



81.63 ACRES - SHELDON

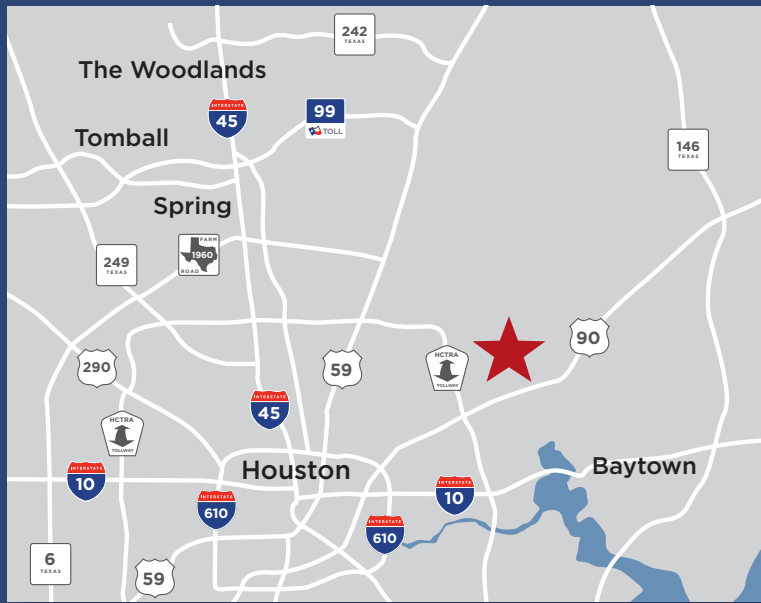
Industrial Area Near Houston Ship Channel

