

An architectural rendering of a modern commercial development. The scene shows a row of single-story buildings with large glass windows and doors. The buildings are labeled with various businesses: 'VITAMIN', 'FURNISH', 'ALLEY BISTRO', 'KNICK/KNACK', 'ALONG', 'PRINT SHOP', and 'TAVERN'. The 'TAVERN' building is a two-story structure with a dark, slatted facade on the upper level and large glass windows on the ground floor. In the foreground, there is a paved parking lot with several cars parked, including a blue sedan and a red car. A person is walking on the sidewalk, and another person is standing near a car. A small landscaped area with purple flowers is visible in the foreground. The sky is blue with some clouds, and a tree with green leaves is in the top left corner.

CENTRE AT MT BELVIEU

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EAGLE DR & BRIDGETTE LN, MT BELVIEU, TX 77523



MAIN STREET
COMMERCIAL PARTNERS

> MT BELVIEU DEMOGRAPHICS

TOTAL POPULATION

YEAR	3 MILES	5 MILES	10 MILES
2023	18,066	36,653	120,650

FUTURE TOTAL POPULATION

2028 TOTAL POPULATION	3 MILES	5 MILES	10 MILES
	21,166	41,719	130,394

MEDIAN HOUSEHOLD INCOME

YEAR	3 MILES	5 MILES	10 MILES
2023	\$110,413	\$107,021	\$76,495



> CENTRE AT MT BELVIEU

- > ±2.2813 AC Pad Site with ±248' of frontage on Eagle Drive, a primary thoroughfare in Mont Belvieu, TX (Houston MSA)
- > In close proximity to Interstate 10 (81,000+ VPD) and the Grand Parkway (8,500+ VPD)
- > Adjacent to *Riceland*, a ±1,500 AC multi-phase master planned community with ±4,500 homes at completion.

Phase I: 144 acres Planned Lots: 417 lots Delivery: Q2 2024

- > Minutes away from major area employers - ExxonMobil, Targa, Chevron Phillips, Oneok, and Enterprise Products, among others.
- > Two conceptual site configurations - retail or QSR potential. See site plans for more details.
- > Nearby retailers:



