



# WINDCLIFF TOWN CENTER

*Small Office Suites & Retail Space Available for Lease*

NEC of Jones Rd & Cypress North Houston | Houston, Texas



Ronnie Miranda, CCIM, SIOR | Ryan Kelsall | 281.477.4300

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





**103,414  
CURRENT  
HOUSEHOLDS  
WITHIN  
5 MILES**

**\$103K  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN  
5 MILE AREA**



**TRAFFIC COUNTS**

35,572 VPD on Jones Rd  
24,012 VPD on Cypress North Houston Rd

Source: TXDOT 2017



**AREA RETAILERS**

**278,193  
POPULATION  
WITHIN  
5 MILE AREA**



**WINDCLIFF  
TOWN CENTER**

A dense population with high income levels enhance Windcliff Town Center's demographics. The center is situated in the heart of 3 major thoroughfares FM 1960, HWY 249 and HWY 290. This site includes a professional building, Walgreens, two retail strips, and a free standing bank.

Project Size

- Professional/Retail Space: **51,441 SF**

Available For Lease

- Retail Building 5: **1,890 - 7,000 SF**
- Executive Suites: **502 - 946 SF**

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FARM TO MARKET ROAD 1960

0.9 Acres AVAILABLE

2.1 Acres AVAILABLE

**BIG LOTS!** **HOBBY LOBBY**   
**SMOOTHIE KING** **FITNESS CONNECTION**

**Capital One**  
**TACO CABANA**



JONES RD 35,572 VPD

**Kroger**

**TGF HAIR SALON** **DaVita**

**CHASE**

**BUCK'S**  
**WALDEBARK FACTORY** **STATE FARM INSURANCE**

**CYPRESS CHRISTIAN**

**CVS**

**Jack in the box**

CYPRESS N HOUSTON RD 24,012 VPD

**WINDCLIFF TOWN CENTER**  
**THE CYPRESS DANCE PROJECT** **goodwill**  
**Allstate**

**Walgreens**





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	267,153	6.13	51,819	362	6.99	19.40
TRACT '2'	25,707	0.59	4,045	18	4.45	15.73
TRACT '4'	59,137	1.36	14,820	63	4.25	25.06
<b>TOTAL</b>	<b>351,997</b>	<b>8.08</b>	<b>70,684</b>	<b>443</b>	<b>6.27</b>	<b>20.08</b>

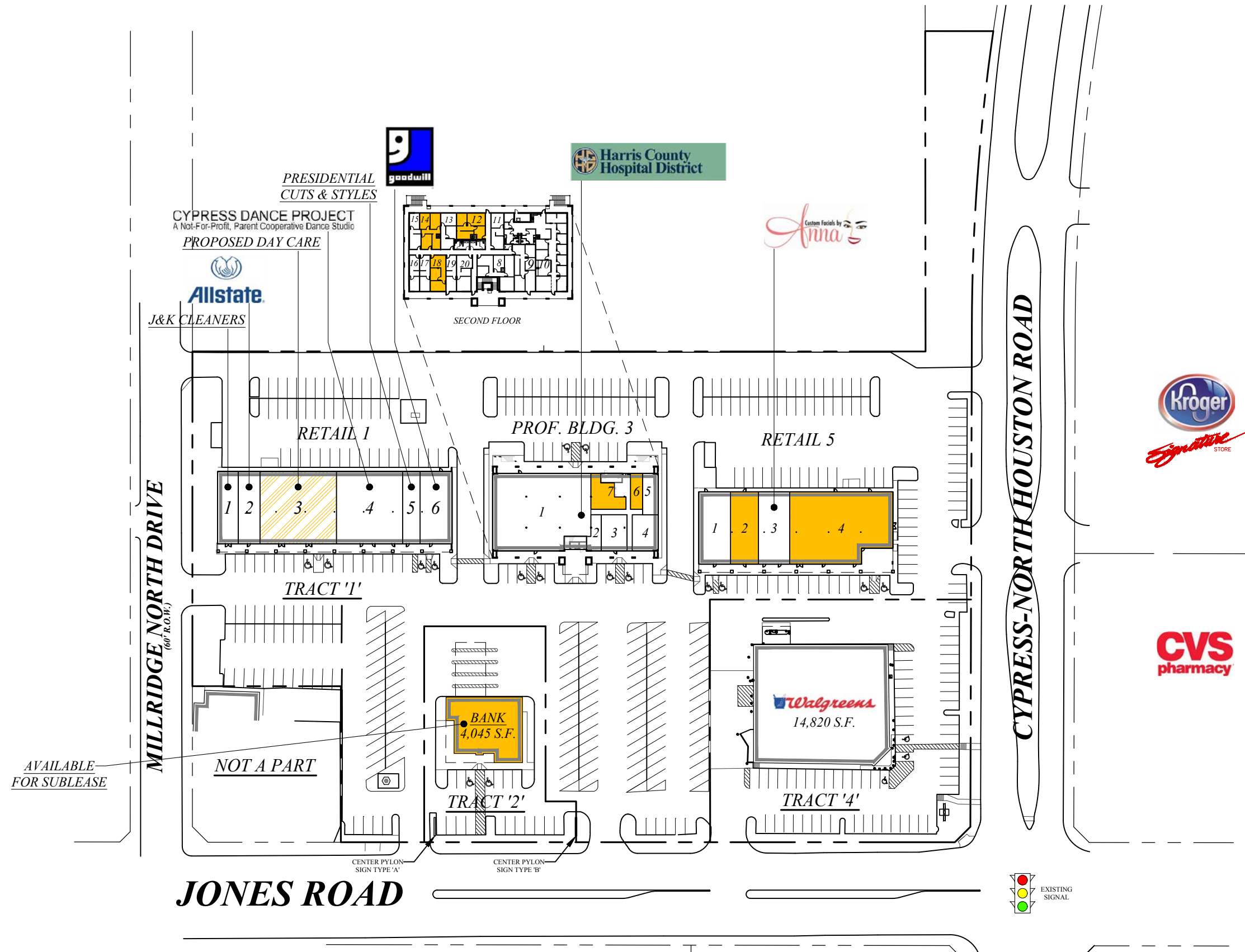
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, 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.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP63      DATE: 10.04.18

