



# SAN JACINTO PLAZA – JOE V'S SMARTSHOP

*Retail Space Available*

NWC of Uvalde Road & Wallisville Road | Houston, Texas

**SECOND GEN  
LEASE SPACE  
AVAILABLE 16,182 SF**

**FAMILY DOLLAR**

Rebecca Le | John Nguyen | 281.477.4300

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

# San Jacinto Plaza - Joe V's SmartShop

NWC of Uvalde Road & Wallisville Road | Houston, Texas



San Jacinto Plaza is located in one of Houston's fastest growing residential areas at the northwest corner of Wallisville Road and Uvalde Road. The property is located minutes from the Houston Ship Channel and The Port of Houston which is home to over 150 industrial companies, and has been ranked first in the nation in US imports for twenty consecutive years. The Houston Ship Channel generates over 58,000 direct jobs and a \$1.3 billion local impact. This business density, combined with steadily increasing residential expansion, positions this trade area for sustained long-term retail growth.

Area schools (San Jacinto College, North Shore Senior High, and North Shore Middle School) have a total of over 11,000 students in attendance.

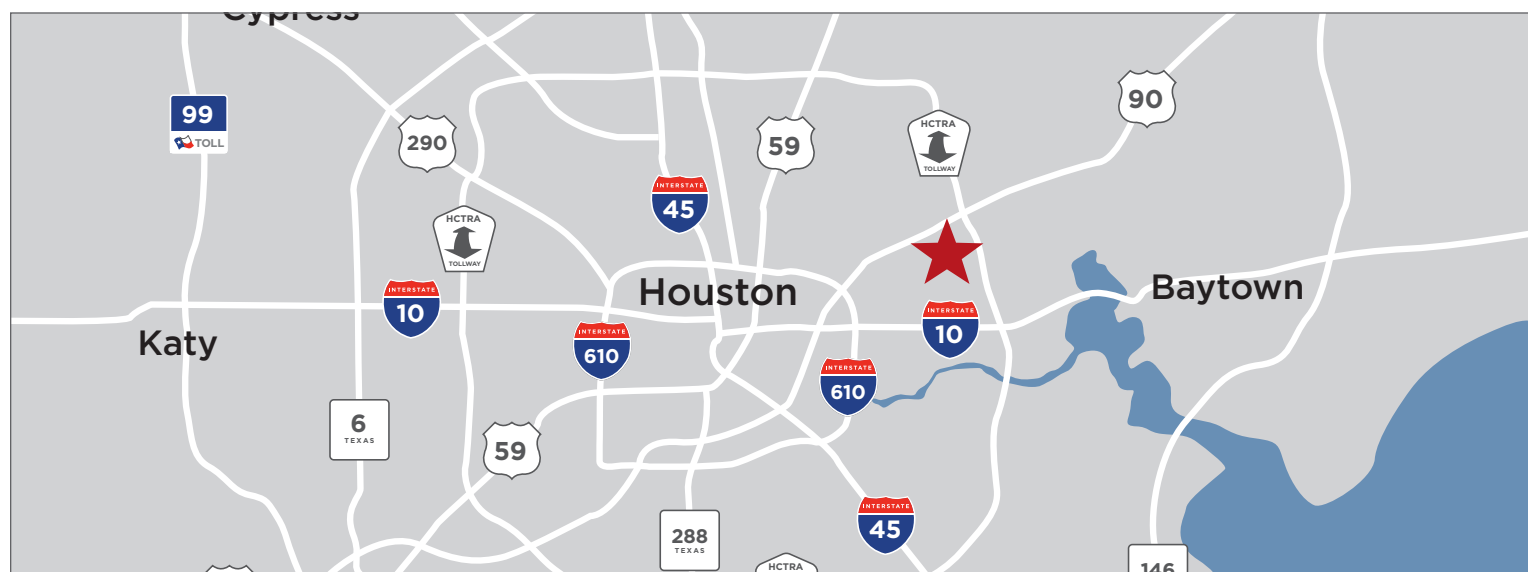
San Jacinto Plaza encompasses 100,000 SF of retail space on 9.769 acres, and is anchored by a 62,714 SF Joe V's Smart Shop.