Between Pineland Rd & Sheldon Rd on Beaumont Hwy (Bus. US 90) | Houston, Texas




Austin Alvis | 281.477.4300

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



66%
POPULATION
GROWTH
2010 - 2019
*3 mile radius

\$72K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILE
TRADE AREA



**LOCATED BETWEEN
GENERATION PARK AND
HOUSTON SHIP CHANNEL
& PORT OF HOUSTON**

**MAJOR AREA
EMPLOYERS**

- Dyco
- Equistar
- National Oilwell Varco
- Apache Industrial Services



115,351
CURRENT
POPULATION
WITHIN
5 MILE AREA



**81.63 ACRES -
SHELDON**

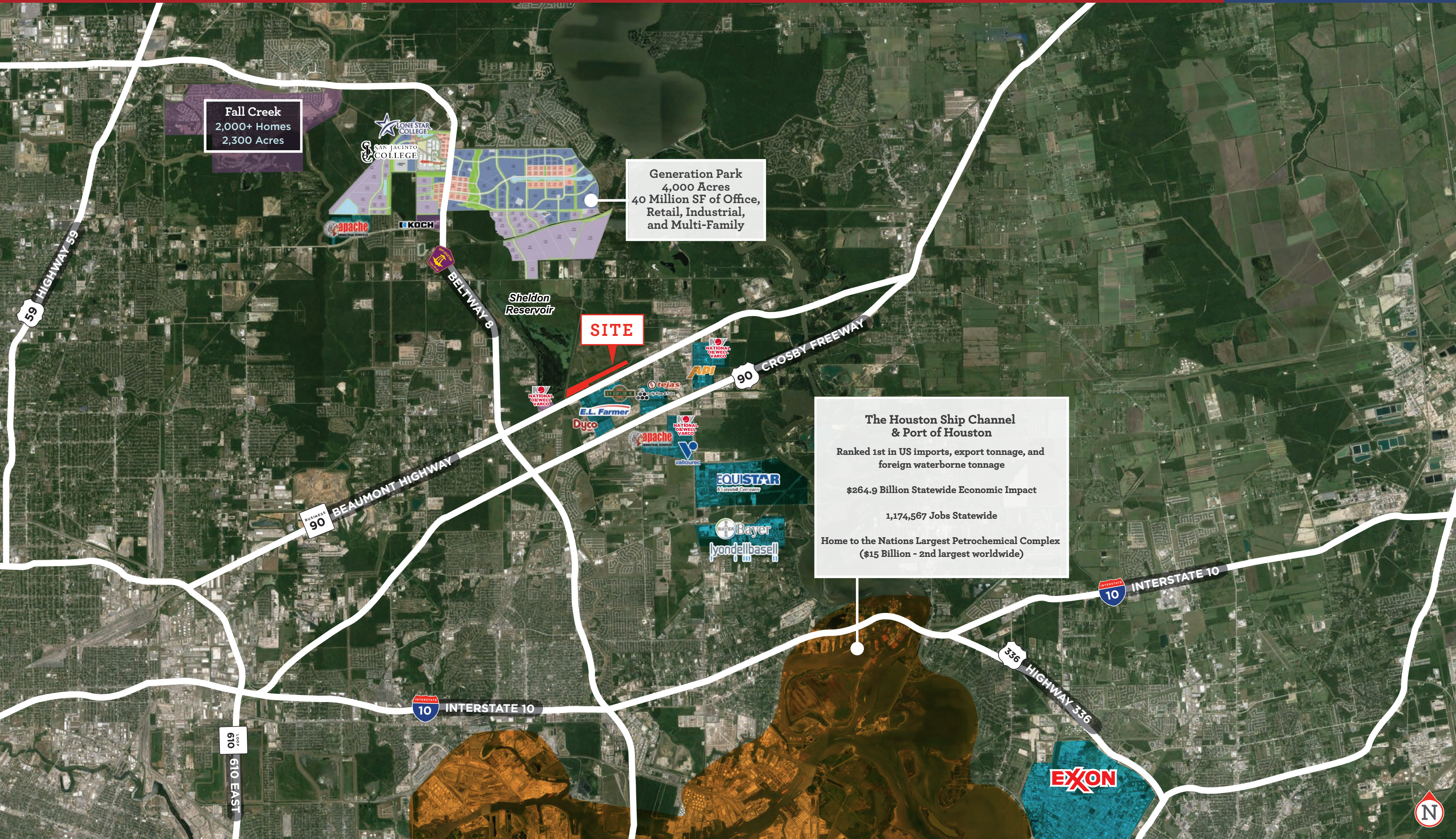
**THIS HIGHLY INDUSTRIAL
AREA** is perfect for industrial or
plant use

Easy access to **US 90/CROSBY
FREEWAY, BELTWAY 8/SAM
HOUSTON TOLLWAY, I-10
AND THE HOUSTON SHIP
CHANNEL REGION**

Good depth for a **SINGLE-USER
INDUSTRIAL** and has access to rail

Minutes from **PASADENA AND
BAYTOWN** industrial complexes

Austin Alvis
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Fall Creek
2,000+ Homes
2,300 Acres



