County	Building Type: Retail/Storefront Status: Built Nov 2006 Building Size: 10,550 SF Land Area: 0.69 AC Stories: 1 Expenses: 2010 Tax @ \$2.77/sf Parking: 34 Surface Spaces are available; Ratio of 3.22/1,000 SF For Sale: Not For Sale	Space Avail: 1,835 SF Max Contig: 1,835 SF Smallest Space: 1,835 SF Rent/SF/YR: Withheld % Leased: 82.6%
Landlord Rep: New Regional Planning, Inc. / Jack Savery (713) 523-2929 / Blake Tarrt (713) 523-2929 -- 1,835 SF (1,835 SF)			This site is an excellent site for retail use. Located approximately 15 miles west of West Oaks Mall at Highway 6, this is a growing upper middle income enclave (see www.fulbrook.net) with high projected growth with heavy demand for retail.	
243		18318 University Blvd Sugar Land, TX 77479 Fort Bend County @ Winding Waters Ln	Building Type: Retail/Storefront Status: Built Jan 2016 Building Size: 12,375 SF Land Area: 2.64 AC Stories: 1 Expenses: 2015 Tax @ \$0.01/sf Parking: 75 Covered Spaces are available; Ratio of 6.25/1,000 SF For Sale: Not For Sale	Space Avail: 1,805 SF Max Contig: 1,805 SF Smallest Space: 1,805 SF Rent/SF/YR: \$30.00 % Leased: 85.4%
Landlord Rep: Moseley Commercial Real Estate, Inc / Beatrice Naranjo (713) 522-4646 X2 / Todd Moseley (713) 522-4646 -- 1,805 SF (1,805 SF)				
244		6734 Westheimer Lakes North Dr Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Built 2010 Building Size: 32,680 SF Land Area: 3.32 AC Stories: 1 Expenses: 2015 Tax @ \$5.79/sf Parking: 166 Surface Spaces are available; Ratio of 5.10/1,000 SF For Sale: Not For Sale	Space Avail: 1,796 SF Max Contig: 1,796 SF Smallest Space: 1,796 SF Rent/SF/YR: Withheld % Leased: 94.5%
Landlord Rep: Finial Group Jennifer Young (713) 422-2086 -- 1,796 SF (1,796 SF)				


Fort Bend County Retail

245		8900 Highway 6 H-E-B Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built 2008 Building Size: 124,342 SF Land Area: 15.51 AC Stories: 1 Expenses: 2015 Tax @ \$3.67/sf Parking: 526 Surface Spaces are available; Ratio of 4.23/1,000 SF For Sale: Not For Sale	Space Avail: 1,740 SF Max Contig: 1,740 SF Smallest Space: 1,740 SF Rent/SF/YR: \$30.00-\$32.00 % Leased: 98.6%
Landlord Rep: Wulfe & Co. / Kristen Barker (713) 621-1704 -- 1,740 SF (1,740 SF) In 2010, this building was awarded LEED certification by the U.S. Green Building Council.				
246		14023 Parkway Blvd BLDG 4 Sugar Land, TX 77478 Fort Bend County	Building Type: Retail Status: Built 1985 Building Size: 9,277 SF Land Area: 10.40 AC Stories: 1 Expenses: 2012 Tax @ \$1.67/sf; 2010 Ops @ \$3.80/sf, 2012 Est Ops @ \$3.73/sf Parking: 40 free Covered Spaces are available; 20 free Surface Spaces are available; Ratio of 6.47/1,000 SF For Sale: Not For Sale	Space Avail: 1,701 SF Max Contig: 1,701 SF Smallest Space: 1,701 SF Rent/SF/YR: \$24.00 % Leased: 81.7%
Landlord Rep: Pete Stewart Properties, Inc. / Pete Stewart -- 1,701 SF (1,701 SF) Highway 59 Visibility Abundant Parking (Surface & Structured - Below Grade) Monument Signage Available Great Area Demographics Retail, Medical, & Office Use Anchor Tenant - Memorial Herman (+/- 38,000 SF)				
247		7770 W Grand Pky Richmond, TX 77406 Fort Bend County	Building Type: Retail Status: Built Jun 2014 Building Size: 10,500 SF Land Area: - Stories: 1 Expenses: 2014 Tax @ \$1.15/sf Parking: 61 free Surface Spaces are available; Ratio of 5.81/1,000 SF For Sale: Not For Sale	Space Avail: 1,600 SF Max Contig: 1,600 SF Smallest Space: 1,600 SF Rent/SF/YR: Withheld % Leased: 84.8%
Landlord Rep: The Retail Connection / Lasater Miller (713) 547-5561 / Walter Salek (713) 547-5595 -- 1,600 SF (1,600 SF)				