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> IMMEDIATE TRADE AREA



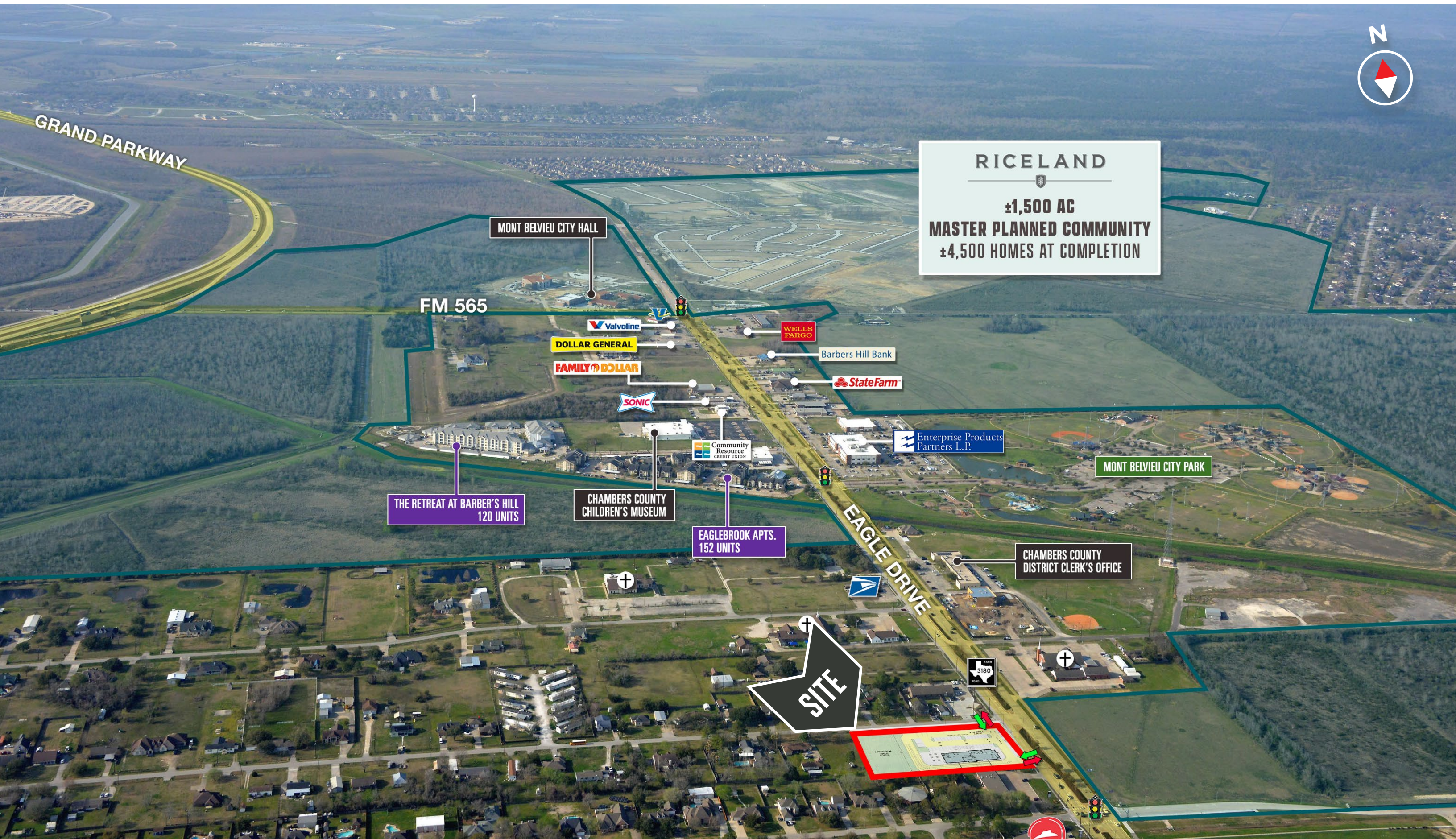
RICELAND
±1,500 AC
MASTER PLANNED COMMUNITY
±4,500 HOMES AT COMPLETION

BARBER HILLS HIGH SCHOOL



UNDERGOING A \$22.5 MILLION RENOVATION PROJECT
ADDING 98,000 SF & CAPACITY FOR 500 ADDITIONAL STUDENTS

> ADJACENT TO RICELAND MASTER-PLANNED COMMUNITY



RICELAND
±1,500 AC
MASTER PLANNED COMMUNITY
±4,500 HOMES AT COMPLETION

FM 565

MONT BELVIEU CITY HALL

Valvoline

DOLLAR GENERAL

FAMILY DOLLAR

SONIC

Community Resource CREDIT UNION

WELLS FARGO

Barbers Hill Bank

State Farm

Enterprise Products Partners L.P.

MONT BELVIEU CITY PARK

THE RETREAT AT BARBER'S HILL
120 UNITS

CHAMBERS COUNTY CHILDREN'S MUSEUM

EAGLEBROOK APTS.
152 UNITS

CHAMBERS COUNTY DISTRICT CLERK'S OFFICE

SITE

FARM ROAD 3180

> MAIN THOROUGHFARE OF MONT BELVIEU, TX



BARBER HILLS HIGH SCHOOL



UNDERGOING A \$22.5 MILLION RENOVATION PROJECT
ADDING 98,000 SF & CAPACITY FOR 500 ADDITIONAL STUDENTS

➤ RAPIDLY GROWING TRADE AREA

➤ The **Centre at Mont Belvieu** is surrounded by rapid residential and retail growth - most notably, just minutes away from *Riceland*, a 1,500 AC master-planned community along Eagle Drive.

➤ *Riceland* is a massive multi-phase residential development that includes models by the best-in-class developers, and will have ±4,500 homes at completion.

