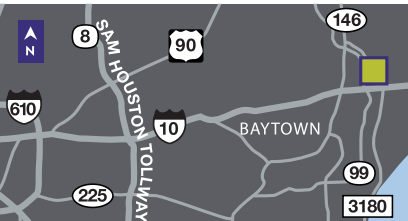


► MONT BELVIEU CROSSING

NW Corner I-10 @ Eagle Dr in Mont Belvieu, Texas 77523



OVER 300,000 SF OF OPPORTUNITIES FOR RESIDENTS & RETAILERS



VEHICLES PER DAY

I-10 west of FM 3180 (Eagle Dr)	81,212
FM 3180 (Eagle Dr) north of I-10	19,494
FM 3180 (Eagle Dr) south of I-10	16,571

AVERAGE INCOME

Custom Trade Area	\$100,716
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POPULATION

Custom Trade Area	115,971
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CENTER PULLS SHOPPERS FROM CUSTOM TRADE AREA & BEYOND



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ANCHOR & JR ANCHOR POSITIONS • END CAP • INLINE SPACES



Interstate 10 (81,212 vpd)

Eagle Dr (19,494 vpd)

Longston Blvd

■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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ANCHOR & JR ANCHOR POSITIONS • END CAP • INLINE SPACES

Tenant List

Tenant	Address	SF/Acres
A H-E-B	13401 Interstate 10 E	
B T.J.Maxx	9221 Eagle Dr	
C Five Below	9225 Eagle Dr	
D Burlington	Eagle Dr	
E Daiso	9233 Eagle Dr	
F AVAILABLE	Eagle Dr	15,000
G Lease Pending	Eagle Dr	
H Planet Fitness	9253 Eagle Dr	
1 Finest Nails Spa	9129 Eagle Dr #100	
2 Great Clips	9129 Eagle Dr #200	
3 AVAILABLE	9129 Eagle Dr	4,103
4 America's Best	9129 Eagle Dr #700	
5 Longhorn Liquor	9129 Eagle Dr #800	
6 MOD Pizza	9115 Eagle Dr #100	
7 Supercuts	9115 Eagle Dr #200	
8 Knecht Orthodontics	9115 Eagle Dr #300	
9 Verizon	9115 Eagle Dr #400	
10 Mont Belvieu Dental & Orthodontics	9205 Eagle Dr #100	
11 Mont Belvieu Urgent Care & More	9205 Eagle Dr #200	
12 The UPS Store	9205 Eagle Dr #300	
13 Aki Steak & Sushi	9205 Eagle Dr #400	
14 DuGood FCU	9205 Eagle Dr #700	
15 Starbucks	9209 Eagle Dr #100	
16 Main Squeeze	9209 Eagle Dr #200	
17 Chiludo's	9209 Eagle Dr #300	
18 Craft 96	9209 Eagle Dr #600	
19 Whataburger	9213 Eagle Dr	
20 Airi Ramen	9217 Eagle Dr	

Tenant List (Continued)

Tenant	Address	SF/Acres
21 Airi Teahouse	9217 Eagle Dr	
22 Teriyaki Madness	9217 Eagle Dr	
23 AT&T	9217 Eagle Dr #400	
24 T-Mobile	9217 Eagle Dr #500	
25 James Avery	9217 Eagle Dr #600	
26 AVAILABLE	9217 Eagle Dr	2,880

AVAILABLE LEASE PENDING EXECUTED



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SINGLE FAMILY RESIDENCES	TOTAL	EXISTING	VACANT, PLATTED OR PROPOSED LOTS
Blue Heron	276	0	276
Brookstone	162	162	0
Champions Gates	59	59	0
Champions Gates (1-3)	119	114	5
Champions Forrest	79	0	79
Champions Lakes I	90	90	0
Champions Lakes 2A	105	105	0
Champions Lakes 2B1	94	94	0
Champions Lakes 2B2	82	81	1
Champions Lakes 3-4	300	0	300
Cherry Creek	43	38	6
Cherry Point	150	147	3
Colony	102	102	0
Colony 2	44	44	0
Cottonwood	77	77	0
Crown Colony	167	166	1
Eagle Creek (1&2)	146	146	0
Eagle Pointe Estates (1&2)	129	73	61
Ice Creek Crossing	155	78	75
Fishers Landing	248	245	3
Magnolia Landing	229	171	58
Old River Country	188	188	0
Other	118	118	0
Reserve at Champions Estates	120	37	83
Riceland	4,500	0	4,500
Secret	22	21	1
Spring Meadows	120	0	120
St. Augustine	366	16	350
Wilburn Ranch	120	120	0
Wilburn Ranch West	204	0	204
SUBTOTAL	8,114	2,492	5,626
MULTI-FAMILY			
Eagle Brook Apts.	153	153	
Stuart Apartments	64	64	
Senior Apartments (Teel)	120	120	
Mont Belvieu Apartments	140	0	
SUBTOTAL	477	337	
OTHER			
Bridgette Lane Mobile Homes	12	12	
Langston Dr. RV Park	28	28	
SH 146 RV Park	82	82	
Warren Road Mobile Homes	0	0	
SUBTOTAL	122	122	
TOTAL	8,713	2,951	5,626



