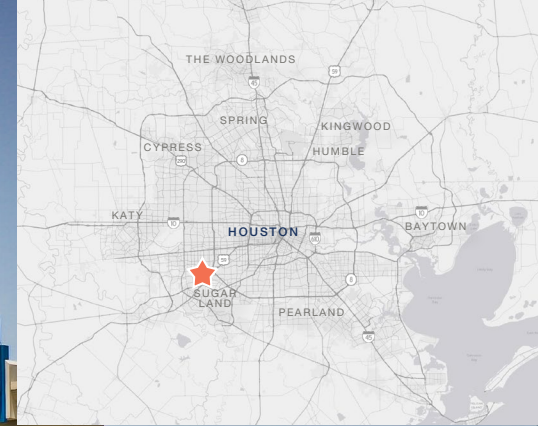


RETAIL FOR LEASE

Fountains on the Lake

12520 FOUNTAIN LAKE CIRCLE | STAFFORD, TEXAS 77477



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



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

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.

DEMOGRAPHICS

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

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| Unit | Tenant | SF |
|----------------|--------------------------------|--------|
| 11222 | Available - 2nd-Gen Restaurant | 4,600 |
| 11225 | AMC Theatre | 80,675 |
| 11303 | Brewskis Pub & Patio | 3,800 |
| 11319, 11325 | Pump it Up | 11,425 |
| 11333 | Available | 10,345 |
| 11339 | Available - 2nd-Gen Restaurant | 1,625 |
| 11345 | Rock N' Roll It | 3,336 |
| 11375 | Korean Hot Pot & BBQ | 20,150 |
| 11445 | Restaurant/Bar | 6,225 |
| 12510 | Marble Slab Creamery | 1,400 |
| 12520 | Burlington | 36,003 |
| 12574 | Petland | 4,500 |
| 12578 | Wonder Lash Studio | 2,000 |
| 12580 | Available | 4,000 |
| 12590 | Hibbett Sports | 7,000 |
| 12610 | Main Event | 55,618 |
| 12634 | Old Navy | 15,017 |
| 12638 | The Children's Place | 3,300 |
| 12642 | Available | 6,700 |
| 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 | Available | 18,283 |
| 12720 | Available | 1,500 |
| 12722, 12724 | Lady Fingers Nail Spa | 3,750 |
| 12726 | Sunglasses Store | 1,125 |
| 12728 | Available | 1,500 |
| 12730 | Arhaus the Loft | 37,454 |
| 12730B | Burke's | 19,985 |
| 12730B | Burke's | 19,985 |
| 12750 | Ross | 25,031 |
| 12778 | Bath & Body Works | 2,400 |
| 12788, 12810-S | Ogle School | 14,207 |
| 12790 | Guitar Center | 16,015 |
| 12794 | Salon Suites | 4,340 |

