



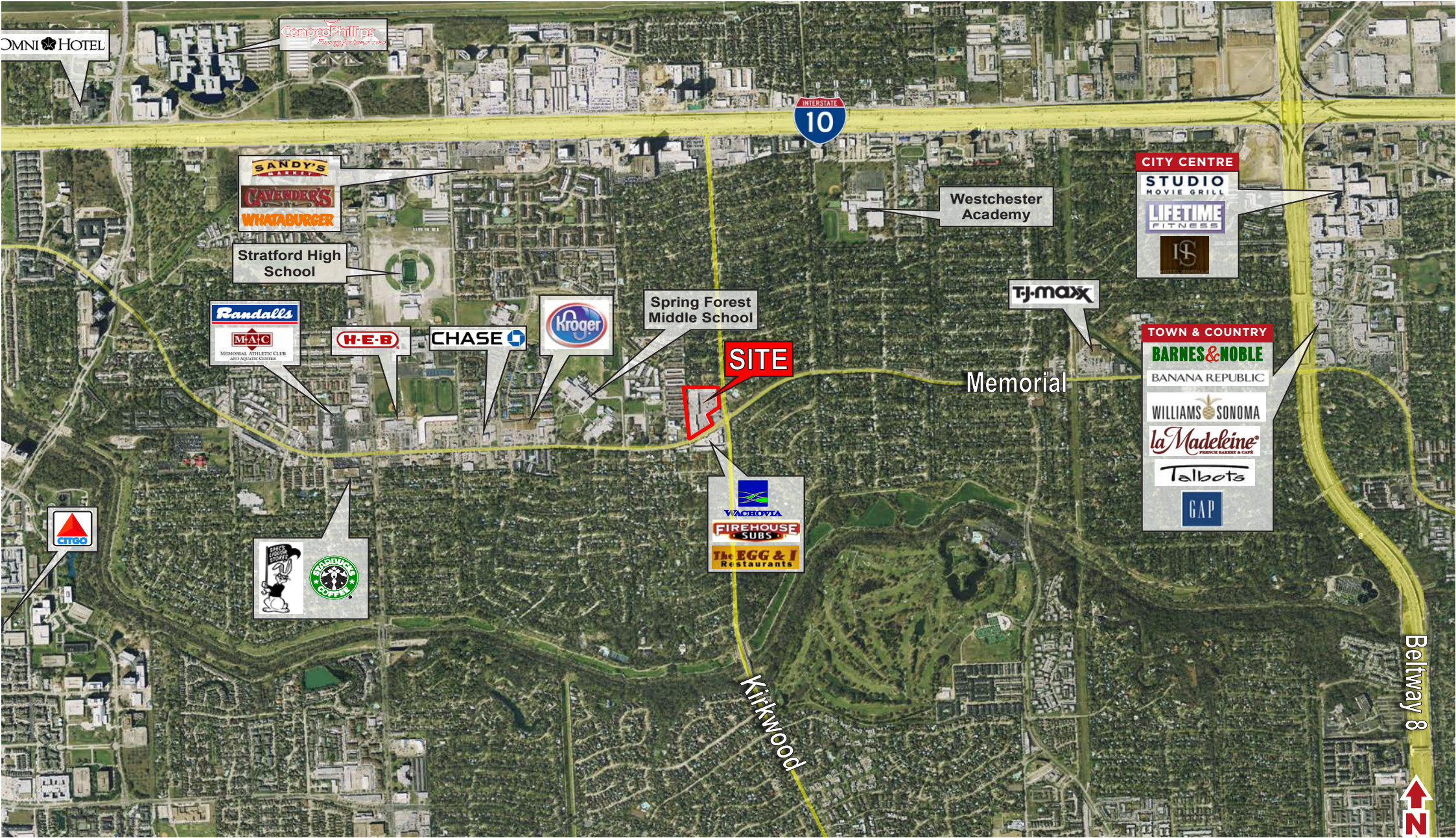
Memorial at Kirkwood

NWC of Memorial Dr. & North Kirkwood Rd. | Houston, Texas

Josh Friedlander | Bob Conwell | 281.477.4300

Retail Space For Lease in Lively 100K+ SF Center
with Wide Array of Retailers





Property Information:

Located at the northwest corner of Memorial and N. Kirkwood. This shopping center offers quality restaurant, office and retail space. The shopping center is situated in the affluent and established Memorial and Town and Country communities.