➤ Home builders in Riceland Phase I include:



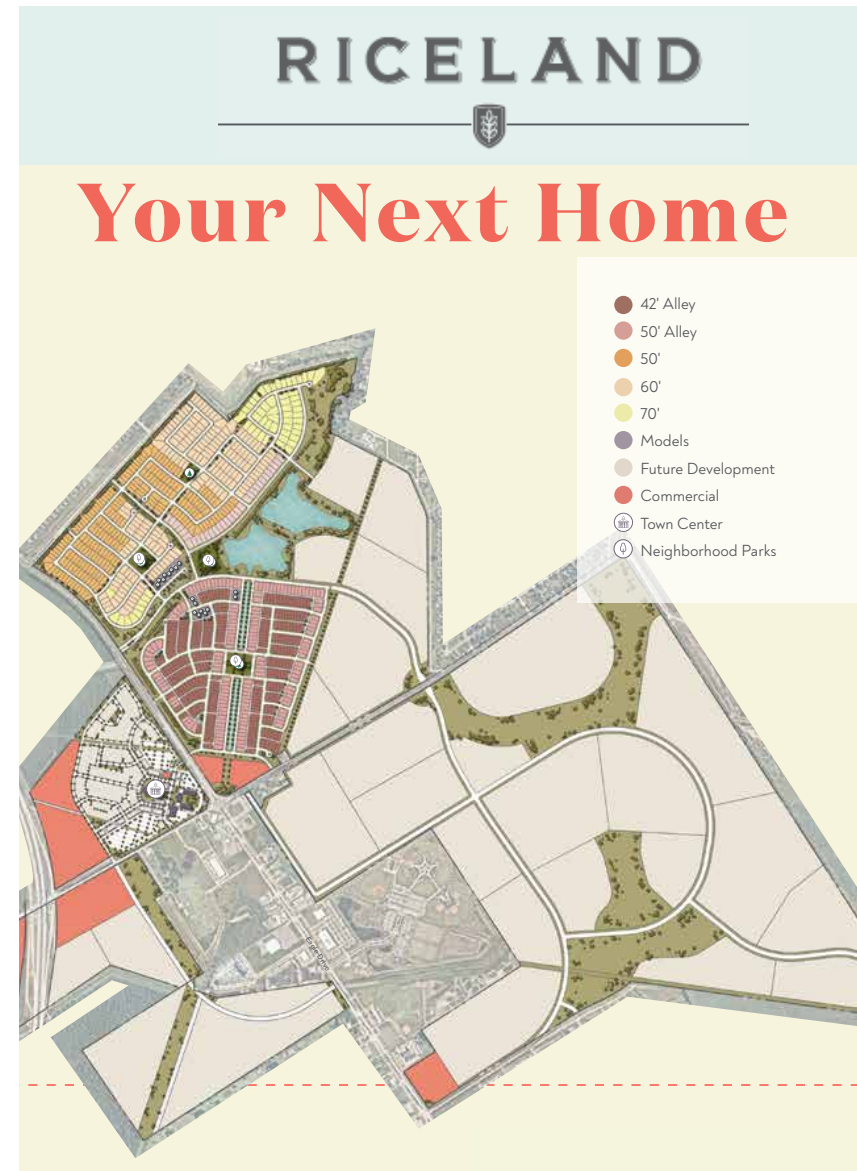
Phase I: 144 acres

Planned Lots: 417 lots

Delivery: Q2 2024

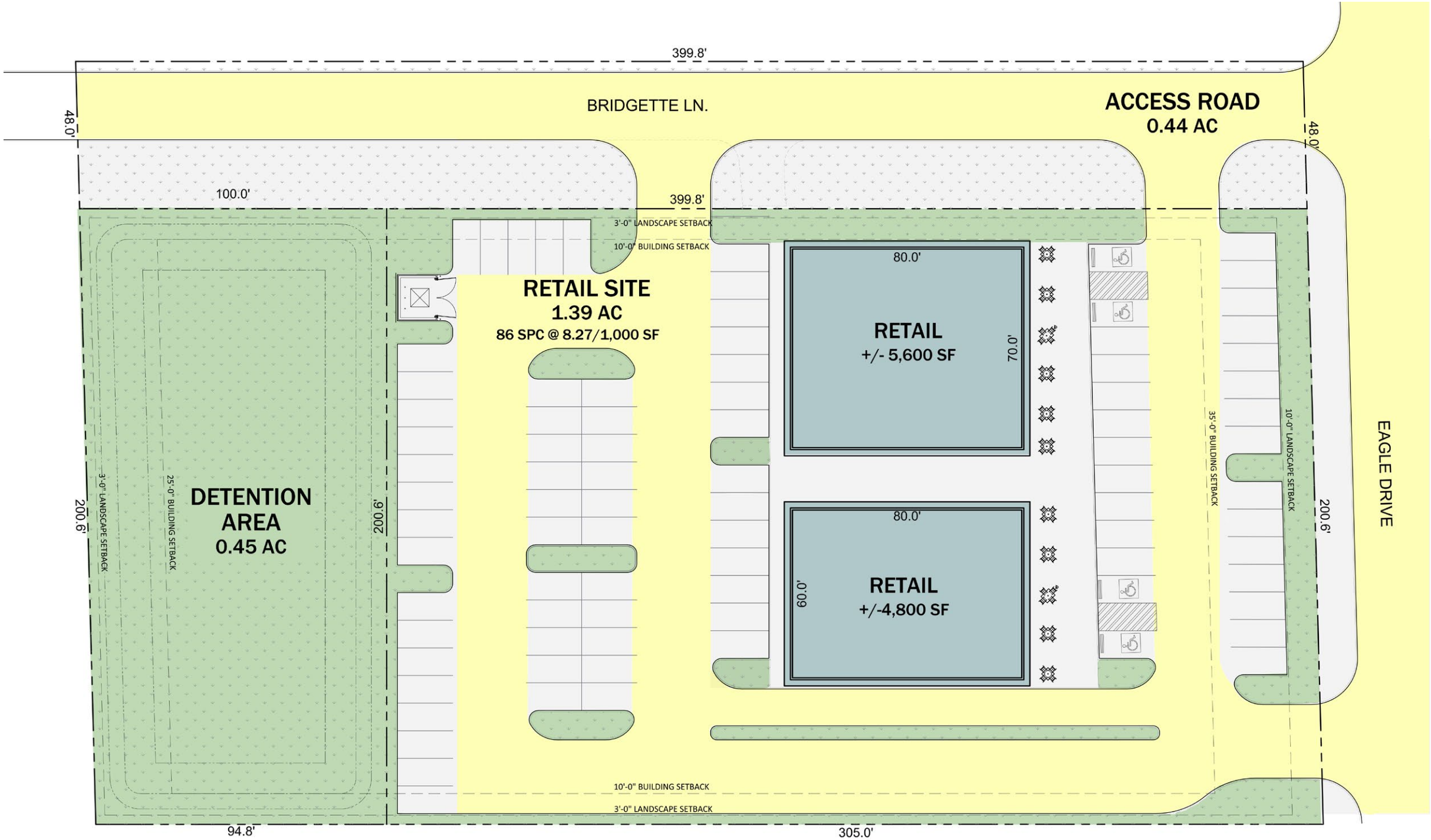
➤ Barbers Hill High School is currently undergoing \$22.5 million in renovations, adding 98,000 square feet to the existing high school to accommodate ±500 additional students.

➤ With LPG production and ancillary businesses as the primary economic driver, the area is home to numerous energy companies, including:



