



# WHISPERING LAKES - COMMERCIAL RESERVES

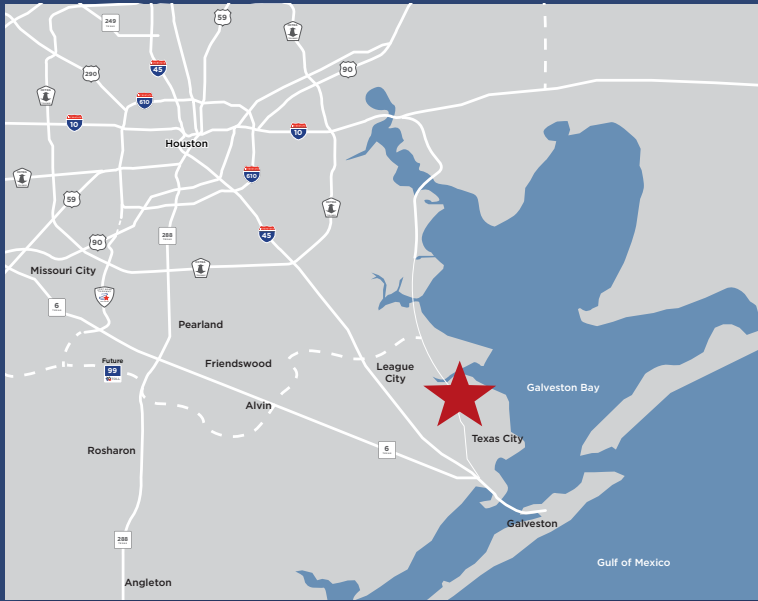
6.39 & 52.31 Acres Available - Can Be Subdivided

FM 646, East of South Shore Boulevard | Dickinson, Texas



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



★  
**59%  
 HISTORIC  
 ANNUAL  
 GROWTH**  
 FROM 2010 - 2018  
\*2 mile radius

**\$101K  
 AVERAGE  
 HOUSEHOLD  
 INCOME  
 WITHIN 5 MILE  
 TRADE AREA**

**TRAFFIC COUNT**  
**20,489 VPD on FM 646**

Source: TXDOT 2017



**MAJOR AREA  
 EMPLOYERS**

- NASA Johnson Space Center
- Kemah Boardwalk
- Baybrook Mall
- South Shore Harbor Resort

**110,812  
 CURRENT  
 POPULATION  
 WITHIN  
 5 MILES**



**WHISPERING LAKES –  
 COMMERCIAL RESERVES**

The developer of Whispering Lakes Ranch now offers a variety of opportunities in the rapidly growing League City trade area. This community is minutes away from the Kemah waterfront, South Shore Harbor Resort, Baybrook Mall, Space Center Houston and Galveston Island.