Center Size: 103,853 SF

Available SF:

- 3,850 SF
- 2,800 SF end cap

Traffic Counts:

- 23,280 cars per day on Memorial
- 20,630 cars per day on N. Kirkwood

Source: Texas Department of Transportation, 2011 counts

Demographics

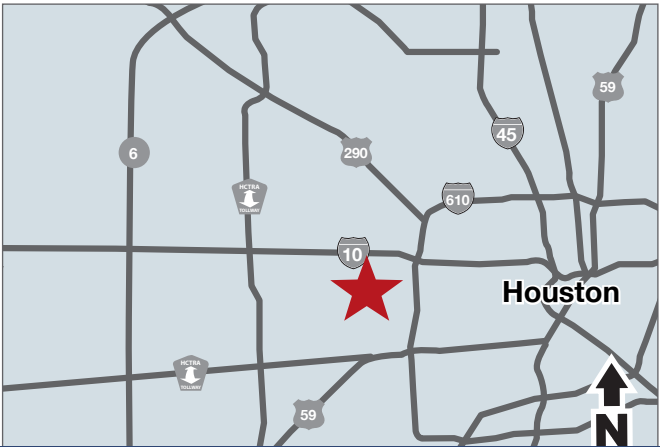
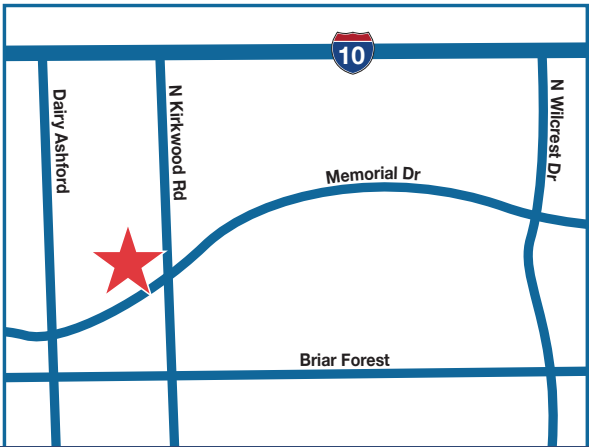
	2 Miles	3 Miles	5 Miles
Current Population	66,881	148,423	354,740
Current Households	28,170	64,951	146,368
Average Household Income	\$117,873	\$108,908	\$95,814
Growth Since 2010 Census	14.47%	19.97%	18.28%

Source: USPS Postal Count, 9/17

TENANTS



AREA BUSINESSES



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NOTTINGHAM FOREST

Memorial

STRATFORD HS

SPRING FOREST MIDDLE SCHOOL

MEADOW ELEMENTARY

Dairy Ashford

TULLY STADIUM

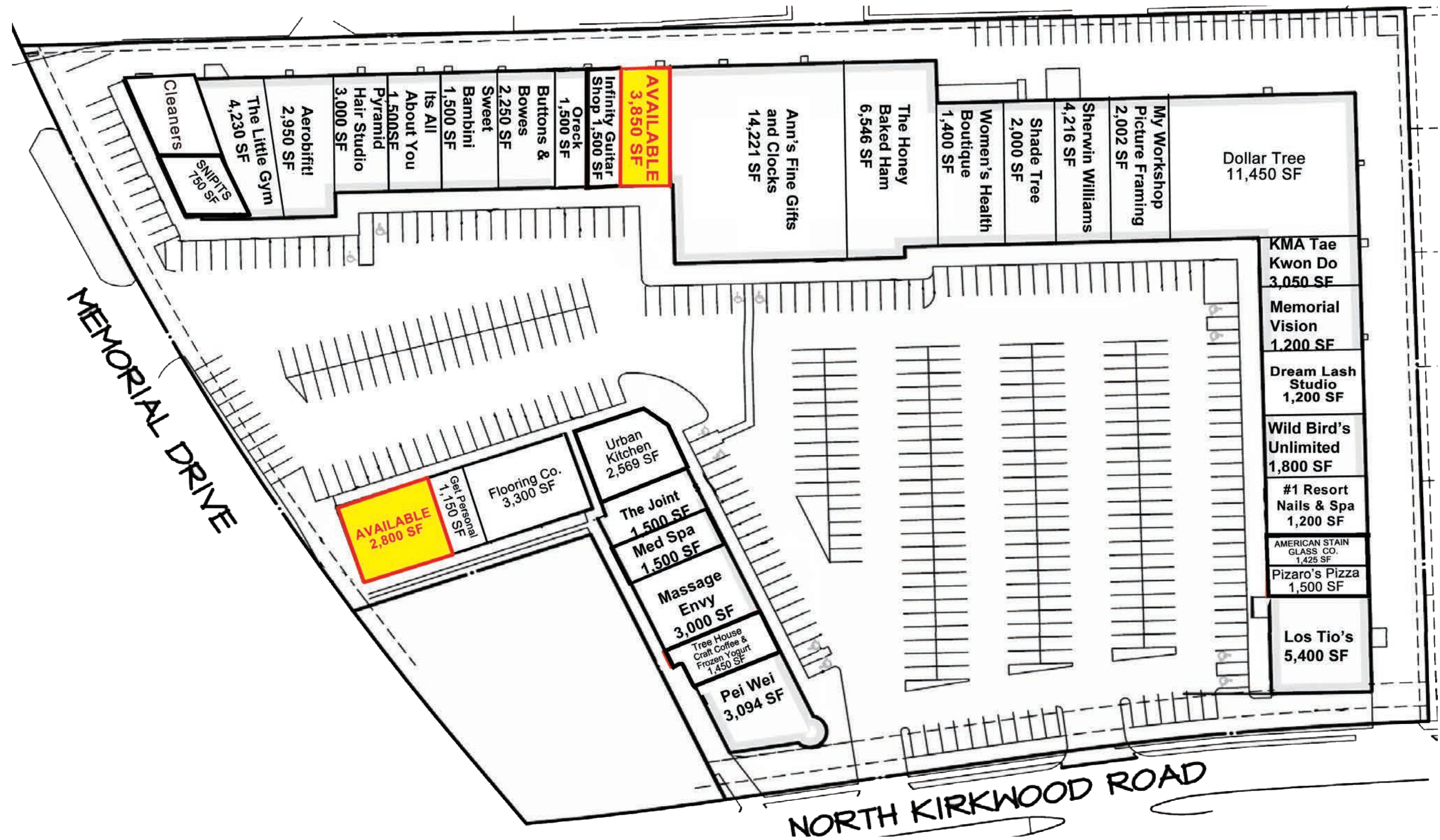
SITE

Kirkwood

Kirkwood







DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 9/17

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	28,170	64,951	146,368
Current Population	66,881	148,423	354,740
2010 Census Average Persons per Household	2.37	2.29	2.42
2010 Census Population	58,443	123,958	300,814
Population Growth 2010 to 2017	14.47%	19.97%	18.28%
RESIDENTIAL DEMOGRAPHICS			
1 Person Household	31.35%	34.68%	33.13%
2 Person Households	32.43%	31.95%	30.16%
3+ Person Households	36.22%	33.38%	36.70%
Owner-Occupied Housing Units	54.85%	46.32%	42.91%
Renter-Occupied Housing Units	45.15%	53.68%	57.09%
RACE AND ETHNICITY			
2017 Estimated White	64.03%	58.93%	52.04%
2017 Estimated Black or African American	14.62%	17.58%	17.82%
2017 Estimated Asian or Pacific Islander	11.07%	12.09%	14.12%
2017 Estimated Other Races	9.89%	10.97%	15.44%
2017 Estimated Hispanic	23.89%	25.66%	33.86%
INCOME			
2017 Estimated Average Household Income	\$117,873	\$108,908	\$95,814
2017 Estimated Median Household Income	\$96,931	\$87,458	\$74,781
2017 Estimated Per Capita Income	\$50,334	\$49,188	\$40,947
EDUCATION			
2017 Estimated High School Graduate	13.17%	14.44%	17.67%
2017 Estimated Bachelors Degree	35.68%	33.06%	26.60%
2017 Estimated Graduate Degree	21.64%	21.35%	16.58%
AGE			
2017 Median Age	36.9	35.9	35

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.





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

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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