



# THE SHOPPES AT NORTH POST OAK

*16,000 SF of Retail Available for Lease*

4435 W. 12th St. | Houston, Texas



Chris Dray | Rachael Keener | 281.477.4300

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

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New construction 16,000 SF of retail for lease fronting N. Post Oak in a new office park developed by Clay Development.

Under served market for retail, restaurants, quick serve, fitness, and medical. Great location with abundant parking with superior access to the Galleria, River Oaks, Tanglewood, Memorial, the Heights.

Just south of where the proposed Texas Bullet Train station at Northwest Mall near Interstate 610 & US 290.

Strong demographics with new home construction all around and excellent day time population with the flex office and industrial complexes.

Patio space and great lawn space for a park like setting.

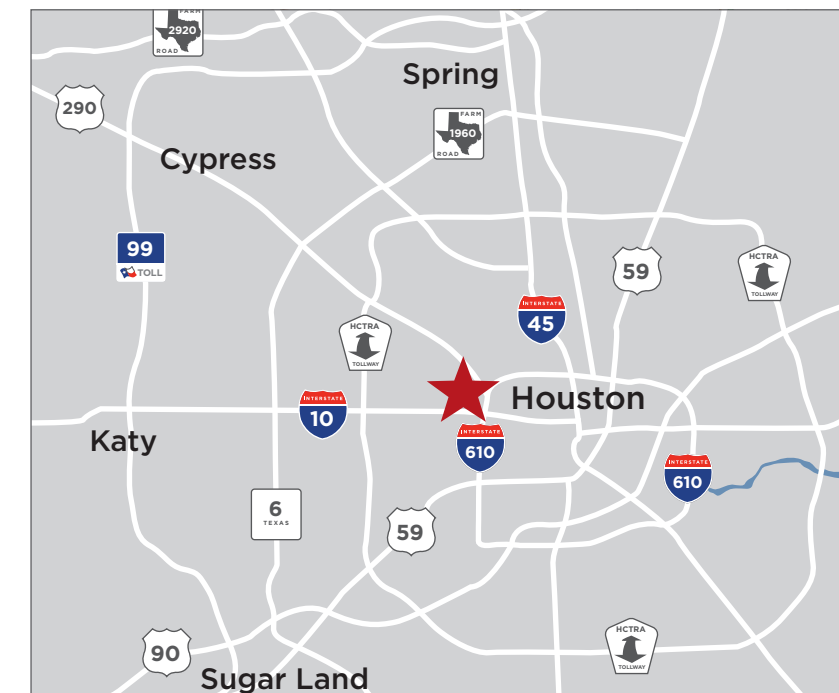
Rental rates start at \$30/PSF NNN

Architecture is pre-war industrial with 14' clear height ceilings.

