



NewQuest

 BRAZOS
TOWN CENTER

FM 762, US-59 in Rosenberg, Texas



New Mixed-Use Phase Coming Soon

Over 2 Million Total Square Feet | World Class Shopping, Dining, Entertainment

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Project Highlights



2ND

MOST VISITED
SHOPPING CENTER
IN TEXAS¹



16.5M

VISITS WITHIN THE
PAST 12 MONTHS¹



±2M

TOTAL SF OF RETAIL,
RESTAURANTS, AND MORE



+ 13%

IN ANNUAL VISITS
SINCE 2023¹



**#2 KROGER
IN TEXAS**

IN TOTAL VISITS¹



#27

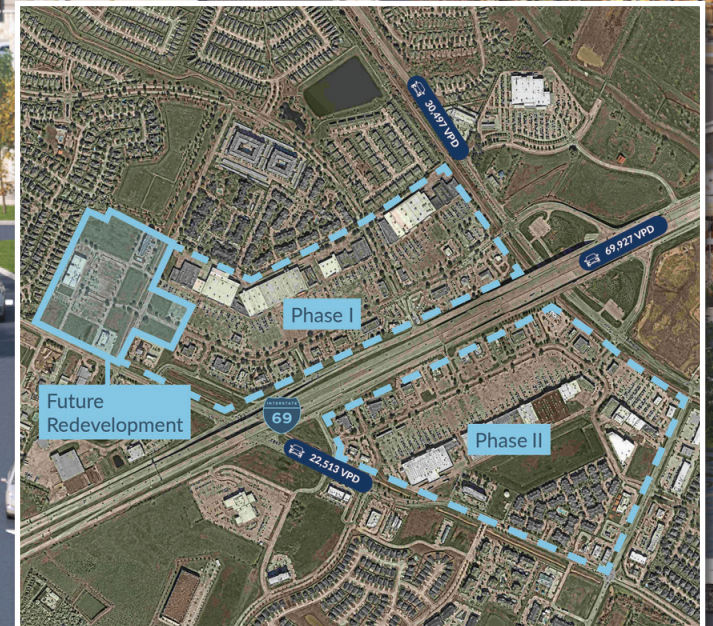
MOST VISITED SHOPPING
CENTER NATIONWIDE¹

