



15755 WALLISVILLE ROAD

NEQ OF WALLISVILLE RD. AND CARPENTERS LANDING WAY | HOUSTON, TEXAS

FREESTANDING BUILDING WITH DRIVE-THRU



PROJECT HIGHLIGHTS

15755 Wallisville Road

NEQ OF WALLISVILLE RD. AND CARPENTERS LANDING WAY
HOUSTON, TEXAS

- Dominant retail market and co-tenancy.
- 2,172-SF building on 1 acre, newly constructed in 2016.
- One mile from North Campus of San Jacinto College that spans 105 acres and serves 5,160 students and staff.
- Close proximity to Walmart's \$100M, 4M-SF distribution center.
- High population growth attributed to \$50B development in petrochemical construction underway.



TRAFFIC COUNTS

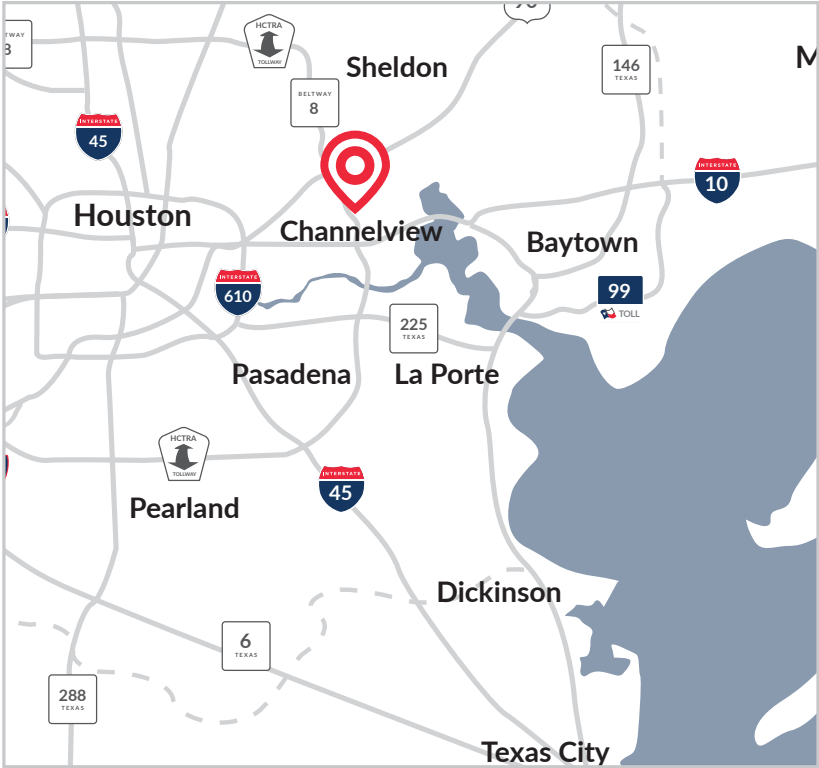
21,925 VPD Wallisville Road
57,375 VPD on Sam Houston Parkway N



176,007 POPULATION
within 5 miles



5.45% GROWTH
from 2020 - 2023 within 5 miles



MAJOR AREA RETAILERS



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North Shore H.S.
4,835 Students

Advenir at Stone Park
480 Units

Carpenters Landing
474 Homes

SITE

Plantation at Woodforest
323 Homes

Aguirre J. H.
1,002 Students

Sterling Green
452 Homes

Havard E. S.
700 Students

WALLISVILLE RD 24,237 VPD

SAM HOUSTON PARKWAY 94,355 VPD



DEMOGRAPHICS

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



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,887	32,608	53,748
Current Population	15,945	107,125	176,007
2020 Census Population	16,213	103,041	166,906
Population Growth 2020 to 2023	-1.65%	3.96%	5.45%
2023 Median Age	31.7	30.8	30.6

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$113,836	\$90,174	\$83,451
Median Household Income	\$84,009	\$69,735	\$65,514
Per Capita Income	\$33,559	\$27,880	\$25,814

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	23.53%	27.12%	26.70%
Black or African American	27.84%	20.34%	21.14%
Asian or Pacific Islander	4.76%	3.14%	2.67%
Hispanic	56.17%	62.98%	63.38%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	14.30%	20.78%	20.83%
2 Person Households	23.34%	26.21%	25.29%
3+ Person Households	62.36%	53.01%	53.87%
Owner-Occupied Housing Units	54.74%	54.52%	53.96%
Renter-Occupied Housing Units	45.26%	45.48%	46.04%

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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	(281)477-5038
Sales Agent/Associate's Name	License No.	Email	Phone

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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