**Approximate Size:** 35,824 SF for ground lease

**School District:** Conroe ISD

**Frontage:** Approx. 150' on Rayford Rd.

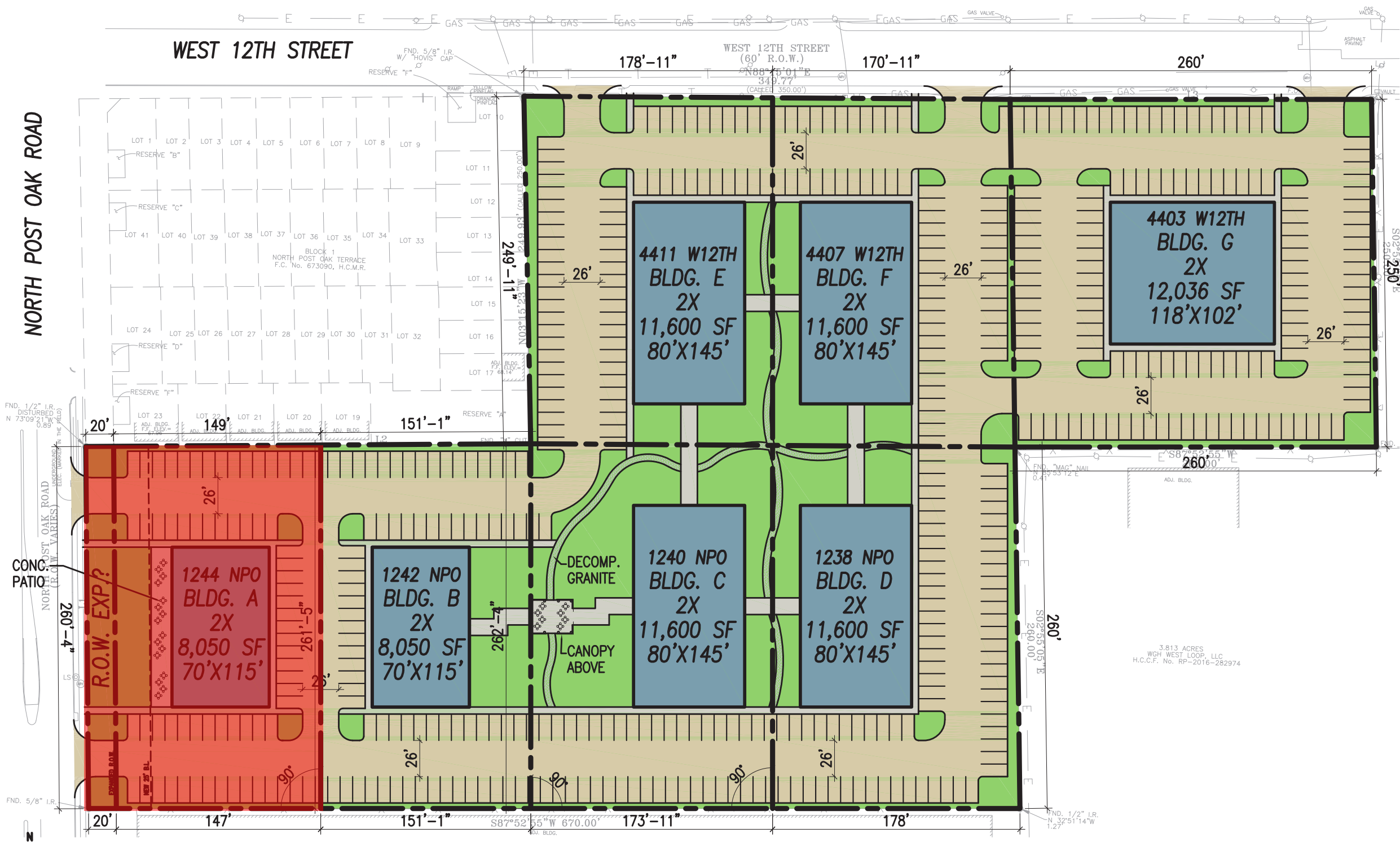


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## WHO'S NEARBY

## DEMOGRAPHICS

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

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	3,092	57,129	205,349
Current Population	6,691	130,226	454,105
2010 Census Average Persons per Household	2.16	2.28	2.21
2010 Census Population	5,931	106,657	378,888
Population Growth 2010 to 2018	15.98%	23.40%	20.73%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	43.66%	36.39%	39.79%
2 Person Households	30.63%	32.92%	31.17%
3+ Person Households	25.71%	30.68%	29.04%
Owner-Occupied Housing Units	49.55%	54.54%	45.72%
Renter-Occupied Housing Units	50.45%	45.46%	54.28%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	64.22%	67.28%	62.76%
2018 Estimated Black or African American	11.30%	9.27%	13.05%
2018 Estimated Asian or Pacific Islander	6.08%	5.48%	6.50%
2018 Estimated Other Races	18.02%	17.31%	16.95%
2018 Estimated Hispanic	39.72%	43.45%	41.22%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$120,316	\$144,310	\$130,521
2018 Estimated Median Household Income	\$84,315	\$94,334	\$86,466
2018 Estimated Per Capita Income	\$56,937	\$65,461	\$61,597
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	15.76%	17.08%	16.32%
2018 Estimated Bachelors Degree	35.38%	30.73%	29.38%
2018 Estimated Graduate Degree	21.09%	20.69%	21.51%
<b>AGE</b>			
2018 Median Age	36.6	36.3	35.3

# Our quest is your success.

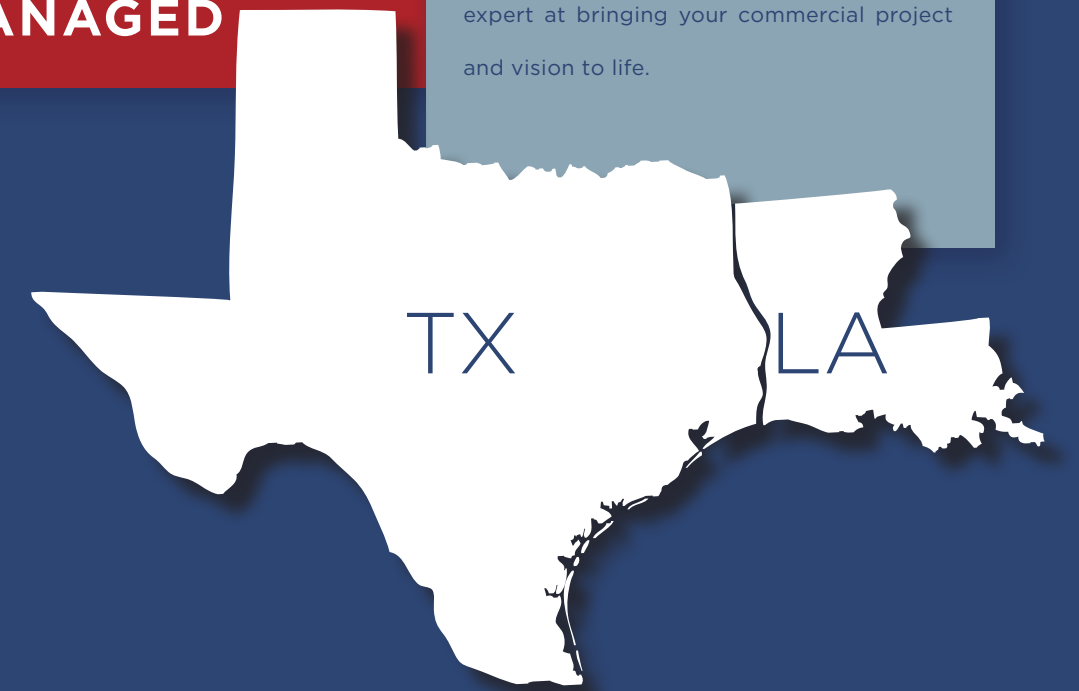
9.9M SF  
**OWNED**

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.

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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

