



# THE MARKET AT HUNTING BAYOU PAD SITE

*Pad Site With Great I-10 Frontage- Available For Sale Or Built-To-Suit*

SEC of I-10 East & Charlie Oates Drive | Houston, Texas

LAST PAD SITE  
AVAILABLE



Austin Alvis | 281.477.4300

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





★  
**18% POPULATION GROWTH SINCE 2010**  
\*5 mile radius

**\$61K AVERAGE HOUSEHOLD INCOME WITHIN 5 MILE TRADE AREA**

**TRAFFIC COUNTS**  
 168,000 VPD ON I-10  
 15,100 VPD ON MARKET STREET  
 12,980 VPD ON HOLLAND AVENUE  
 26,990 VPD ON FEDERAL ROAD

**MAJOR AREA RETAILERS**

**200,025 CURRENT POPULATION WITHIN 5 MILES**



**MARKET HUNTING BAYOU PAD SITE**

The center benefits from **EXCELLENT FRONTAGE** and **ACCESS** to I-10

**PROMINENT LOCATION** east of Holland Avenue in Houston's San Jacinto community

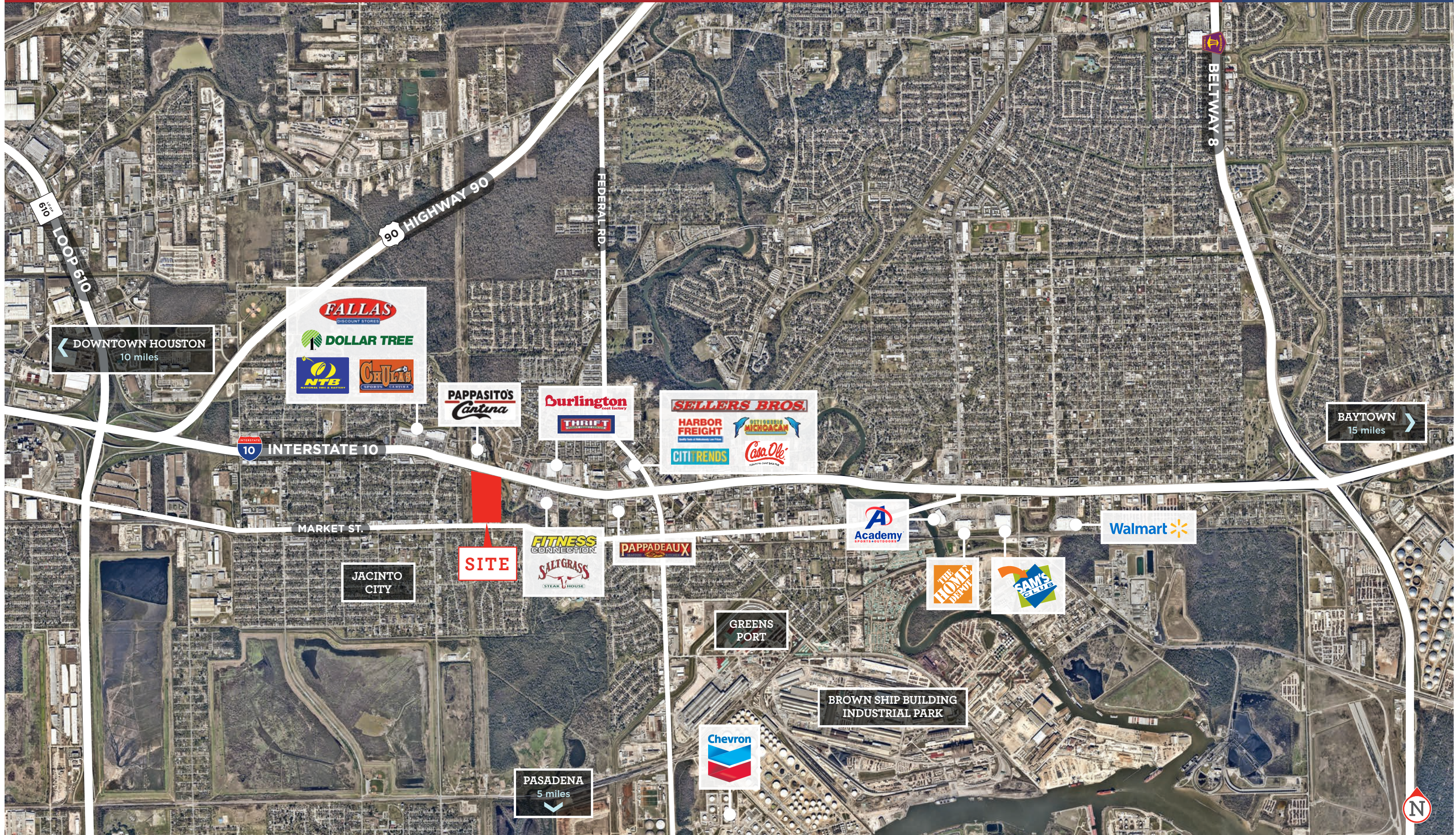
**GREAT ACCESS HUB** between **DOWNTOWN HOUSTON, PASADENA, BAYTOWN, GREENS PORT** and **INDUSTRIAL PARK**

