



SHELDON FOREST GROCERY ANCHORED SHOPPING CENTER

Small Shop Spaces Available

NWC of I-10 & Sheldon Rd. | Channelview, Texas



Nick Ramsey | 281.477.4300

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

Sheldon Forest Grocery Anchored Shopping Center

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Site Specifics:

- Food Town grocery anchored shopping center described by the locals as “our grocery store”

Strategic Advantages:

- Center offers several:
 - First major shopping center for local consumers traveling west from Lynchburg
 - Only center anchored by a leading supermarket on major north/south thoroughfare north of the Houston Ship Channel
 - Excellent Freeway visibility
 - Small shop space available

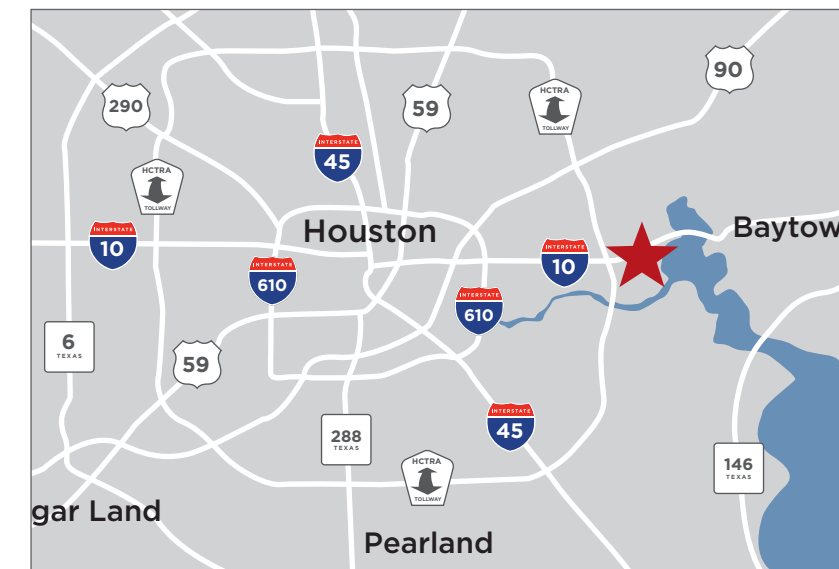
Sale/Lease/Ground Lease: Lease

Approximate Size:	2,378 SF
	1,500 SF
	2,000 SF

Price: Call broker for pricing

School District: Channelview Independent

Traffic Counts: 23,000 VPD on Sheldon Rd.
159,000 VPD on Interstate 10



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Sheldon Forest Grocery Anchored Shopping Center

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ID	TENANT	SF
425	BPL PLASMA	11,550
431A	WINGSTOP	1,200
STO	AVAILABLE	1,178
433	T-MOBILE	2,390
435	FOOD TOWN	32,850
437B	BURKE'S OUTLET	20,000
439A	BOOST MOBILE	2,000
439B	AVAILABLE	2,000
443	FAMILY DOLLAR	8,640
447	AVAILABLE	1,500
445	PIZZA HUT	1,500
445B	AVAILABLE	3,100
441D	CHANNELVIEW PHARMACY	1,500
441C	SMILE RITE DENTAL	1,500
441B	SHELDON NAILS	1,000
441A	SUBWAY	1,500
475	TACO BELL	1,800
415	CHURCH'S CHICKEN	2,225
413	TAQUERIA EL REGIO	2,700



Channelview Grocery Store



Junior Box Available



Recently Completed New Fascia

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

	1 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	3,604	17,868	38,466
Current Population	11,579	62,117	125,536
2010 Census Average Persons per Household	3.21	3.48	3.26
2010 Census Population	7,672	52,317	103,452
Population Growth 2010 to 2020	52.23%	18.95%	21.53%
CENSUS HOUSEHOLDS			
1 Person Household	18.87%	14.62%	17.92%
2 Person Households	24.48%	21.46%	23.54%
3+ Person Households	56.65%	63.91%	58.54%
Owner-Occupied Housing Units	56.85%	67.61%	62.68%
Renter-Occupied Housing Units	43.15%	32.39%	37.32%
RACE AND ETHNICITY			
2020 Estimated White	60.98%	56.84%	53.16%
2020 Estimated Black or African American	4.44%	13.10%	19.14%
2020 Estimated Asian or Pacific Islander	1.32%	2.00%	2.66%
2020 Estimated Other Races	32.22%	27.26%	24.18%
2020 Estimated Hispanic	67.01%	65.30%	58.69%
INCOME			
2020 Estimated Average Household Income	\$62,471	\$70,911	\$68,817
2020 Estimated Median Household Income	\$52,334	\$62,315	\$60,011
2020 Estimated Per Capita Income	\$19,597	\$20,923	\$21,725
EDUCATION (AGE 25+)			
2020 Estimated High School Graduate	37.44%	31.60%	29.85%
2020 Estimated Bachelors Degree	5.72%	7.23%	9.34%
2020 Estimated Graduate Degree	1.39%	3.59%	4.76%
AGE			
2020 Median Age	30.6	30.0	31.0



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
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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

