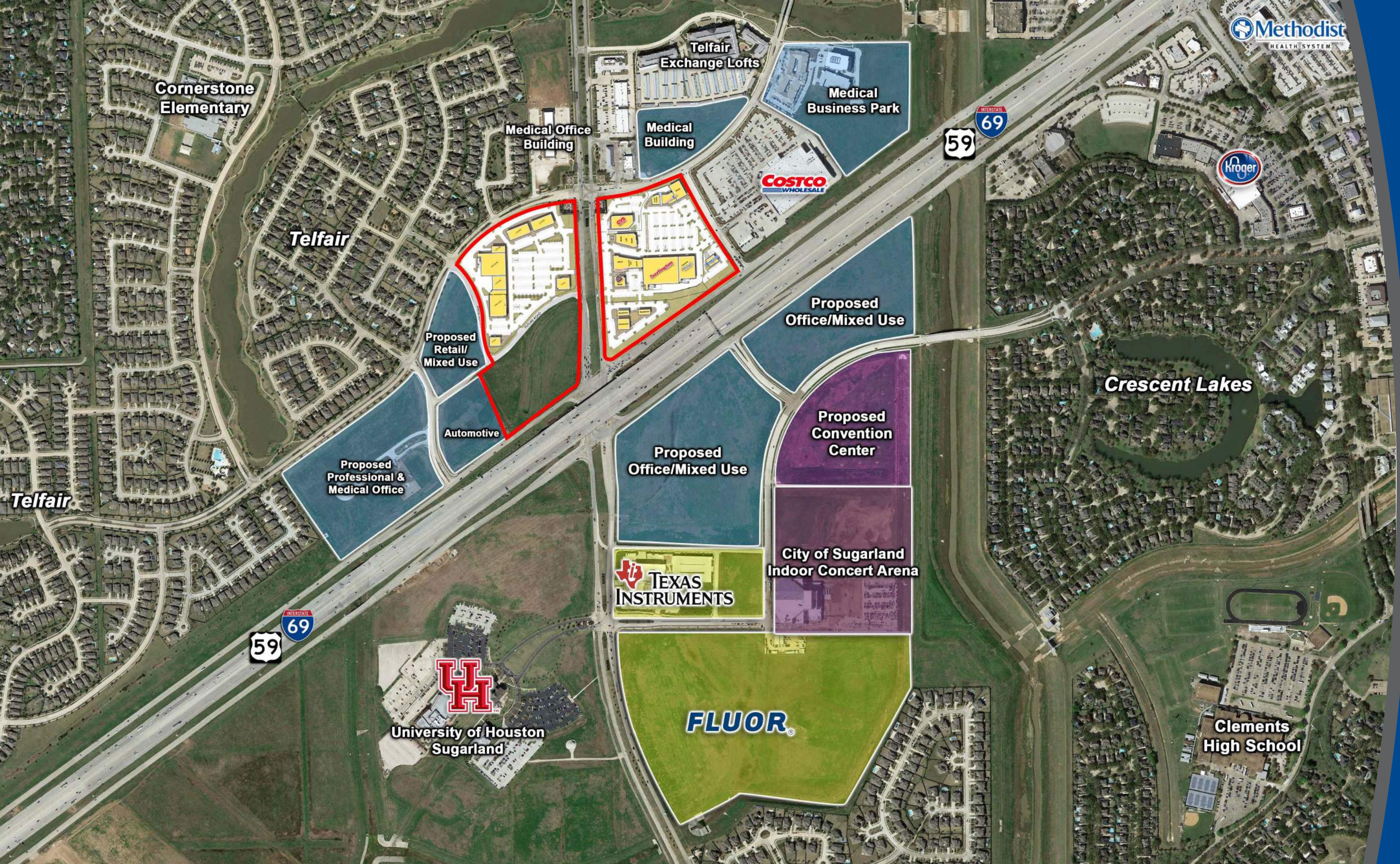


University Commons

Hwy 59 at University Blvd.
Sugar Land, Texas



A Vista Companies Development



Methodist
HEALTH SYSTEM

Kroger

INTERSECTION AERIAL

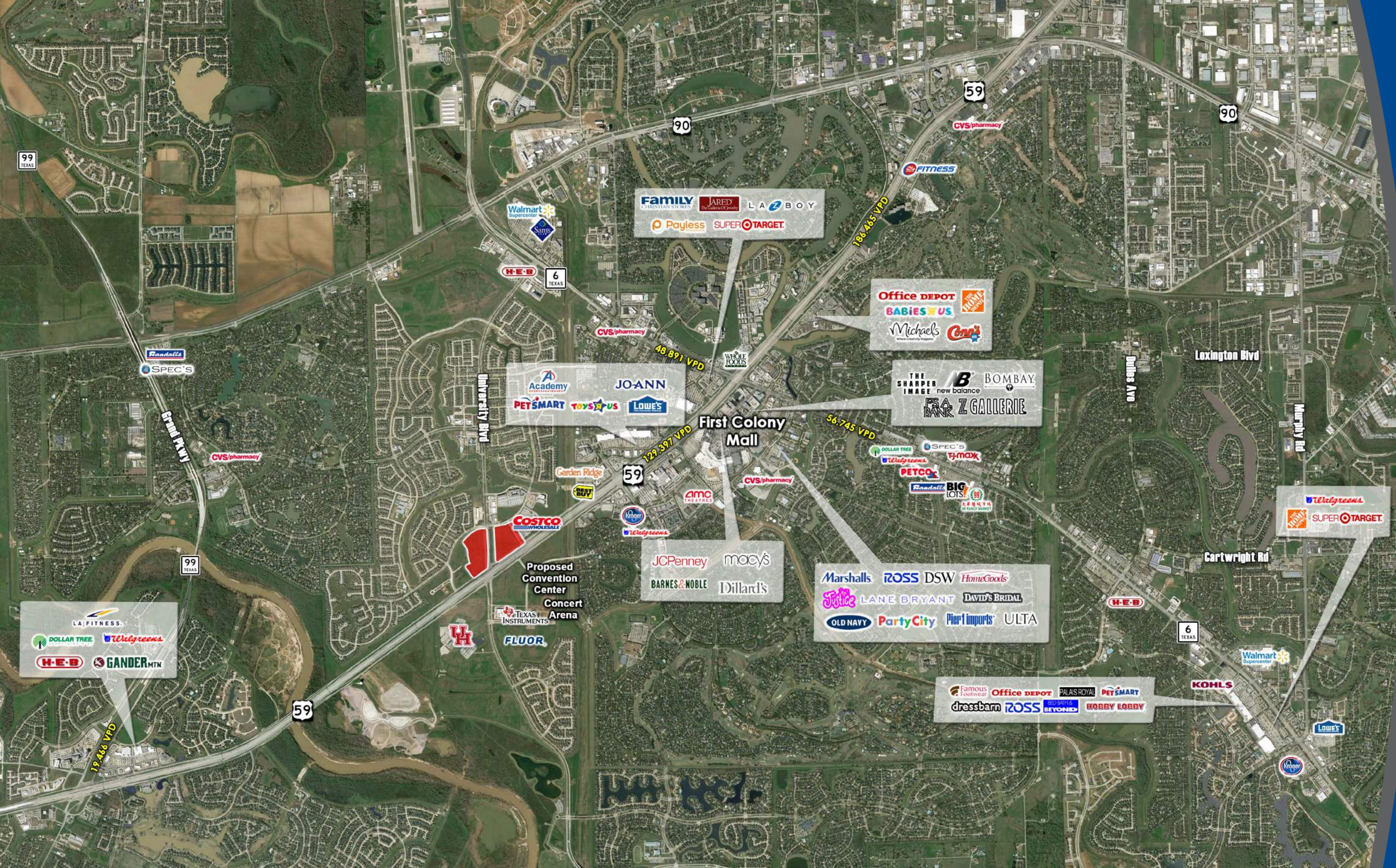
UNIVERSITY COMMONS

NEC Highway 59 & University Blvd. | Sugar Land, Texas

Brad Ryan or Geoff Bracken

281-816-6550

bryan@capitalretailproperties.com or
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OBLIQUE AERIAL

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SITE PLAN

SUMMARY PROFILE

	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	3,050	53,385	112,247
2010 Total Population	6,185	70,317	157,714
2015 Total Population	9,431	80,445	175,689
2020 Total Population	12,568	96,123	208,034
Households Trend			
2000 Total Households	885	16,282	34,730
2010 Total Households	1,830	22,928	51,347
2015 Total Households	2,688	25,271	55,743
2020 Total Households	3,460	29,039	63,754
Population Change Trend			
2000 to 2010 Population Change	102.8%	31.7%	40.5%
2000 to 2015 Population Change	209.2%	50.7%	56.5%
2010 to 2020 Population Change	103.2%	36.7%	31.9%
