



## HEB DEVELOPMENT – LAKE JACKSON

*New Retail Space Available For Lease in HEB Anchored Center*

SEC of Oyster Creek Drive and Oak Drive | Lake Jackson, Texas



Rebecca Le | 281.477.4300

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

# HEB Development - Lake Jackson

SEC of Oyster Creek Drive and Oak Drive | Lake Jackson, Texas

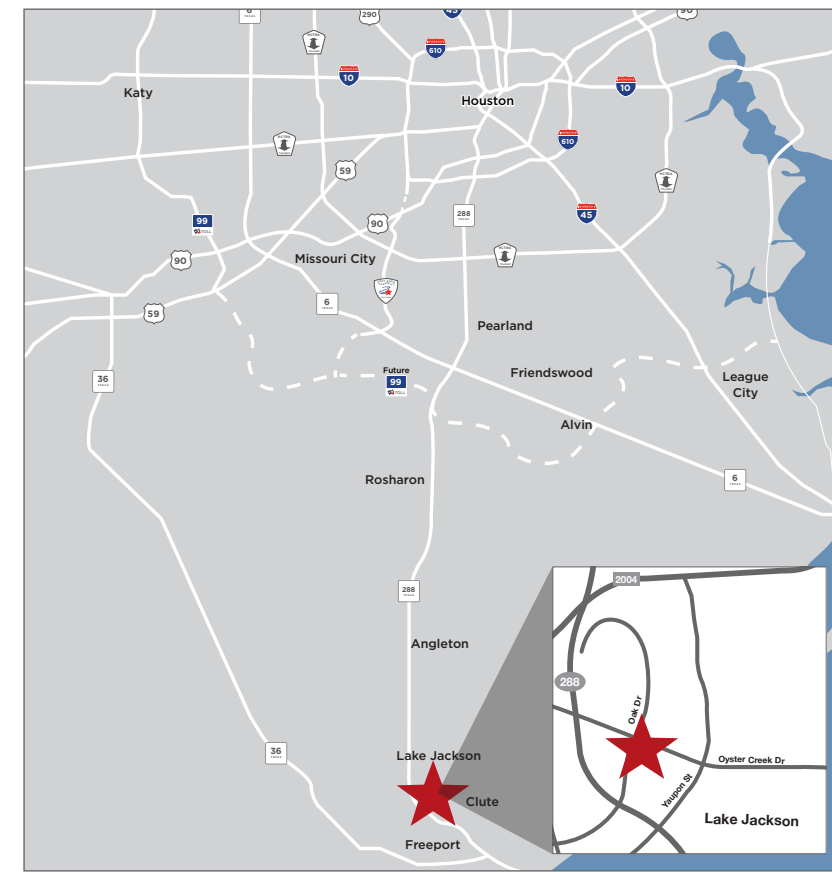


- New retail space available in 81,377 SF HEB development at Oyster Creek Drive and Oak Drive, Lake Jackson
- Lake Jackson will have \$30 billion in industrial investments by petrochemical industry over the next 10 years and 7,000 new jobs
- DOW Chemical currently building 900,000 SF research and development center for 2,000 employees
- Population within 5 mile radius exceeds 55,500 and an average household income of \$98,000

**Project Size:** 15.64 acres; HEB 81,377 SF  
**Available:** 840 SF  
 2,000 SF End Cap  
**Traffic Counts:** 14,937 VPD on Oyster Creek Drive

Demographics	2 Miles	3 Miles	5 Miles
Current Population	29,749	43,505	55,781
Current Households	11,253	16,524	20,941
Average Household Income	\$105,615	\$102,050	\$98,176
Growth Since 2010 Census	20.30%	16.84%	20.53%

Source: USPS Postal Count, 09/19



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# HEB Development - Lake Jackson

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**Plantation Village**  
460 Homes

**Dow**  
2,000+ Employees

**H-E-B Development AVAILABLE**  
840 SF  
2,000 SF  
End-Cap

THIS WAY ST

**LOWE'S**  
**IHOP**  
BUFFALO WILD WINGS

**THE HOME DEPOT**  
**BEST BUY**  
**PETSMART**

**Walmart**  
**PETCO**  
**Chick-fil-z**

**KOHL'S**  
Famous Footwear  
**TSC TRACTOR SUPPLY CO.**

332  
OYSTER CREEK DR 14,937 VPD

**TARGET**  
**Hastings**  
**Cane's**  
**Flourish**

**Academy**

288 TEXAS  
**NOLAN RYAN EXPWY** 60,226 VPD

**BBVA**

**goodwill**

**Luby's**

**Jack**  
in the box

**BRAZOS MALL**  
**Dillard's**  
**Sears**  
**JCPenney**  
**PALAIS ROYAL**  
**Red Lobster**  
**STARBUCKS COFFEE**  
**PANDA EXPRESS**

**W**  
Wendy's

**CVS**  
pharmacy

OYSTER CREEK DR

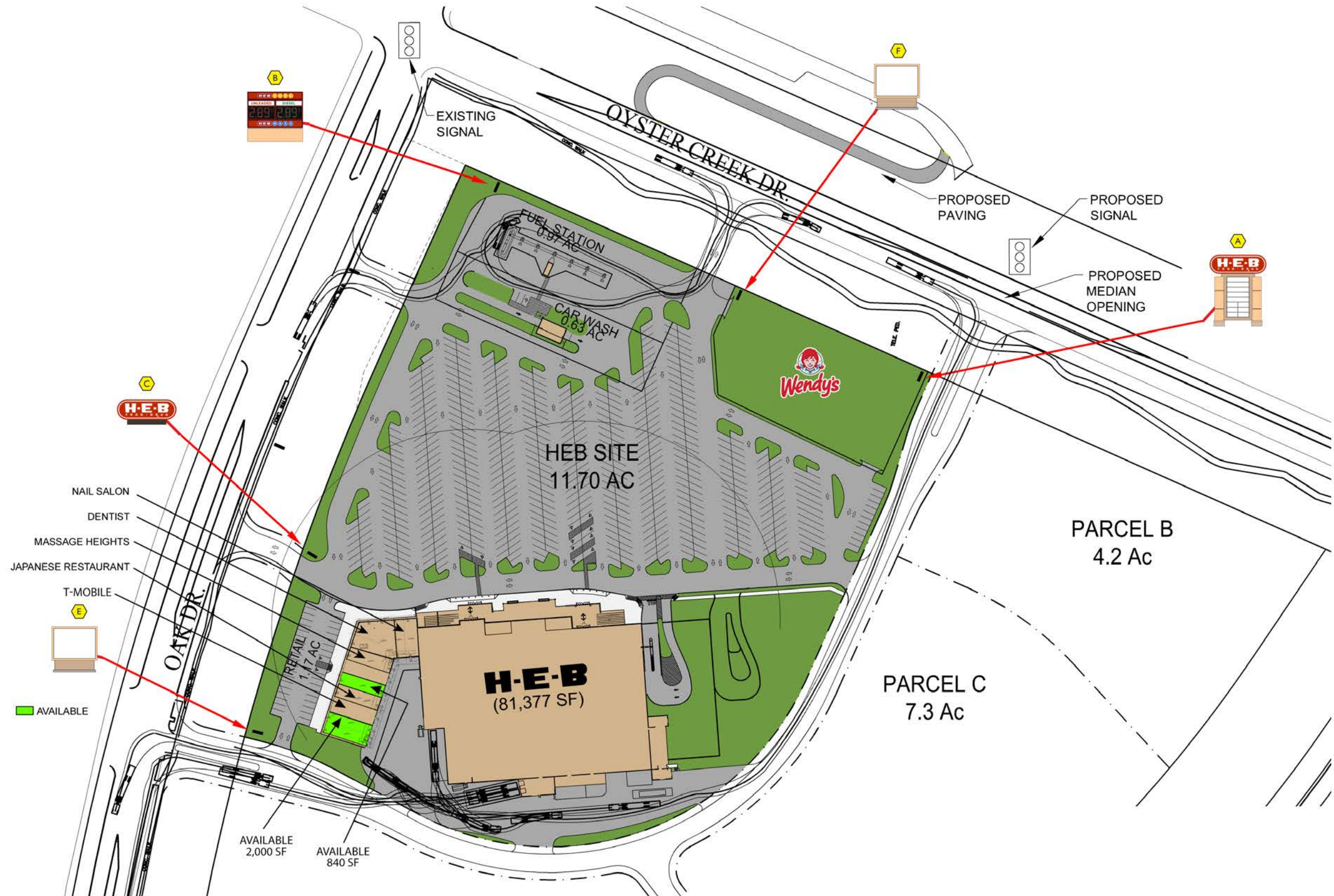
OAK DR

**Lake Jackson Intermediate**  
850 Students



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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.

<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

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



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