



FONDREN SOUTHWEST VILLAGE

300,000 SF Retail Power Center - Up to 10,000 SF Available

NWC of W. Bellfort & Fondren Road | Houston, Texas

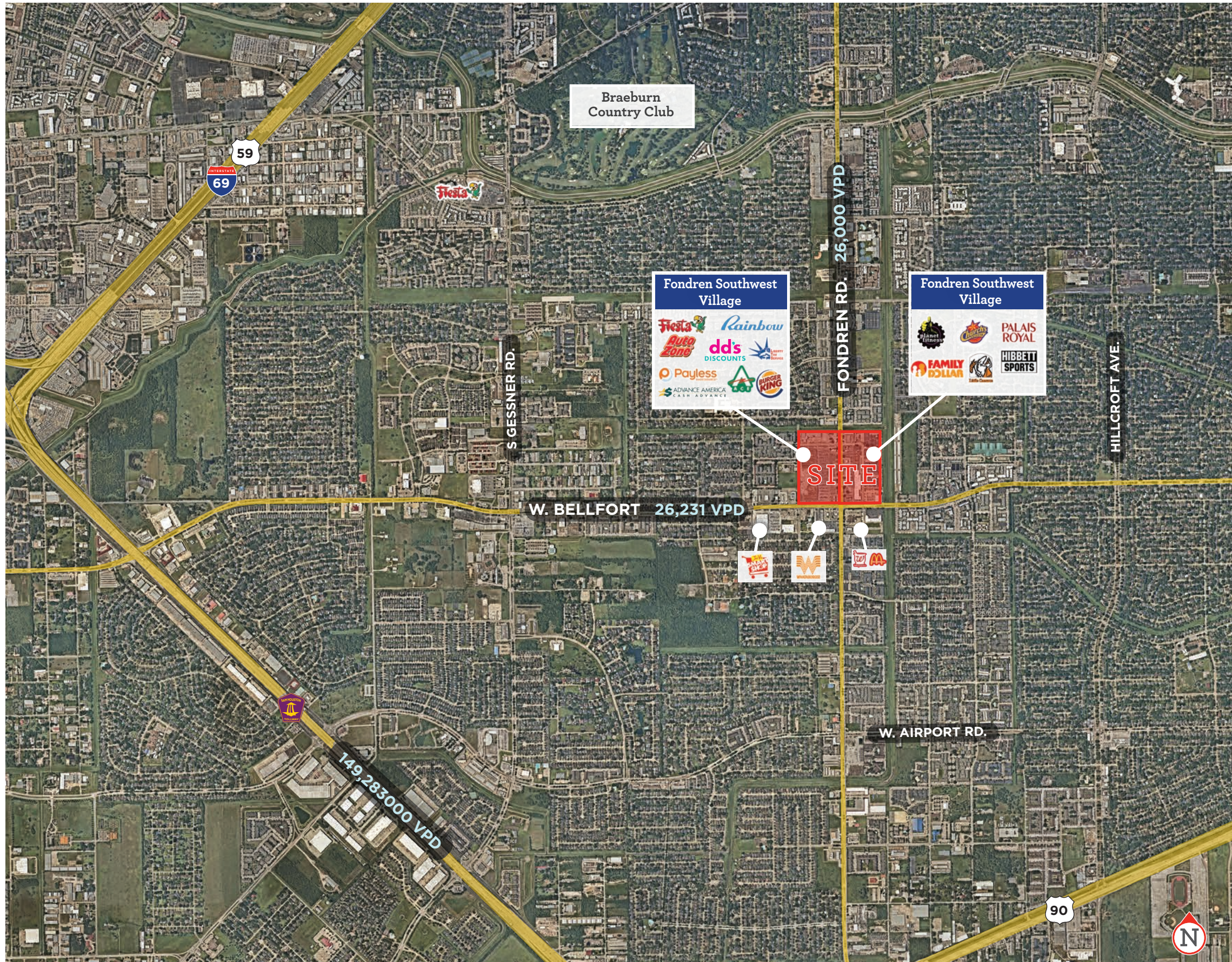


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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Fondren Southwest Village

NWC of W. Bellfort & Fondren Road | Houston, Texas



- Fondren Southwest Village is a 300,000 SF grocery-anchored power center located in densely populated southwest Houston. The center dominates the trade area and encompasses both the northwest (Fiesta) and northeast (Planet Fitness) corners of the Fondren/West Bellfort intersection
- Well-rounded tenancy anchored by Fiesta, dd's Discounts, Planet Fitness, and Palais Royal
- Fiesta recently signed expansion plans to increase footprint by 38%
- Exceptional tenant sales
- Dense, working-class area with over 180,000 people in 3-mile radius
- High traffic counts and healthy pedestrian activity
- Easy access via Fondren or W. Bellfort, which connect to Hwy 59, Beltway 8, West Park Tollway and Loop 610
- New ownership is investing in improvements to lighting, facade, parking lot, and security

Available Spaces

- Up to 10,000 SF can be made available
- Bank end cap - 2,500 SF
- 2nd Generation - 3,200 SF & 3,376 SF

Traffic Counts

- West Bellfort west of Fondren Road - 26,231
- West Bellfort east of Fondren Road - 28,580
- Fondren Road north of West Bellfort - 26,000
- Fondren Road south of West Bellfort - 33,390

