



# 2549 FONDREN ROAD

*Pre-Leasing New Retail Center in Piney Point*

NEQ of Fondren Rd. and Westheimer Rd. | Houston, Texas




Rebecca Le | Heather Nguyen | 281.477.4300

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



★  
**8.4%**  
**HISTORIC ANNUAL GROWTH**  
FROM 2010 - 2020  
\*5 mile radius

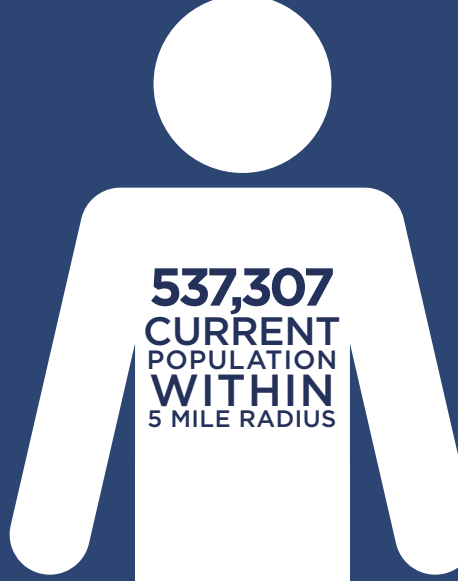
**\$114K**  
**AVERAGE HOUSEHOLD INCOME**  
WITHIN 5 MILE TRADE AREA



**HOME VALUES**  
**OVER \$1 MILLION**

**MAJOR AREA RETAILERS**

- Home Depot
- Walmart
- Target
- PetSmart



**537,307**  
**CURRENT POPULATION**  
**WITHIN**  
**5 MILE RADIUS**



**2549 FONDREN RD.**

**LOCATED NEAR GALLERIA AND WESTCHASE DISTRICT**

**OVER 242,000 PEOPLE** living within 3 miles with an **AVERAGE HHI +\$95,000/YEAR**

**89,900 VPD** at the intersection of Fondren Rd. and Westheimer Rd.

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# 2549 Fondren Road

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Home Values  
(+) \$1 Million

The Kinkaid  
School  
1,412 Students

Woodlake  
Square  
Randalls  
Wendy's  
Ragin' Cajun  
El Tiempo Cantina  
Corner Bakery Cafe

St Thomas  
Athletics  
Center

**SITE**

THE HOME DEPOT  
Guitar Center  
CHASE  
PETSMART

KREI Academy  
DSW  
PETCO  
BOSTON MARKET  
McDonald's

Stein Mart

NTB

Chuy's

SPES

Wendy's

WESTHEIMER RD 59,649 VPD

CVS  
pharmacy

S GESSNER 28,363 VPD

LA FITNESS  
McDonald's  
Jack in the box

BURGER KING  
DOLLAR TREE  
Party City

The EGG&I  
BREAKFAST BRUNCH LUNCH

FONDREN RD 21,130 VPD

TARGET  
WELLS FARGO  
STARBUCKS COFFEE  
Capital One  
verizon wireless  
Denny's  
CHIPOTLE

