

Project Profile

Brazos Town Center

SWC of US 59 &
FM 762/Reading Road

Rosenberg, Texas



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PROPERTY DESCRIPTION:

Located 8.5 miles Southwest of First Colony Mall at the Southwest quadrant of U.S. Highway 59 and F.M. 762, 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.

This unique project is strategically positioned as the "Gateway" to the rapidly growing towns of Rosenberg and Richmond with over 36 new subdivisions, 19,000 platted lots in development and design for 2005-06.

SIZE:

416.4 -acre, master-planned development (100 Acres Of Retail)

LOCATION:

Southwest quadrant of US Highway 59 (Southwest Freeway) and FM 762, locally known as Thompson Road extending all the way to Reading Road

ANCHOR TENANTS:









TRAFFIC COUNTS:

US 59; North of FM 762:	61,750 CPD
US 59; South of FM 762	48,190 CPD
FM 762; West of US 59:	17,970 CPD
FM 762; South of US 59:	11,500 CPD
Reading Road; West of US 59:	6,330 CPD
Reading Road; East of US 59:	2,590 CPD

Source: Texas Department of Transportation (2001) Counts

DEMOGRAPHICS:

	3 Mile	5 Mile	10 Mile	Trade Area
Active Population	32,055	84,415	209,284	154,655
Active Residential Count	10,797	27,326	67,217	52,922
Median Household Income	\$47,552	\$59,476	\$78,043	\$50,354
Growth since 2000 Census	+38.82%	+43.10%	+38.82%	+32.61%

Source: US Census Bureau USPS 08/05

Lat/Lon: 29.4234455/-96.0693985

Z8

US 59 & FM 762 Rosenberg, Texas		3.00 mi radius	5.00 mi radius	10.00 mi radius	Trade Area
Summary Data					
Demographic Adjustment	Census 2000 Households	7,778	19,095	48,422	39,908
	Route Active Residential Count	10,797	27,326	67,217	52,922
	Census 2000 Average Persons per Household	2.97	3.09	3.11	2.92
	Census 2000 Population	24,322	61,624	156,408	121,607
	Recalculated Route Active Population	32,055	84,415	209,284	154,655
	Census Households vs Route Residential Count	+38.82%	+43.10%	+38.82%	+32.61%
Origination Data					
Residential Demographics	Active Residential Delivery (cr)	9,470	24,580	62,248	43,393
	Active Residential Box (cr)	1,244	2,552	4,315	9,184
	Active Residential Count (Carrier Route)	10,714	27,132	66,563	52,577
	Additional Residential Delivery (zc)	83	193	652	329
	Additional Residential Box (zc)	0	0	0	0
	Additional Active Residential Count (Zip Code)	83	193	652	329
	Additional Active General Delivery Count	0	0	2	16
	Total Active Residential Count	10,797	27,326	67,217	52,922
	Possible Residential Count (Carrier Route)	10,975	27,709	67,784	54,875
	Add'l Possible Residential Count (Zip Code)	83	193	652	329
	Additional Possible General Delivery Count	0	0	2	16
	Total Possible Residential Count	11,058	27,903	68,438	55,221
	Census 2000 Households	7,778	19,095	48,422	39,908
	Population in households	23,091	58,989	150,764	116,623
	1-person household	6.44%	5.07%	4.36%	6.78%
	2-person household	9.62%	8.88%	8.66%	9.85%
	3-person household	6.52%	6.55%	6.58%	6.29%
	4-person household	5.48%	6.25%	7.30%	6.01%
	5-person household	3.08%	3.20%	3.25%	3.02%
	6-or-more person household	2.54%	2.43%	1.96%	2.27%
	Population in Group Quarters	1,231	2,636	5,644	4,984
	Census 2000 Median Age	30.5	30.8	33.0	32.7
	Census 2000 Average Household Income	\$54,971	\$65,728	\$84,826	\$55,962
	Census 2000 Median Household Income	\$43,649	\$55,009	\$71,915	\$46,056
	Census 2000 Per Capita Income	\$17,482	\$20,341	\$26,203	\$18,384
	Total Housing Units	8,299	20,148	50,712	43,253
	Occupied housing units	93.72%	94.78%	95.49%	92.27%
	Owner-occupied housing units	59.32%	70.56%	78.43%	70.57%
	Renter-occupied housing units	40.68%	29.44%	21.57%	29.43%
Business Demos	Drop Site Business or Family Served Count	1,005	1,236	2,379	1,221
	Active Business Deliveries (Carrier Route)	1,115	2,145	4,979	4,487
	Additional Active Business Deliveries (Zip Code)	4	5	32	11
	Total Active Business Deliveries	1,120	2,150	5,011	4,499
	Possible Business Deliveries (Carrier Route)	1,251	2,407	5,548	5,084
	Add'l Possible Business Deliveries (Zip Code)	4	5	45	12
	Total Possible Business Deliveries	1,256	2,413	5,593	5,096

