



15700 LONGENBAUGH

6.67 Acre Copperfield Redevelopment Opportunity - For Sale

NWQ of Longenbaugh Drive and Highway 6 | Houston, Texas



Austen Baldrige | Brad LyBrand | 281.477.4300

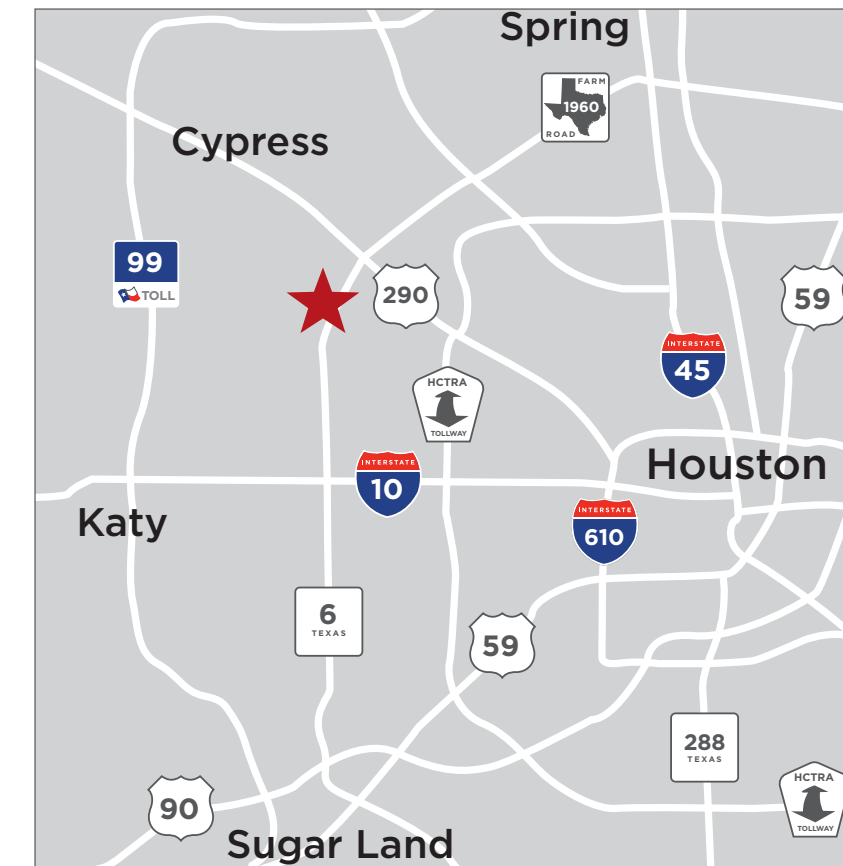
Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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NewQuest Properties is pleased to present for sale a 6.67 acre property primed for redevelopment in the attractive Copperfield trade area. The site currently operates as a high-end racquet club, with 12 tennis courts, an Olympic-sized pool, basketball court, two story clubhouse, office and daycare facility. Located less than a mile from the retail and grocery destination of Hwy 6 and FM 529, and 2.4 miles from US 290, the site has excellent access to/from Northwest Houston's major thoroughfares. Copperfield is a well-established 1,800 acre master planned development with several schools zoned to Cy-Fair ISD, high household incomes and retail amenities, making this site a perfect candidate for future medical, assisted living, or smaller multi-family developments.



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Copperfield
Southcreek Village
1,573 Homes