Fort Bend County Retail

248		3143-3229 Highway 6	Building Type: Retail	Space Avail: 1,600 SF
		Highland Square	Status: Built 1982	Max Contig: 1,600 SF
		Sugar Land, TX 77478	Building Size: 63,961 SF	Smallest Space: 1,600 SF
		Fort Bend County	Land Area: 6 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 100%
			Expenses: 2007 Combined Tax/Ops @ \$5.38/sf; 2006 Combined Est Tax/Ops @ \$5.14/sf	
			Parking: 281 free Surface Spaces are available; Ratio of 4.38/1,000 SF	
			For Sale: Not For Sale	

Landlord Rep: Global Fund Investments / Adam Blustein (281) 840-5363 X105 -- 1,600 SF (1,600 SF)

249		17150 Westheimer Rd	Building Type: Retail	Space Avail: 1,600 SF
		Crestwater Shopping Center	Status: Built 2004	Max Contig: 1,600 SF
		Houston, TX 77082	Building Size: 94,158 SF	Smallest Space: 1,600 SF
		Fort Bend County	Land Area: 11.68 AC	Rent/SF/YR: \$19.08
			Stories: 1	% Leased: 98.3%
			Expenses: 2015 Tax @ \$3.25/sf, 2012 Est Tax @ \$3.06/sf; 2011 Ops @ \$4.20/sf, 2012 Est Ops @ \$4.60/sf	
			For Sale: Not For Sale	

Landlord Rep: The Milestone Companies / Michelle Pilgrim (713) 784-3790 X3 -- 1,600 SF (1,600 SF)

250		24701 Southwest Fwy	Building Type: Retail	Space Avail: 1,539 SF
		Phase II	Status: Built Jul 2010	Max Contig: 1,539 SF
		Rosenberg, TX 77471	Building Size: 12,317 SF	Smallest Space: 1,539 SF
		Fort Bend County	Land Area: 1.71 AC	Rent/SF/YR: Withheld
			Stories: 1	% Leased: 87.5%
			Expenses: 2015 Tax @ \$7.13/sf	
			Parking: 70 free Surface Spaces are available; Ratio of 5.68/1,000 SF	
			For Sale: Not For Sale	


Landlord Rep: NewQuest Properties / David Meyers (281) 477-4300 / Bob Conwell (281) 477-4324 -- 1,539 SF (1,539 SF)

Brazos Town Center is a master-planned, 416 acre development, with approximately 3,200 feet of frontage on Highway 59 (NAFTA Highway) and excellent access from four TXDOT exits feeding directly in to the project (two Northbound & two Southbound). Brazos Town Center is a "Life Essential Town Center" integrating 100 acres of retail with approximately 620 high end multi-family units, 150 townhomes, 251 patio homes, 443 single family homes, and a medical/professional office park – all interconnected with parks, trail system, lakes and fountains.

Brazos Town Center is located 8.5 miles Southwest of First Colony Mall at the Southwest quadrant of U.S. Highway 59 and F.M. 762 Rosenberg, Texas.

Fort Bend County Retail

251



1865 Highway 6

Sugar Land, TX 77478

Fort Bend County

Building Type: **Retail/Freestanding**

Status: **Existing**

Building Size: **12,319 SF**

Land Area: -

Stories: **1**

Parking: **50 free Surface Spaces are available; Ratio of 4.05/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,536 SF**

Max Contig: **1,536 SF**


Smallest Space: **1,536 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: CBRE / Jazz Hamilton (713) 577-1805 -- 1,536 SF (1,536 SF)

252



15150 Bissonnet St

Summer Center Gaines-LSE

Houston, TX 77083

Fort Bend County

Building Type: **Retail**

Status: **Built Feb 2006**

Building Size: **8,400 SF**

Land Area: **1.27 AC**

Stories: **1**

Expenses: **2015 Tax @ \$3.02/sf, 2010 Est Tax @ \$3.28/sf; 2013 Ops @ \$0.24/sf**