BRAZOS TOWN CENTER
USES 50% OF ALL ROSENBERG RETAIL SPACE

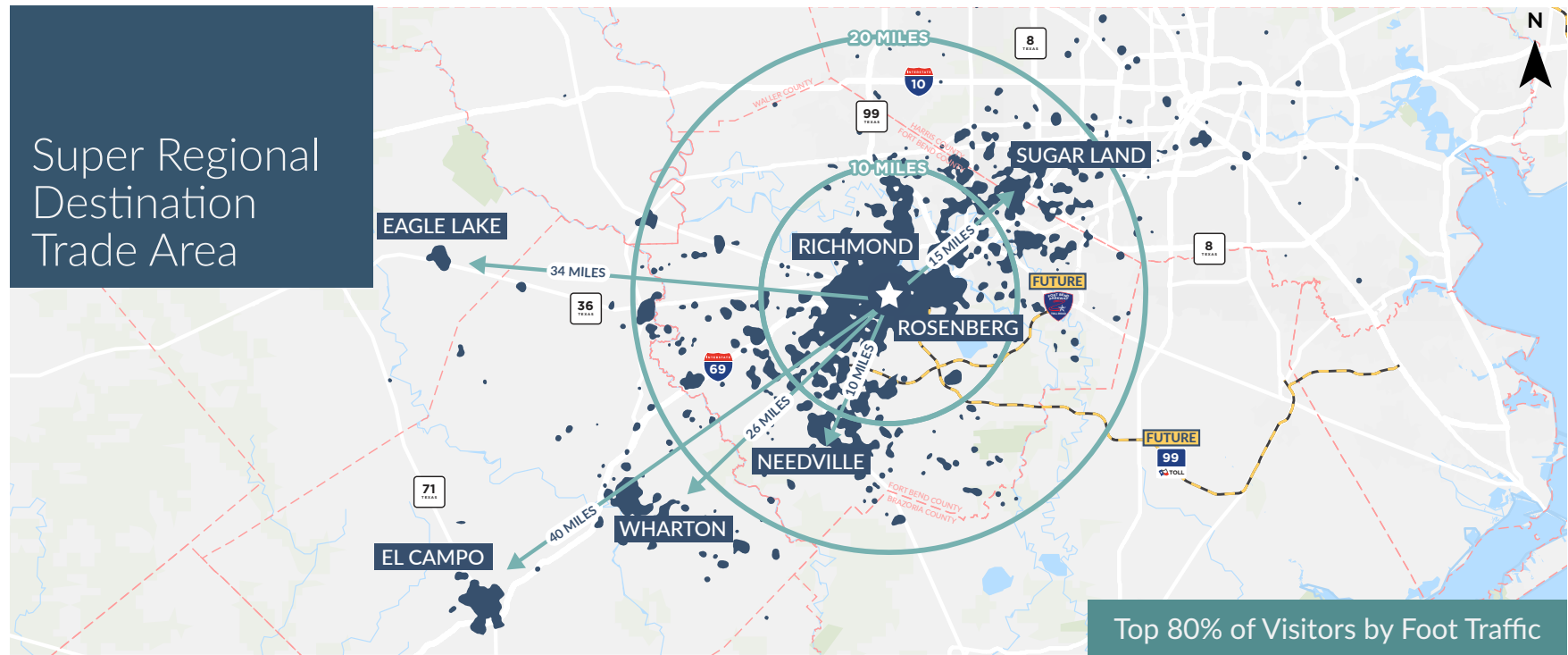
References:
¹Placer.ai, 2026

New Mixed-Use Phase

Future entertainment redevelopment featuring walkable, mixed-use, pedestrian-oriented amenities with residential component.