### Available

- 16,182 SF (second generation)
- 1,257 SF
- 2,655 SF
- 10,000 SF (second generation)

### Traffic Counts

- Wallisville Road: 28,097 VPD
- Uvalde Road: 22,031 VPD



### AREA RETAILERS



**Rebecca Le**  
281.477.4327  
rle@newquest.com

**John Nguyen**  
281.477.4326  
jnguyen@newquest.com

# San Jacinto Plaza - Joe V's SmartShop

NWC of Uvalde Road & Wallisville Road | Houston, Texas

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'I'	425,524	9.77	125,129	572	4.57	29.41
TOTAL	425,524	9.77	125,129	572	4.57	29.41

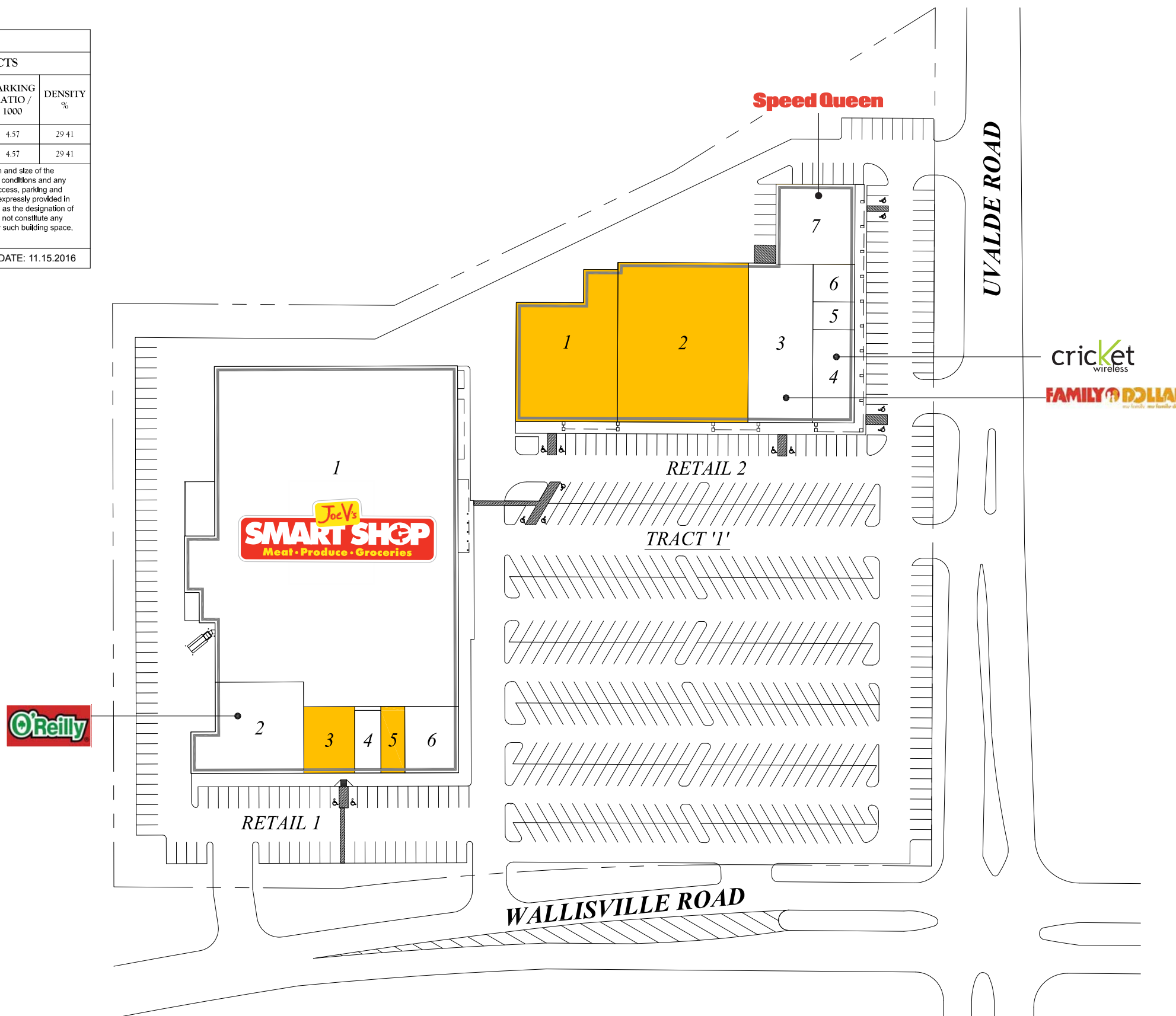
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DATE: 11.15.2016

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	JOE V'S SMART SHOP	65,714 S.F.
2	O'REILLY	7,299 S.F.
3	AVAILABLE	2,655 S.F.
4	JACKSON HEWITT	1,285 S.F.
5	AVAILABLE	1,257 S.F.
6	LEO DENTISTRY	2,800 S.F.
TOTAL		81,010 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	AVAILABLE	10,000 S.F.
2	AVAILABLE	16,182 S.F.
3	FAMILY DOLLAR	8,053 S.F.
4	CRICKET WIRELESS	3,040 S.F.
5	NAIL SALON	910 S.F.
6	HAIR SALON	1,223 S.F.
7	SPEED QUEEN	4,711 S.F.
TOTAL		44,119 S.F.