Parking: **34 Surface Spaces are available; Ratio of 4.25/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,500 SF**

Max Contig: **1,500 SF**

Smallest Space: **1,500 SF**


Rent/SF/YR: **\$13.20**

% Leased: **82.1%**

Landlord Rep: Match Realty LLC / Thomas Foster (713) 849-4444 X106 / George Adams (713) 849-4444 -- 1,500 SF (1,500 SF)

New Consturction Anchored by New Valero Gas & Convenience Store. Other Tenants include Dry Cleaners, Hair Salon & Nail Salon. 1,500 SF only available. May be divided into 700-800 +/- SF.

253



2731 FM 1463

Firethorne Plaza I

Katy, TX 77494

Fort Bend County

Building Type: **Retail**

Status: **Built Oct 2014**

Building Size: **14,986 SF**

Land Area: **1.86 AC**

Stories: **1**

Expenses: **2015 Tax @ \$0.00/sf; 2015 Ops @ \$3.50/sf**

For Sale: **For Sale - Active**

Space Avail: **1,500 SF**

Max Contig: **1,500 SF**

Smallest Space: **1,500 SF**

Rent/SF/YR: **Withheld**

% Leased: **90.0%**




Sales Company: Marcus & Millichap Inc: Derek Hargrove (713) 452-4281

Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 1,500 SF (1,500 SF)

Fort Bend County Retail

254		13400 Highway 36 Needville Shopping Center Needville, TX 77461 Fort Bend County Hwy 36 & FM 360	Building Type: Retail/Freestanding Status: Built 2005 Building Size: 15,000 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$2.41/sf; 2009 Ops @ \$3.75/sf Parking: Free Surface Spaces; Ratio of 3.50/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$12.00 % Leased: 90.0%
Landlord Rep: Bruce Gingrich / (281) 980-4413 Leasing Company: Bruce Gingrich / Bruce Gingrich (281) 232-3940 -- 1,500 SF (1,500 SF)				
255		5330-5402 Highway 6 Riverstone Shopping Center Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built Jan 2006 Building Size: 72,000 SF Land Area: 4.74 AC Stories: 1 Expenses: 2015 Tax @ \$1.88/sf; 2009 Ops @ \$5.99/sf, 2010 Est Ops @ \$5.99/sf Parking: 300 free Surface Spaces are available; Ratio of 4.17/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 97.9%
Landlord Rep: InvenTrust Properties / Mark Vondrak (630) 218-8000 -- 1,500 SF (1,500 SF)				
256		3711 Raoul Wallenberg Ln Missouri City, TX 77459 Fort Bend County at Murphy Road / FM 1092	Building Type: Retail Status: Built 2008 Building Size: 12,000 SF Land Area: 2 AC Stories: 1 Expenses: 2012 Tax @ \$2.10/sf Parking: Free Surface Spaces; Ratio of 2.90/1,000 SF For Sale: Not For Sale	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: \$11.00 % Leased: 87.5%
Landlord Rep: ICO Commercial / Mike Gornek (281) 207-3703 / Peyton Easley (281) 240-9090 -- 1,500 SF (1,500 SF)				