Super Regional Destination Trade Area



National Tenants



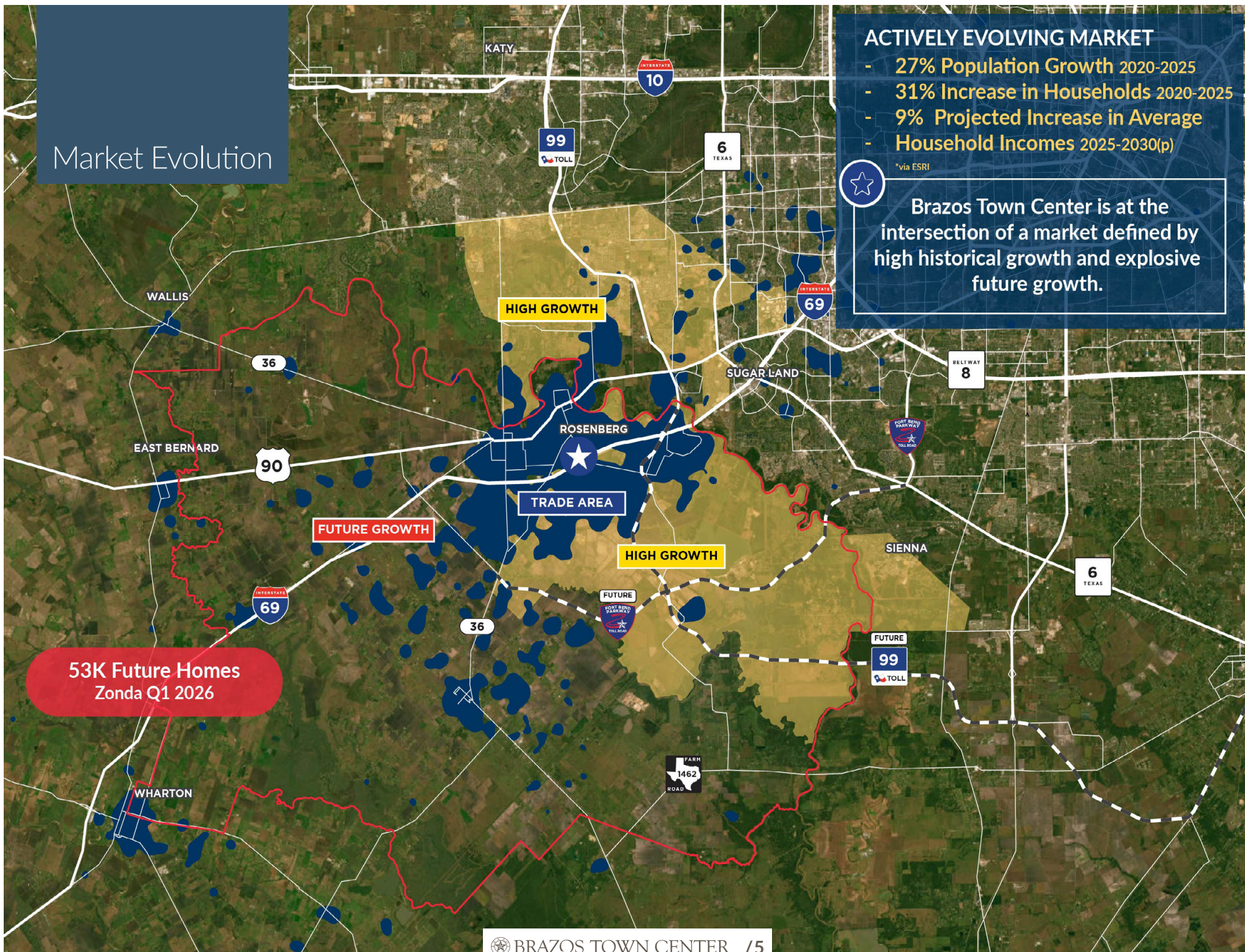
Market Evolution

ACTIVELY EVOLVING MARKET

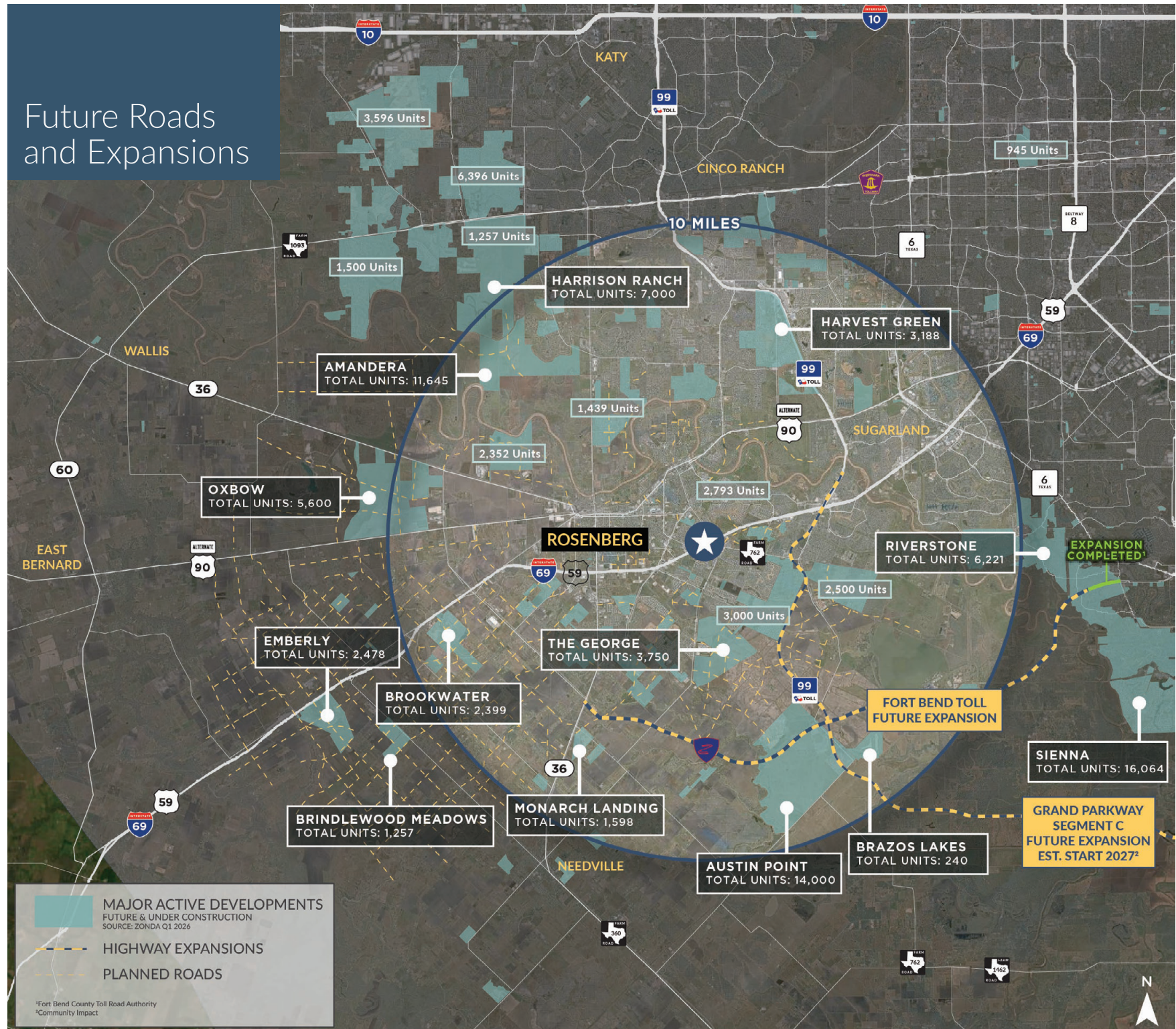
- 27% Population Growth 2020-2025
- 31% Increase in Households 2020-2025
- 9% Projected Increase in Average Household Incomes 2025-2030(p)

*via ESRI

Brazos Town Center is at the intersection of a market defined by high historical growth and explosive future growth.

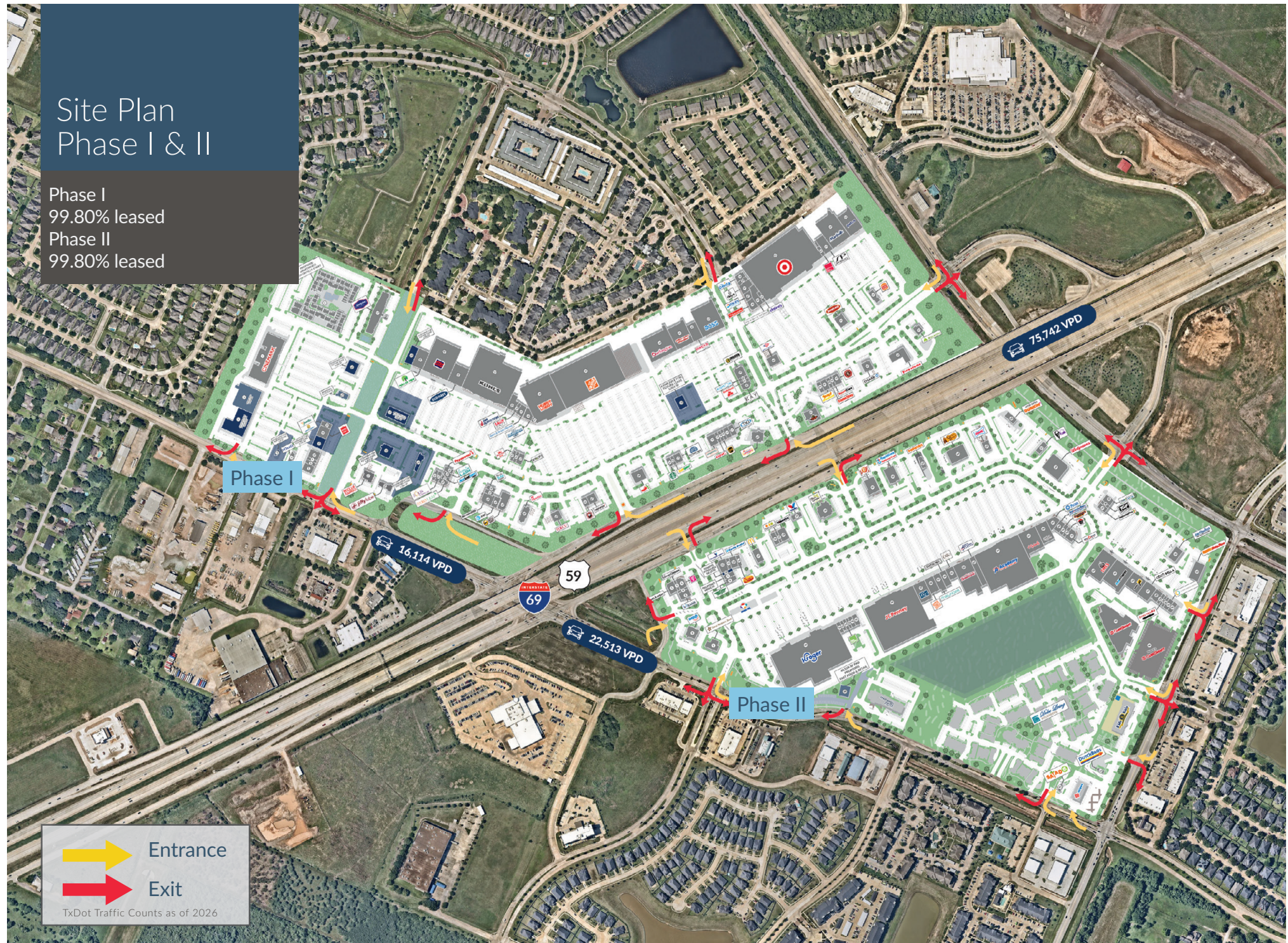


Future Roads and Expansions



Site Plan Phase I & II

Phase I
99.80% leased
Phase II
99.80% leased



Site Plan: Phase I



 Redevelopment



Tenant Directory Phase I



KEY	BUSINESS	LEASE AREAS
1	Available For Future Lease	20,000 SF
2	Proposed Grocer	23,271 SF
3	Available For Future Lease	634 SF
4	HTeaO	1,957 SF
5	Cinemark	38,910 SF
6	Proposed Multifamily	234 Units
7	Aspen Dental	3,500 SF
8	Gulf Coast Educators FCU	1,610 SF
9	Feng Cha	1,190 SF
11	Available For Future Lease	5,145 SF
12	MINISO	5,600 SF
13	Jamba Juice Auntie Anne's	1,505 SF
14	Proposed Fast Food	2,724 SF
15	Available For Future Lease	5,600 SF
16	Hampton Inn	48,021 SF
17	Wells Fargo	4,054 SF
18	Available For Future Lease	5,827 SF
19	Jiffy Lube	3,081 SF
20	Available For Future Lease	3,586 SF
21	V Star Donuts	1,400 SF
22	Solis Mammography	1,799 SF
23	Gyro Leaf	2,049 SF
24	Any Lab Test Now	1,390 SF
25	Lumin Lash	1,593 SF
26	Pepperoni's	1,740 SF
27	Available For Future Lease	9,800 SF
28	Available For Future Lease	6,000 SF
29	Dollar Tree	9,000 SF
30	SuperNova Furniture Store	40,000 SF
31	Old Navy	12,500 SF
32	Kohl's	88,248 SF
33	Fan Outfitters	5,001 SF
34	Sally Beauty Supply	1,400 SF
35	Bath & Body Works	3,150 SF
36	Hand & Stone	3,586 SF
37	Rosenberg Police	636 SF
38	Hobby Lobby	56,206 SF
39	Home Depot	100,000 SF
40	Burlington	30,039 SF
41	OfficeMax	18,352 SF
