



THE SHOPS AT SEDONA LAKES

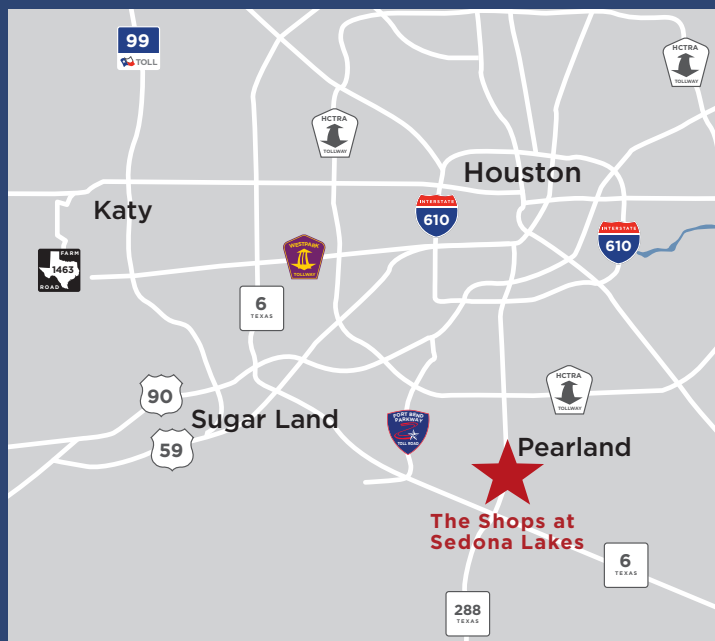
Hard Corner Retail For Lease

NEC of SH 288 and Bailey Ave. | Manvel, Texas



Ryan Kelsall | Austin Alvis | 281.477.4300

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



\$124K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILE
TRADE AREA



HIGH RESIDENTIAL GROWTH

1,222 ANNUAL HOUSING STARTS
1,073 ANNUAL HOUSING CLOSINGS
15,363 FUTURE HOMES PLANNED

Source: TRADE AREA METROSTUDY 4Q18

ACTIVE BUILDERS

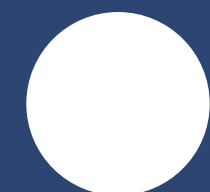
David Weekley Homes

HIGHLAND
HOMES

COVENTRY
HOMES

PERRY HOMES
SIMPLY BETTER VALUE.™

T TRENDMAKER
HOMES



134,734
CURRENT
POPULATION
WITHIN
5 MILES



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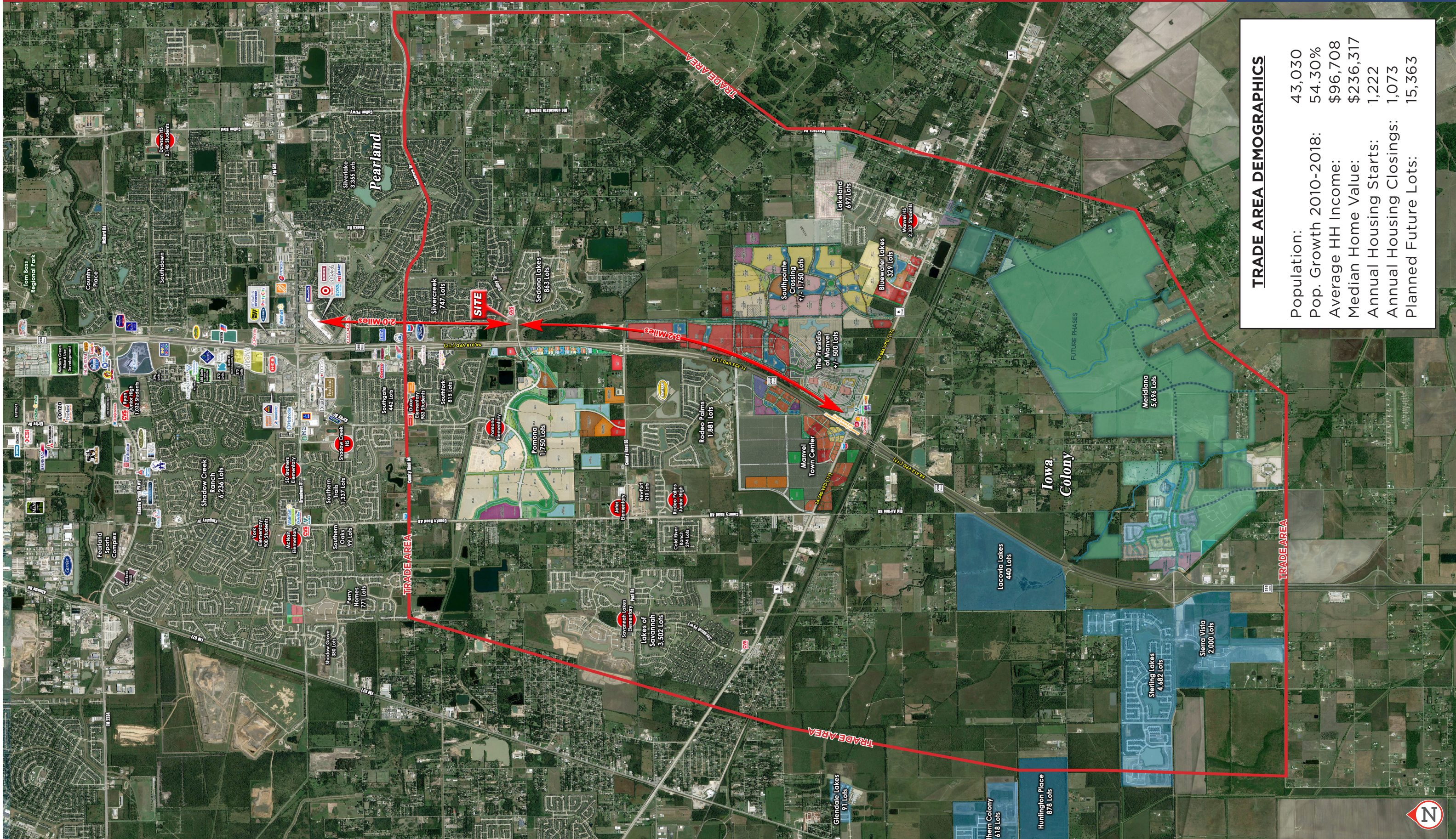
NO RETAIL COMPETITION
DELIVERS A CAPTIVE
AUDIENCE