Fort Bend County Retail


257		202 Texas Pky Missouri City, TX 77489 Fort Bend County	Building Type: Retail/Freestanding Status: Proposed Building Size: 1,500 SF Land Area: 0.23 AC Stories: 1 Expenses: 2013 Tax @ \$0.35/sf For Sale: For Sale at \$580,000 (\$386.67/SF) - Active	Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/YR: Withheld % Leased: 0%
Sales Company: Retail Solutions: Lyle Cowand (281) 445-0033, Martin Turner (281) 445-0033 Landlord Rep: Retail Solutions / Lyle Cowand (281) 445-0033 / Martin Turner (281) 445-0033 -- 1,500 SF (1,500 SF)				
Great location for retail usage. First property when entering to Missouri City from Texas Parkway. Non-stop daily exposure. New construction. Drive thru available. Photo for representations purposes only! Located at the entrance for Missouri City from Gessner (Texas Parkway) and Highway 90. Great traffic counts. All the required exposure desired.				
258		12220 Murphy Rd Stafford, TX 77477 Fort Bend County	Building Type: Retail Status: Built 1981 Building Size: 25,207 SF Land Area: 3.30 AC Stories: 1 Expenses: 2008 Tax @ \$2.01/sf Parking: 60 free Surface Spaces are available; Ratio of 2.38/1,000 SF For Sale: Not For Sale	Space Avail: 1,488 SF Max Contig: 1,488 SF Smallest Space: 1,488 SF Rent/SF/YR: \$15.00 % Leased: 94.1%
Landlord Rep: Centric Commercial REA / Simon Ha (713) 568-5500 / Daniel Hollek (713) 568-5500 -- 1,488 SF (1,488 SF)				
259		3003 Texas Pky Missouri City, TX 77489 Fort Bend County	Building Type: Retail/Fast Food Status: Built 1999 Building Size: 1,458 SF Land Area: 1.07 AC Stories: 1 Expenses: 2015 Tax @ \$12.72/sf For Sale: For Sale at \$695,000 (\$476.68/SF) - Active	Space Avail: 1,458 SF Max Contig: 1,458 SF Smallest Space: 1,458 SF Rent/SF/YR: \$53.50 % Leased: 0%
Sales Company: Rutledge Commercial Real Estate: Wayne Rutledge (832) 875-2980 Landlord Rep: Rutledge Commercial Real Estate / Wayne Rutledge (832) 875-2980 -- 1,458 SF (1,458 SF)				


Fort Bend County Retail

260		5418 W Grand Pky S Richmond, TX 77406 Fort Bend County	Building Type: Retail/Storefront Retail/Office Status: Built 2012 Building Size: 5,786 SF Land Area: 0.83 AC Stories: 1 Expenses: 2015 Tax @ \$6.71/sf For Sale: Not For Sale	Space Avail: 1,440 SF Max Contig: 1,440 SF Smallest Space: 1,440 SF Rent/SF/YR: Withheld % Leased: 75.1%
Landlord Rep: Stream Realty Partners, L.P. / Courtland Richardson (713) 300-0267 / Mark Sondock (713) 300-0270 -- 1,440 SF (1,440 SF)				
261		8700 Highway 6 Building G Missouri City, TX 77459 Fort Bend County	Building Type: Retail/Freestanding Status: Built Jun 2012 Building Size: 8,000 SF Land Area: 1.01 AC Stories: 1 Expenses: 2015 Tax @ \$7.29/sf Parking: 23 free Surface Spaces are available; Ratio of 2.88/1,000 SF For Sale: Not For Sale	Space Avail: 1,333 SF Max Contig: 1,333 SF Smallest Space: 1,333 SF Rent/SF/YR: \$28.00 % Leased: 83.3%
Landlord Rep: Rubicon Realty Group, LLC / W.Scott W. Weaver (281) 313-0000 X10 / Inna Gallagher (713) 817-5030 -- 1,333 SF (1,333 SF)				
262		2617 Avenue H Rosenberg, TX 77471 Fort Bend County	Building Type: Retail Status: Built 1950 Building Size: 4,700 SF Land Area: 0.34 AC Stories: 1 Expenses: 2012 Tax @ \$0.99/sf Parking: 15 free Surface Spaces are available; Ratio of 3.19/1,000 SF For Sale: Not For Sale	Space Avail: 1,311 SF Max Contig: 1,311 SF Smallest Space: 1,311 SF Rent/SF/YR: \$11.90 % Leased: 72.1%
Landlord Rep: Lone Star Realty / Kim Nguyen (832) 867-7310 -- 1,311 SF (1,311 SF)				
263		1846-1876 FM-359 Richmond, TX 77406 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1999 Building Size: 27,401 SF Land Area: 3 AC Stories: 1 Expenses: 2015 Tax @ \$2.67/sf; 2009 Ops @ \$6.04/sf For Sale: Not For Sale	Space Avail: 1,300 SF Max Contig: 1,300 SF Smallest Space: 1,300 SF Rent/SF/YR: \$18.00 % Leased: 95.3%
Landlord Rep: Davis Holdings, LP / Mary Ann Baker (713) 659-3131 -- 1,300 SF (1,300 SF)				




