



WALLISVILLE PAD SITE

21,143 SF Pad Site in Dominant Retail Market

NWQ of E Sam Houston Pkwy N & Wallisville Rd | Houston, TX 77049



Andrew Alvis | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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- 21,143 SF pad site in dominant retail market
- Strong sales market and co-tenancy
- Cross access with 310,000 SF New Forest Shopping Center anchored by Lowes, Ross and PetSmart
- Approx. one mile from North Campus of San Jacinto College which 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 in petrochemical construction underway

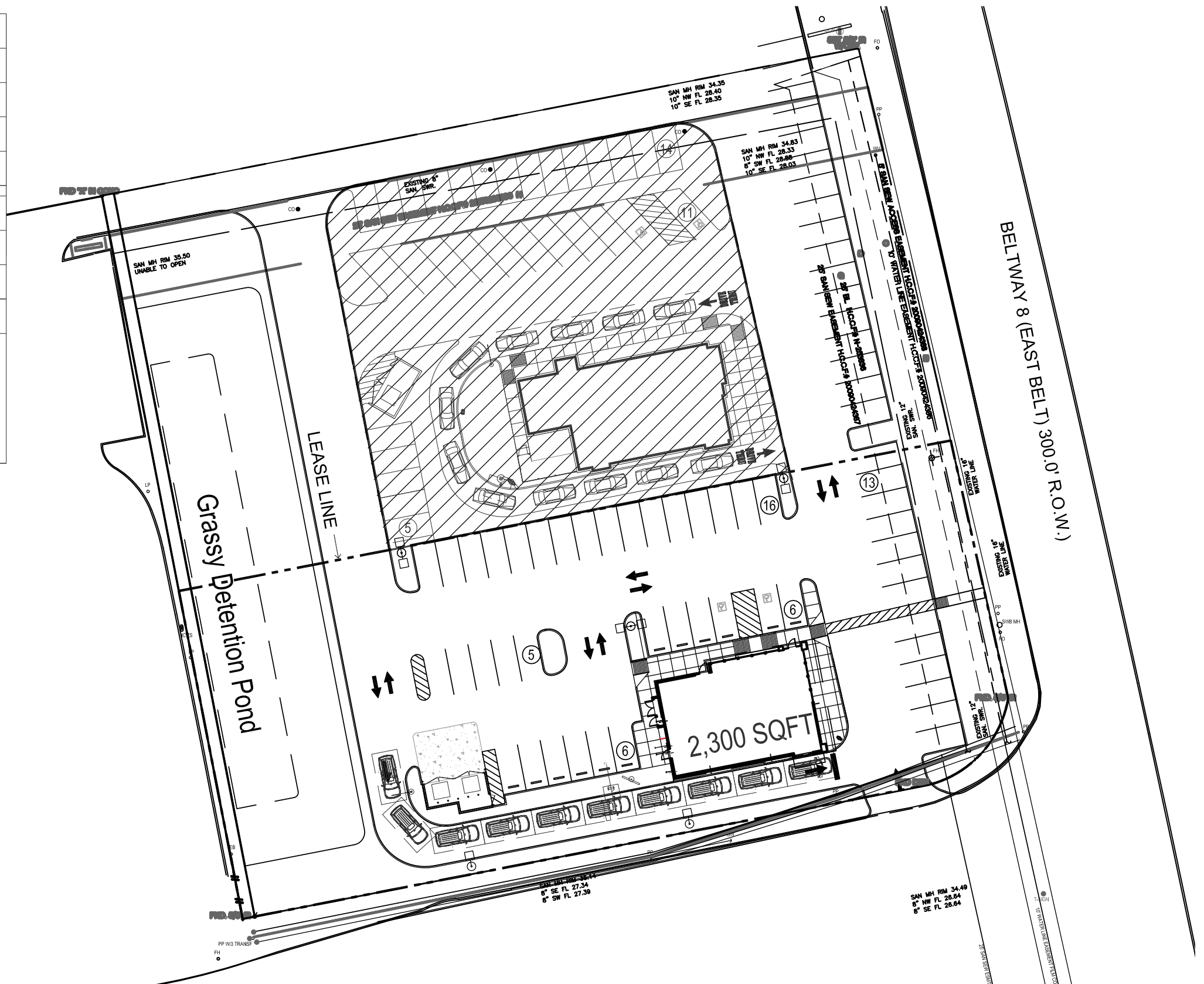


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TOTAL LEASE SIZE : 87,278 SQFT (2.0036 ac)
PX LEASE SIZE: 39,729 SQFT (0.912 ac)
PX BUILDING 2,300 sqft
PX PARKING PROVIDED: 46 SPACES
PX PARKING REQUIRED: 24 (10/1000)
CFT LEASE SIZE: 47,549 SQFT (1.092 ac)
CFT BUILDING 2,770 sqft
CFT PARKING PROVIDED: 46 SPACES
CFT PARKING REQUIRED: 28 (10/1000)
LEGEND:
 PHASE 2 AREA