14,540 SF OF RETAIL &
1 PAD SITE - estimated delivery date
4Q 2019

IDEAL ACCESS to growing
communities: Sedona Lakes, Pomona,
Meridiana, and Rodeo Palms

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TRADE AREA DEMOGRAPHICS

Population:	43,030
Pop. Growth 2010-2018:	54.30%
Average HH Income:	\$96,708
Median Home Value:	\$236,317
Annual Housing Starts:	1,222
Annual Housing Closings:	1,073
Planned Future Lots:	15,363

WHAT'S AROUND: Neighborhoods



RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	AVAILABLE	2,468 S.F.
2	PROPOSED BANK OF AMERICA	1,505 S.F.
3	PROPOSED DONUT SHOP	1,205 S.F.
4	PROPOSED OPTOMETRIST	2,097 S.F.
5	PROPOSED GENERAL DENTIST	2,200 S.F.
6	PROPOSED PEDIATRIC DENTIST	2,520 S.F.
7	PROPOSED MARTIAL ARTS	2,491 S.F.
	RISER ROOM	54 S.F.
TOTAL		14,540 S.F.

**Coming
Soon**

Pad Site Available

Coming Soon





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

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	8,731	20,044	44,695
Current Population	25,580	61,082	134,734
2010 Census Average Persons per Household	2.93	3.05	3.01
2010 Census Population	18,227	39,722	90,300
Population Growth 2010 to 2018	40.48%	54.16%	49.67%

CENSUS HOUSEHOLDS			
1 Person Household	17.22%	15.16%	17.00%
2 Person Households	27.78%	26.99%	27.59%
3+ Person Households	55.00%	57.84%	55.42%
Owner-Occupied Housing Units	75.68%	82.07%	80.21%
Renter-Occupied Housing Units	24.32%	17.93%	19.79%

RACE AND ETHNICITY			
2018 Estimated White	51.93%	53.16%	52.11%
2018 Estimated Black or African American	20.61%	20.18%	21.84%
2018 Estimated Asian or Pacific Islander	16.97%	16.92%	14.10%
2018 Estimated Other Races	10.11%	9.32%	11.46%
2018 Estimated Hispanic	21.53%	21.76%	25.01%

INCOME			
2018 Estimated Average Household Income	\$122,465	\$124,049	\$116,289
2018 Estimated Median Household Income	\$106,594	\$112,160	\$103,060
2018 Estimated Per Capita Income	\$43,012	\$43,317	\$40,589

EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	14.60%	13.57%	16.40%
2018 Estimated Bachelors Degree	30.54%	30.49%	27.96%
2018 Estimated Graduate Degree	24.18%	24.18%	20.50%

AGE			
2018 Median Age	33	33.6	34



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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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Designated Broker of Firm	License No.	Email	Phone
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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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