Fort Bend County Retail

264		7930 W Grand Pky Richmond, TX 77406 Fort Bend County	Building Type: Retail Status: Built 2015 Building Size: 18,749 SF Land Area: 2.53 AC Stories: 1 Expenses: 2015 Tax @ \$2.78/sf Parking: 140 Surface Spaces are available; Ratio of 7.46/1,000 SF For Sale: Not For Sale	Space Avail: 1,275 SF Max Contig: 1,275 SF Smallest Space: 1,275 SF Rent/SF/YR: \$30.00 % Leased: 100%
Landlord Rep: EDGE Realty Partners / Hannah Smith (713) 900-3009 / Joshua Jacobs (713) 900-3001 -- 1,275 SF (1,275 SF)				

265		11315 S Highway 6 Royale Woodbridge Plaza Sugar Land, TX 77498 Fort Bend County	Building Type: Retail Status: Built 2006 Building Size: 17,000 SF Land Area: 1.61 AC Stories: 1 Expenses: 2015 Tax @ \$3.10/sf Parking: 42 free Surface Spaces are available; Ratio of 2.47/1,000 SF For Sale: Not For Sale	Space Avail: 1,243 SF Max Contig: 1,243 SF Smallest Space: 1,243 SF Rent/SF/YR: Withheld % Leased: 100%
Landlord Rep: Stream Realty Partners, L.P. / Andrew Bagnall (713) 300-0296 / Courtland Richardson (713) 300-0267 -- 1,243 SF (1,243 SF)				
Brand New Retail Center on Highway 6 South in Sugar Land. Perfect for many uses, dry cleaners, insurance, mortgage company, deli, causal dining restaurant, etc.				

266		University Blvd & LJ Pky Building 1 Sugar Land, TX 77479 Fort Bend County	Building Type: Retail Status: Built Jun 2015 Building Size: 13,450 SF Land Area: - Stories: 1 Expenses: 2012 Ops @ \$8.00/sf For Sale: Not For Sale	Space Avail: 1,243 SF Max Contig: 1,243 SF Smallest Space: 1,243 SF Rent/SF/YR: \$30.00 % Leased: 90.8%
Landlord Rep: EDGE Realty Partners / Joshua Jacobs (713) 900-3001 / Hannah Smith (713) 900-3009 -- 1,243 SF (1,243 SF)				
The Riverstone Shopping Center is located in The Riverstone development in Sugar Land, Texas. The Riverstone community is a 3,700-acre master planned community and will be home to more than 18,000 residents when complete.				
The site is located at the heart of the Riverstone Commercial Corridor and will act as the main community site in all of Riverstone. Strategically placed at the NWC of University Boulevard & LJ Parkway, the visibility and access are unparalleled making it an ideal location for any retailer. University Boulevard currently connects to both Highway 6 and directly into the Telfair Community, and LJ Parkway will become a major thoroughfare when the development is complete.				

Fort Bend County Retail

267		1135 Crabb River Rd Building B Richmond, TX 77469 Fort Bend County	Building Type: Retail Status: Built 2008 Building Size: 8,902 SF Land Area: 1.17 AC Stories: 1 Expenses: 2013 Tax @ \$5.26/sf, 2011 Est Tax @ \$6.14/sf; 2013 Est Ops @ \$2.94/sf Parking: 80 free Surface Spaces are available; Ratio of 7.05/1,000 SF For Sale: Not For Sale	Space Avail: 1,216 SF Max Contig: 1,216 SF Smallest Space: 1,216 SF Rent/SF/YR: \$24.00 % Leased: 86.3%
Landlord Rep: EDGE Realty Partners / Joshua Jacobs (713) 900-3001 / Hannah Smith (713) 900-3009 -- 1,216 SF (1,216 SF)			Two buildings occupy the parcel - taxes, acreage and parking apportioned.	
268		4610 FM 723 Foster Creek Country Shops Richmond, TX 77406 Fort Bend County	Building Type: Retail/Storefront Retail/Office Status: Built Apr 2005 Building Size: 12,080 SF Land Area: 2.36 AC Stories: 1 Expenses: 2015 Tax @ \$2.15/sf, 2016 Est Tax @ \$2.15/sf; 2010 Ops @ \$3.92/sf, 2016 Est Ops @ \$3.35/sf Parking: 62 Surface Spaces are available; Ratio of 5.30/1,000 SF For Sale: Not For Sale	Space Avail: 1,203 SF Max Contig: 1,203 SF Smallest Space: 1,203 SF Rent/SF/YR: Withheld % Leased: 90.0%
Landlord Rep: Shah Companies / D.Pritesh D. Shah (281) 242-8464 -- 1,203 SF (1,203 SF)			Highlights Country style retail Center Tenants from beginning - Subway, Donut Shop, Taco Place, Dance studio Near Foster School Complex: Elementary, Middle and High School Adjacent to Shell Gas Station Near Pecan Grove Neighborhood High Traffic - Several New Subdivisions	
			Description Excellent visibility - high traffic on major roads - plenty of parking - National Franchise tenant - On FM 723 at FM 359 adjacent to Shell Gas Station - Near Foster School Complex: Elementary, Middle and High School - Near Pecan Grove Neighborhood	
269		1212 Eldridge Rd Sugar Land, TX 77478 Fort Bend County	Building Type: Retail/Storefront Status: Built 2005 Building Size: 4,500 SF Land Area: 0.59 AC Stories: 1 Expenses: 2015 Tax @ \$2.42/sf Parking: Free Surface Spaces For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$15.00 % Leased: 73.3%
Landlord Rep: Jamal, Imran / Imran Jamal (281) 802-7850 -- 1,200 SF (1,200 SF)				