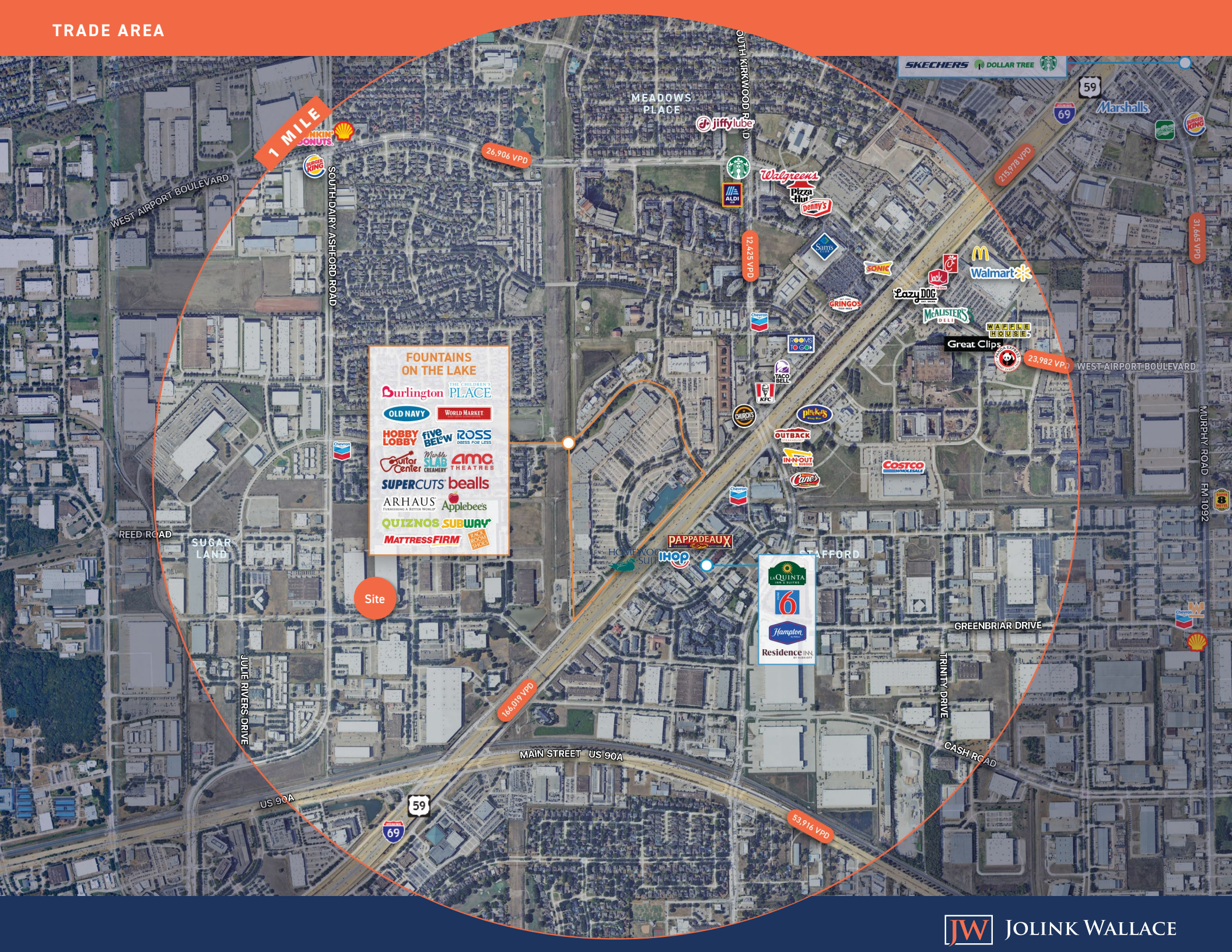
| Unit | Tenant | SF |
|--------------|--------------------------------|----------------|
| 12800 | Southern Dental Associate | 4,438 |
| 12810 | Texas Veterinary Dental | 1,561 |
| 60 | ATM | - |
| 910 | Available - 2nd-Gen Restaurant | 5,272 |
| 920 | Available | 2,463 |
| 930 | Subway | 1,400 |
| 940 | Mattress Firm | 4,000 |
| SF-12710 | El Tiempo Cantina | 8,000 |
| SF-12720 | The Pub Fountains | 5,000 |
| SF-12740 | Applebees | 10,000 |
| SF-12750 | Mayitos Mariscos & Wings | 13,000 |
| SF-12770 | Razzoo's Café | 10,400 |
| SF-12810 | Avalon Diner | 4,300 |
| SF-12840 | Spirit of Texas Bank | 6,372 |
| TOTAL | | 616,890 |



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FOUNTAINS ON THE LAKE
THE CHILDREN'S PLACE
Burlington
OLD NAVY WORLD MARKET
Hobby Lobby FIVE BELOW ROSS DRESS FOR LESS
Marble Slab Creamery AMC THEATRES
SUPERCUTS bealls
ARHAUS Applebee's
QUIZNOS SUBWAY
MATTRESS FIRM

LAQUINTA
6
Hampton
Residence INN



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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