

Fountains on the Lake



PROPERTY DESCRIPTION

Fountains on the Lake is a 616,887 SF retail center in Stafford, Texas, serving a trade area of over 200,000 people with average household incomes above \$100,000. With quick access to Sugar Land and Missouri City, the center features a diverse mix of retail, dining, and entertainment—including Restoration Hardware Outlet, Arhaus the Loft, AMC Theatre, Ross, Main Event, Five Below and El Tiempo, as well as other nationally recognized retailers and restaurants—making it a popular, high-traffic shopping destination.



Over 155K vehicles per day on I-69 with great visibility and access from the frontage road

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,253	120,381	388,185
Average Household Income	\$111,642	\$101,536	\$97,776
Daytime Population	19,686	107,792	276,203



Surrounded by Sugar Land and Missouri City, the property has exceptional access to over 200K people in the trade area

Unit	Tenant	SF	Unit	Tenant	SF
11222	Vacant	4,600	12750	Ross	25,031
11225	AMC Theatre	80,675	12778	Vacant	2,400
11303	Brewskis Pub & Patio	3,800	12788, 12810-S	Ogle School	14,207
11319, 11325	Pump it Up	11,425	12790	Guitar Center	16,015
11333	Vacant	10,345	12794	Salon Suites	4,340
11339	Vacant	1,625	12800	Southern Dental Associate	4,438
11345	Rock N' Roll It	3,336	12810	Texas Veterinary Dental	1,561
11375	Korean Hot Pot & BBQ	20,150	60	ATM	-
11445	Restaurant/Bar	6,225	910	Vacant	5,272
12510	Marble Slab Creamery	1,400	920	Vacant	2,463
12520	Burlington	36,003	930	Subway	1,400
12574	Petland	4,500	940	Mattress Firm	4,000
12578	Wonder Lash Studio	2,000	SF-12710	El Tiempo Cantina	8,000
12580	Vacant	4,000	SF-12720	The Pub Fountains	5,000
12590	Hibbett Sports	7,000	SF-12740	Applebees	10,000
12610	Main Event	55,618	SF-12750	Mayitos Mariscos & Wings	13,000
12634	Old Navy	15,017	SF-12770	Razzo's Café	10,400
12638	The Children's Place	3,300	SF-12810	Avalon Diner	4,300
12642	Vacant	6,700	SF-12840	Spirit of Texas Bank	6,372
12656	Restoration Hardware Outlet	36,849			
12680	Hobby Lobby	52,270			
12692	Five Below	8,400			
12698	GNC	1,600			
12710	Cost Plus World Market	18,283			
12710B	Vacant	18,283			
12720	Supercuts	1,500			
12722, 12724	Lady Fingers Nail Spa	3,750			
12726	Sunglasses Store	1,125			
12728	H&R Block	1,500			
12730	Arhaus the Loft	37,454			
12730B	Burke's	19,985			
TOTAL					
616,890					



Bruce Wallace
713 304 0751
bwallace@jolinkwallace.com

Radkey Jolink
713 825 1962
rjolink@jolinkwallace.com

Cole Rainer
832 494 7715
crainer@jolinkwallace.com

JW JOLINK WALLACE

Trade Area

12520 Fountain Lake Circle, Stafford, Texas 77477



Bruce Wallace
713 304 0751
bwallace@jolinkwallace.com

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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.

11-2-2015



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.

Jolink Wallace Interests, LLC	9004428	bwallace@jolinkwallace.com	713-878-3400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Wallace	534608	bwallace@jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone