NORTHCHASE PLAZA

10,832-SF Warehouse Storage Space Available

SEC of FM 1960 and Veterans Memorial Drive
Houston, Texas

NOW OPEN:

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NewQuest

Project Highlights

19%
POPULATION GROWTH WITHIN 1 MILE FROM 2020 TO 2023

$125K
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

344K
CURRENT POPULATION WITHIN 5 MILES

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

STEADY RESIDENTIAL GROWTH

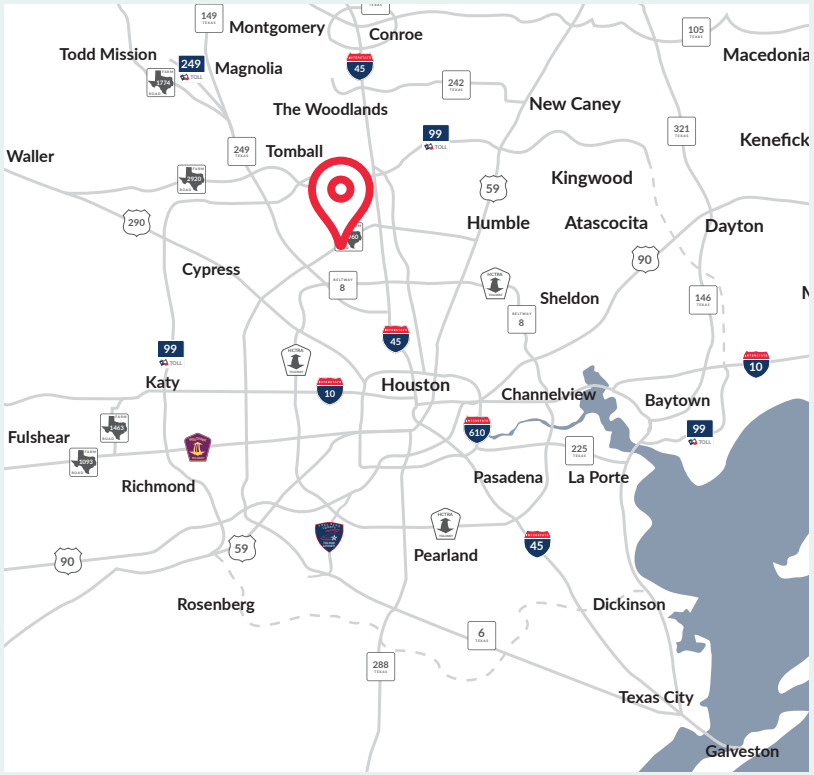
121,461 TOTAL HOUSEHOLDS

Regis Estimates Within 5 Miles as of Q3 2023

$325,464 AVERAGE HOME TRANSACTION VALUE

TOP 3 SUBDIVISIONS: CYPRESSWOOD, GREENWOOD FOREST, OLDE OAKS

MetroStudy Estimates Within 5 Miles as of Q3 2023



Project Highlights

Located in one of **Houston's most-established and heavily-traveled areas** within the **busy retail corridors of North Oaks, Champion Forest, and Willowbrook**

Local trade area: 48% of customers live less than 5 miles away

-PLACER.AI, 04/22-03/23

Tenants outpacing pre-COVID traffic:
K&G (+14%)
Goodwill (+27%)
Petco (+61%)

-PLACER.AI, October '19 VS '21

Approximately 4.8 miles west of I-45 north and 3.6 miles east of SH 249

Available:
10,832-SF warehouse storage space

AREA RETAILERS

goodwill
petco
MATTRESSFIRM
DOLLAR TREE
KFC
JIMMY JOHN'S
DaVita
GOLD'S GYM
K&G FASHION SUPERSTORE