2015 to 2020 Population Change	33.3%	19.5%	18.4%
Household Change Trend			
2000 to 2010 Household Change	106.8%	40.8%	47.8%
2000 to 2015 Household Change	203.7%	55.2%	60.5%
2010 to 2020 Household Change	89.1%	26.7%	24.2%
2015 to 2020 Household Change	28.7%	14.9%	14.4%
2015 Race			
White alone	27.5%	46.2%	47.2%
Black or African American alone	3.7%	7.0%	11.7%
American Indian and Alaska Native alone	.1%	.2%	.3%
Asian alone	63.9%	41.6%	34.3%
Native Hawaiian and OPI alone	.0%	.0%	.0%
Some Other Race alone	1.5%	1.7%	3.1%
Two or More Races	3.3%	3.2%	3.3%
2015 Income			
Per Capita Income	\$49,064	\$46,556	\$41,941
Household Income: Median	\$134,931	\$110,731	\$98,314
Household Income: Average	\$169,733	\$145,276	\$129,746
Average household size			
	3.5	3.1	3.1
Total Daytime Population			
Total Employee Population	2,107	38,027	78,450
Total Daytime at Home Population	5,315	44,400	95,410
Total Employee Population (% of Daytime Population)	28.4%	46.1%	45.1%
Total Daytime at Home Population (% of Daytime Population)	71.6%	53.9%	54.9%



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	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