



Welcome
TO
LaCenterra
AT CINCO RANCH

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LaCenterra

AT CINCO RANCH

LACENTERRA AT CINCO RANCH

By The Numbers



271,409 SF
UPSCALE SHOPPING & DINING



138,071 SF
CLASS A OFFICE



271
LUXURY MULTIFAMILY RESIDENCES
THE GRAND AT LACENTERRA



8-SCREEN
DINE-IN MOVIE THEATRE
ALAMO DRAFTHOUSE



12,500 SF
SPECIALTY GROCER
TRADER JOE'S



2,076 SPACES
INCLUDING SURFACE, STRUCTURED,
& VALET PARKING OPTIONS

STRATEGIC LOCATION

Positioned to Succeed

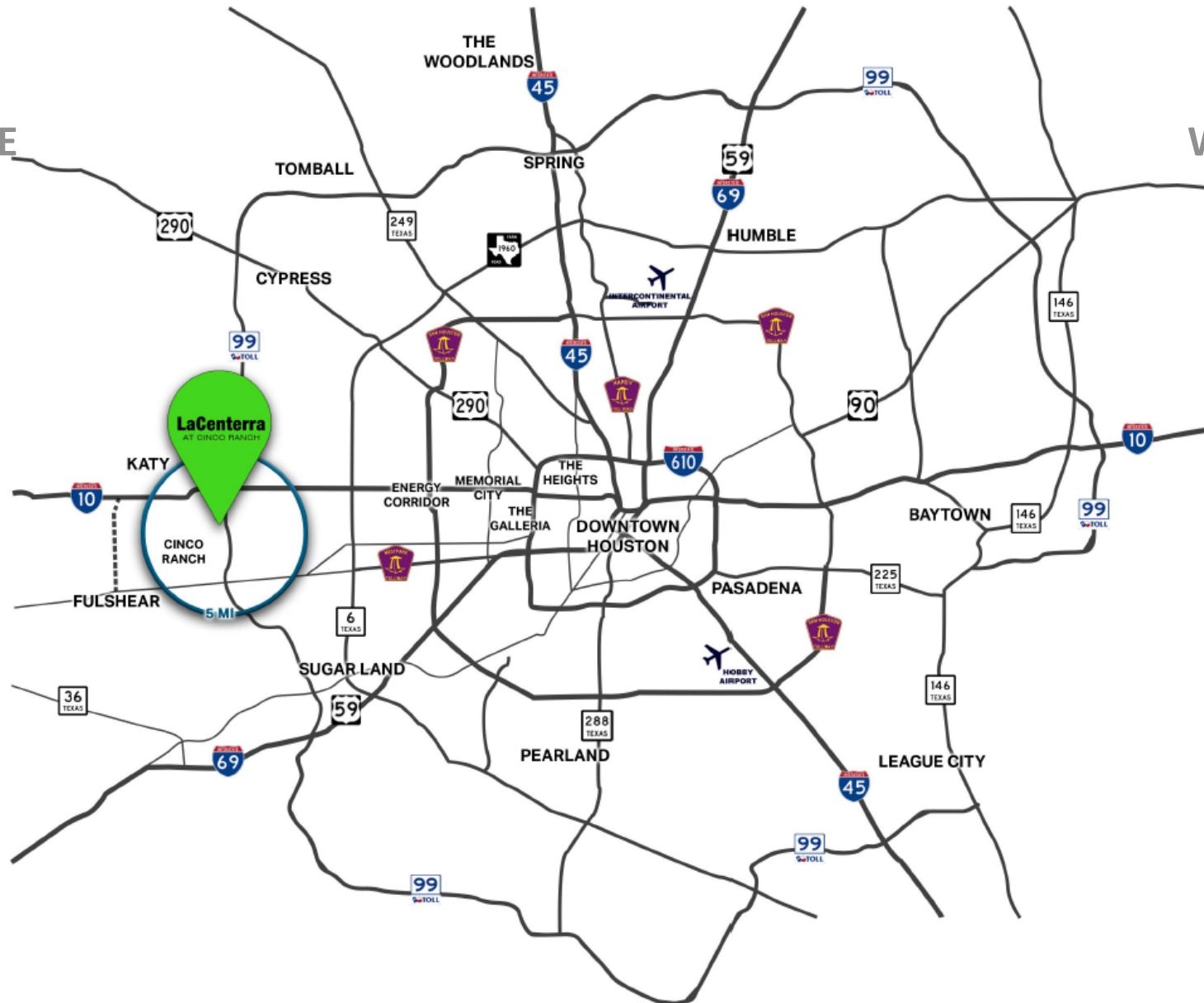
LaCenterra at Cinco Ranch is the **DEFINITIVE SHOPPING DESTINATION AMONG AFFLUENT CUSTOMERS** in the Katy trade area. In one of the fastest growing counties in Texas, this site benefits from sustained population growth and quick and easy access to the Grand Parkway, the primary North and South thoroughfare.