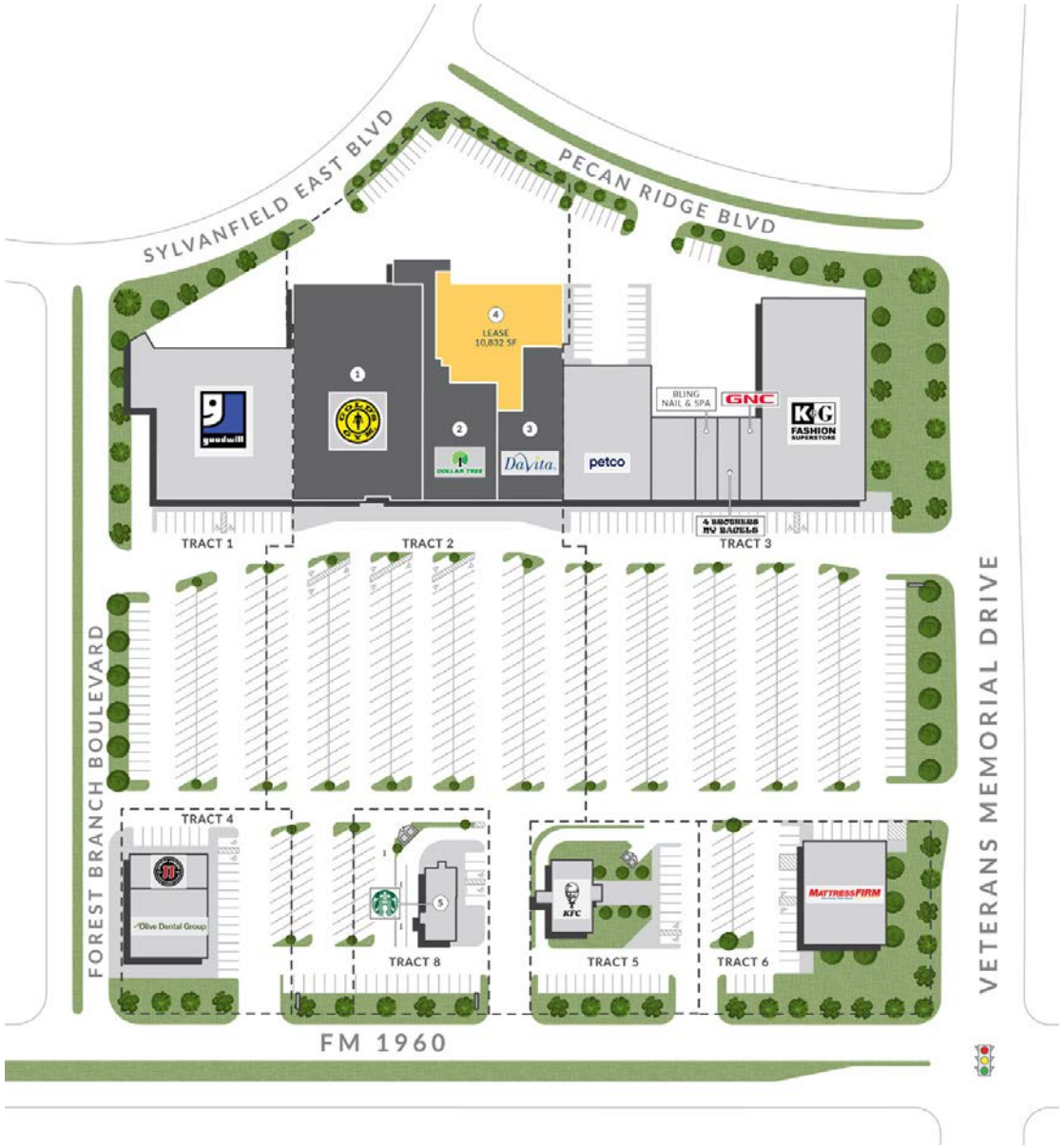
Aerial

12.23 | 10.23

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	Gold's Gym	26,271 SF
2	Dollar Tree	10,815 SF
3	DaVita Dialysis	7,871 SF
4	**Available For Lease**	**10,832 SF**
5	Starbucks	2,200 SF



