



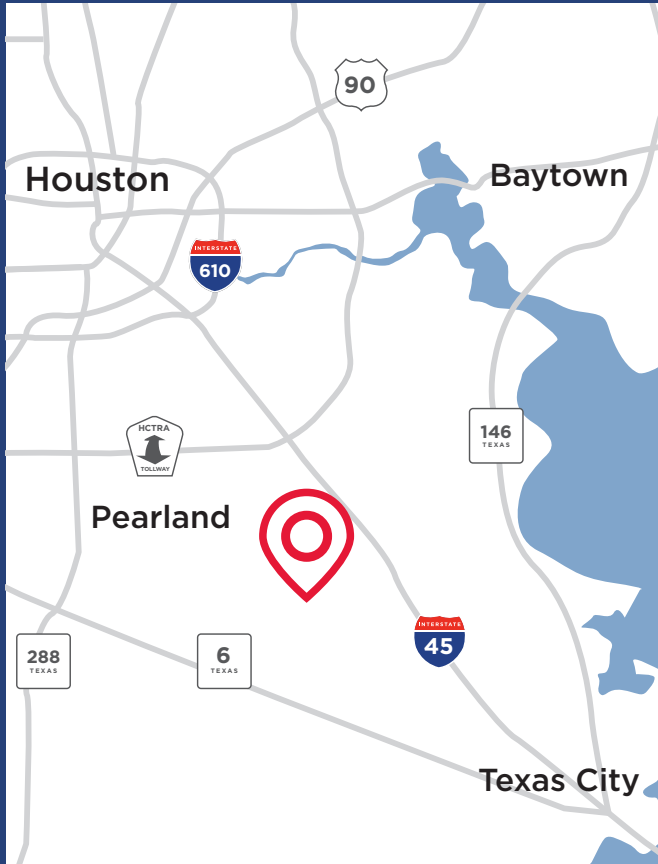
# 1720 S. FRIENDSWOOD DR.

3,400-SF Retail Space Available For Lease at H-E-B Entrance

SWC of FM 518 and FM 528 | Friendswood, Texas

**Marc Peeler | 281.477.4300**

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



**\$142K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



**78%**  
OWNER  
OCCUPIED  
HOUSING  
WITHIN 2 MILES



**MORE THAN  
53,100 VPD  
CORNER OF  
S FRIENDSWOOD  
& FM 528**

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

**MAJOR  
NEARBY  
TENANTS**





LOCATED AT THE SOUTHWEST CORNER OF FM 518 & FM 528, THE "MAIN AND MAIN" OF FRIENDSWOOD



**DYNAMIC INTERSECTION** CAPTURES TRAFFIC FROM ALVIN, LEAGUE CITY, PEARLAND AND FRIENDSWOOD, TEXAS



PROJECT SIZE:  
**10,000 SF OF RETAIL SPACE**



**HIGH POPULATION GROWTH AT 23%** WITHIN 2 MILES SINCE 2010









“FRIENDSWOOD IS A PROGRESSIVE  
SUBURBAN CITY CONVENIENTLY LOCATED...  
AND KNOWN FOR ITS...**HIGHLY EDUCATED,  
AFFLUENT RESIDENT BASE AND...ECONOMIC  
DEVELOPMENT INCENTIVES.**”