ACCESSIBLE BY
1 MILLION PEOPLE
WITHIN A 20 MINUTE
DRIVE TIME

11 MILLION SF
OF OFFICE
WITHIN A 15 MINUTE
DRIVE TIME

>100,000
CARS
TRAVEL BY
LACENTERRA DAILY

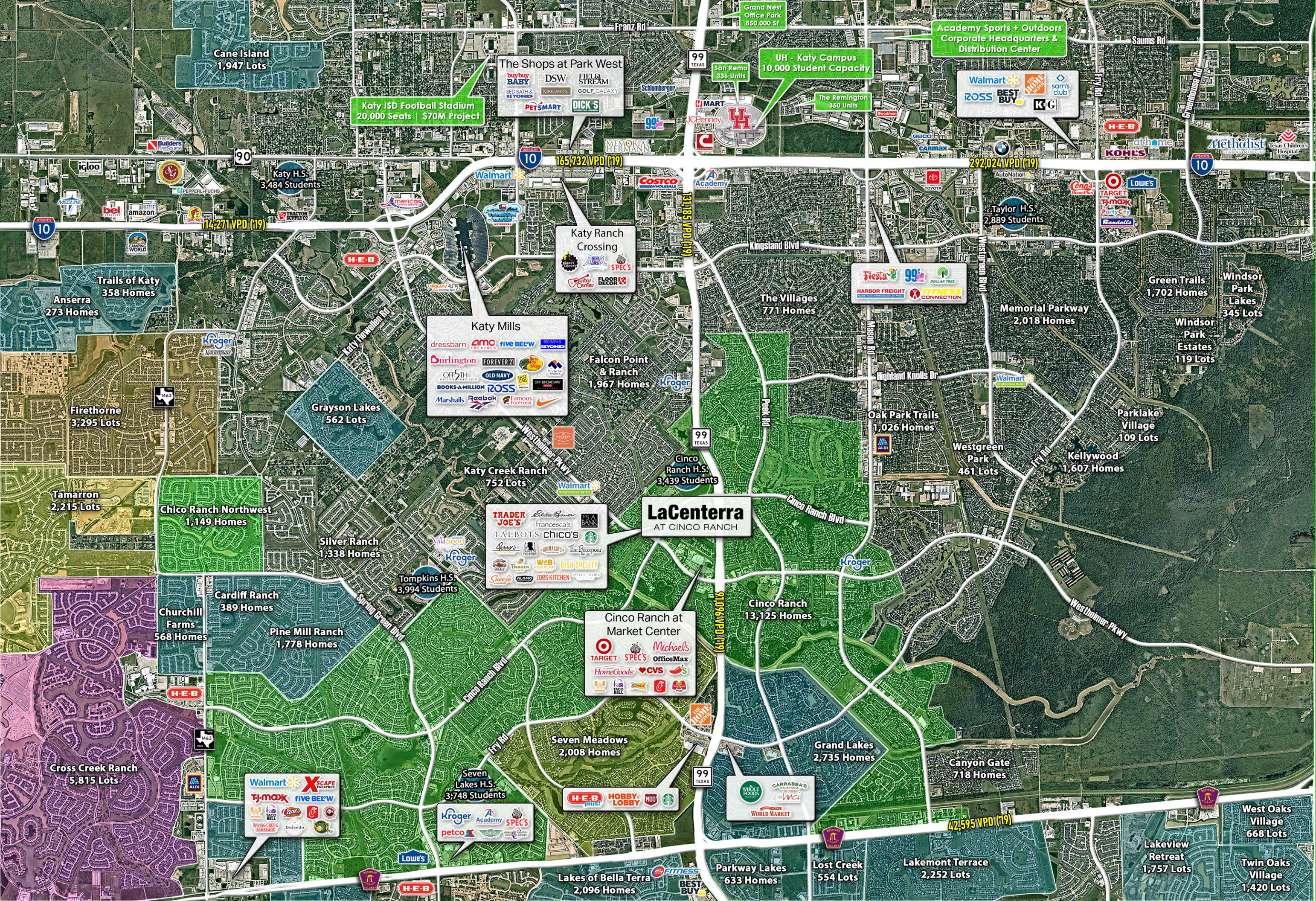
>287,000
POPULATION
WITHIN A 5 MILE
RADIUS



