



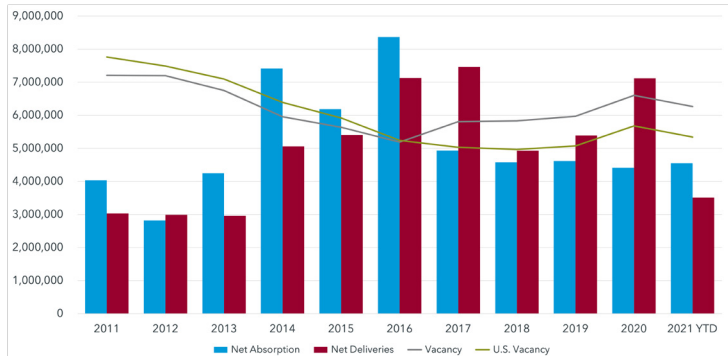
RETAIL MARKET OVERVIEW

GRANT WALKER, *Senior Director*

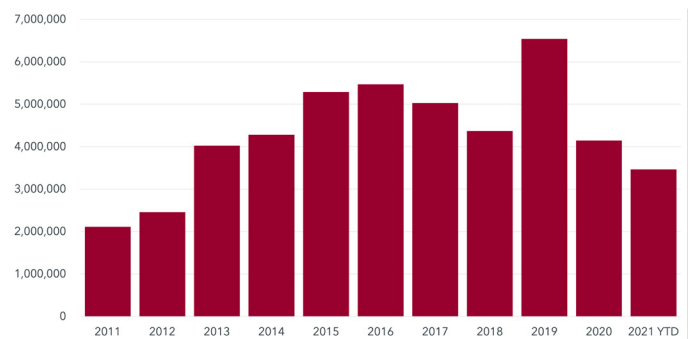
We've all seen the impact Covid-19 has had on businesses around the world, especially those in the retail and restaurant industries. Despite all of this, national and local retailers are seeing opportunities for growth and continue to capitalize these opportunities. The fast-food space is one of the least affected segments and are seeing tremendous growth. Both retail & the restaurant industries have seen a significant increase in sales since 1st Qtr. 2021, with a majority of them seeing historic sales greater than pre-COVID numbers. Unfortunately due to the recent COVID-Delta strain, August showed a decrease in sales across the board, but that was shortly lived with September numbers making a rebound.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	6,283,382	5,952,814	4,005,035	4,410,689	3,937,228
▼ Vacancy Rate	5.60%	5.80%	6.70%	6.90%	7.00%
▲ Avg NNN Asking Rate PSF	\$21.03	\$20.73	\$20.56	\$20.54	\$20.46
▲ SF Under Construction	3,467,247	2,778,091	4,141,609	4,143,296	3,462,742
▲ Inventory SF	416,876,467	416,628,607	414,359,673	416,337,984	412,075,783

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
9710-9734 Katy Fwy (Part of a 712 Property Portfolio), Houston, TX	240,527 SF	Undisclosed	Kimco Realty Corporation Weingarten Realty Investors	Multi-Tenant
1001-1029 West Bay Area Blvd (Part of a 712 Property Portfolio), Houston, TX	196,386 SF	Undisclosed	Kimco Realty Corporation Weingarten Realty Investors	Multi-Tenant
3331-3341 Telephone Road (Part of a 712 Property Portfolio), Houston, TX	173,298 SF	Undisclosed	Kimco Realty Corporation Weingarten Realty Investors	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10241 North Freeway Houston, TX	64,000 SF	Neman Brothers & Associates	Undisclosed	Undisclosed
4501-4765 FM 1960 Rd West Houston, TX	56,084 SF	World Class Property Company	Hobby Lobby	Retail
FM 1488 & Spur 149 Road Magnolia, TX	47,916 SF	Stratus Properties	Undisclosed	Undisclosed

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