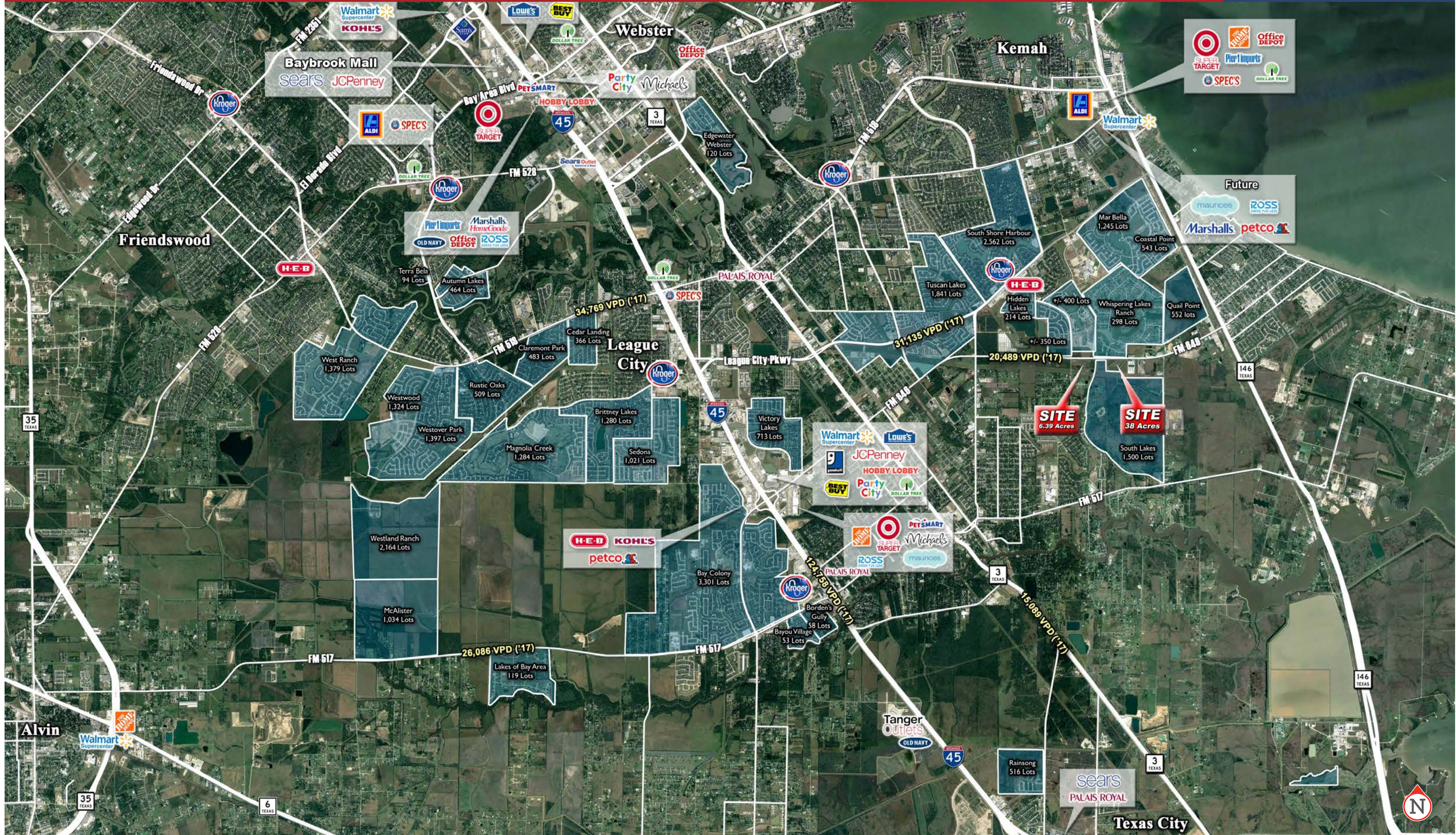
- Area retail includes an 82,000 SF Kroger Signature store and 96,000 SF HEB
- Great access and visibility in the rapidly expanding 646 corridor in League City, linking I-45 to the coast

