



*International*  
**DISTRICT**  
 WITHIN HOUSTON'S NATIONALLY-  
 RECOGNIZED INTERNATIONAL DISTRICT



*Alief* PROJECT  
 \$52M NEIGHBORHOOD PROJECT  
 UNDER 1 MILE FROM DEVELOPMENT



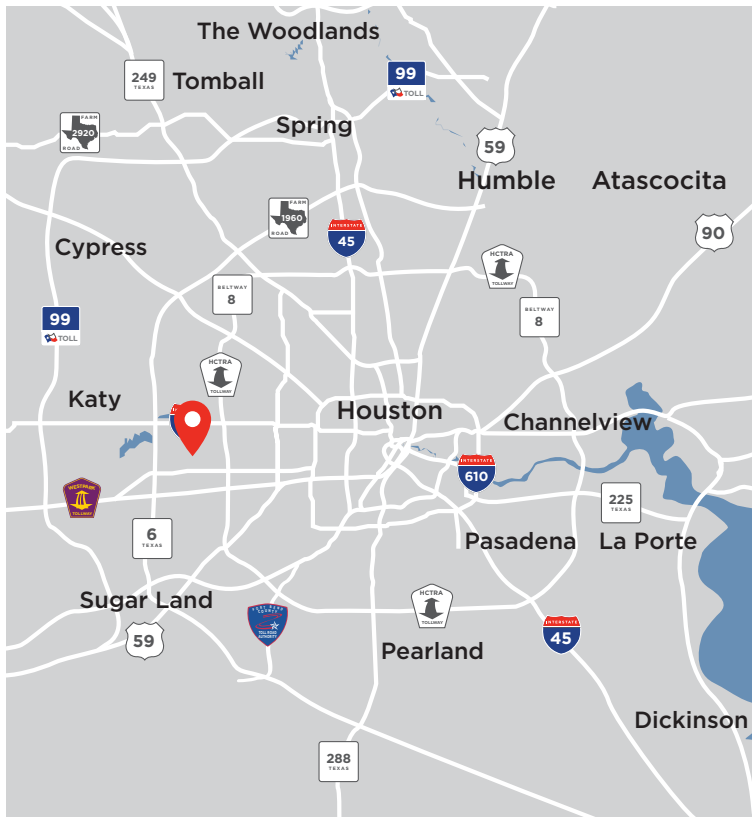
**NEW DEVELOPMENT – HOUSTON, TX**  
 SEC OF BELLAIRE BLVD & DAIRY ASHFORD RD | HOUSTON, TEXAS  
 PAD SITES & NEW RETAIL FOR LEASE IN INTERNATIONAL DISTRICT  
 REBECCA LE | JOHN NGUYEN | 281.477.4300

## NEW DEVELOPMENT IN HOUSTON, TEXAS PAD SITES FOR GROUND LEASE & NEW RETAIL

- Pad sites for ground lease at Bellaire Boulevard and S. Dairy Ashford Road.
- Situated in Houston's International District and surrounded by dining, shopping, retail, and services.
- Signalized hard corner with 66,000 cars per day at intersection.
- Densely-populated with 508,660 people living in a 5-mile radius with an average household income of \$81,120.
- Ideal uses: grocery, gas, banking, fast food, entertainment, or medical

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## PROPERTY HIGHLIGHTS

- ▶ **AVAILABLE:**  
Pad sites for ground lease
- ▶ **FRONTAGE:**  
Approx. 12,700 ft. on Bellaire Blvd.
- ▶ **TRAFFIC COUNTS:**  
42,000 VPD on Bellaire Blvd.  
24,000 VPD on S. Dairy Ashford Rd.



**508,660**  
Current Population  
Within a 5-Mile Radius

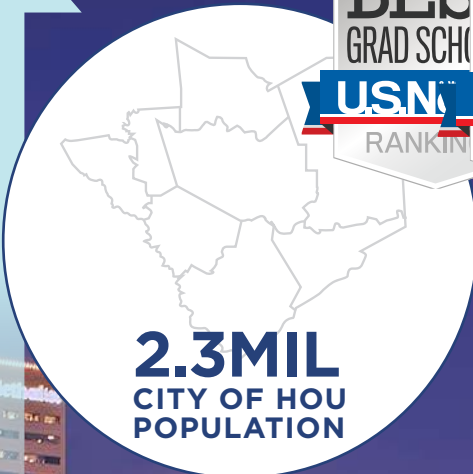


**13.69%**  
Population Growth  
Within a 3-mile Radius  
from 2010 to 2020



**\$81,120**  
Average HHI Within  
a 5-Mile Radius

# CITY HIGHLIGHTS



**BEST GRAD SCHOOL RANKING**  
**BEST REGIONAL HOSPITAL RANKING**  
**BEST CHILDREN'S HOSPITAL RANKING**  
**BEST HOSPITAL HONORARY RANKING**  
**BEST HOSPITAL RANKING**