Lowery
Elementary
939 Students

Copperfield
Southdown Village
954 Homes

Wheatstone
Village
124 Homes

LONGENBAUGH 19,313 VPD

6.67 ACRES
AVAILABLE

HWY 6 50,527 VPD

Labay
Middle School
1,278 Students



WHO'S NEARBY

DEMOGRAPHICS

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

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	6,269	47,665	109,579
Current Population	16,442	141,223	327,771
2010 Census Average Persons per Household	2.62	2.96	2.99
2010 Census Population	15,863	129,958	275,868
Population Growth 2010 to 2018	3.74%	8.79%	19.01%
CENSUS HOUSEHOLDS			
1 Person Household	22.11%	19.52%	18.71%
2 Person Households	33.70%	26.97%	27.41%
3+ Person Households	44.19%	53.51%	53.88%
Owner-Occupied Housing Units	64.78%	67.31%	69.85%
Renter-Occupied Housing Units	35.22%	32.69%	30.15%
RACE AND ETHNICITY			
2018 Estimated White	68.90%	56.65%	58.08%
2018 Estimated Black or African American	12.39%	15.03%	14.66%
2018 Estimated Asian or Pacific Islander	7.90%	12.41%	11.46%
2018 Estimated Other Races	10.27%	15.32%	15.24%
2018 Estimated Hispanic	27.36%	36.46%	35.45%
INCOME			
2018 Estimated Average Household Income	\$111,497	\$99,541	\$99,820
2018 Estimated Median Household Income	\$92,839	\$78,682	\$82,539
2018 Estimated Per Capita Income	\$43,805	\$34,902	\$34,311
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	21.29%	22.66%	22.99%
2018 Estimated Bachelors Degree	29.81%	23.57%	24.29%
2018 Estimated Graduate Degree	11.54%	11.17%	11.22%
AGE			
2018 Median Age	37.9	33	33.4

Our quest
is your success.

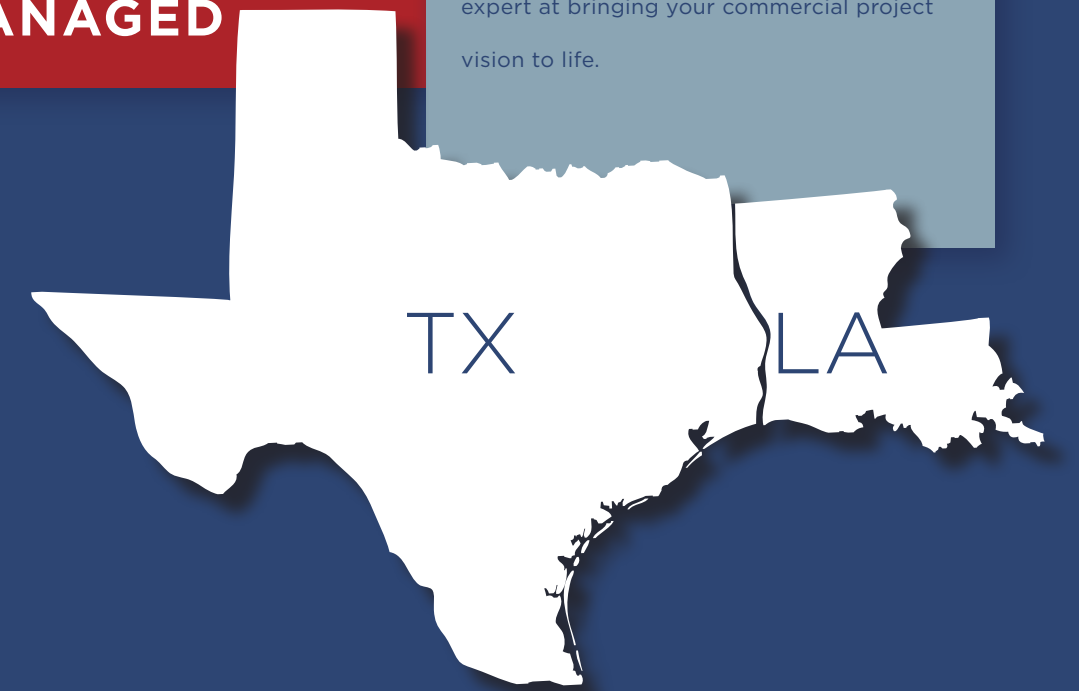
9.9M SF
OWNED

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 Broker/Broker Firm Name or Primary Assumed Business Name	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