11.23 | 10.20

Photos

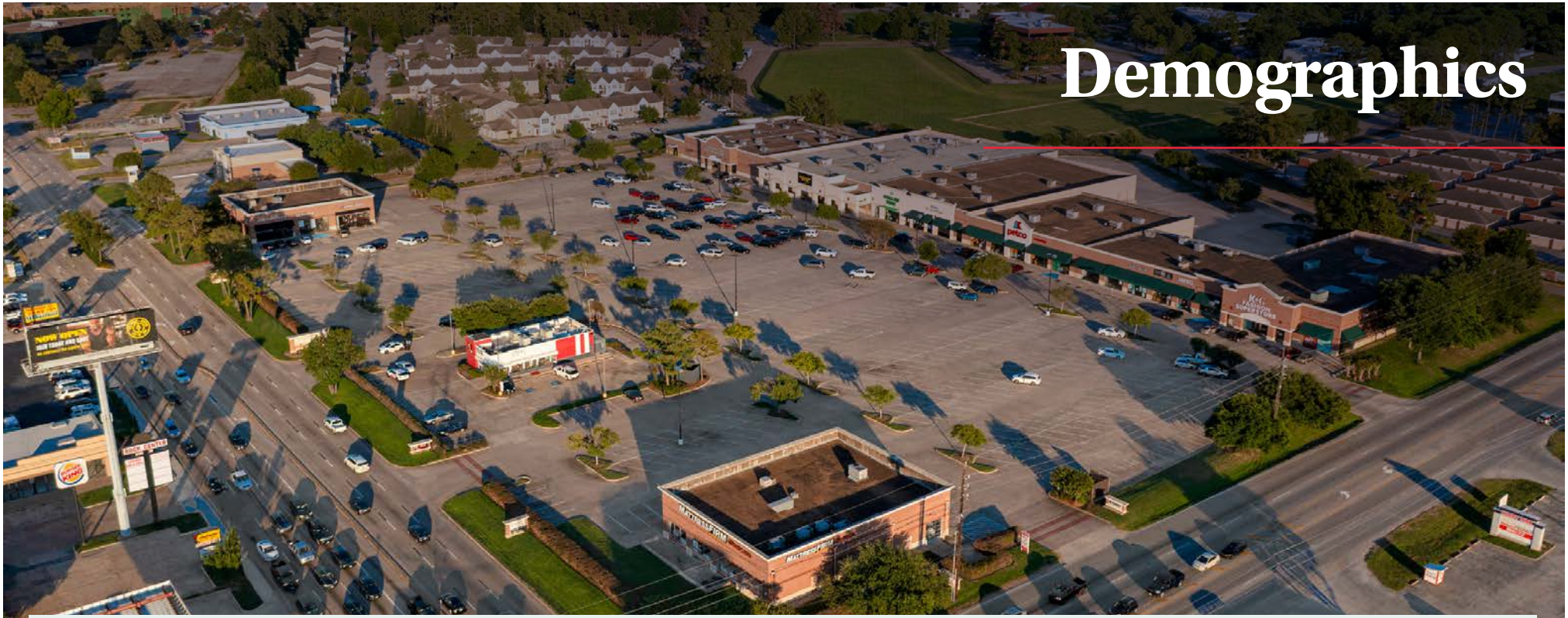
K&G
FASHION
SUPERSTORE

MATTRESSFIRM Clearance

Olive Dental Group
ULike Tea
JIMMY JOHN'S

KFC

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	7,918	43,751	121,712
Current Population	20,034	122,626	343,596
2020 Census Population	16,797	113,046	317,386
Population Growth 2020 to 2023	19.27%	8.47%	8.26%
2023 Median Age	33.8	36.1	34.3

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	28.79%	32.70%	33.33%
Black or African American	28.88%	26.30%	27.04%
Asian or Pacific Islander	13.08%	11.07%	9.71%
Other Races	28.23%	28.87%	28.92%
Hispanic	36.10%	36.94%	36.77%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$92,486	$124,633	$113,009
Median Household Income	$61,700	$79,632	$76,779
Per Capita Income	$35,498	$44,715	$40,646

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	30.19%	27.43%	24.76%
2 Person Households	28.15%	26.06%	26.66%
3+ Person Households	41.67%	46.52%	48.58%
Owner-Occupied Housing Units	52.17%	54.20%	52.36%
Renter-Occupied Housing Units	47.83%	45.80%	47.64%

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

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
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
Kevin Sims	515478	ksims@newquest.com	281.477.4366
Sales Agent/Associate's Name	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	281.477.4359
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

NewQuest

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