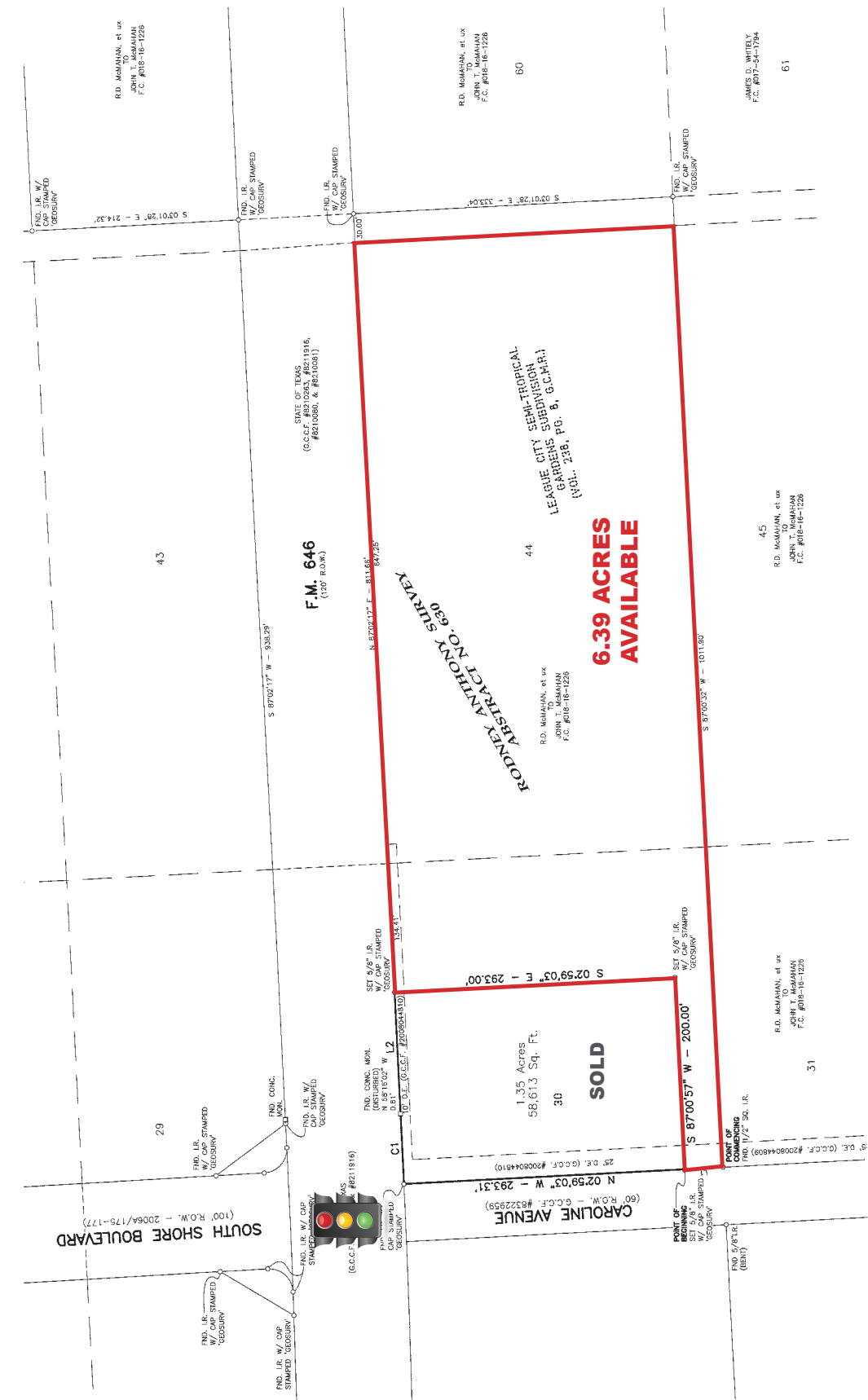
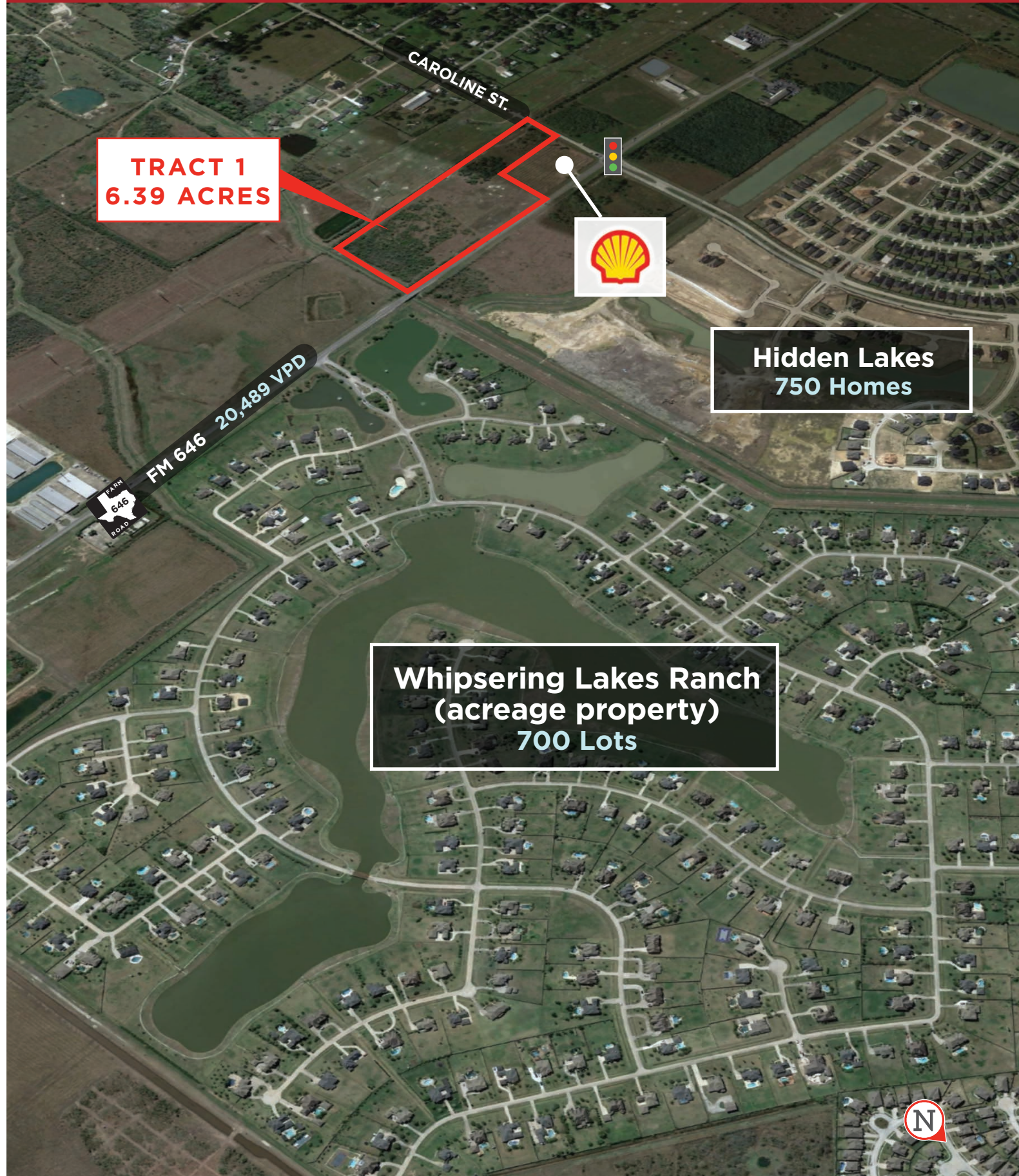
**Available Tracts:**  
 Tracts are available for retail, restaurants, gas stations, medical, office, and multifamily.

