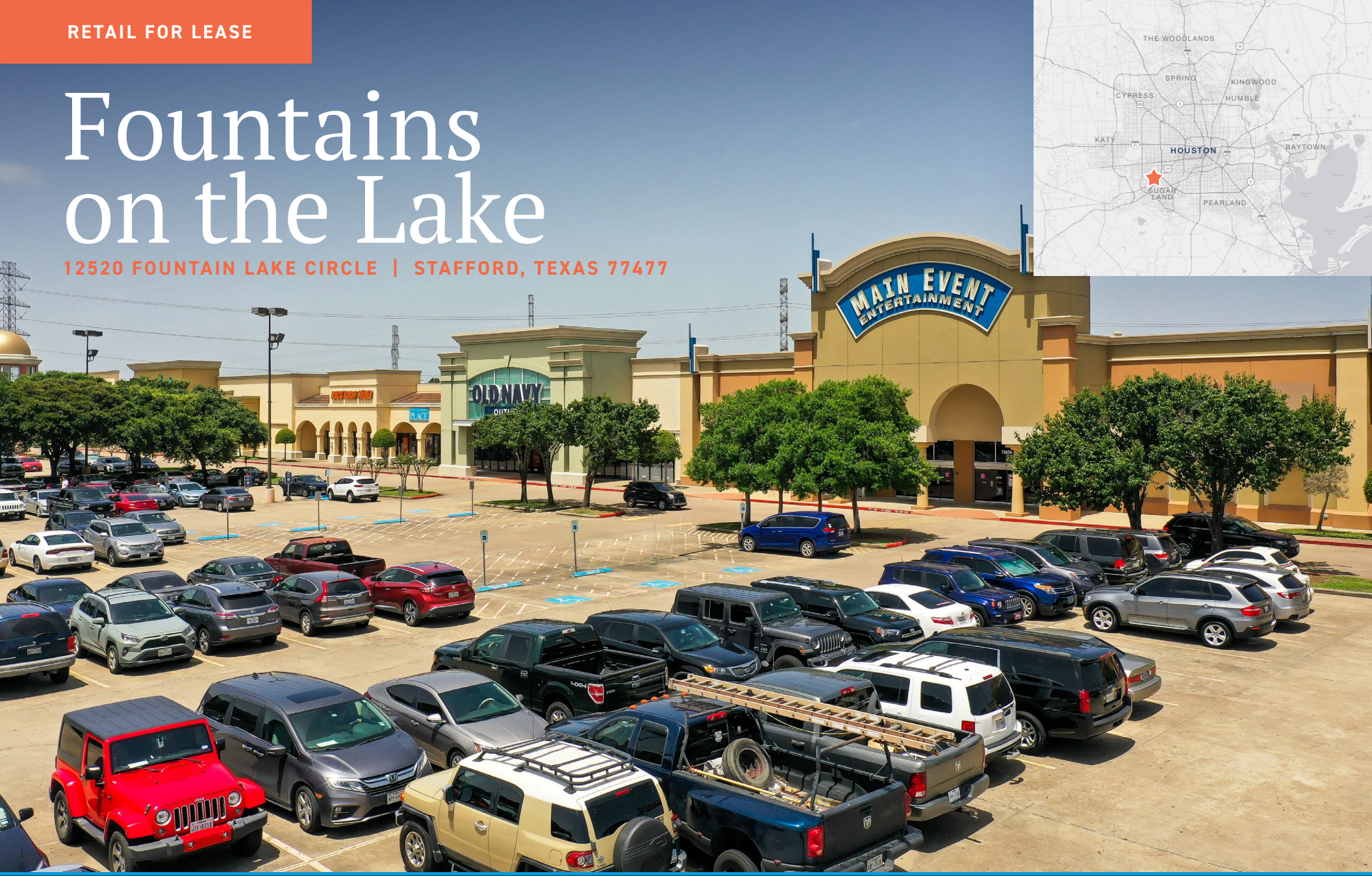
RETAIL FOR LEASE

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	Pure Hockey	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	Bath & Body Works (Storage)	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	Available - 2nd-Gen Restaurant	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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TRADE AREA


1 MILE
MEADOWS PLACE
SOUTH KIRKWOOD ROAD
WEST AIRPORT BOULEVARD
SOUTH DAIRY ASHFORD ROAD
26,906 VPD
12,425 VPD
215,978 VPD
31,665 VPD
23,982 VPD
FOUNTAINS ON THE LAKE
Burlington
THE CHILDREN'S PLACE
OLD NAVY
WORLD MARKET
HOBBY LOBBY
five BELOW
ROSS DRESS FOR LESS
Guitar Center
Marble SLAB CREAMERY
amc THEATRES
SUPERCUTS
bealls
ARHAUS
Applebee's
QUIZNOS
SUBWAY
MATTRESSFIRM
BACK YARD BURGERS
Site
REED ROAD
SUGAR LAND
JULIE RIVERS DRIVE
MAIN STREET US 90A
US 90A
166,019 VPD
53,916 VPD
STAFFORD
PAPPADEAUX
IHOP
GREENBRIAR DRIVE
TRINITY DRIVE
CASH ROAD
MURPHY ROAD FM 1092
SKECHERS
DOLLAR TREE
Marshalls
Walgreens
Pizza Hut
Denny's
ALDI
Sam's
SONIC
Walmart
Lazy DOG
GRINGOS
McALISTER'S DELI
WAFFLE HOUSE
Great Clips
TACO BELL
KFC
CHURCH'S
OUTBACK
IN-N-OUT
Cane's
COSTCO
LA QUINTA
Hampton
Residence INN
59
69







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11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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

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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