

▶ RIVERSTONE SHOPPING CENTER PHASE II

SW Corner of Highway 6 @ Riverstone Blvd in Missouri City, Texas 77459



EMBEDDED WITHIN AFFLUENT MISSOURI CITY SOUTH OF HOUSTON



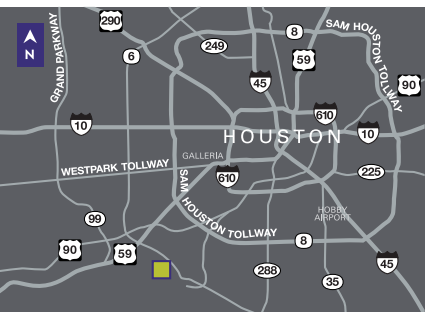
Shadow Anchors



HOBBY LOBBY



KOHL'S



VEHICLES PER DAY

Hwy 6 south of University Blvd	55,773
University Blvd east of Hwy 6	47,674
Hwy 6 north of University Blvd	44,712
University Blvd west of Hwy 6	18,000

AVERAGE INCOME

1 Mile	\$135,097
3 Miles	\$136,571
5 Miles	\$140,288

POPULATION

1 Mile	10,481
3 Miles	109,068
5 Miles	200,890



Carson Wilson
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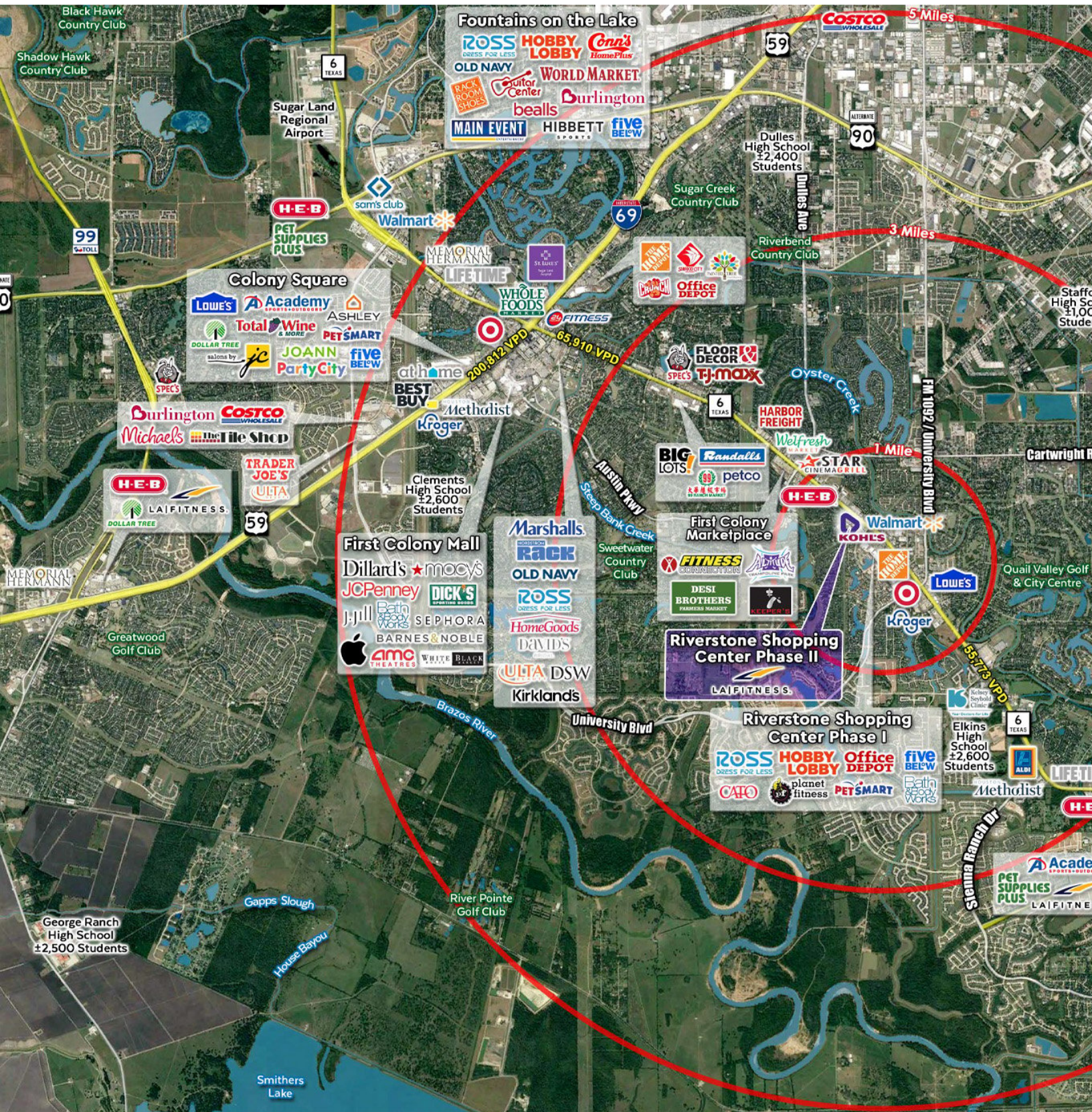
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CENTERED IN ONE OF THE FASTEST GROWING REGIONS IN TEXAS