Anchored by Cinemark's Tinseltown USA, 43,460 SF 24-Hour Fitness, and 24,515 SF Goodwill

**AVAILABLE:**  
 Pad site: 40,611 SF  
 For Sale / Build-To-Suit

Austin Alvis  
 281.477.4335  
 aalvis@newquest.com







# WHAT'S AROUND: Neighborhoods



**CINEMARK**  
The Best Seat In Town

**MRS. BAIRD'S**  
VANILLA SWIRL  
CREAMERY

**goodwill**  
**24 HOUR FITNESS**

**JACKSON HEWITT**  
TAX SERVICE  
**Murphy's DELI**  
**Cici's Pizza**  
Fresh Taste at a Great Price

**PAPPASITO'S**  
*Cantina*

**SOLD**  
**HOTEL COMING SOON**

**chijis**

**CHARLIE OATES DR.**

**Davita**



**0.93 ACRES**  
**AVAILABLE FOR SALE**  
**OR BUILD-TO-SUIT**

**Holiday Inn Express & Suites**

**DISCOUNT**  
TIRE CO., INC.

**SALTGRASS**  
STEAK HOUSE

**MARKET STREET**

**INTERSTATE 10**





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	790,678	18.15	214,224	1,167	5.45	27.09
TRACT '2'	32,498	0.75	5,737	36	6.28	17.65
TRACT '3'	70,000	1.61	53,000	76	1.43	75.71
TRACT '5'	20,400	0.47	2,747	22	8.01	13.47
SUBTOTAL	913,577	20.97	275,708	1,301	4.72	30.18
TRACT '4'	65,049	1.49		114		
TRACT '5B'	40,611	0.93				
TRACT '6'	56,161	1.29		76		
TRACT '7'	30,955	0.71				
R.O.W.	61,572	1.41				
SUBTOTAL	254,347	5.84				
TOTAL	1,167,924	26.81				

