



23221 ALDINE WESTFIELD PADS

NWQ OF ALDINE WESTFIELD RD. & WOOD RIVER RD | SPRING, TEXAS

DEVELOPMENT READY RETAIL PADS WITH GROCERY STORE ANCHOR

JOE BURKE | 281.640.7685 | ROB WHITAKER | 281.640.7657

PROPERTY INSIGHTS

±0.38-AC, ±0.28-AC, & ±0.44-AC PADS AVAILABLE IN SPRING, TEXAS

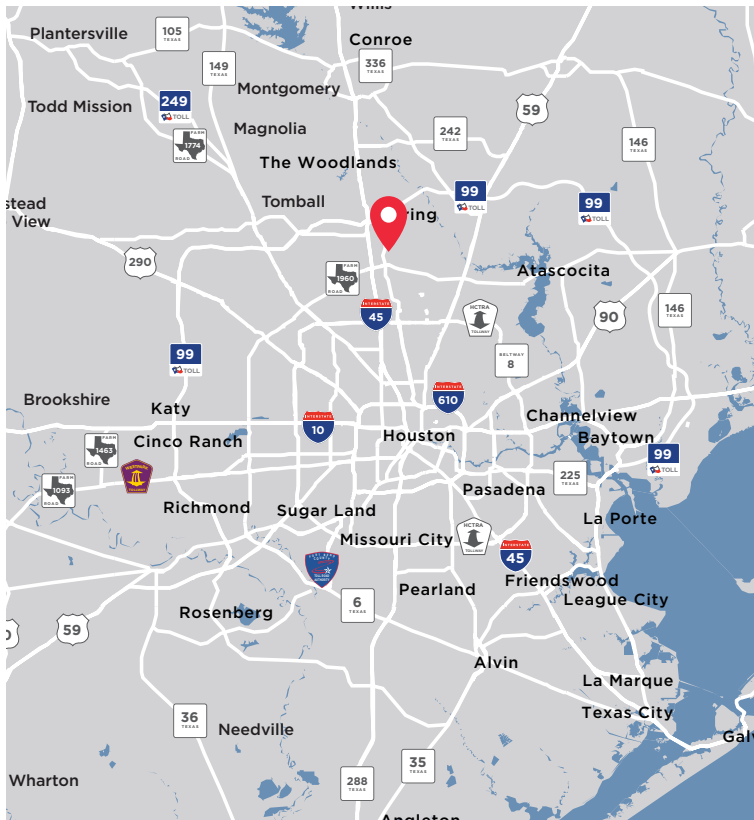
- Three development-ready pads available; ideal for fast food, coffee shops, banks and other retail uses
- Located within fully developed retail center along Aldine Westfield Road, providing easy access to Hardy Toll Road
- Property is approximately 1.5 miles (4 minutes) from Hardy Toll Road, approx. 3.5 miles (10 minutes) east of I-45, and approximately 3.5 miles (10 minutes) south of Grand Parkway Toll Road (99)
- Located in the city's fastest-growing residential area
-Zonda

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PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±0.38 acre pad (16,466 SF)
±0.28 acre pad (12,010 SF)
±0.44 acre pad (19,318 SF)
- ▶ **PRICE:**
\$775,000
- ▶ **UTILITIES:**
All utilities
- ▶ **SCHOOL DISTRICT:**
Spring ISD
- ▶ **FRONTAGE:**
Approx. ±120 ft per pad on Aldine Westfield
23,612 VPD on Aldine Westfield Rd



221,762

Current Population
Within 5-Mile Radius



49.53%

Population Growth
Within a 1-mile Radius
from 2020 to 2023



\$111,570

Average HHI Within
5-Mile Radius

SPRING

REGIONAL HIGHLIGHTS

NGF

NATIONAL GOLF FOUNDATION

TOP 5 IN NATION FOR
CUSTOMER LOYALTY



ENTERTAINMENT INDEX

PARKS

Surrounded by parks including: Dennis Johnston Park, Pundt Park, Spring Creek Greenway, Mercer Botanic Gardens, and Bayer Park as well as the Cypresswood Golf Club



60+ acres of gardens, extensive walking trails, ponds, courtyard, events center, and more attractions

ATTRACTIONS



Houston's largest water park, with 17 rides across 40+ acres



Two 18-hole championship golf courses situated on 600 acres of natural beauty



Historic home to over 150 unique and local businesses and retailers

LIFESTYLE INDEX

MAJOR EMPLOYERS



Serves 35K+ students in 18 campuses, with 26 elementary, 7 middle, and 5 high schools



Woodlands campus with an estimated job 10,000 job count



Named 2019 Great Colleges to Work For by Chronicle and #1 Rank in Online Enrollment

DEMOGRAPHICS

MEDIAN HOME VALUE
\$162,900 (owner-occupied)

MEDIAN HOUSEHOLD INCOME
\$68,899

CURRENT POPULATION
50,256

BUSINESSES
648 total businesses
4,738 total employees
63% white collar workers

REGIONAL HIGHLIGHTS

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	7,900	31,124	75,644
Current Population	23,366	91,914	221,762
2020 Census Average Persons per Household	2.96	2.95	2.93
2020 Census Population	15,655	78,499	195,785
Population Growth 2020 to 2023	49.53%	17.30%	13.58%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	17.31%	20.58%	21.10%
2 Person Household	28.73%	28.12%	27.85%
3+ Person Household	53.96%	51.29%	51.05%
Owner-Occupied Housing Units	54.70%	54.91%	56.33%
Renter-Occupied Housing Units	45.30%	45.09%	43.67%

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	38.80%	38.96%	40.43%
2023 Estimated Black or African American	27.38%	27.00%	26.19%
2023 Estimated Asian or Pacific Islander	3.52%	4.30%	5.14%
2023 Estimated Other Races	29.17%	28.70%	27.23%
2023 Estimated Hispanic	38.68%	39.00%	35.86%

INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$74,609	\$99,046	\$111,570
2023 Estimated Median Household Income	\$69,536	\$82,878	\$90,135
2023 Estimated Per Capita Income	\$23,837	\$33,921	\$38,301

EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	30.06%	28.41%	25.57%
2023 Estimated Bachelors Degree	14.54%	17.31%	20.29%
2023 Estimated Graduate Degree	7.02%	7.78%	10.99%

AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	31.9	32.5	32.8

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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