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups



Lat/Lon: 29.4234455/-96.0693985

RS1

US 59 & FM 762 Rosenberg, Texas		3.00 mi radius	5.00 mi radius	10.00 mi radius	Trade Area
POPULATION	2004 Estimated Population	28,725	73,385	191,230	137,417
	2009 Projected Population	33,834	87,176	232,472	156,097
	2000 Census Population	24,322	61,624	156,408	121,607
	1990 Census Population	18,933	42,230	95,955	98,096
	Historical Annual Growth 1990 to 2004	3.7%	5.3%	7.1%	2.9%
	Projected Annual Growth 2004 to 2009	3.6%	3.8%	4.3%	2.7%
	2004 Median Age	31.1	31.4	33.6	33.2
HOUSEHOLDS	2004 Estimated Households	9,231	22,825	59,411	45,036
	2009 Projected Households	10,905	27,165	72,353	51,067
	2000 Census Households	7,778	19,095	48,422	39,908
	1990 Census Households	6,179	13,265	29,738	32,828
	Historical Annual Growth 1990 to 2004	3.5%	5.1%	7.1%	2.7%
	Projected Annual Growth 2004 to 2009	3.6%	3.8%	4.4%	2.7%
POPULATION BY RACE	2004 Estimated White	62.0%	64.8%	65.9%	66.8%
	2004 Estimated Black or African American	12.8%	11.0%	9.4%	12.7%
	2004 Estimated Asian & Pacific Islander	2.0%	4.3%	12.1%	2.3%
	2004 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.3%	0.4%
	2004 Estimated Other Races	22.8%	19.5%	12.3%	17.9%
	2004 Estimated Hispanic	48.8%	41.0%	24.2%	37.2%
INCOME	2004 Estimated Average Household Income	\$ 66,903	\$ 77,488	\$ 98,287	\$ 64,627
	2004 Estimated Median Household Income	\$ 47,552	\$ 59,476	\$ 78,043	\$ 50,354
	2004 Estimated Per Capita Income	\$ 21,868	\$ 24,365	\$ 30,731	\$ 21,398
EDUCATION (AGE 25+)	2004 Elementary	17.3%	15.0%	8.3%	14.9%
	2004 Some High School	15.9%	13.3%	9.0%	14.3%
	2004 High School Graduate	25.8%	23.7%	19.1%	27.0%
	2004 Some College	18.4%	18.7%	20.0%	19.1%
	2004 Associates Degree Only	4.2%	4.7%	5.5%	4.8%
	2004 Bachelors Degree Only	12.1%	17.8%	25.8%	14.2%
	2004 Graduate Degree	6.3%	7.0%	12.3%	5.6%
BUSINESS	Number of Businesses	1,189	2,162	4,849	4,337
	Total Number of Employees	11,394	18,798	52,078	35,149
	Employee Population per Business	9.6	8.7	10.7	8.1
	Residential Population per Business	24.2	33.9	39.4	31.7

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