- Tract 1: ± 6.39 acres at the SEC of Caroline Street / South Shore Blvd. and FM 646
- Tract 2: ± 33.85 acres and ± 18.46 acres on FM 646, just east of South Shore Blvd.

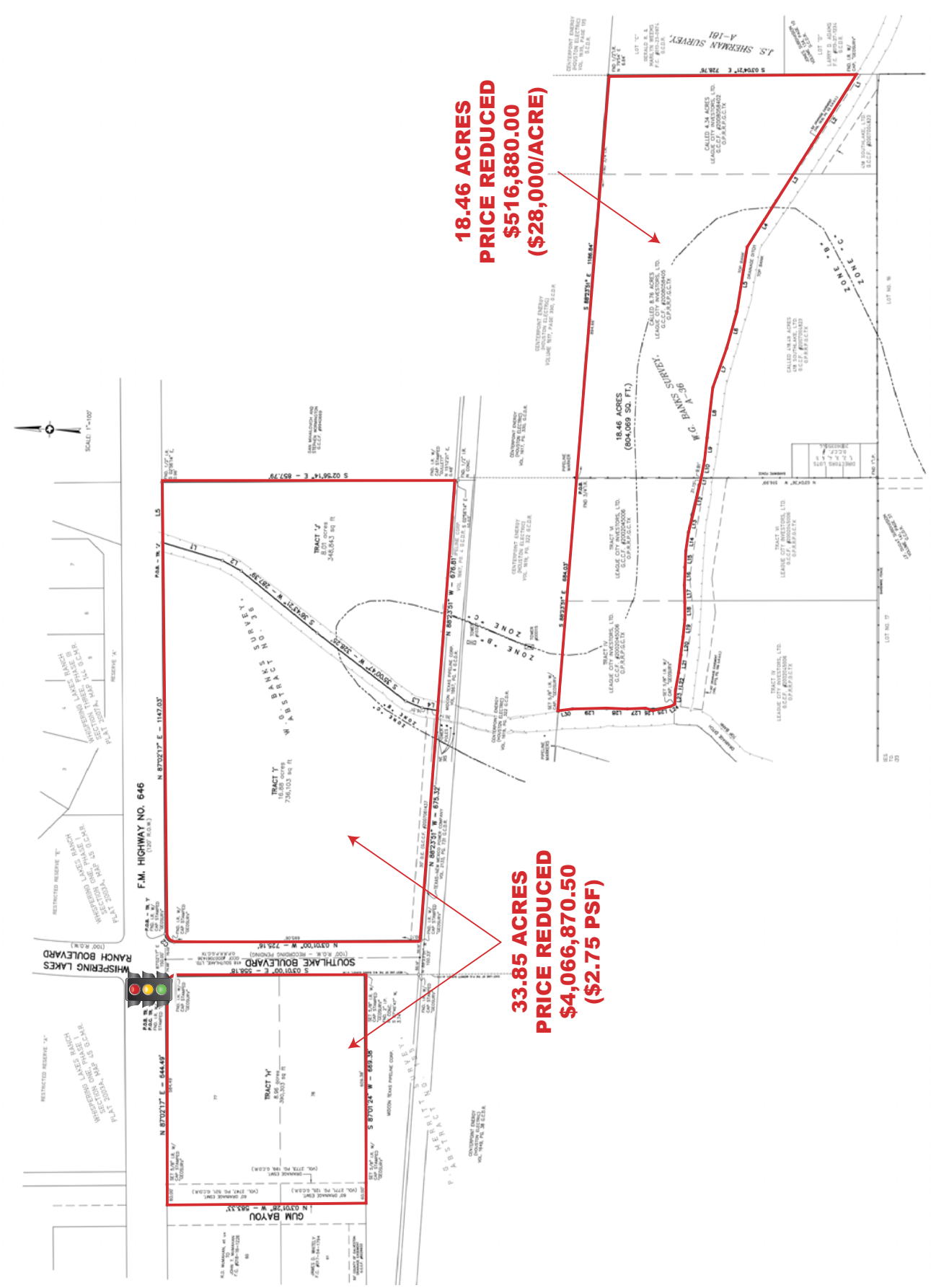
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# WHAT'S AROUND: Tract 2 - 52.31 Acres



## WHO'S NEARBY

## DEMOGRAPHICS

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

**2 Miles      3 Miles      5 Miles**

### POSTAL COUNTS

Current Households	7,601	17,817	41,468
Current Population	22,135	51,007	110,812
2010 Census Average Persons per Household	2.91	2.86	2.67
2010 Census Population	13,906	36,184	79,281
Population Growth 2010 to 2018	59.20%	40.99%	40.79%

### CENSUS HOUSEHOLDS

1 Person Household	19.43%	19.97%	23.58%
2 Person Households	28.84%	29.57%	32.20%
3+ Person Households	51.73%	50.46%	44.22%
Owner-Occupied Housing Units	68.42%	72.00%	68.33%
Renter-Occupied Housing Units	31.58%	28.00%	31.67%

### RACE AND ETHNICITY

2018 Estimated White	73.96%	75.32%	76.23%
2018 Estimated Black or African American	7.06%	6.88%	7.69%
2018 Estimated Asian or Pacific Islander	2.84%	3.30%	3.96%
2018 Estimated Other Races	15.51%	13.91%	11.62%
2018 Estimated Hispanic	34.44%	31.49%	25.88%

### INCOME

2018 Estimated Average Household Income	\$78,885	\$92,276	\$101,472
2018 Estimated Median Household Income	\$73,611	\$83,458	\$85,841
2018 Estimated Per Capita Income	\$27,904	\$33,430	\$39,402

### EDUCATION (AGE 25+)

2018 Estimated High School Graduate	23.09%	21.98%	21.22%
2018 Estimated Bachelors Degree	16.91%	18.43%	21.58%
2018 Estimated Graduate Degree	7.55%	8.46%	11.17%

### AGE

2018 Median Age	33	33.8	36.1
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# Our quest is your success.

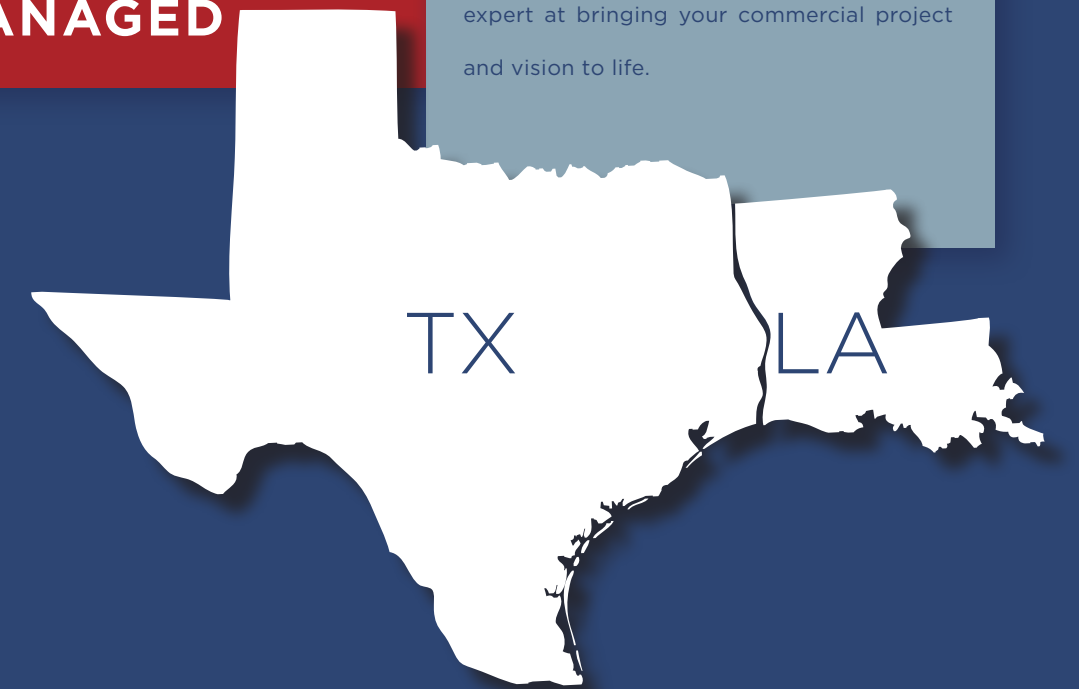
9.9M SF  
**OWNED**

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