4,986 STUDENTS & FACULTY
AT ADJACENT
SCHOOLS

54.7% EARN >\$100K
ANNUALLY
WITHIN A 5 MILE
RADIUS

Katy Expanded Retail Aerial



Cane Island
1,947 Lots

Katy ISD Football Stadium
20,000 Seats | \$70M Project

The Shops at Park West
buybuy BABY, DSW, FIELD STREAM, PETSMART, DICK'S

UH - Katy Campus
10,000 Student Capacity

Academy Sports + Outdoors
Corporate Headquarters & Distribution Center

Katy H.S.
3,484 Students

165,732 VPD (19)

292,024 VPD (19)

Trails of Katy
358 Homes

Katy Ranch Crossing
FLOOR DECOR, SPEC'S

Katy Mills
dressbarn, AMC THEATRES, FIVE BEL'W, BURLINGTON, FOREVER 21, BOOKS-A-MILLION, ROSS, Marshalls, REEBOK, Famous Footwear

Falcon Point & Ranch
1,967 Homes

Fiesta 99
HARBOR FREIGHT, FITNESS CONNECTION

Memorial Parkway
2,018 Homes

Green Trails
1,702 Homes

Windsor Park Lakes
345 Lots

Firethorne
3,295 Lots

Grayson Lakes
562 Lots

Katy Creek Ranch
752 Lots

LaCenterra AT CINCO RANCH

TRADER JOE'S, francesca's, TALBOTS, chico's, Kroger, SHERI'S, WEB, DISH SOCIETY, ZOE'S KITCHEN, SWEET PARIS

Cinco Ranch Market Center
TARGET, SPEC'S, Michaels, OfficeMax, HomeGoods, CVS, SWEET PARIS

Cinco Ranch H.S.
3,439 Students

Oak Park Trails
1,026 Homes

Westgreen Park
461 Lots

Kellywood
1,607 Homes

Parklake Village
109 Lots

Tamarron
2,215 Lots

Chico Ranch Northwest
1,149 Homes

Silver Ranch
1,338 Homes

Churchill Farms
568 Homes

Cardiff Ranch
389 Homes

Pine Mill Ranch
1,778 Homes

Tompkins H.S.
3,994 Students

Cinco Ranch
13,125 Homes

Seven Meadows
2,008 Homes

Grand Lakes
2,735 Homes

Canyon Gate
718 Homes

Cross Creek Ranch
5,815 Lots

Walmart, XSCAPE THEATRES, TJ-MAXX, FIVE BEL'W, Spring Creek

Seven Lakes H.S.
3,748 Students

HEB, HOBBY LOBBY, MOD, STARBUCKS

WHOLE FOODS, CARRABBA'S, World Market

42,595 VPD (19)

Kroger, Academy, SPEC'S, petco

Lakes of Bella Terra
2,096 Homes

Parkway Lakes
633 Homes

Lost Creek
554 Lots

Lakemont Terrace
2,252 Lots

Lakeview Retreat
1,757 Lots

Twin Oaks Village
1,420 Lots

West Oaks Village
668 Lots

KATY TRADE AREA

The Demographics



\$110K

MEDIAN HH INCOME



144K

DAYTIME POPULATION



77%

OWNER OCCUPIED



\$292K

MEDIAN HOME VALUE

*STATISTICS ABOVE WITHIN 5 MILE RADIUS

*"THE KATY AREA IS A GREAT PLACE TO LIVE AND WORK. WE OFFER A VARIETY OF OUTSTANDING HOUSING OPTIONS, ACCLAIMED KATY ISD SCHOOLS, AND A GREAT DEAL OF DINING AND RETAIL OPTIONS, INCLUDING **LACENTERRA**."*