Walmart

AMC  
THEATRES

ROSS  
99c ONLY  
Office DEPOT  
Cane's  
STARBUCKS COFFEE

S VOSS RD 35,032 VPD

RICHMOND AVE 36,402 VPD

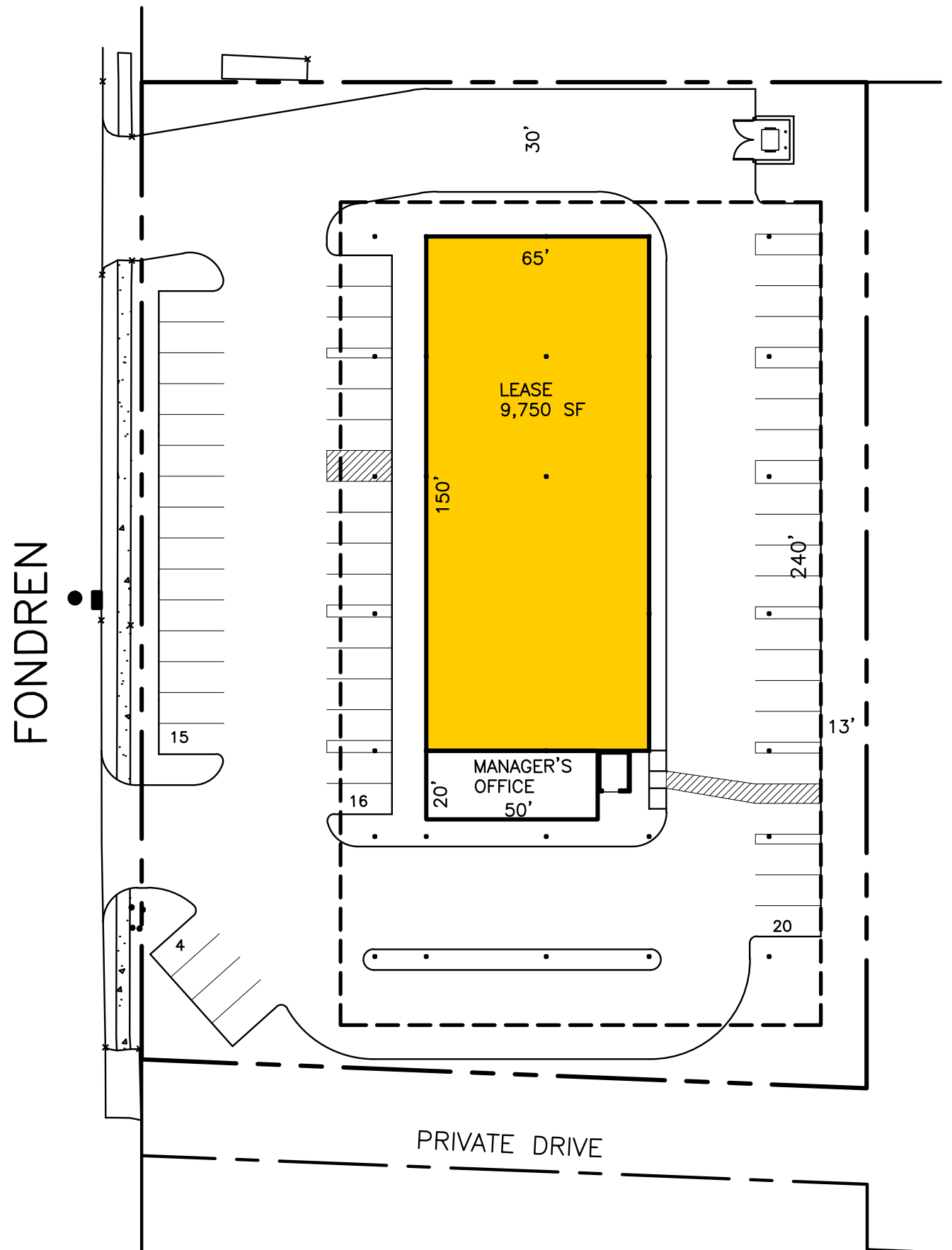
Wisdom High  
School  
1,972 Students



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## DEMOGRAPHICS



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

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	12,530	91,517	219,830
Current Population	24,279	215,131	537,307
2010 Census Average Persons per Household	1.94	2.35	2.44
2010 Census Population	23,306	206,484	499,254
Population Growth 2010 to 2020	4.81%	4.60%	8.40%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	47.99%	37.47%	34.34%
2 Person Households	29.46%	28.14%	28.76%
3+ Person Households	22.55%	34.40%	36.90%
Owner-Occupied Housing Units	21.58%	30.95%	37.79%
Renter-Occupied Housing Units	78.42%	69.05%	62.21%
<b>RACE AND ETHNICITY</b>			
2020 Estimated White	52.00%	51.35%	52.72%
2020 Estimated Black or African American	21.11%	14.67%	15.29%
2020 Estimated Asian or Pacific Islander	10.67%	12.45%	11.75%
2020 Estimated Other Races	15.52%	20.41%	19.41%
2020 Estimated Hispanic	38.19%	47.41%	44.44%
<b>INCOME</b>			
2020 Estimated Average Household Income	\$76,635	\$96,693	\$113,730
2020 Estimated Median Household Income	\$54,395	\$65,070	\$75,925
2020 Estimated Per Capita Income	\$40,594	\$42,177	\$48,025
<b>EDUCATION (AGE 25+)</b>			
2020 Estimated High School Graduate	15.77%	19.65%	18.96%
2020 Estimated Bachelors Degree	31.67%	24.95%	25.53%
2020 Estimated Graduate Degree	15.74%	15.40%	17.14%
<b>AGE</b>			
2020 Median Age	32.9	33.8	34.6



# 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