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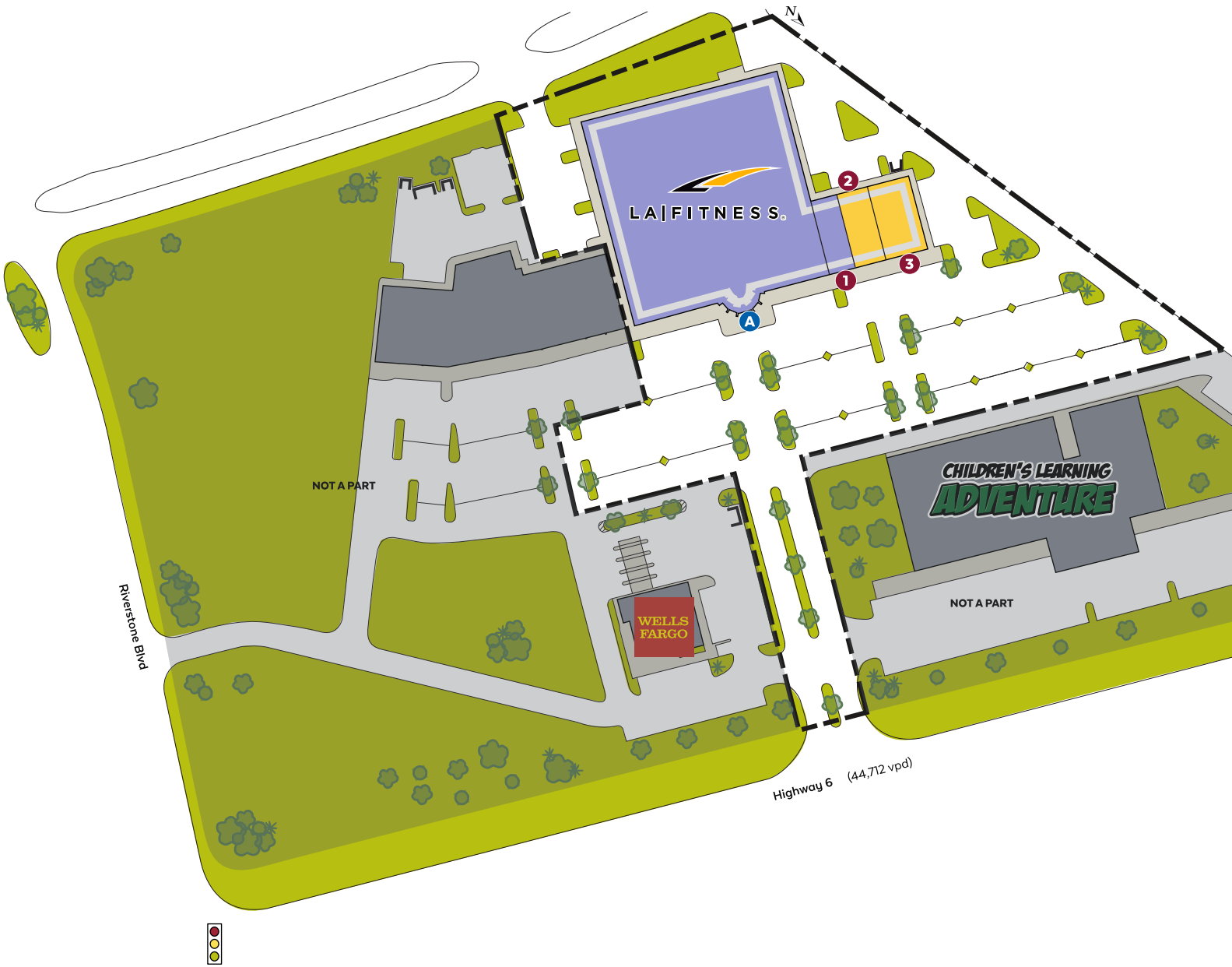
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3,600 SF · 2,400 SF