- LANCE LACOUR | PRESIDENT OF KATY ECONOMIC DEVELOPMENT CORPORATION



**STRONG ECONOMY WITH
A HIGHLY EDUCATED WORKFORCE**

200 CORPORATE HEADQUARTERS

13,000 COMPANIES

\$20 BILLION IN SALES

CONTINUED INVESTMENT IN
INFRASTRUCTURE



**HIGHLY RATED AND
GROWING SCHOOL DISTRICT**

KATY ISD IS IN THE **TOP 1%** OF
ALL SCHOOL DISTRICTS
NATIONWIDE

STUDENT POPULATION IS
PROJECTED TO GROW TO MORE
THAN **100,000** IN THE NEXT
SEVEN YEARS



**SUSTAINED, SIGNIFICANT
RESIDENTIAL HOME GROWTH**

16% YEAR-OVER-YEAR INCREASE IN
KATY HOME SALES

SALES FOR THE CINCO RANCH
MASTER PLANNED COMMUNITY
HAVE RANKED IN THE TOP TEN
NATIONWIDE FOUR TIMES IN THE
PAST DECADE

OUR SHOPPER

The Affluent Customer



HIGH INCOME
54.7%
EARN >\$100K
ANNUALLY

FAMILY ORIENTED
45.8%
OF HOUSEHOLDS
HAVE CHILDREN

EDUCATED
52.6%
HAVE A BACHELORS
DEGREE OR HIGHER

HOMEOWNERS
76.5%
OWNER OCCUPIED
HOUSEHOLDS

PROFESSIONALS
76.2%
WHITE COLLAR
WORKERS

SOPHISTICATED
59.9%
OWN A
HOME > \$300K

OUR SHOPPER

What does this mean for retailers?



STYLE MATTERS, from personal appearances to new homes. Shoppers are still furnishing new homes and remodeling.

FITNESS IS A PRIORITY, including club memberships and home equipment.

Digitally savvy, shoppers are seeking the **LATEST IN TECHNOLOGY**, incl. smartphones, tablets, and TVs.



TENANT MIX

It's all right here

A THOUGHTFULLY CURATED COLLECTION OF TODAY'S TOP NATIONAL BRANDS AND PROVEN LOCAL CONCEPTS SITUATED IN AN OPEN-AIR, ARCHITECTURALLY UNIQUE, SHOPPING EXPERIENCE



FOOD | FITNESS | FUN | DAILY NEEDS | APPAREL



99
TEXAS

99
TEXAS

Cinco Ranch Blvd

Cinco Ranch High School
3,636 Students & Faculty

Cinco Ranch Junior High
1,350 Students & Faculty

The Grand at LaCenterra
271 Units

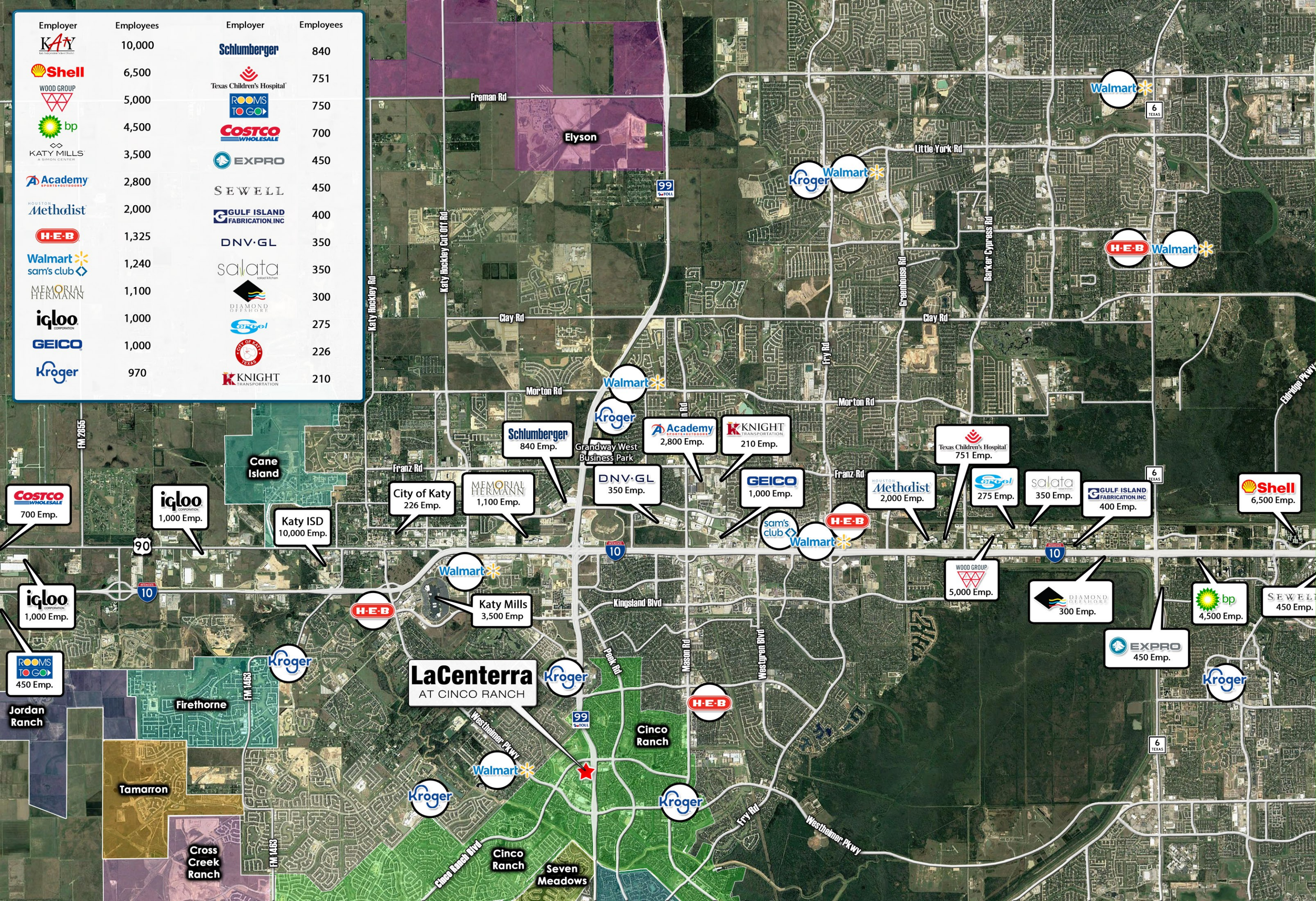
Commercial Center Blvd

- | | |
|---------------------|------------------|
| Retail & Restaurant | Movie Theater |
| Grocery | Multi-Family |
| Lakes | Parking |
| Green Space | Office (Level 2) |



Employers

Employer	Employees	Employer	Employees
KATY	10,000	Schlumberger	840
Shell	6,500	Texas Children's Hospital	751
WOOD GROUP	5,000	ROOMS TO GO	750
bp	4,500	COSTCO WHOLESALE	700
KATY MILLS A SIMON CENTER	3,500	EXPRO	450
Academy	2,800	SEWELL	450
Methodist	2,000	GULF ISLAND FABRICATION, INC	400
H-E-B	1,325	DNV-GL	350
Walmart sam's club	1,240	salata	350
MEMORIAL HERMANN	1,100	DIAMOND OFFSHORE	300
igloo	1,000	Arctel	275
GEICO	1,000	CITY OF KATY TEXAS	226
Kroger	970	K KNIGHT TRANSPORTATION	210



