



HOLCOMBE SHOPPING CENTER

100% Leased

SWC of Holcombe & Kirby | Houston, Texas



Josh Friedlander | Bob Conwell | 281.477.4300

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

Holcombe Shopping Center

SWC of Holcombe & Kirby | Houston, Texas



- Site sits on the southwest corner of Holcombe & Kirby, less than a mile from the Texas Medical Center. The Texas Medical Center (TMC) is the largest medical complex in the world and has an employee base of 92,500 people and 34,000 students. The complex comprises 45.5 million square feet sitting on 1,300 acres of land. Annual patient visits amount to 7.1 million people
- In very close proximity is Rice University with over 6,000 students and 1,100 employees
- Other noteworthy places of interest in close proximity include Hermann Park and Reliant Stadium
- Area demographics are some of the strongest in the city with a population of over 179,000 people in a 3 mile radius and an average annual household income over \$158,000



Josh Friedlander
281.477.4381
jfriedlander@newquest.com

Bob Conwell
281.477.4324
bconwell@newquest.com

Holcombe Shopping Center

SWC of Holcombe & Kirby | Houston, Texas

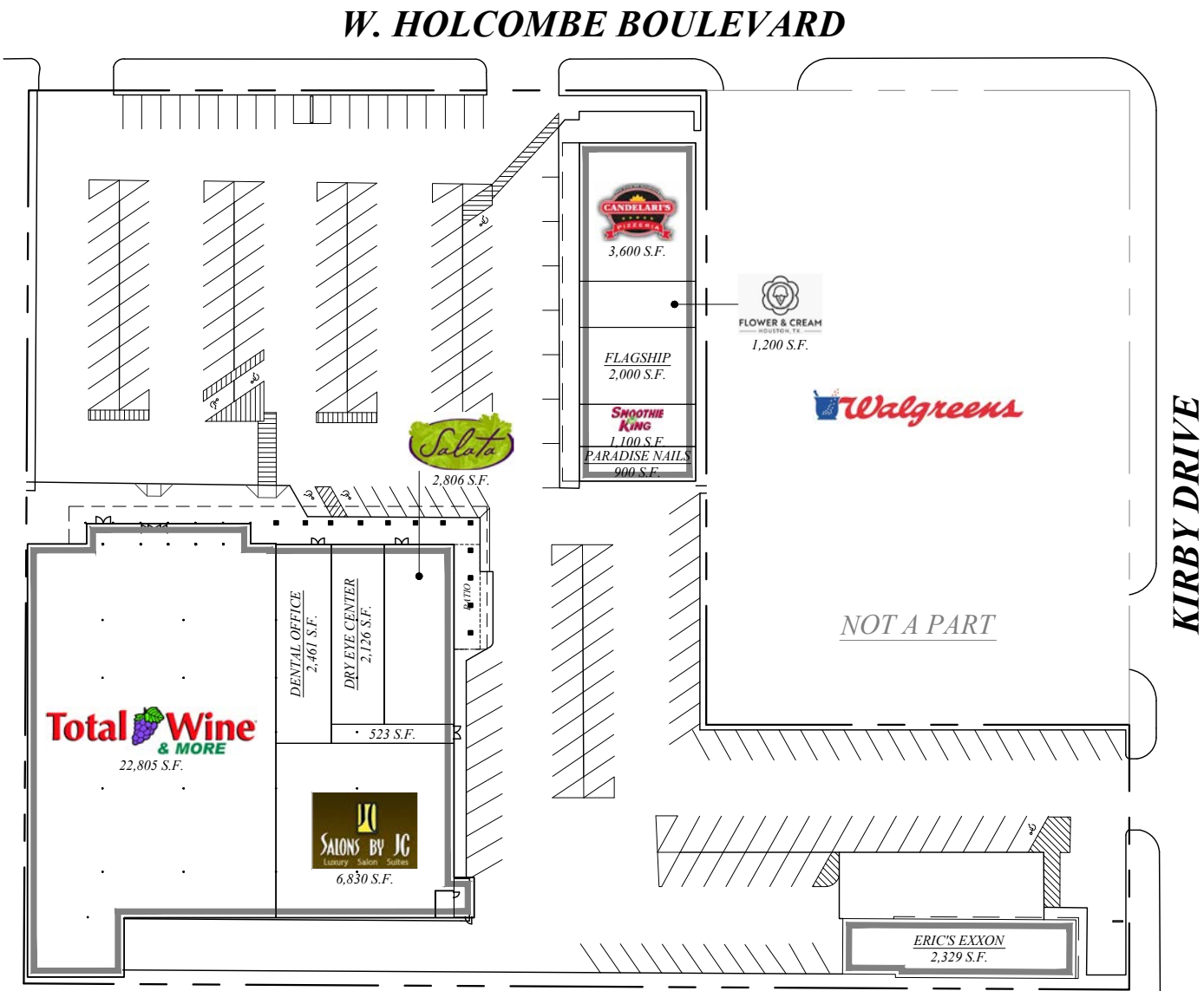


Holcombe Shopping Center

SWC of Holcombe & Kirby | Houston, Texas



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



POSTAL COUNTS

	1 Mile	3 Mile	5 Mile
Current Households	13,302	89,905	223,956
Current Population	27,438	179,227	479,138
2010 Census Average Persons per Household	2.06	1.99	2.14
2010 Census Population	21,220	152,782	401,326
Population Growth 2010 to 2020	31.62%	21.65%	24.25%

CENSUS HOUSEHOLDS

1 Person Household	41.17%	44.09%	41.58%
2 Person Households	31.99%	32.15%	30.87%
3+ Person Households	26.84%	23.77%	27.54%
Owner-Occupied Housing Units	49.03%	41.27%	40.36%
Renter-Occupied Housing Units	50.97%	58.73%	59.64%

RACE AND ETHNICITY

2020 Estimated White	65.13%	57.57%	52.19%
2020 Estimated Black or African American	11.13%	18.07%	23.65%
2020 Estimated Asian or Pacific Islander	16.41%	14.86%	10.25%
2020 Estimated Other Races	7.09%	9.12%	13.31%
2020 Estimated Hispanic	22.67%	24.00%	32.62%

INCOME

2020 Estimated Average Household Income	\$193,423	\$158,183	\$135,524
2020 Estimated Median Household Income	\$113,919	\$101,854	\$89,877
2020 Estimated Per Capita Income	\$97,635	\$80,902	\$64,759

EDUCATION (AGE 25+)

2020 Estimated High School Graduate	3.91%	7.32%	13.86%
2020 Estimated Bachelors Degree	34.58%	33.06%	29.64%
2020 Estimated Graduate Degree	47.48%	38.70%	27.80%

AGE

2020 Median Age	35.9	34.9	34.5
-----------------	------	------	------



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

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 Properties	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
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 12.02.20 ct