US News & World Report  
 US News & World Report  
 US News & World Report  
 US News & World Report  
 US News & World Report

2019-20  
 2019-20  
 2019-20  
 2019-20  
 2019-20



## ECONOMY INDEX

**HOUSTON RANKED AS THE 26<sup>TH</sup> LARGEST ECONOMY WORLDWIDE**

Exceeding Thailand and Iran GDP  
Expected to top \$1 trillion by 2020

**\$490 BILLION GPD**

7th largest U.S. metro economy

**3RD LARGEST NATIONWIDE**

Concentration of Fortune 1000 companies in Metro Houston

**FOREIGN TRADE**

\$240 billion in 2019 foreign trade

## BUILDING PERMITS

City-issued building permits for construction in 2018 valued at \$6.1 billion - an average of \$11,587 per minute

## HEADQUARTERS

2018	Company #
Fortune 500	21
Fortune 100	44
Fortune Global 100	6
Forbes Global 2,000	23
Inc. 5,000	100

## MEDICAL INDEX

### TMC BY THE NUMBER

\$3 Billion in construction projects underway

50 Million developed square feet

10 Million patient visits per year



TEXAS MEDICAL CENTER

750,000 ER visits per year

180,000+ Surgeries

13,600+ total heart surgeries

106,000+ Employees

8th largest business district in U.S. with 1,345 total acres and \$25 billion in GDP

## TEXAS MEDICAL CENTER

World's largest medical complex in: number of hospitals, physicians, square footage, and patient volume