Fort Bend County Retail

270



5603 Highway 6
Missouri City, TX 77459
Fort Bend County

Building Type: **Retail**
 Status: **Proposed**
 Building Size: **14,060 SF**
 Land Area: **1.43 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$0.55/sf; 2011 Ops @ \$5.95/sf**
 Parking: **71 Surface Spaces are available; Ratio of 5.05/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/YR: **\$26.00-\$28.00**
 % Leased: **91.5%**

Landlord Rep: Retail Solutions / (281) 445-0033
 Leasing Company: Retail Solutions / David Simmonds (512) 474-5557 -- 1,200 SF (1,200 SF)

271






920 Murphy Rd
Stafford, TX 77477
Fort Bend County

Building Type: **Retail/Storefront Retail/Office**
 Status: **Built 1979**
 Building Size: **5,800 SF**
 Land Area: **0.41 AC**
 Stories: **2**
 Expenses: **2015 Tax @ \$1.09/sf; 2011 Est Ops @ \$0.34/sf**
 Parking: **40 free Surface Spaces are available; Ratio of 6.90/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,200 SF**
 Max Contig: **1,200 SF**
 Smallest Space: **300 SF**
 Rent/SF/YR: **\$5.00-\$15.00**
 % Leased: **100%**

Landlord Rep: RE/MAX Heritage of Texas / Jan Poscovsky (281) 468-9185
 Leasing Company: Prompt Realty and Mortgage Inc / John W. Varghese (832) 735-5555 -- 1,200 SF (300-1,200 SF)

Fort Bend County Retail

272		22167 Westheimer Pky Katy, TX 77450 Fort Bend County SE corner Westheimer & Mason	Building Type: Retail/Freestanding Status: Built 2003 Building Size: 21,230 SF Land Area: 2.39 AC Stories: 1 Expenses: 2015 Tax @ \$4.20/sf, 2012 Est Tax @ \$4.12/sf; 2011 Ops @ \$5.90/sf, 2012 Est Ops @ \$7.19/sf Parking: 109 free Surface Spaces are available; Ratio of 5.20/1,000 SF For Sale: Not For Sale	Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/YR: \$21.00 % Leased: 100%
Landlord Rep: Hunington Properties, Inc. / P.Sandy P. Aron (713) 623-6944 X308 -- 1,200 SF (1,200 SF)				
Beautiful 21,230 square foot Shopping Center located at 22167 Westheimer Parkway in the Master Planned Community of Cinco Ranch. Part of Katy Independent School District; one of the highest rated public school districts in Texas.				
2,280 square foot space available is a former restaurant in move in condition. Tenants include Derek McKaskle DDS, Brock Orthodontics, Edible Arrangements, Kids R Kids, and The Cleaning Palace.				
The tax ID # of this property is R264146 and the key map # is 485Q. 09/04: 7819 Talbert Partners, LLC, represented by Coldwell Banker Commercial, purchased the building. Colliers International represented the seller, TA/New Cinco Retail, Ltd.				
Over 100,000 people within a 5 mile radius				
273		1443 FM 1463 Rd Spring Green Plains Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Built Sep 2015 Building Size: 16,500 SF Land Area: 1.87 AC Stories: 1 Parking: 120 Surface Spaces are available; Ratio of 7.25/1,000 SF For Sale: Not For Sale	Space Avail: 1,059 SF Max Contig: 1,059 SF Smallest Space: 1,059 SF Rent/SF/YR: Withheld % Leased: 93.6%
Landlord Rep: Capital Retail Properties / Geoff Bracken (281) 816-6550 X1 / Ford Scott (281) 816-6554 -- 1,059 SF (1,059 SF)				
274		6455 S Fry Rd Grand Lakes Market Place Katy, TX 77494 Fort Bend County	Building Type: Retail Status: Built 2004 Building Size: 7,592 SF Land Area: 2.85 AC Stories: 1 Expenses: 2015 Tax @ \$4.40/sf Parking: 57 free Surface Spaces are available; Ratio of 7.51/1,000 SF For Sale: Not For Sale	Space Avail: 1,005 SF Max Contig: 1,005 SF Smallest Space: 1,005 SF Rent/SF/YR: Withheld % Leased: 86.8%
Landlord Rep: KM Realty Management, LLC / Steven Stone (713) 690-2700 X3 -- 1,005 SF (1,005 SF)				