AVAILABLE



## WHO'S NEARBY

## DEMOGRAPHICS

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

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	21,116	35,969	55,737
Current Population	67,699	118,670	185,573
2010 Census Average Persons per Household	3.21	3.30	3.33
2010 Census Population	57,368	98,640	156,779
Population Growth 2010 to 2020	18.09%	20.60%	19.04%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	18.63%	17.74%	17.42%
2 Person Households	23.99%	22.69%	22.25%
3+ Person Households	57.38%	59.57%	60.33%
Owner-Occupied Housing Units	60.72%	61.41%	61.28%
Renter-Occupied Housing Units	39.28%	38.59%	38.72%
<b>RACE AND ETHNICITY</b>			
2020 Estimated White	48.22%	50.38%	52.24%
2020 Estimated Black or African American	26.41%	22.82%	19.88%
2020 Estimated Asian or Pacific Islander	3.37%	2.87%	2.26%
2020 Estimated Other Races	21.21%	23.06%	24.58%
2020 Estimated Hispanic	53.90%	57.81%	60.67%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$69,560	\$68,067	\$66,742
2020 Estimated Median Household Income	\$60,268	\$60,198	\$57,694
2020 Estimated Per Capita Income	\$22,473	\$21,304	\$20,555
<b>EDUCATION (AGE 25+)</b>			
2020 Estimated High School Graduate	27.86%	28.93%	30.38%
2020 Estimated Bachelors Degree	11.08%	9.80%	8.81%
2020 Estimated Graduate Degree	5.87%	5.05%	4.09%
<b>AGE</b>			
2020 Median Age	31.7	30.9	31.0

# Our quest is your success.

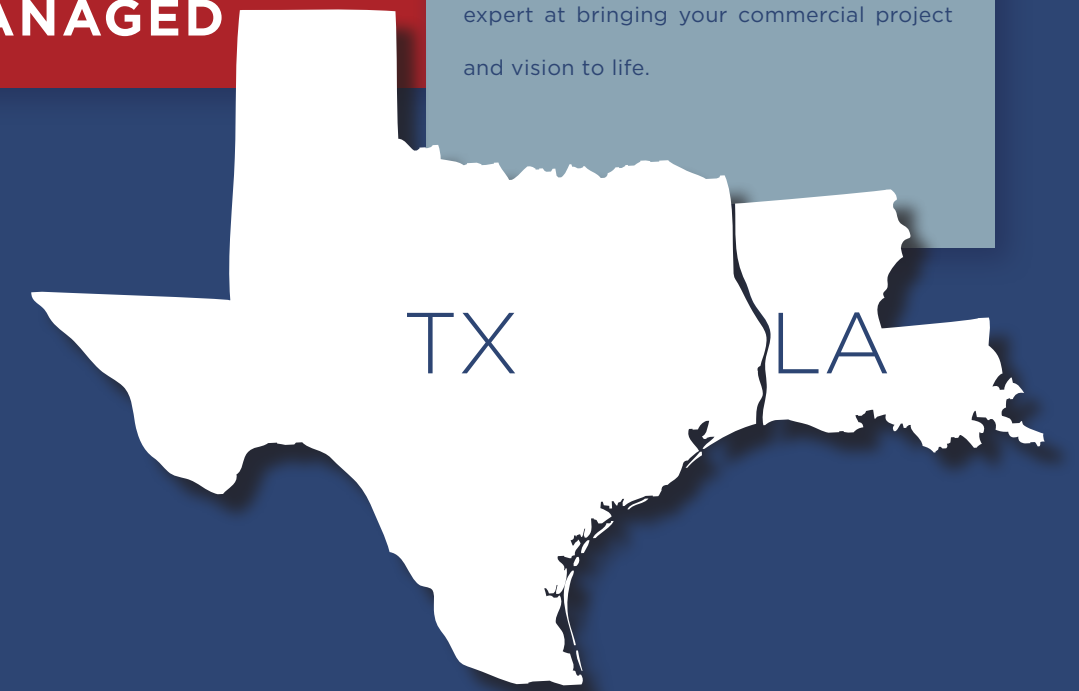
9.9M SF  
**OWNED**

12.1M SF  
**LEASED**

10.8M SF  
**MANAGED**

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





# 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>
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