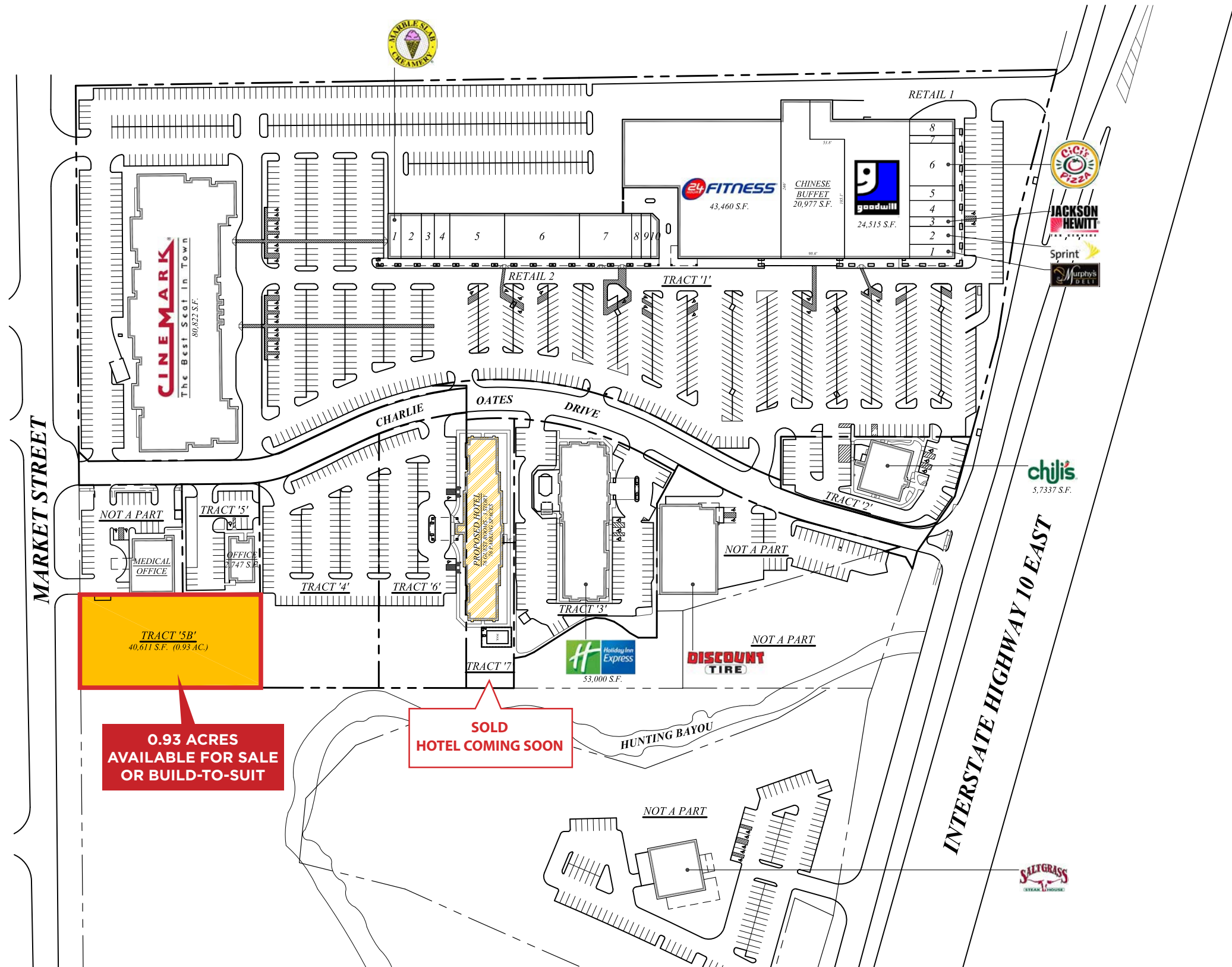
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, 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: SP22      DATE: 03.29.17

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	MURPHY'S DELI	1,500 S.F.
2	SPRINT	1,965 S.F.
3	JACKSON HEWITT TAX SERVICE	1,050 S.F.
4	PHARMACY	1,750 S.F.
5	DR. HUMAYON	1,600 S.F.
6	CKC'S PIZZA	4,500 S.F.
7	AUTO INSURANCE	800 S.F.
8	DENTURE CENTER	1,735 S.F.
TOTAL		14,900 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	MARBLE SLAB CREAMERY	1,400 S.F.
2	LASTS SPEECH THERAPY	2,230 S.F.
3	GROCERY SERVICES	1,400 S.F.
4	MRS. BAIRD	1,680 S.F.
5	TUNGSTEN STAFFING	5,950 S.F.
6	CSL PLASMA	8,130 S.F.
7	GAMBRO HEALTHCARE	5,660 S.F.
8	NAIL SALON	1,050 S.F.
9	LABOR SMART	1,025 S.F.
10	FAST SONS	1,025 S.F.
TOTAL		29,550 S.F.