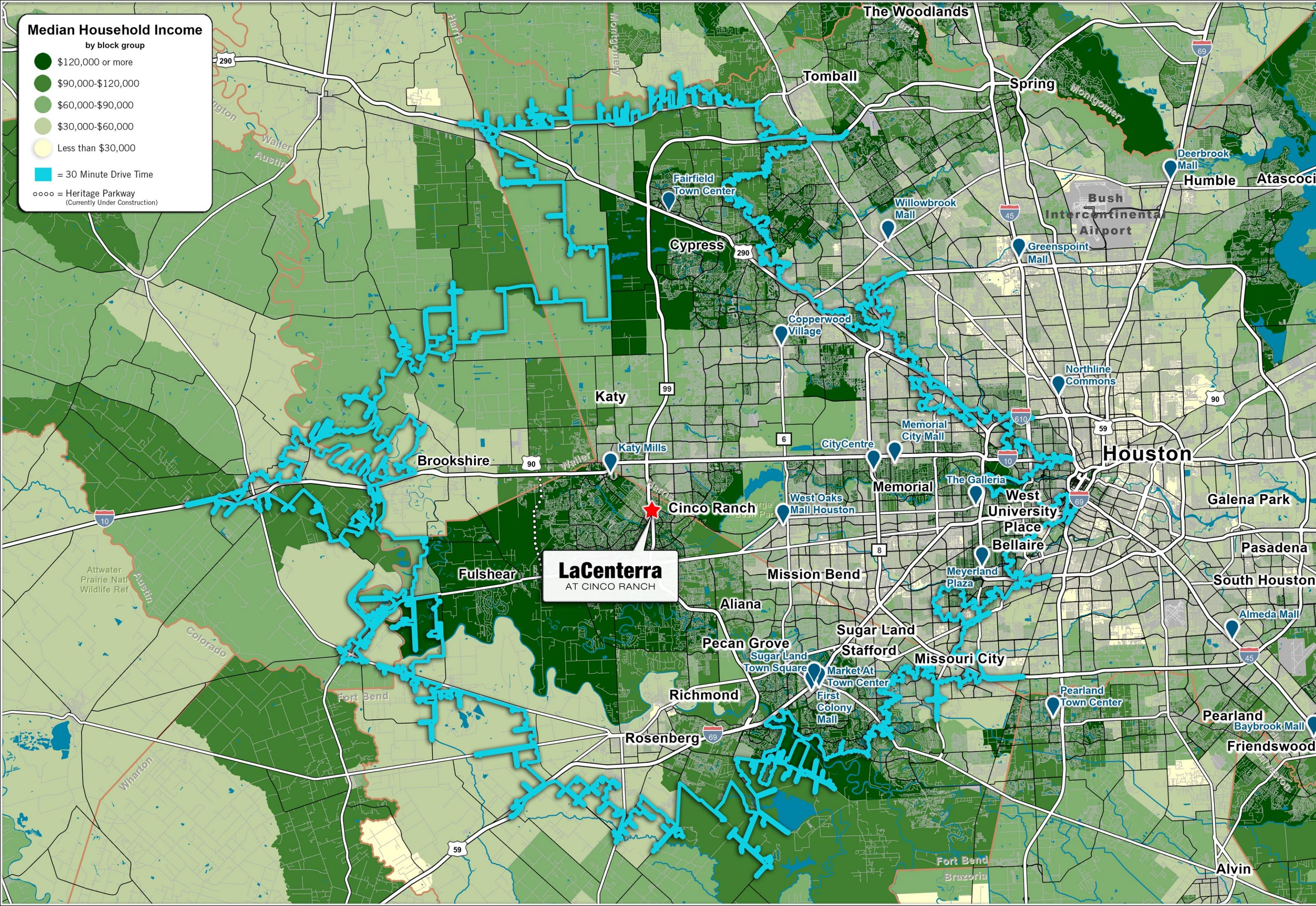
Median Household Income

by block group

- \$120,000 or more
- \$90,000-\$120,000
- \$60,000-\$90,000
- \$30,000-\$60,000
- Less than \$30,000

■ = 30 Minute Drive Time

○○○○ = Heritage Parkway
(Currently Under Construction)

