

# COLTON

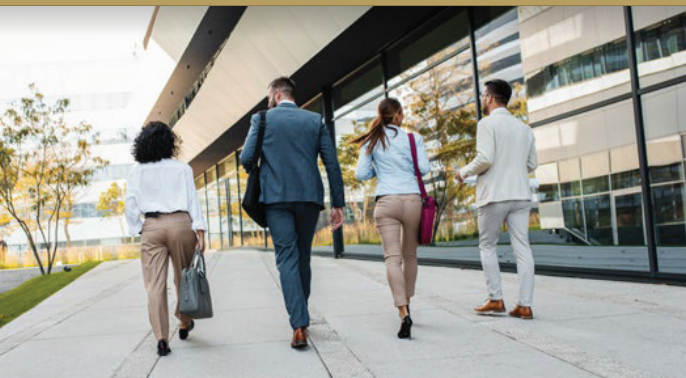
TODD MISSION ★ TX

## YOUR FUTURE LOCATION FOR EVERYTHING

*MASTER PLANNED DEVELOPMENT ALONG THE AGGIE EXPRESSWAY*



±5,700 ACRES ★ *Limitless* OPPORTUNITIES



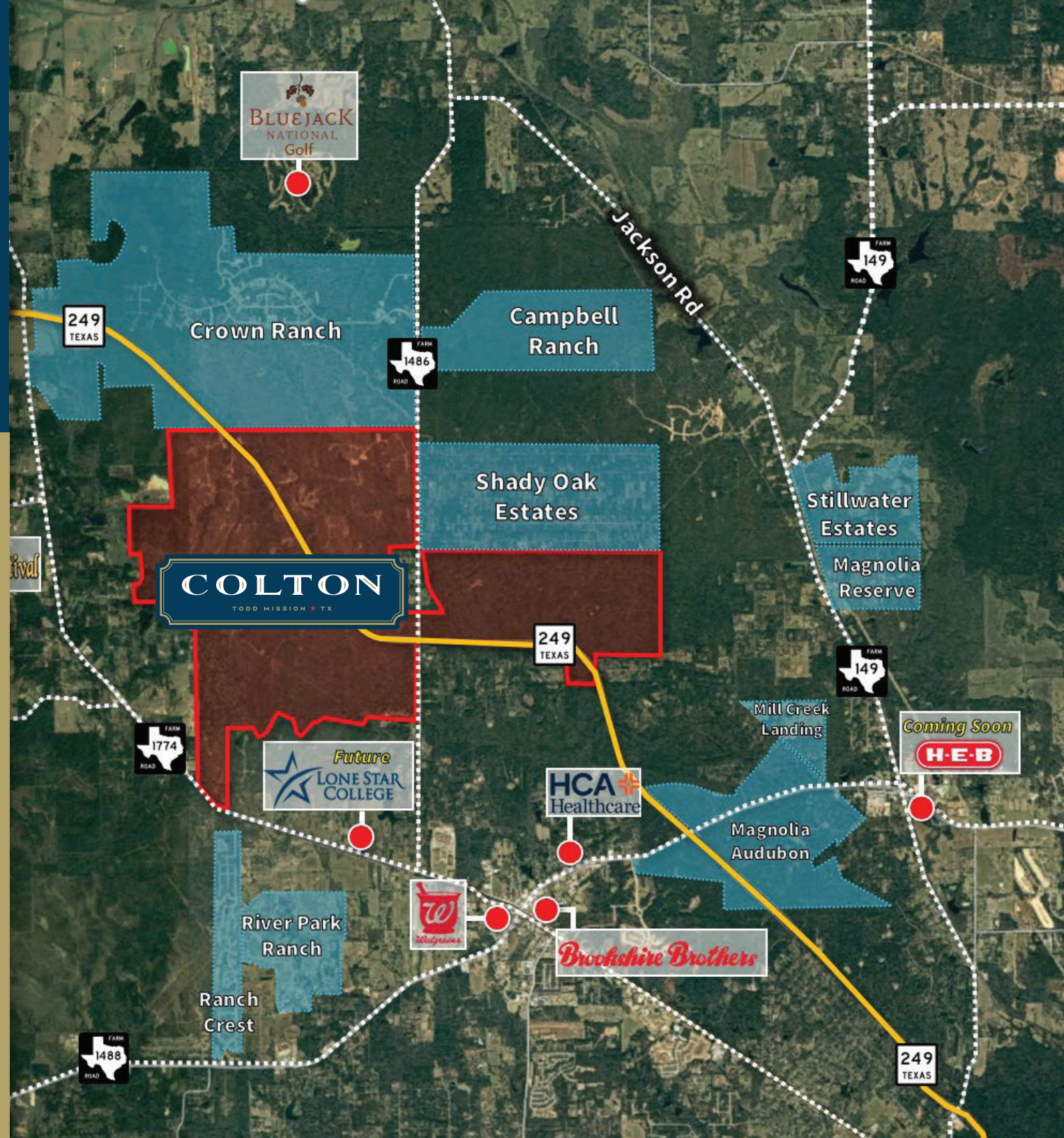


COLLEGE  
STATION



HOUSTON

- LOCATED ALONG  
AGGIE EXPRESSWAY  
LINKING HOUSTON &  
COLLEGE STATION
- LARGEST COMMUNITY  
BEING DEVELOPED IN  
NORTHWEST QUADRANT  
OF HOUSTON
- APPROXIMATELY  
4 MILES OF AVAILABLE  
HIGHWAY FRONTAGE  
FOR MAXIMUM VISIBILITY  
AND ACCESS








# LOCATION


Only 10 minutes from Magnolia and 23 minutes from The Woodlands, Todd Mission offers a truly unique experience for residents of Greater Houston. Situated between Houston Central Business District and Bryan/ College Station, the property's central location provides easy access to many of northwest Houston's many attractions and amenities.