42	Famous Footwear	7,500 SF
43	Ross	30,187 SF
44	DaVita Dialysis	2,622 SF
45	Monique Vu, D.D.S.	1,693 SF
46	Onyx Nails	4,733 SF
47	Leslie's Pool Supplies	2,620 SF
48	Visionworks	3,498 SF
49	Victoria's Secret	5,276 SF
50	Claire's	1,715 SF
51	Target	127,280 SF
52	European Wax Center	1,600 SF
53	Shoe Palace	6,900 SF
54	Marshalls	28,000 SF
55	Petco	15,281 SF
56	Marble Slab Creamery	1,500 SF
57	Image Nails	1,750 SF
58	Mattress Firm	4,472 SF
59	AT&T	2,800 SF
60	Buffalo Wild Wings	6,000 SF

KEY	BUSINESS	LEASE AREAS
61	Smoothie King	1,476 SF
62	Aisha's Salon & Spa	1,400 SF
63	Salata	2,700 SF
64	Chick-Fil-A	5,000 SF
65	TDECU	5,024 SF
66	Panda Express	2,250 SF
67	Verizon	3,500 SF
68	Chili's	59,374 SF
69	Starbucks	1,756 SF
70	Subway	1,284 SF
71	Sunflower Bank	3,000 SF
72	McAlister's Deli	4,000 SF
73	GNC	1,470 SF
74	The UPS Store	1,470 SF
75	Tune Up Salon	1,400 SF
76	Five Star Dentists	2,450 SF
77	TSO Optical	2,500 SF
78	Available For Future Lease	5,000 SF
79	Shogun Japanese Grill	4,301 SF
80	Kumon	1,256 SF
81	State Farm Insurance	1,343 SF
82	Kay Jewelers	2,500 SF
83	Gringo's	5,000 SF
84	Bank of America	4,463 SF
85	Texas Roadhouse	7,135 SF
86	Lone Star Braces	1,965 SF
87	Juicy Crawfish	2,877 SF
88	Gamestop	1,750 SF
89	SportClips	1,400 SF
90	Chipotle	2,998 SF
91	Jason's Deli	4,690 SF
92	Burger King	2,804 SF
93	Chase Bank	3,953 SF
94	Bridgestone Firestone	7,655 SF
95	Regions Bank	4,705 SF