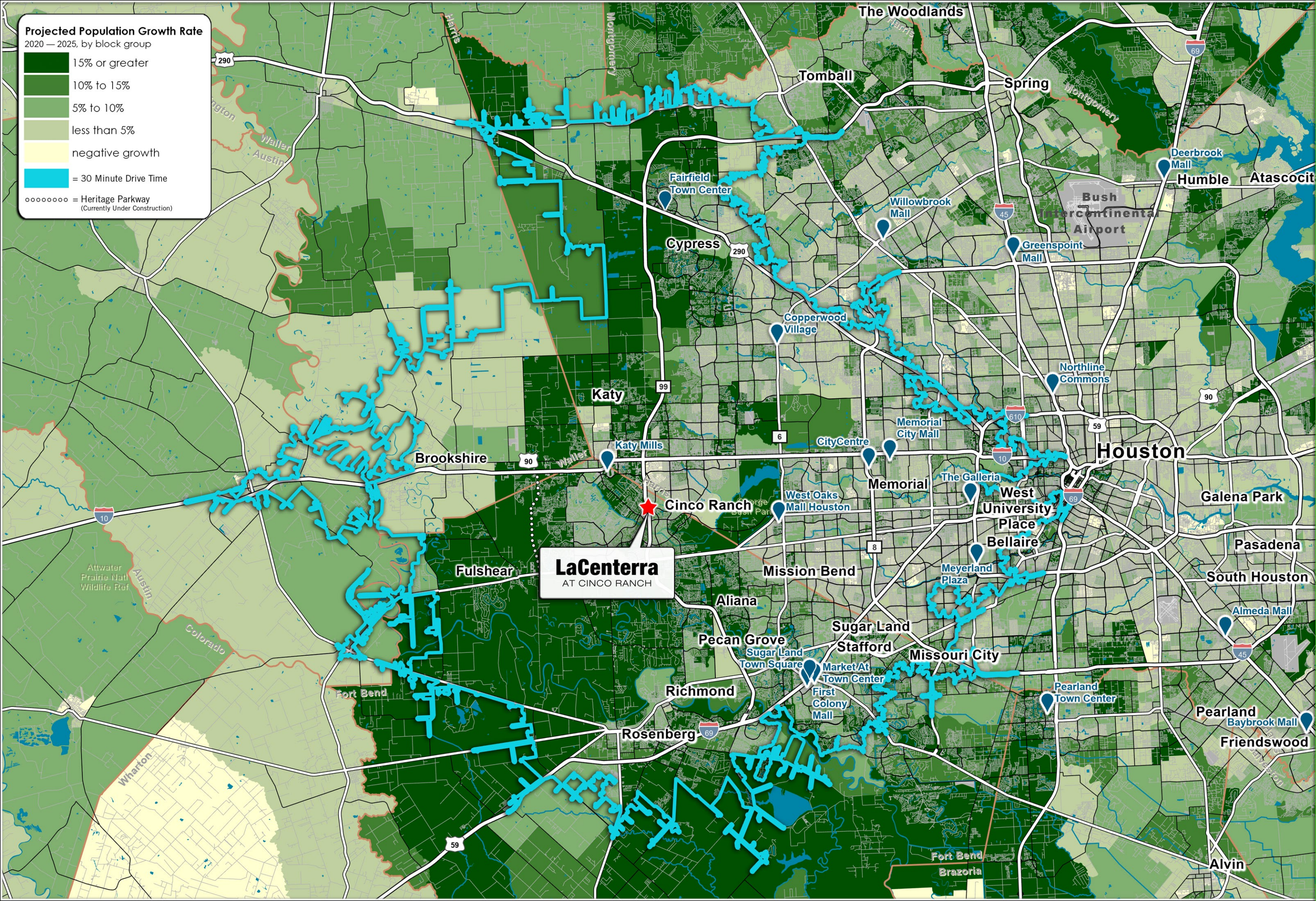
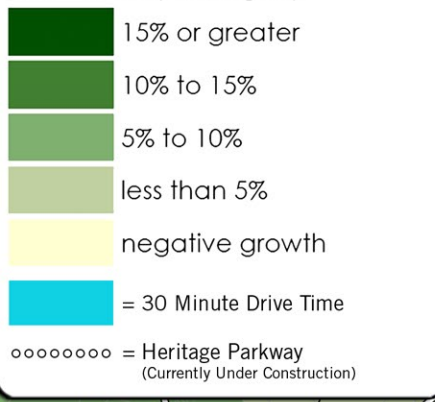


LaCenterra
AT CINCO RANCH

Median Household Income

Projected Population Growth Rate

2020 — 2025, by block group



Projected Population Growth

LaCenterra at Cinco Ranch is the Katy area's ultimate Dine-Shop-Play-Live-Work destination. Blending uptown style and old town charm, LaCenterra offers upscale shopping, dining and entertainment in a relaxed Main Street-style setting.

LaCenterra at Cinco Ranch is located on the western edge of metropolitan Houston in Katy, TX. Conveniently situated off the Grand Parkway at Cinco Ranch Blvd., LaCenterra is just three miles South of I-10 and primarily serves Katy, Fort Bend county and the Cinco Ranch master planned community.



LaCenterra

AT CINCO RANCH



Evergreen Commercial Realty is a highly respected team of commercial real estate professionals that applies the ideals of “quality over quantity”, collaboration, and laser focus to achieve remarkable results in the areas of project leasing, tenant representation, and build to suit development.



The Poag team has a proven track record in providing a broad scope of services including property management, leasing, marketing, specialty leasing, tenant coordination, and development. Poag's innovative approach and commitment to retailers make them a leading developer of the Lifestyle Center concept.



Information About Brokerage Services

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

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

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

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

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

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

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

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

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

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

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

Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Lilly Golden

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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