## COMMUNITY PROFILE


 POPULATION **35,822**


 5 YR PROJECTED POPULATION **38,066**


 POPULATION GROWTH **6.3%**

 TOTAL HOUSEHOLDS **12,420**

 MEDIAN HH INCOME **\$79,232**

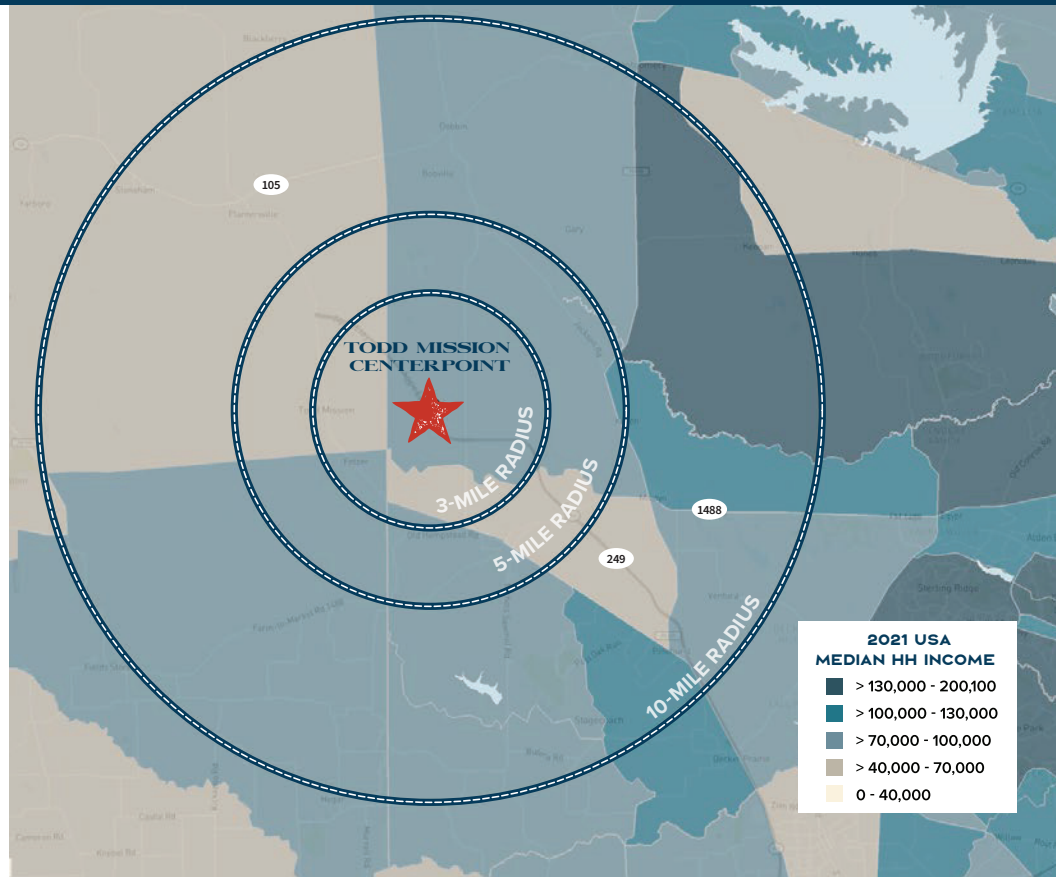
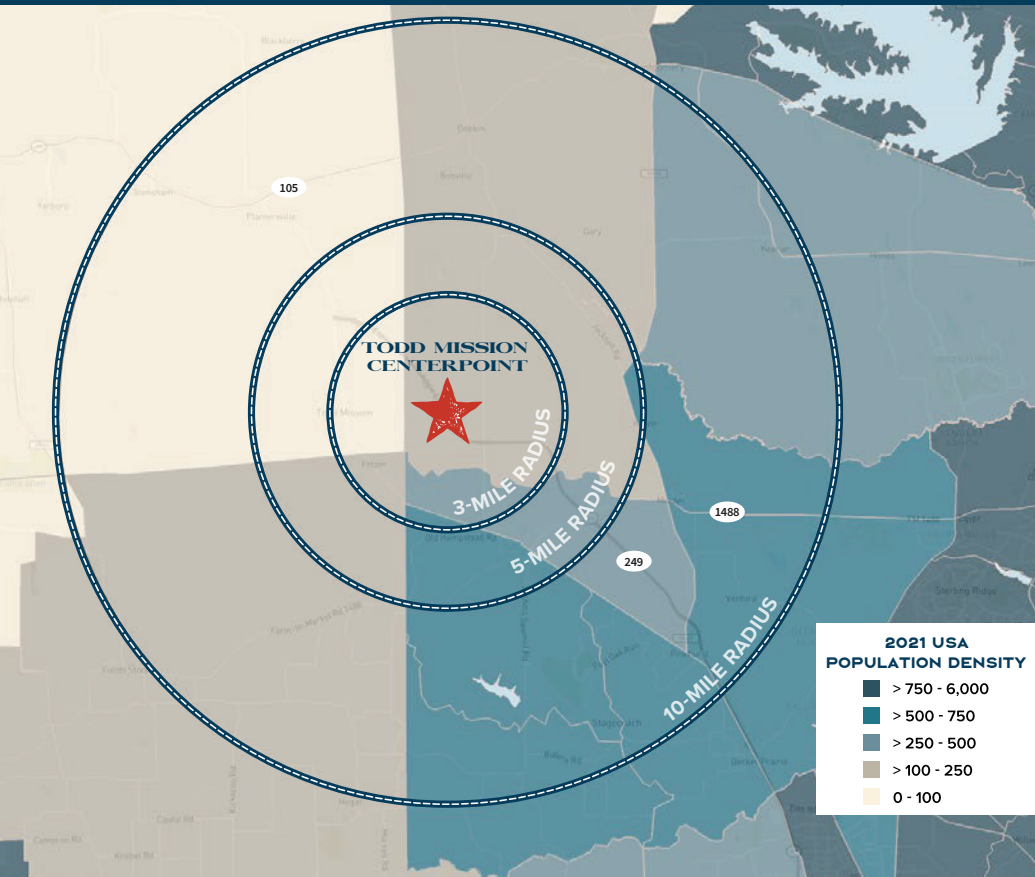
 TAXABLE SALES **\$27M**