## EMPLOYMENT

366,582 people employed 3Q 2018

Medical workers account for 1 in 8 of entire Houston workforce

## FUTURE: TMC3

Multi-institutional 30-AC campus

↑ Create 30,000 new jobs

↑ Add \$5.2 billion to Houston



# ALIEF NEIGHBORHOOD CENTER

UNDER 1 MILE FROM 17.31-ACRE DEVELOPMENT SITE  
CORNER OF BELLAIRE AND SOUTH KIRKWOOD ROADS



37 ACRES  
2-STORY | 70K-SF BUILDING



\$52 MILLION  
DEVELOPMENT BUDGET



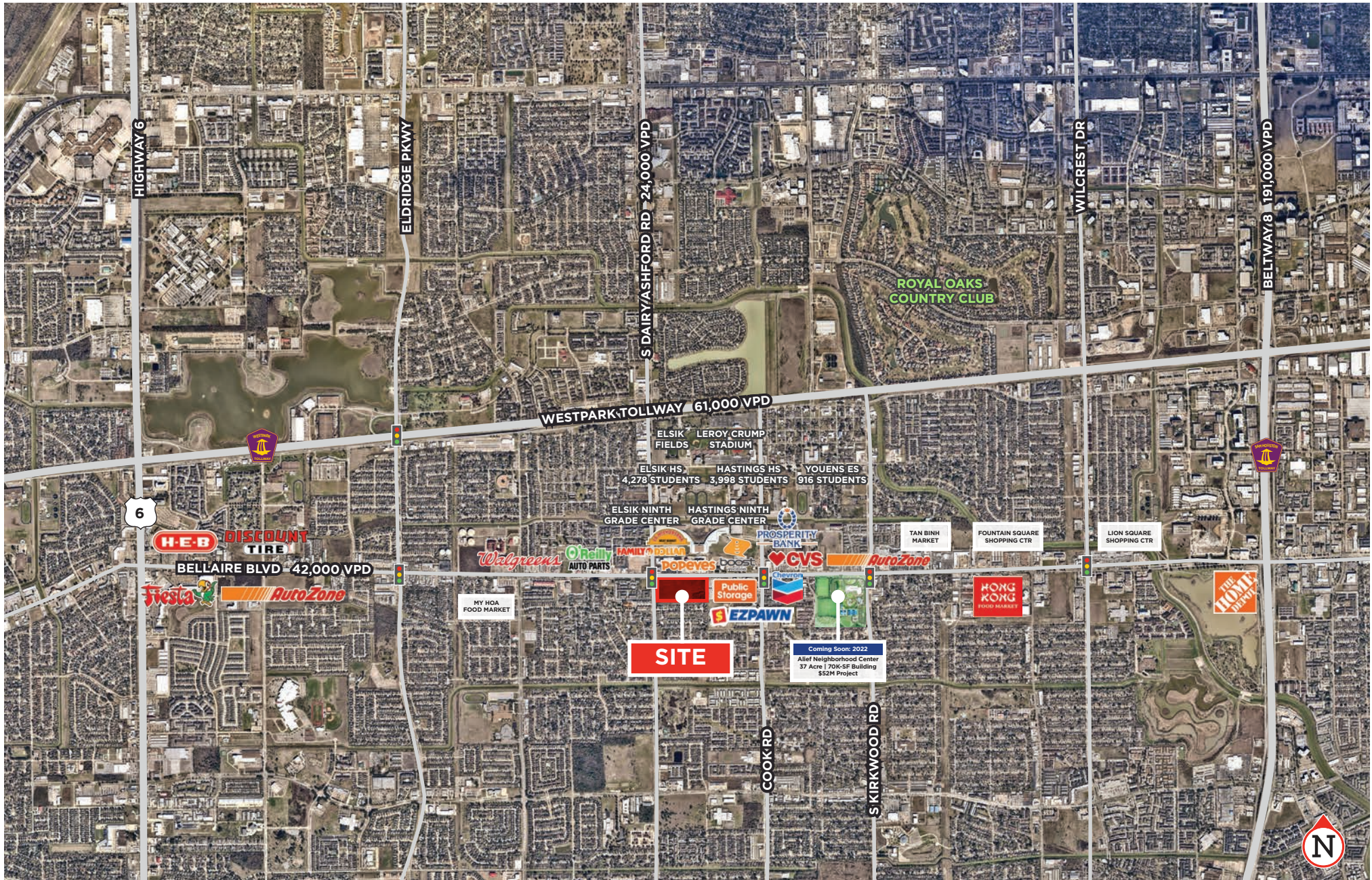
JANUARY 2022  
ESTIMATED COMPLETION

**“ALIEF NEIGHBORHOOD CENTER WILL BE A GAME-CHANGER FOR THE ALIEF COMMUNITY...DESTINED TO BECOME A NEIGHBORHOOD LANDMARK... A MODEL FOR THE NATION...”**

