



REGIONAL SHOPPING CENTER IN
**FAST-GROWING
NEIGHBORHOOD**

**70% OF CUSTOMERS
LIVE UNDER 30 MILES**

- PLACER.AI '21



WILLOWBROOK PAVILION

Inline Space and Pads Available in Willowbrook's Premier Family Fun Destination

SWC of Highway 249 and Millsview Road | Houston, Texas

Kevin Sims | Brett Strake | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

WILLOWBROOK PAVILION

HOUSTON, TEXAS



12%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2010 TO 2020

2010 Census, 2020 Estimates with
Delivery Statistics as of 04/21



\$100K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



309,324
CURRENT
POPULATION
WITHIN 5 MILES

STEADY RESIDENTIAL GROWTH

356,141 TOTAL HOMES & **96%** OCCUPIED | TRADE AREA

36% HOME GROWTH FROM 2010-2021

65,230 TOTAL FUTURE HOMES (Q1 '21)

18% FUTURE HOME GROWTH FORECASTED IN 2021

3,970 HOMES UNDER CONSTRUCTION (Q1 '21)

10,218 TOTAL VACANT HOMES (Q1 '21)

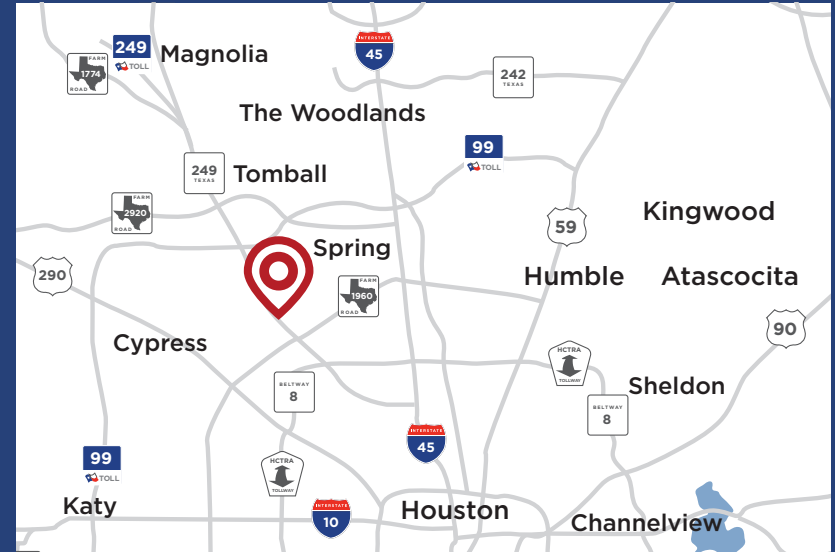
2,447 HOMES STARTED | **2,517** CLOSED (Q1 '21)

Source: MetroStudy Estimates as of 1Q 2021

**MAJOR
AREA
RETAILERS**



WILLOWBROOK MALL



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PROJECT HIGHLIGHTS



12%
**POPULATION
GROWTH**
WITHIN 5 MILES
2010-2020

-REGIS 04/21



**VIBRANT TRADE
AREA** WITH
METHODIST
HOSPITAL (1,500+
EMPLOYEES) ACROSS
THE STREET

**GREAT ACCESS
AND VISIBILITY**
FROM BOTH STATE
HIGHWAY 249 AND
MILLSVIEW ROAD

LESS THAN A MILE
FROM A **WHO'S
WHO OF NATIONAL
RESTAURANTS,
CHAIN STORES,
AND BOUTIQUES**

LESS THAN 2
MILES FROM
WILLOWBROOK
MALL, AVERAGING
**19M SHOPPER
VISITS ANNUALLY**

AVAILABLE:
6,650-SF INLINE
SPACE
13,300-SF PAD SITE
45,629-SF PAD SITE



SITE PLAN

KEY	BUSINESS	LEASE AREAS
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1	Future Lease	13,300 SF
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2	Available For Lease	6,650 SF
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3	Fancy Dancer Boutique	2,450 SF
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4	Art Class	1,337 SF
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5	Just Danze	2,163 SF
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6	iT'Z Family Food & Fun	69,412 SF
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7	Movie Tavern	42,639 SF
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8	Available Pad	45,629 SF
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AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

06.21 | 12.19

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/21



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,840	37,390	111,116
Current Population	11,342	96,098	309,324
2010 Census Population	10,823	86,430	276,827
Population Growth 2010 to 2020	4.83%	11.78%	12.03%
2020 Median Age	32.5	35.8	35.4

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$74,101	\$99,865	\$100,001
Median Household Income	\$52,353	\$73,155	\$76,313
Per Capita Income	\$33,829	\$40,503	\$37,156

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	49.70%	57.58%	55.07%
Black or African American	19.35%	15.90%	16.75%
Asian or Pacific Islander	15.32%	12.54%	12.83%
Hispanic	32.08%	31.06%	33.13%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	40.64%	27.44%	22.83%
2 Person Households	25.26%	31.98%	30.01%
3+ Person Households	34.09%	40.58%	47.16%
Owner-Occupied Housing Units	33.84%	56.91%	64.02%
Renter-Occupied Housing Units	66.16%	43.09%	35.98%

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
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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
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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