



WILLOWBROOK PAVILION

Pads & Inline Space Available In Willowbrook's Premiere Family Fun Destination

SWC of Highway 249 & Millsview Road | Houston, Texas



Kevin Sims | 281.477.4300

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



★
113,101
 CURRENT
 HOUSEHOLDS
 WITHIN
 5 MILES

\$96K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 5 MILE
 TRADE AREA

TRAFFIC COUNT
161,954 VPD on SH 249
64,457 VPD on FM 1960
 Source: TXDOT, 2017

MAJOR AREA EMPLOYERS

○
314,181
 CURRENT
 POPULATION
 WITHIN
 5 MILES



**WILLOWBROOK
 PAVILION**

GREAT ACCESS AND VISIBILITY
 located at the SWC of SH 249 (Tomball
 Parkway) & Millsview Road

VIBRANT TRADE AREA including
 Methodist Hospital which employs
 over 1,500 employees

Less than a mile from a who's who of
**NATIONAL RESTAURANTS &
 CHAIN STORES & BOUTIQUES**

LESS THAN 2 MILES from
WILLOWBROOK MALL averaging
19M SHOPPER VISITS ANNUALLY

AVAILABLE:
 Pad sites: 13,300 SF
 7,003 SF
 Inline space: 1,337 SF

Kevin Sims
 281.477.4366
 ksims@newquest.com

WHAT'S AROUND: Trade Area



Tallow Wood
961 Homes

Matzke E. S.
998 Students

Mills Walk
170 Homes

Mandolin Village
278 Homes

Linnfield
318 Homes

Mills Creek Crossing
170 Homes

Cy-Creek High School
3,346 Students

PERRY RD

Willowbrook Pavilion

Available
1,337 sf

The Abbey at Grant Road
372 Units

Holiday Inn
AN IHG HOTEL

Willowchase Center

Willow Green
336 Units

Pad Site Available

Pad Site Available

HOUSTON Methodist
LEADING MEDICINE

HIGHWAY 249
161,956 VPD

WILLOW CHASE BLVD

PF CHANG'S

Churrascos

Hilton Garden Inn

HOME2
SUITES BY HILTON



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	447,270	10.27	134,466	587	4.37	30.06
TRACT '2'	118,204	2.71	13,300	161	12.11	11.25
TRACT '3'	45,629	1.05	7,003	71	10.14	15.55
TOTAL	611,103	14.03	154,769	819	5.29	25.33

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: SP42 DATE: 10.16.17

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	SEWING MACHINE WORKSPACE	6,650 S.F.
2	FANCY DANCER BOUTIQUE	2,450 S.F.
3	AVAILABLE	1,337 S.F.
4	JUST DANZE	2,163 S.F.
TOTAL		12,600 S.F.

AVAILABLE



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

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	6,460	38,801	113,101
Current Population	14,726	98,809	314,181
2010 Census Average Persons per Household	2.28	2.55	2.78
2010 Census Population	11,734	85,534	277,021
Population Growth 2010 to 2018	25.53%	16.07%	13.71%

	1 Mile	3 Miles	5 Miles
CENSUS HOUSEHOLDS			
1 Person Household	39.93%	27.50%	22.81%
2 Person Households	25.64%	31.99%	30.08%
3+ Person Households	34.42%	40.51%	47.11%
Owner-Occupied Housing Units	30.72%	57.31%	64.03%
Renter-Occupied Housing Units	69.28%	42.69%	35.97%

	1 Mile	3 Miles	5 Miles
RACE AND ETHNICITY			
2018 Estimated White	50.71%	58.45%	55.72%
2018 Estimated Black or African American	18.89%	15.43%	16.39%
2018 Estimated Asian or Pacific Islander	15.41%	12.73%	12.99%
2018 Estimated Other Races	14.22%	12.70%	14.28%
2018 Estimated Hispanic	30.72%	29.54%	31.96%

	1 Mile	3 Miles	5 Miles
INCOME			
2018 Estimated Average Household Income	\$66,925	\$95,911	\$96,107
2018 Estimated Median Household Income	\$54,785	\$72,212	\$75,376
2018 Estimated Per Capita Income	\$30,820	\$39,112	\$35,963

	1 Mile	3 Miles	5 Miles
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	19.92%	20.19%	22.21%
2018 Estimated Bachelors Degree	26.25%	25.90%	23.81%
2018 Estimated Graduate Degree	12.09%	12.61%	10.88%

	1 Mile	3 Miles	5 Miles
AGE			
2018 Median Age	32.1	35.4	35.1



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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