AVAILABLE





## WHO'S NEARBY

## DEMOGRAPHICS

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

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	14,419	29,484	59,409
Current Population	47,485	97,659	200,025
2010 Census Average Persons per Household	3.29	3.31	3.37
2010 Census Population	41,799	86,012	169,765
Population Growth 2010 to 2018	13.65%	13.76%	18.33%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	19.58%	18.16%	17.36%
2 Person Households	22.42%	22.32%	21.90%
3+ Person Households	58.00%	59.52%	60.75%
Owner-Occupied Housing Units	53.02%	55.54%	59.83%
Renter-Occupied Housing Units	46.98%	44.46%	40.17%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	56.01%	50.66%	56.09%
2018 Estimated Black or African American	14.47%	20.56%	15.66%
2018 Estimated Asian or Pacific Islander	1.98%	2.24%	2.04%
2018 Estimated American Indian or Native Alaskan	1.02%	1.17%	1.00%
2018 Estimated Other Races	26.52%	25.37%	25.21%
2018 Estimated Hispanic	67.55%	63.39%	66.56%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$59,791	\$61,273	\$60,969
2018 Estimated Median Household Income	\$48,797	\$50,769	\$50,751
2018 Estimated Per Capita Income	\$19,026	\$19,303	\$18,861
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	28.05%	28.83%	28.64%
2018 Estimated Bachelors Degree	8.15%	8.27%	8.01%
2018 Estimated Graduate Degree	4.14%	4.01%	3.89%
<b>AGE</b>			
2018 Median Age	30.3	30.5	30.8

# Our quest is your success.

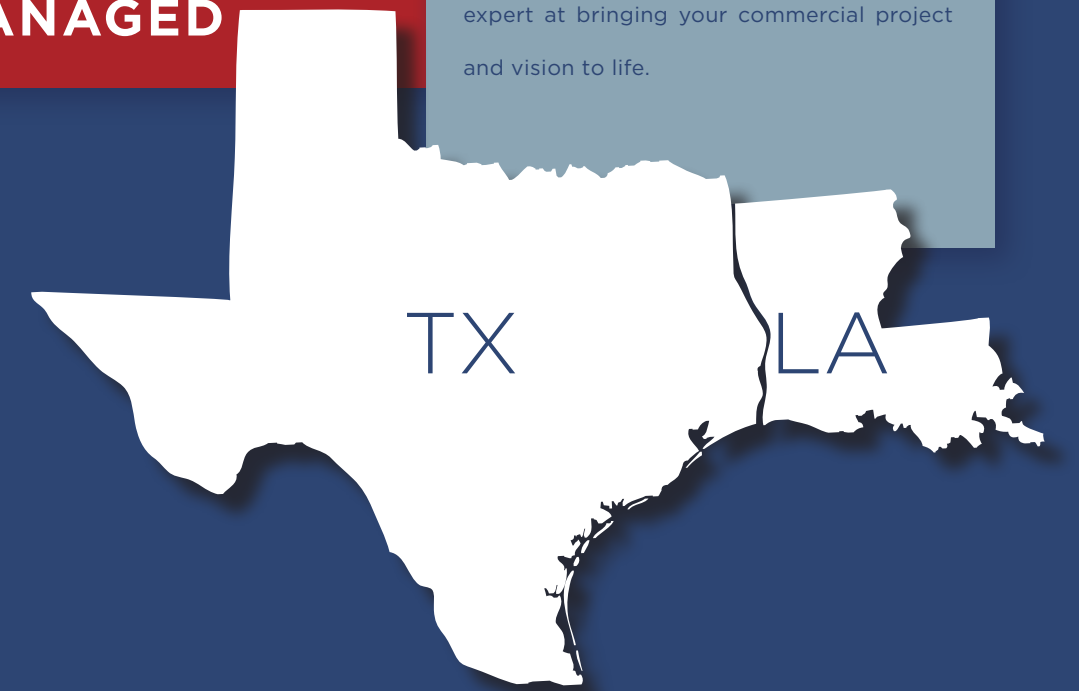
9.9M SF  
**OWNED**

12.1M SF  
**LEASED**

10.8M SF  
**MANAGED**

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