Fort Bend County Retail

275



907-913 Crabb River Rd
Parkway Plaza
Richmond, TX 77469
Fort Bend County

Building Type: **Retail**
 Status: **Built 1981**
 Building Size: **9,200 SF**
 Land Area: -
 Stories: **1**
 Expenses: **2014 Tax @ \$1.22/sf**
 For Sale: **Not For Sale**

Space Avail: **1,000 SF**
 Max Contig: **1,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **\$18.00**
 % Leased: **100%**

Landlord Rep: GBAK Properties / (713) 266-9786
 Sublet Contact: Jisan Makanojiya / Jisan Makanojiya (281) 286-9500 -- 1,000 SF (1,000 SF)

The tax ID # of this property is R34574 and the key map # is 606V.

276



1480 Crabb River Rd
Greatwood Country Shops II
Richmond, TX 77469
Fort Bend County

Building Type: **Retail**
 Status: **Built Feb 2005**
 Building Size: **7,200 SF**
 Land Area: **0.65 AC**
 Stories: **1**
 Expenses: **2012 Tax @ \$2.27/sf; 2011 Ops @ \$5.30/sf, 2012 Est Ops @ \$5.59/sf**
 Parking: **45 Surface Spaces are available; Ratio of 6.25/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,000 SF**
 Max Contig: **1,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **86.1%**

Landlord Rep: Fidelis Realty Partners / Jennifer Fredette (713) 623-6800 X112 / Carson Wilson (713) 693-1400 -- 1,000 SF (1,000 SF)

277







1101 FM 359 Rd
Richmond, TX 77406
Fort Bend County

Building Type: **Retail/Auto Dealership**
 Status: **Existing**
 Building Size: **1,000 SF**
 Land Area: **1.20 AC**
 Stories: **1**
 For Sale: **Not For Sale**

Space Avail: **1,000 SF**
 Max Contig: **1,000 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/YR: **Withheld**
 % Leased: **0%**

Landlord Rep: Main Realty / Ray Orazani (281) 325-0000 -- 1,000 SF (1,000 SF)