Source: TXDOT 2017



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Fondren Southwest Village

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| NO. | NAME | LEASE AREA |
|-------|-----------------------|-------------|
| 2-3 | CALLIOPE'S BOBOYS | 2,400 S.F. |
| 4 | VISION ESSENCE | 1,609 S.F. |
| 5 | PIZZA PATRON | 1,440 S.F. |
| 6 | REDI-CARE PHARMACY | 1,200 S.F. |
| 7 | ADVANCE AMERICA | 1,168 S.F. |
| 8 | AI INSURANCE | 1,200 S.F. |
| 9 | WING STOP | 2,235 S.F. |
| 10 | AT&T | 1,252 S.F. |
| 11 | ACE CASH EXPRESS | 751 S.F. |
| 12 | JIMS LIQUOR | 945 S.F. |
| 13 | LIBERTY TAX SERVICE | 1,133 S.F. |
| 14 | GAMESTOP | 1,117 S.F. |
| 15 | PRESTIGE PERFUMES | 825 S.F. |
| 16 | TMOBILE | 2,021 S.F. |
| 17 | FIESTA | 45,311 S.F. |
| 19 | PRINCE DOLLAR | 4,488 S.F. |
| 20 | JEFFERSON DENTAL | 4,000 S.F. |
| 21-23 | AVAILABLE | 10,000 S.F. |
| 24 | AMERICA'S BEST VISION | 5,500 S.F. |
| 25 | PAYLESS SHOESOURCE | 3,500 S.F. |
| 27 | CITI TRENDS | 10,290 S.F. |
| 28 | RAINBOW SHOPS | 10,000 S.F. |
| 29-30 | DD'S DISCOUNTS | 22,000 S.F. |
| 31 | AUTOZONE | 7,950 S.F. |
| 31A | AVAILABLE | 48,196 S.F. |
| 32 | SHELL | 2,016 S.F. |
| 33 | CHASE BANK | 7,840 S.F. |
| 34 | BURGER KING | 3,944 S.F. |
| 35 | SUBWAY | 1,279 S.F. |
| 36 | CITY GEAR | 5,400 S.F. |

| NO. | NAME | LEASE AREA |
|-------|---------------------|-------------|
| 38 | CITY GEAR | 2,500 S.F. |
| 39 | DENTIST USA | 2,500 S.F. |
| 40 | CHURCH'S CHICKEN | 1,600 S.F. |
| 41 | LITTLE CAESARS | 1,967 S.F. |
| 42 | FONDREN FOOD STORE | 1,861 S.F. |
| 43-44 | LAUNDRY LOUNGE | 4,428 S.F. |
| 45 | AVAILABLE | 3,200 S.F. |
| 46 | FAMILY DOLLAR | 8,557 S.F. |
| 50 | PALAIS ROYAL | 16,579 S.F. |
| 51-56 | PLANET FITNESS | 17,461 S.F. |
| 57 | LILY'S BOUTIQUE | 4,800 S.F. |
| 58B | BRAID TOWN | 1,200 S.F. |
| 58C | CAL'S NAILS | 1,200 S.F. |
| 58D | RINK'S BARBER SHOP | 1,200 S.F. |
| 59 | AMCO AUTO INSURANCE | 1,200 S.F. |
| 60-62 | BEAUTY EMPIRE | 9,555 S.F. |
| 63 | HIBBETT SPORTS | 4,000 S.F. |
| 64 | AVAILABLE | 3,376 S.F. |
| 65 | METRO PCS | 1,200 S.F. |
| 66 | AVAILABLE | 2,500 S.F. |

AVAILABLE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 09/18

| | 2 Mile | 3 Mile | 5 Mile |
|---|----------|----------|----------|
| POSTAL COUNTS | | | |
| Current Households | 13,185 | 65,717 | 180,571 |
| Current Population | 35,418 | 181,582 | 517,936 |
| 2010 Census Average Persons per Household | 2.69 | 2.76 | 2.87 |
| 2010 Census Population | 30,148 | 154,820 | 442,260 |
| Population Growth 2010 to 2018 | 17.63% | 18.47% | 17.84% |
| CENSUS HOUSEHOLDS | | | |
| 1 Person Household | 30.29% | 27.23% | 25.26% |
| 2 Person Households | 25.83% | 27.14% | 25.86% |
| 3+ Person Households | 43.88% | 45.63% | 48.88% |
| Owner-Occupied Housing Units | 35.24% | 48.23% | 42.85% |
| Renter-Occupied Housing Units | 64.76% | 51.77% | 57.15% |
| RACE AND ETHNICITY | | | |
| 2018 Estimated White | 29.79% | 41.34% | 39.67% |
| 2018 Estimated Black or African American | 45.58% | 31.56% | 27.56% |
| 2018 Estimated Asian or Pacific Islander | 6.74% | 7.36% | 10.72% |
| 2018 Estimated Other Races | 17.31% | 19.16% | 21.25% |
| 2018 Estimated Hispanic | 34.29% | 41.04% | 46.36% |
| INCOME | | | |
| 2018 Estimated Average Household Income | \$62,235 | \$74,290 | \$73,567 |
| 2018 Estimated Median Household Income | \$42,259 | \$55,094 | \$54,817 |
| 2018 Estimated Per Capita Income | \$24,286 | \$27,695 | \$26,352 |
| EDUCATION (AGE 25+) | | | |
| 2018 Estimated High School Graduate | 24.28% | 24.16% | 25.01% |
| 2018 Estimated Bachelors Degree | 15.72% | 18.58% | 16.57% |
| 2018 Estimated Graduate Degree | 9.13% | 11.30% | 10.39% |
| AGE | | | |
| 2018 Median Age | 33.2 | 34.2 | 33 |

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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.

| | | | |
|---|---------------|---------------------------|----------------------|
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| 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