 COLLEGE DEGREE **28%**

 MEDIAN AGE **40.3**



# DEMOGRAPHICS



## POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
2021 Population	2,623	9,950	51,022
2026 Population	2,867	11,224	58,302
2021 Total Households	978	3,481	17,791
2026 Total Households	1,068	3,908	20,315
2021 Avg HH Income	\$86,948	\$93,493	\$109,580
2026 Avg HH Income	\$98,189	\$104,884	\$122,896

## BUSINESS SUMMARY

Total Businesses	54	164	1,110
Total Employees	284	886	7,128

## RETAIL MARKETPLACE

	3 MILES	5 MILES	10 MILES
2021 Median Disposable Income	\$51,252	\$57,753	\$65,807
2021 Per Capita Income	\$32,155	\$32,875	\$38,075
2017 Total Retail Trade Demand(Retail Potential)	\$28,858,698	\$105,704,936	\$634,208,660
Supply(Retail Sales)	\$7,528,518	\$32,087,172	\$171,172,335
Retail Gap	\$21,330,180	\$73,617,764	\$463,036,325
Number of Businesses	5	19	126
2017 Total Food & Drink Demand(Retail Potential)	\$2,911,951	\$10,892,677	\$67,517,637
Supply(Retail Sales)	\$329,900	\$2,476,694	\$28,204,089
Retail Gap	\$2,582,051	\$8,415,983	\$39,313,548
Number of Businesses	2	7	50



# COLTON

TODD MISSION ★ TX

## FOR MORE INFORMATION

**Simmi Jaggi**

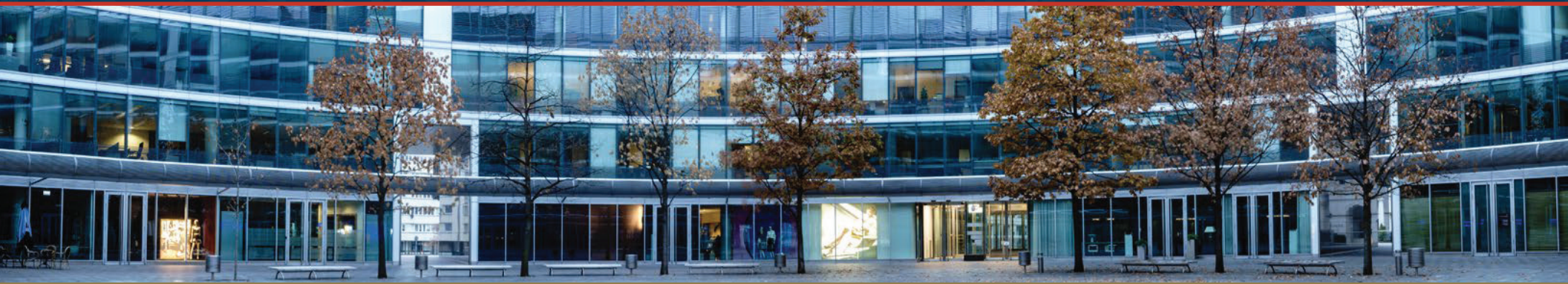
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# Information About Brokerage Services

*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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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