SOURCE: STEVE WRIGHT  
HOUSTON PARKS & RECREATION DEPARTMENT DIRECTOR

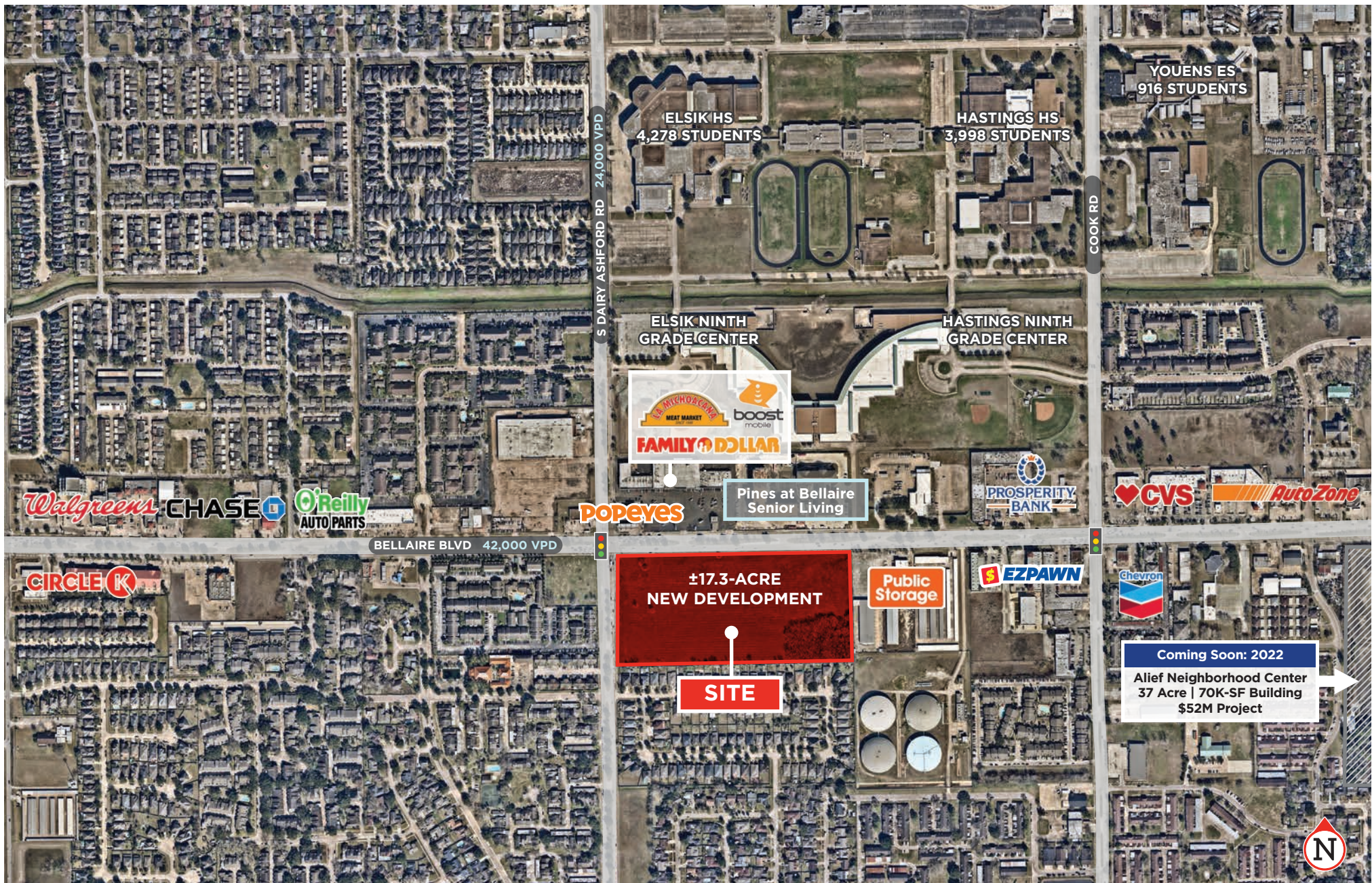
NEIGHBORHOOD HIGHLIGHTS

# INTERNATIONAL DISTRICT DEVELOPMENT



AERIALS + ACREAGE

# INTERNATIONAL DISTRICT DEVELOPMENT

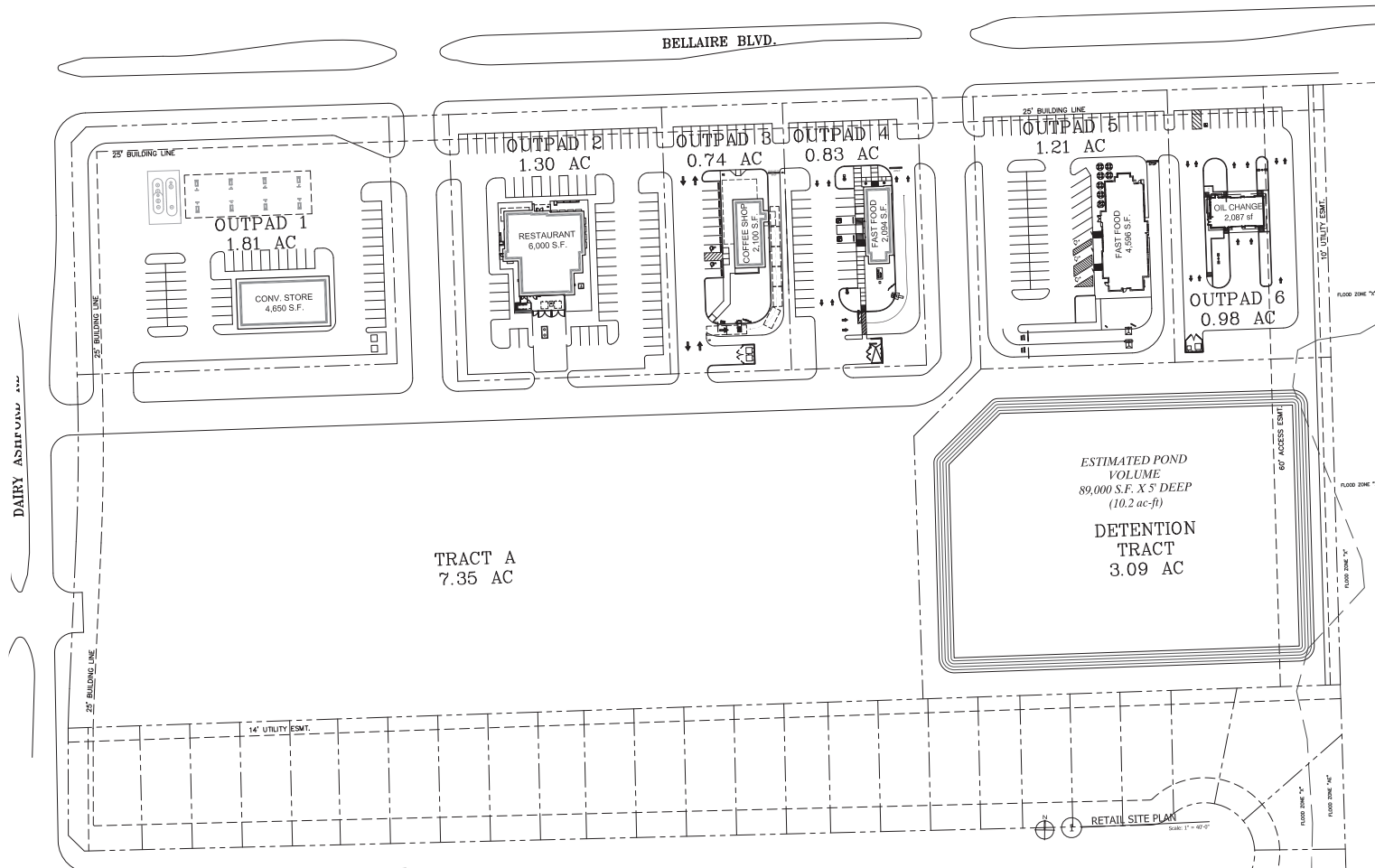


AERIALS + ACREAGE



# INTERNATIONAL DISTRICT DEVELOPMENT

TRACT	BUSINESS	LAND AREA	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO
<b>A</b>	For Lease	7.35 AC/320,315 SF	-	-	-	-
<b>Outpad 1</b>	Convenience Store	1.81 AC/78,649 SF	4,650 SF	19 Spaces	42 Spaces	9.0/1000
<b>Outpad 2</b>	Restaurant	1.30 AC/56,746 SF	6,000 SF	60 Spaces	72 Spaces	12.0/1000
<b>Outpad 3</b>	Coffee Shop	0.74 AC/32,229 SF	2,100 SF	21 Spaces	21 Spaces	10.0/1000
<b>Outpad 4</b>	Fast Food	0.83 AC/35,993 SF	2,094 SF	21 Spaces	36 Spaces	17.1/1000
<b>Outpad 5</b>	Fast Food	1.21 AC/52,841 SF	4,596 SF	46 Spaces	55 Spaces	12.0/1000
<b>Outpad 6</b>	Oil Change	0.98 AC/42,491 SF	2,087 SF	11 Spaces	11 Spaces	5.2/1000
<b>Detention</b>	-	3.09 AC/134,742 SF	-	-	-	-



SITE PLAN



# INTERNATIONAL DISTRICT DEVELOPMENT



**509K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



**\$81K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES



MORE THAN  
**42,000**  
VPD ON  
BELLAIRE BLVD



“HOUSTON...IS ATTRACTIVE BECAUSE OF OUR  
STRONG ECONOMY, GOOD QUALITY OF LIFE  
AND AFFORDABILITY.”

*SOURCE: SYLVESTER TURNER, MAYOR OF HOUSTON*



DEMOGRAPHICS

**POSTAL COUNTS**

	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	29,641	72,740	184,241
Current Population	94,099	209,786	508,660
2010 Census Average Persons per Household	3.17	2.88	2.76