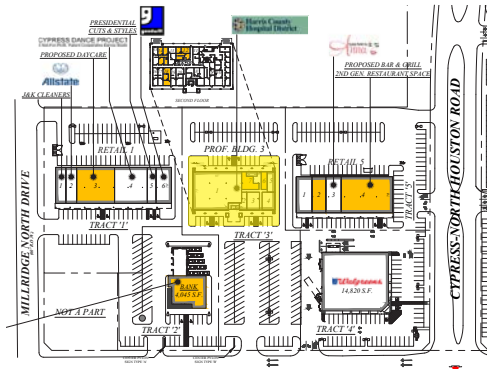
RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	J&K CLEANERS	1,400 S.F.
2	ALLSTATE	1,470 S.F.
3	PROPOSED DAY CARE	5,180 S.F.
4	CYPRESS DANCE PROJECT	4,480 S.F.
5	PRESIDENTIAL CUTS & STYLES	1,190 S.F.
6	GOODWILL	2,100 S.F.
<b>TOTAL</b>		<b>15,820 S.F.</b>

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	AS&N NAIL & HAIR	2,155 S.F.
2	AVAILABLE	1,890 S.F.
3	CUSTOM FACIALS BY ANNA	2,100 S.F.
4	AVAILABLE	7,000 S.F.
<b>TOTAL</b>		<b>13,145 S.F.</b>

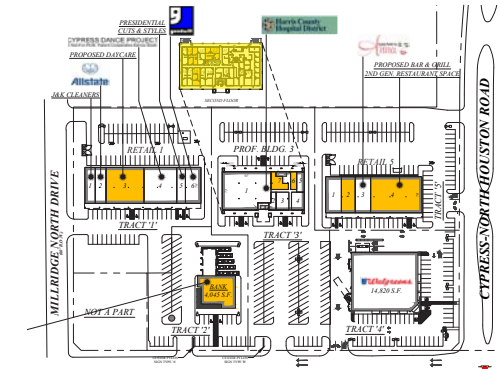
PROFESSIONAL BUILDING 3		
NO.	NAME	LEASE AREA
<b>FIRST FLOOR</b>		
1	HARRIS COUNTY HOSPITAL DISTRICT	6,760 S.F.
2	WITHIN YOU COUNSELING	484 S.F.
3	REQUESTED PERSONNEL	1,050 S.F.
4	ECM INSURANCE	1,042 S.F.
5	PERFORMANCE CHARTER SCHOOL	719 S.F.
6	AVAILABLE	502 S.F.
7	AVAILABLE	946 S.F.
<b>SECOND FLOOR</b>		
8	CYPRESS CONSTRUCTION	1,093 S.F.
9	EMPIRE HOMES	1,108 S.F.
10	SHIELD BEARER COUNSELING	3,166 S.F.
11	AVAILABLE	508 S.F.
12	AVAILABLE	774 S.F.
13	CFAIR TSTA	589 S.F.
14	AVAILABLE	803 S.F.
15	WALKER COMMUNICATION	437 S.F.
16	DUNLAP GORDAN	404 S.F.
17	INNER PEACE COUNSELORS	418 S.F.
18	AVAILABLE	625 S.F.
19	NORMISHA LINTHECOME	418 S.F.
20	SEER SAND	584 S.F.
<b>TOTAL</b>		<b>22,430 S.F.</b>



AVAILABLE



FIRST FLOOR



SECOND FLOOR



## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 12/18

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	4,726	43,073	103,414
Current Population	12,709	113,733	278,193
2010 Census Average Persons per Household	2.69	2.64	2.69
2010 Census Population	12,685	102,547	244,007
Population Growth 2010 to 2018	0.20%	11.31%	14.33%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	23.77%	25.61%	23.74%
2 Person Households	31.00%	30.37%	30.85%
3+ Person Households	45.23%	44.02%	45.42%
Owner-Occupied Housing Units	62.73%	58.60%	64.01%
Renter-Occupied Housing Units	37.27%	41.40%	35.99%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	57.71%	57.74%	60.85%
2018 Estimated Black or African American	15.46%	15.02%	13.69%
2018 Estimated Asian or Pacific Islander	11.27%	13.40%	12.85%
2018 Estimated Other Races	14.95%	13.18%	12.01%
2018 Estimated Hispanic	32.11%	30.13%	28.16%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$78,317	\$89,064	\$102,875
2018 Estimated Median Household Income	\$60,162	\$69,558	\$80,679
2018 Estimated Per Capita Income	\$31,118	\$34,886	\$39,849
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	26.51%	22.58%	20.31%
2018 Estimated Bachelors Degree	20.49%	24.72%	26.91%
2018 Estimated Graduate Degree	9.29%	10.05%	12.48%
<b>AGE</b>			
2018 Median Age	33.7	34.4	35.5

Our quest  
is your success.

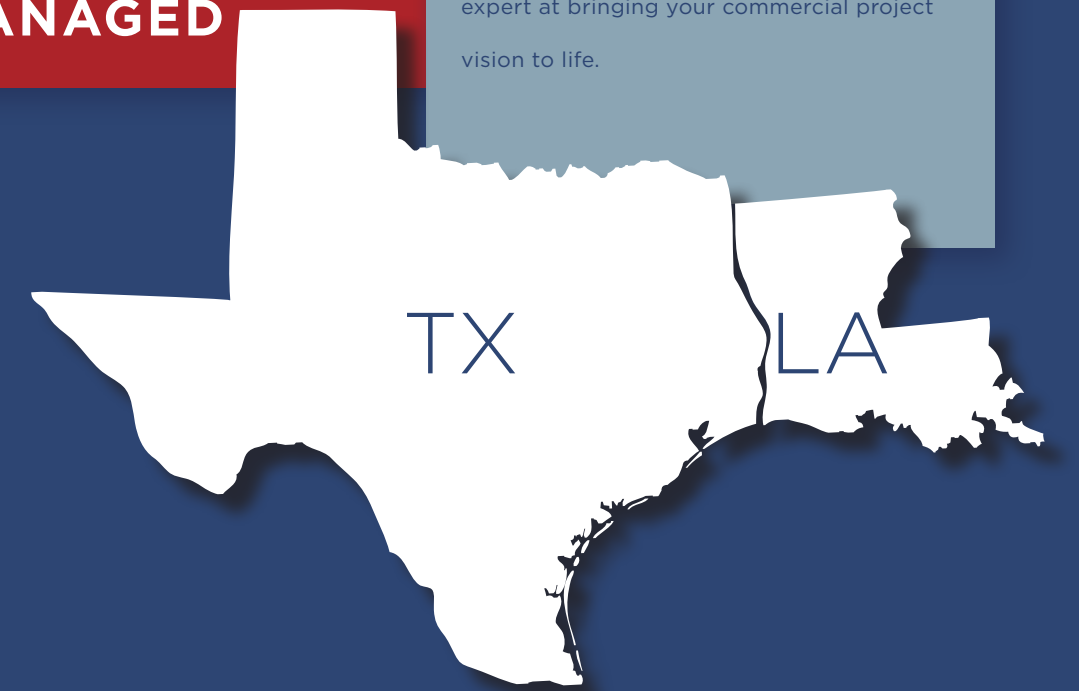
9.9M SF  
OWNED

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.

<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
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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