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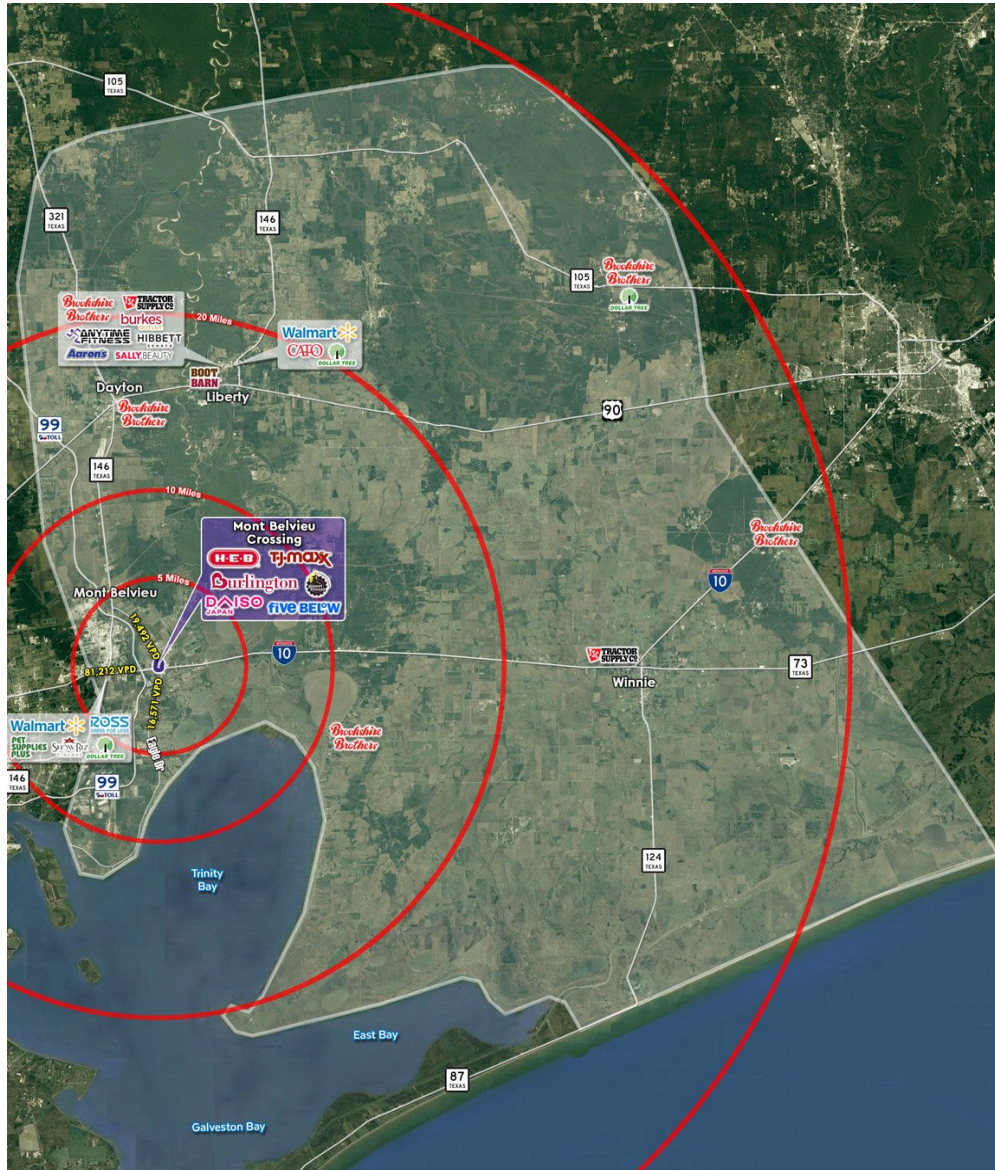
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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/mont-belvieu-crossing



Lat/Lon: 29.8038/-94.7505

Mont Belvieu Crossing

Mont Belvieu, Texas

Trade
Area

Population

2023 Estimated Population	115,971
2028 Projected Population	123,707
2020 Census Population	108,137
2010 Census Population	92,741
Projected Annual Growth 2023 to 2028	1.3%
Historical Annual Growth 2010 to 2023	1.9%
2023 Median Age	34.8

Households

2023 Estimated Households	39,263
2028 Projected Households	41,360
2020 Census Households	36,157
2010 Census Households	31,369
Projected Annual Growth 2023 to 2028	1.1%
Historical Annual Growth 2010 to 2023	1.9%

Race and Ethnicity

2023 Estimated White	68.1%
2023 Estimated Black or African American	12.1%
2023 Estimated Asian or Pacific Islander	1.2%
2023 Estimated American Indian or Native Alaskan	0.7%
2023 Estimated Other Races	18.0%
2023 Estimated Hispanic	23.3%

Income

2023 Estimated Average Household Income	\$100,716
2023 Estimated Median Household Income	\$87,592
2023 Estimated Per Capita Income	\$34,652

Education (Age 25+)

2023 Estimated Elementary (Grade Level 0 to 8)	6.2%
2023 Estimated Some High School (Grade Level 9 to 11)	8.3%
2023 Estimated High School Graduate	34.3%
2023 Estimated Some College	26.1%
2023 Estimated Associates Degree Only	7.8%
2023 Estimated Bachelors Degree Only	12.2%
2023 Estimated Graduate Degree	5.1%

Business

2023 Estimated Total Businesses	2,565
2023 Estimated Total Employees	24,487
2023 Estimated Employee Population per Business	9.5
2023 Estimated Residential Population per Business	45.2



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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