2010 Census Population	82,948	185,334	470,098
Population Growth 2010 to 2020	13.67%	13.69%	8.50%

**CENSUS HOUSEHOLDS**

	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Household	19.21%	25.90%	27.22%
2 Person Household	23.55%	25.12%	26.59%
3+ Person Household	57.24%	48.98%	46.20%
Owner-Occupied Housing Units	54.02%	44.25%	44.42%
Renter-Occupied Housing Units	45.98%	55.75%	55.58%

**RACE AND ETHNICITY**

	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2020 Estimated White	28.30%	31.35%	36.57%
2020 Estimated Black or African American	26.12%	27.17%	24.21%
2020 Estimated Asian or Pacific Islander	26.75%	23.03%	20.81%
2020 Estimated Other Races	18.17%	17.85%	17.81%
2020 Estimated Hispanic	38.91%	37.63%	38.17%

**INCOME**

	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2020 Estimated Average Household Income	\$72,019	\$73,240	\$81,120
2020 Estimated Median Household Income	\$52,485	\$55,671	\$61,039
2020 Estimated Per Capita Income	\$23,082	\$26,258	\$30,230

**EDUCATION (AGE 25+)**

	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2020 Estimated High School Graduate	26.63%	24.93%	23.86%
2020 Estimated Bachelors Degree	14.71%	18.05%	20.34%
2020 Estimated Graduate Degree	6.89%	8.59%	10.84%

**AGE**

	<b>2 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
2020 Median Age	33.5	33.3	33.8

# 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>(281)477-4300</b>
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<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>



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