Site Plan: Phase II



Tenant Directory Phase II



KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	James Avery	3,525 SF	59	Maurices	4,969 SF
2	Edward Jones	1,160 SF	60	Suitology	4,200 SF
3	T-Mobile	3,238 SF	61	CATO	3,975 SF
4	Dry Cleaners	1,050 SF	62	HomeGoods	23,520 SF
5	b1BANK	3,325 SF	63	Texas Mattress Makers	6,825 SF
6	IHOP	3,000 SF	64	Academy	77,780 SF
7	Texas Regional Bank	3,795 SF	65	Michaels	17,040 SF
8	Wingstop	2,100 SF	66	Ulta	10,050 SF
9	Proposed Medical	1,978 SF	67	Frost Bank	4,145 SF
10	Coming Available Q4 2026	1,260 SF	68	America's Best	2,988 SF
11	The Vitamin Shoppe	4,099 SF	69	Firehouse Subs	1,815 SF
12	Cell Phone Repair	1,541 SF	70	Pizza Hut	1,353 SF
13	Castle Dental	3,000 SF	71	Made Ya Smile Dental	3,600 SF
14	7Spice	1,747 SF			
15	McDonald's	3,899 SF			
16	Pho House	2,520 SF			
17	Tutti Frutti	1,280 SF			
18	Torchy's Tacos	4,200 SF			
19	Valvoline	2,088 SF			
20	Olive Garden	7,537 SF			
21	Kot pot 1	6,988 SF			
22	RapidCare Emergency	7,032 SF			
23	Popeyes	2,157 SF			
24	Cracker Barrel	10,101 SF			
25	Sonic	2,696 SF			
26	NOW OPEN: Dunkin' Donuts	3,430 SF			
27	Taco Bell/KFC	2,682 SF			
28	Walgreens	14,490 SF			
29	Batteries Plus	2,100 SF			
30	TGF Hair Salon	1,200 SF			
31	Next Level Urgent Care	2,700 SF			
32	TMH Physician Org	4,714 SF			
33	AutoZone	7,370 SF			
34	Spec's	20,047 SF			
35	EoS Fitness	38,835 SF			
36	Salon by JC	10,000 SF			
37	Coco Bella	8,180 SF			
38	Bijou Nails	3,500 SF			
39	The Joint	1,400 SF			
40	Ding Tea	1,050 SF			
41	Farmers Insurance	1,190 SF			
42	Citra Endodontic	2,332 SF			
43	L&A Chinese Restaurant	2,120 SF			
44	CubeSmart Storage Phase II	11,200 SF			
45	CubeSmart Storage Phase I	127,892 SF			
46	Dutch Bros. Coffee	950 SF			
47	Salad and Go	37,557 SF			
48	Proposed Fast Food & Retail	46,528 SF			
49	Kroger Marketplace	123,000 SF			
50	Image Nails	1,750 SF			
51	Shi Salon	1,367 SF			
52	H&R Block	1,400 SF			
53	Postal Plus	1,240 SF			
54	Iza Robata	1,820 SF			
55	T. Jin's China Diner	2,200 SF			
56	JCPenney	102,922 SF			
57	Five Below	9,959 SF			
58	Rack Room Shoes	6,050 SF			

Demographics



USPS POSTAL COUNTS	3 MILES	5 MILES	10 MILES
Q2 2026	5,881	22,058	122,069
POPULATION	3 MILES	5 MILES	10 MILES
Total Households	26,823	48,256	123,825
Total Population	75,575	140,124	370,273
2020 Total Population	57,570	115,350	313,627
2031 Projected Population	84,389	157,700	416,079
Population Growth 2020 to 2026	31.3%	21.5%	18.1%
2026 Median Age	37	37	38
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$123,906	\$127,482	\$157,000
Median Household Income	\$95,247	\$98,846	\$120,508
Per Capita Income	\$44,147	\$44,143	\$52,874
RACE AND ETHNICITY	3 MILES	5 MILES	10 MILES
2026 White	32.5%	34.5%	32.6%
2026 Black/African American	22.7%	20.1%	17.2%
2026 Asian	14.4%	12.8%	27.5%
2026 Hispanic	35.5%	38.1%	24.5%
CENSUS HOUSEHOLDS	3 MILES	5 MILES	10 MILES
1 Person Household	21.4%	19.3%	16.3%
2 Person Households	29.1%	28.3%	28.1%
3 Person Households	17.5%	18.3%	18.9%
Owner-Occupied Housing Units	54.7%	58.2%	65.2%
Renter-Occupied Housing Units	45.3%	41.8%	34.8%

**2020 Census, ESRI 2026*

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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