Tenant List

Tenant	Address	SF/Acres
A LA Fitness	5402 Hwy 6	
1 Fyzical Therapy & Balance Centers	5330 Hwy 6 #116	
2 AVAILABLE	5330 Hwy 6 #112	2,400
3 AVAILABLE	5330 Hwy 6 #108	3,600

Available Lease Pending Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/riverstone-shopping-center-phase-ii

Lat/Lon: 29.5705/-95.5706

Riverstone Shopping Center Missouri City, TX 77459	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,481	109,068	200,890
2028 Projected Population	12,126	125,047	229,990
2020 Census Population	9,796	101,481	186,100
2010 Census Population	9,087	83,972	152,832
Projected Annual Growth 2023 to 2028	3.1%	2.9%	2.9%
Historical Annual Growth 2010 to 2023	1.2%	2.3%	2.4%
2023 Median Age	42.4	40.4	40.0
Households			
2023 Estimated Households	3,498	37,195	70,182
2028 Projected Households	4,189	44,012	82,862
2020 Census Households	3,224	34,155	64,291
2010 Census Households	2,938	28,347	52,529
Projected Annual Growth 2023 to 2028	4.0%	3.7%	3.6%
Historical Annual Growth 2010 to 2023	1.5%	2.4%	2.6%
Race and Ethnicity			
2023 Estimated White	33.3%	30.1%	28.0%
2023 Estimated Black or African American	19.2%	22.5%	27.0%
2023 Estimated Asian or Pacific Islander	36.1%	32.2%	30.0%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	11.1%	14.8%	14.7%
2023 Estimated Hispanic	12.7%	17.0%	17.1%
Income			
2023 Estimated Average Household Income	\$135,097	\$136,571	\$140,288
2023 Estimated Median Household Income	\$133,354	\$118,843	\$118,750
2023 Estimated Per Capita Income	\$45,156	\$46,597	\$49,031
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.7%	4.6%	4.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.3%	3.5%
2023 Estimated High School Graduate	12.1%	14.0%	16.1%
2023 Estimated Some College	14.3%	14.5%	15.4%
2023 Estimated Associates Degree Only	5.7%	7.4%	7.0%
2023 Estimated Bachelors Degree Only	31.9%	32.0%	30.2%
2023 Estimated Graduate Degree	28.9%	24.2%	23.2%
Business			
2023 Estimated Total Businesses	1,034	5,428	14,603
2023 Estimated Total Employees	5,218	28,089	105,453
2023 Estimated Employee Population per Business	5.0	5.2	7.2
2023 Estimated Residential Population per Business	10.1	20.1	13.8



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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.



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