*SOURCE: CITY OF FRIENDSWOOD, TEXAS*

**66%**  
**HOUSEHOLDS**  
WITH INCOMES OF  
**\$75,000+**





261,935  
POPULATION  
DAYTIME



\$143,673  
AVERAGE HHI



61%  
WITH COLLEGE  
DEGREE



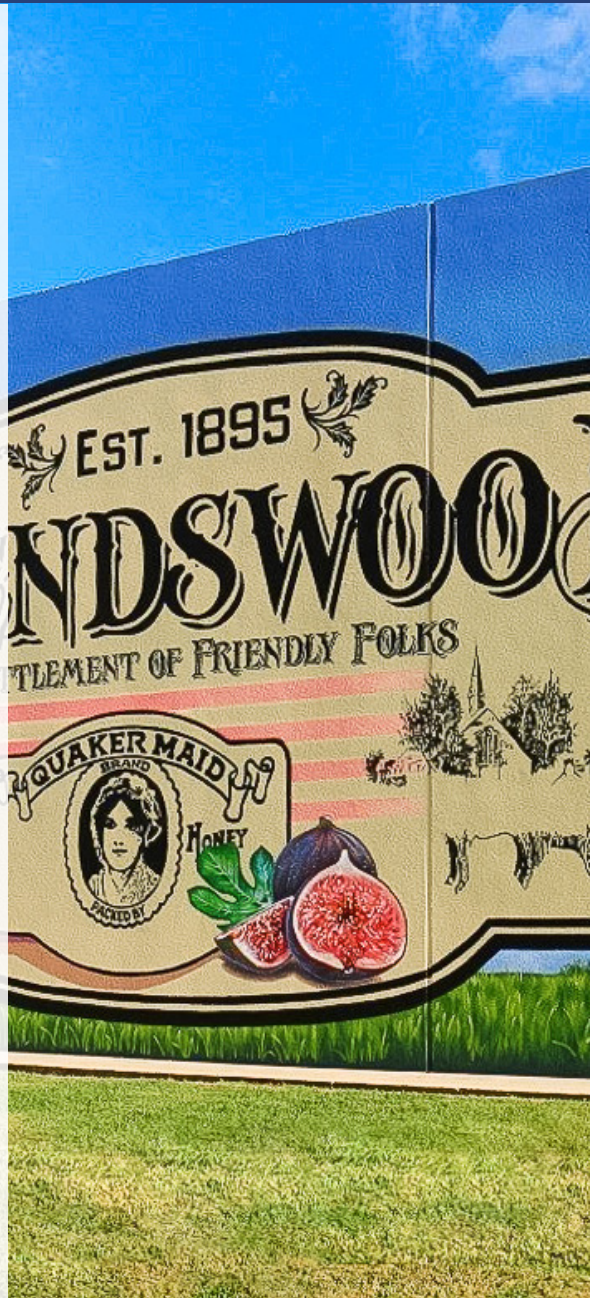
14,935  
HOUSEHOLDS  
TOTAL

RANKED #24 IN 2020  
ON TEXAS'S 50 SAFEST CITIES

SOURCE: CITY OF FRIENDSWOOD, TEXAS



TOP  
EMPLOYERS



# DEMOGRAPHICS

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



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	11,563	23,582	51,796
Current Population	31,505	66,349	144,793
2010 Census Population	25,754	59,242	126,852
Population Growth 2010 to 2020	23%	12%	15%
2020 Median Age	39	37	36

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$142,295	\$131,864	\$121,945
Median Household Income	\$129,104	\$112,679	\$103,408
Per Capita Income	\$51,664	\$47,612	\$44,550

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	78%	76%	71%
Black or African American	8%	9%	10%
Asian or Pacific Islander	7%	8%	9%
Hispanic	19%	20%	23%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	20%	19%	21%
2 Person Households	32%	31%	30%
3+ Person Households	48%	50%	49%
Owner-Occupied Housing Units	78%	77%	72%
Renter-Occupied Housing Units	23%	23%	28%

## WHY NEWQUEST

**NEWQUEST PROPERTIES** IS ONE OF THE **NATION'S LEADING COMMERCIAL REAL ESTATE SERVICES FIRMS**, WITH A FULLY INTEGRATED MARKETING PLATFORM LEVERAGING **OVER 20 YEARS OF EXPERIENCE** IN LAND, DEVELOPMENT, COMMERCIAL LEASING, INVESTMENT SALES, PROPERTY MANAGEMENT AND TENANT REPRESENTATION SERVICES.



**MARC PEELER**

281.477.4307

[mpeeler@newquest.com](mailto:mpeeler@newquest.com)



8827 W. Sam Houston Parkway, N. Suite 200

Houston, Texas 77040

[www.newquest.com](http://www.newquest.com)

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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. MS1722\_DK\_03.12.2021