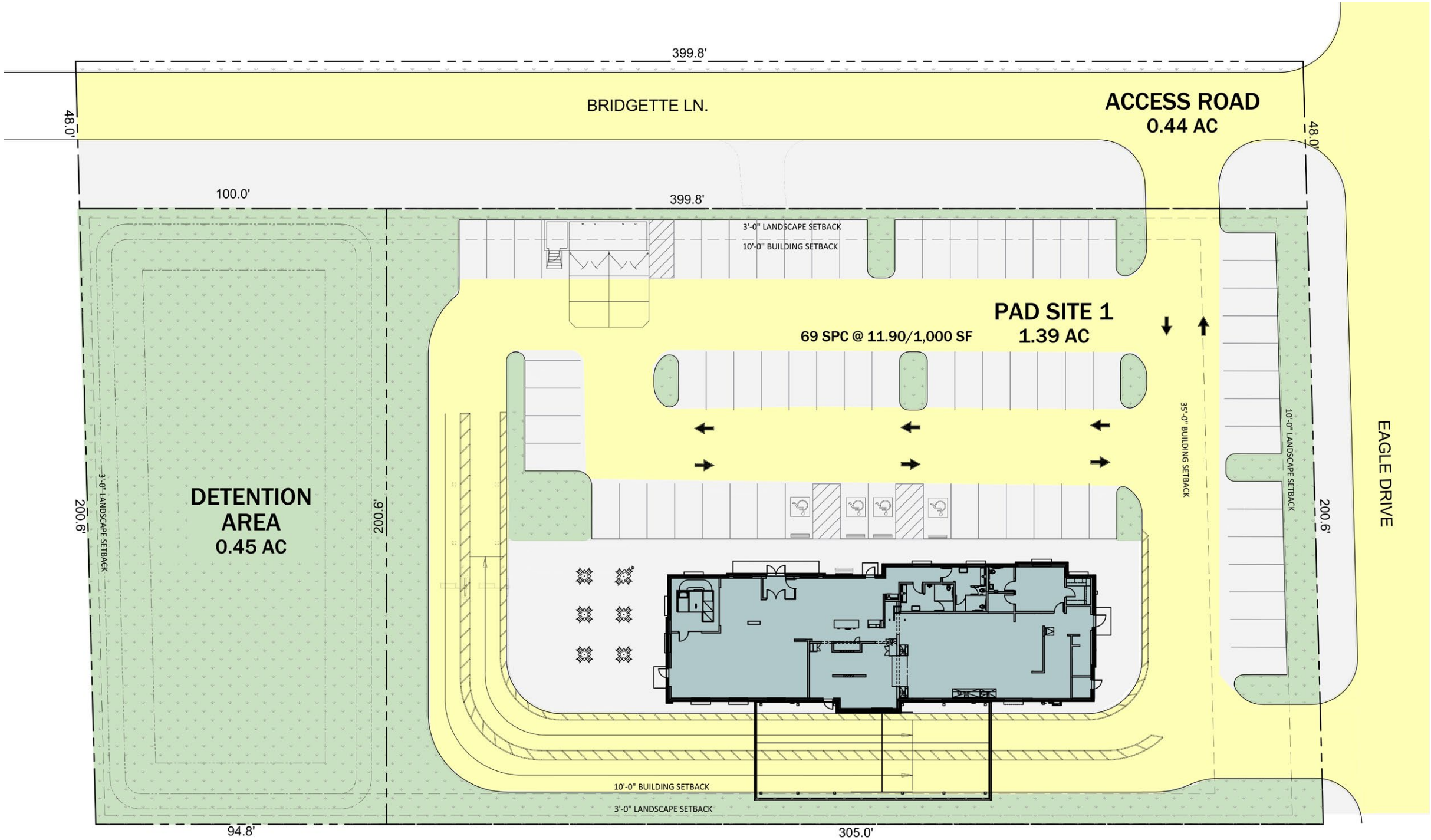
> CONCEPTUAL LAYOUT A

This layout is configured for two new construction retail buildings with one access point on Eagle Drive and two points of access from Bridgette Lane. The buildings are spec'd out to $\pm 5,600$ SF and $\pm 4,800$ SF, with ample parking in the front and rear of the development. Both retail buildings will have outdoor patio seating available for patrons to enjoy.




> CONCEPTUAL LAYOUT B

This layout is configured for a ±5,800 SF freestanding QSR concept equipped with a two-lane drive thru, with access off of both Eagle Drive and Bridgette Lane. This conceptualization incorporates 102 seats exterior and 24 seats interior.



CENTRE AT MT BELVIEU

ANDERSON SMITH

 281.768.8000

 WWW.MAINSTCP.COM


MAIN STREET
COMMERCIAL PARTNERS



INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT	DATE		