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2020 Estimates with
Delivery Statistics as of 10/20

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	4,251	32,003	52,310
Current Population	14,046	106,189	173,530
2010 Census Average Persons per Household	3.30	3.32	3.32
2010 Census Population	10,417	88,901	142,764
Population Growth 2010 to 2020	35.09%	19.63%	21.97%
CENSUS HOUSEHOLDS			
1 Person Household	14.17%	16.93%	17.41%
2 Person Households	24.30%	22.95%	22.57%
3+ Person Households	61.53%	60.12%	60.01%
Owner-Occupied Housing Units	79.79%	63.63%	61.09%
Renter-Occupied Housing Units	20.21%	36.37%	38.91%
RACE AND ETHNICITY			
2020 Estimated White	48.82%	51.12%	52.05%
2020 Estimated Black or African American	28.22%	22.04%	20.18%
2020 Estimated Asian or Pacific Islander	4.70%	2.97%	2.43%
2020 Estimated Other Races	17.76%	23.02%	24.29%
2020 Estimated Hispanic	44.22%	57.13%	59.18%
INCOME			
2020 Estimated Average Household Income	\$78,043	\$69,303	\$67,351
2020 Estimated Median Household Income	\$73,111	\$61,342	\$58,740
2020 Estimated Per Capita Income	\$24,254	\$21,561	\$20,873
EDUCATION (AGE 25+)			
2020 Estimated High School Graduate	23.50%	29.11%	30.46%
2020 Estimated Bachelors Degree	14.42%	9.88%	9.16%
2020 Estimated Graduate Degree	7.82%	5.22%	4.29%
AGE			
2020 Median Age	31.8	30.9	30.8

Our quest is your success.

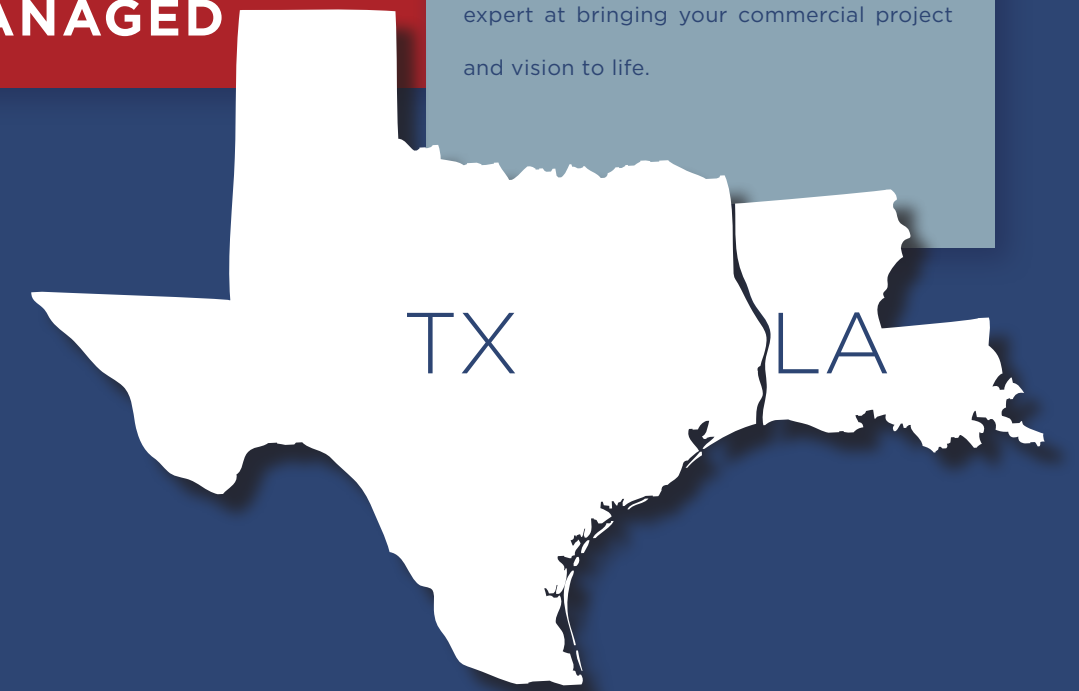
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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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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