Fort Bend County Retail

278		1619 Texas Pky Missouri City, TX 77489 Fort Bend County	Building Type: Retail Status: Built 1981 Building Size: 5,316 SF Land Area: 0.58 AC Stories: 1 Expenses: 2015 Tax @ \$0.94/sf Parking: 14 free Surface Spaces are available; Ratio of 2.63/1,000 SF For Sale: Not For Sale	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/YR: \$12.00 % Leased: 81.2%
			Landlord Rep: Richard Nguyen / William Nguyen (713) 858-9961 -- 1,000 SF (1,000 SF)	
			Great Location.	
279		13425 University Blvd Sugar Land, TX 77479 Fort Bend County	Building Type: Retail Status: Built Mar 2014 Building Size: 25,677 SF Land Area: 23.13 AC Stories: 1 Expenses: 2015 Tax @ \$6.69/sf Parking: 75 free Surface Spaces are available; Ratio of 3.06/1,000 SF For Sale: Not For Sale	Space Avail: 1,000 SF Max Contig: 1,000 SF Smallest Space: 1,000 SF Rent/SF/YR: Withheld % Leased: 96.1%
			Landlord Rep: New Regional Planning, Inc. / Blake Tartt (713) 523-2929 -- 1,000 SF (1,000 SF)	
280		4323 S Main St Stafford, TX 77477 Fort Bend County	Building Type: Retail/Freestanding Status: Built 1976 Building Size: 960 SF Land Area: 0.10 AC Stories: 1 Expenses: 2015 Tax @ \$0.43/sf Parking: 4 free Surface Spaces are available; Ratio of 5.90/1,000 SF For Sale: Not For Sale	Space Avail: 960 SF Max Contig: 960 SF Smallest Space: 960 SF Rent/SF/YR: \$1.35 % Leased: 0%
			Landlord Rep: Main Realty / Ray Orazani (281) 325-0000 -- 960 SF (960 SF)	
281		5211 Hwy 6 Colonial Lakes Missouri City, TX 77459 Fort Bend County	Building Type: Retail Status: Built 2004 Building Size: 10,000 SF Land Area: 1.25 AC Stories: 1 Expenses: 2015 Tax @ \$3.47/sf, 2012 Est Tax @ \$3.73/sf; 2012 Est Ops @ \$1.79/sf Parking: 48 free Surface Spaces are available; Ratio of 4.80/1,000 SF For Sale: Not For Sale	Space Avail: 950 SF Max Contig: 950 SF Smallest Space: 950 SF Rent/SF/YR: \$18.00 % Leased: 90.5%
			Landlord Rep: ABC Realty Advisors, Inc / Jimmy Chang (713) 939-8181 X104 / Donnie D. Chang (713) 939-8181 -- 950 SF (950 SF)	

Fort Bend County Retail

282



3506-3536 Highway 6

Phase II

Sugar Land, TX 77478

Fort Bend County

Building Type: **Retail**

Status: **Built 1985**

Building Size: **18,691 SF**

Land Area: **1.40 AC**

Stories: **1**

Expenses: **2008 Tax @ \$14.62/sf**

Parking: **120 free Surface Spaces are available; Ratio of 5.90/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **793 SF**

Max Contig: **793 SF**

Smallest Space: **793 SF**

Rent/SF/YR: **Withheld**

% Leased: **100%**

Landlord Rep: Whitestone REIT Ivonne Gastaldi (713) 435-2222 Diana Armstrong (713) 435-2222 -- 793 SF (793 SF)

283



1421 FM-359

Richmond, TX 77469

Fort Bend County

Building Type: **Retail**

Status: **Built 1983**

Building Size: **15,000 SF**

Land Area: **4 AC**

Stories: **2**

Expenses: **2015 Tax @ \$1.58/sf**

Parking: **60 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **For Sale at \$3,200,000 (\$213.33/SF) - Active**

Space Avail: **700 SF**

Max Contig: **700 SF**

Smallest Space: **700 SF**

Rent/SF/YR: **\$12.00**

% Leased: **95.3%**

Sales Company: Commercial Regional Properties of Texas: Lisa Haynes (713) 228-1913 X702, Jeries Ganim (713) 228-1913 X701

Landlord Rep: Commercial Regional Properties of Texas / Jeries Ganim (713) 228-1913 X701

Leasing Company: Ignacio S Montalvo / Ignacio Montalvo (281) 342-8220 -- 700 SF (700 SF)

The tax ID # of this property is R33757 and the key map # is 556N.

Fort Bend County Retail

284



13110 S Gessner Rd
Missouri City, TX 77489
Fort Bend County

Building Type: **Retail/Storefront Retail/Office**

Status: **Built 2013**

Building Size: **6,612 SF**

Land Area: **1.10 AC**

Stories: **1**

Expenses: **2015 Tax @ \$3.20/sf**

For Sale: **Not For Sale**

Space Avail: **350 SF**

Max Contig: **350 SF**

Smallest Space: **350 SF**

Rent/SF/YR: **\$20.54**

% Leased: **100%**

Landlord Rep: *Company information unavailable at this time*

Sublet Contact: **CHRISTEEN SEYMOUR CPA / Christeen Seymour (713) 410-3778 -- 350 SF (350 SF)**