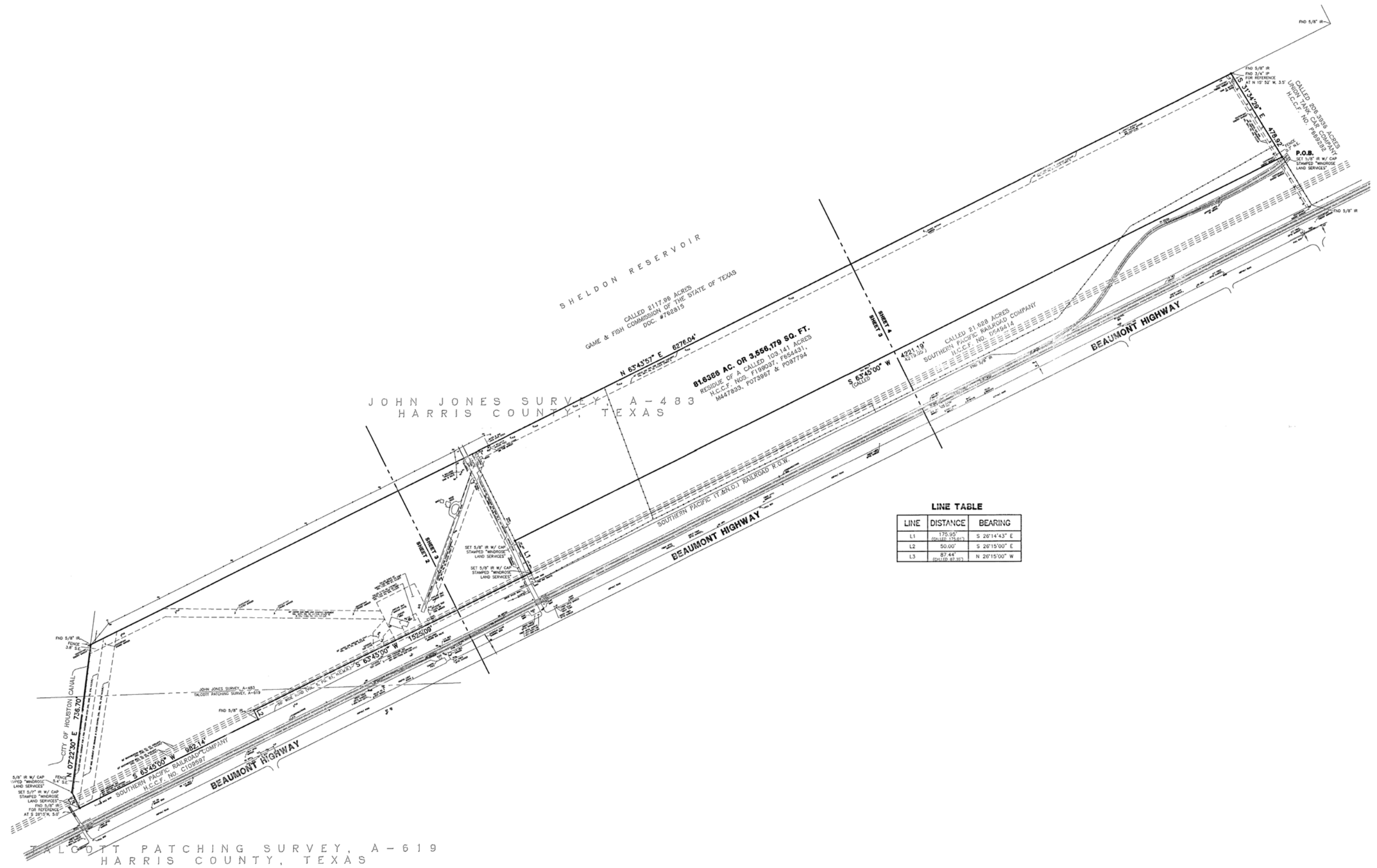
Generation Park
4,000 Acres
40 Million SF of Office,
Retail, Industrial,
and Multi-Family

Sheldon Reservoir

SITE

The Houston Ship Channel & Port of Houston
Ranked 1st in US imports, export tonnage, and foreign waterborne tonnage
\$264.9 Billion Statewide Economic Impact
1,174,567 Jobs Statewide
Home to the Nations Largest Petrochemical Complex (\$15 Billion - 2nd largest worldwide)





WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 03/19

2 Miles 3 Miles 5 Miles

POSTAL COUNTS

Current Households	2,442	8,520	34,885
Current Population	7,815	27,789	115,351
2010 Census Average Persons per Household	3.20	3.26	3.31
2010 Census Population	5,224	16,760	89,502
Population Growth 2010 to 2019	49.78%	66.11%	29.07%

CENSUS HOUSEHOLDS

1 Person Household	16.43%	16.34%	15.24%
2 Person Households	27.33%	25.25%	23.67%
3+ Person Households	56.24%	58.41%	61.10%
Owner-Occupied Housing Units	78.46%	75.88%	71.17%
Renter-Occupied Housing Units	21.54%	24.12%	28.83%

RACE AND ETHNICITY

2019 Estimated White	65.87%	56.39%	51.68%
2019 Estimated Black or African American	9.87%	18.89%	23.54%
2019 Estimated Asian or Pacific Islander	2.54%	3.07%	2.93%
2019 Estimated Other Races	20.70%	20.71%	21.08%
2019 Estimated Hispanic	53.13%	50.49%	51.14%

INCOME

2019 Estimated Average Household Income	\$67,570	\$64,465	\$71,515
2019 Estimated Median Household Income	\$68,653	\$65,242	\$66,186
2019 Estimated Per Capita Income	\$22,491	\$20,529	\$22,409

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	26.97%	27.37%	28.53%
2019 Estimated Bachelors Degree	12.53%	12.64%	11.81%
2019 Estimated Graduate Degree	6.93%	6.81%	5.73%

AGE

2019 Median Age	30.7	30.4	30.8
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Our quest is your success.

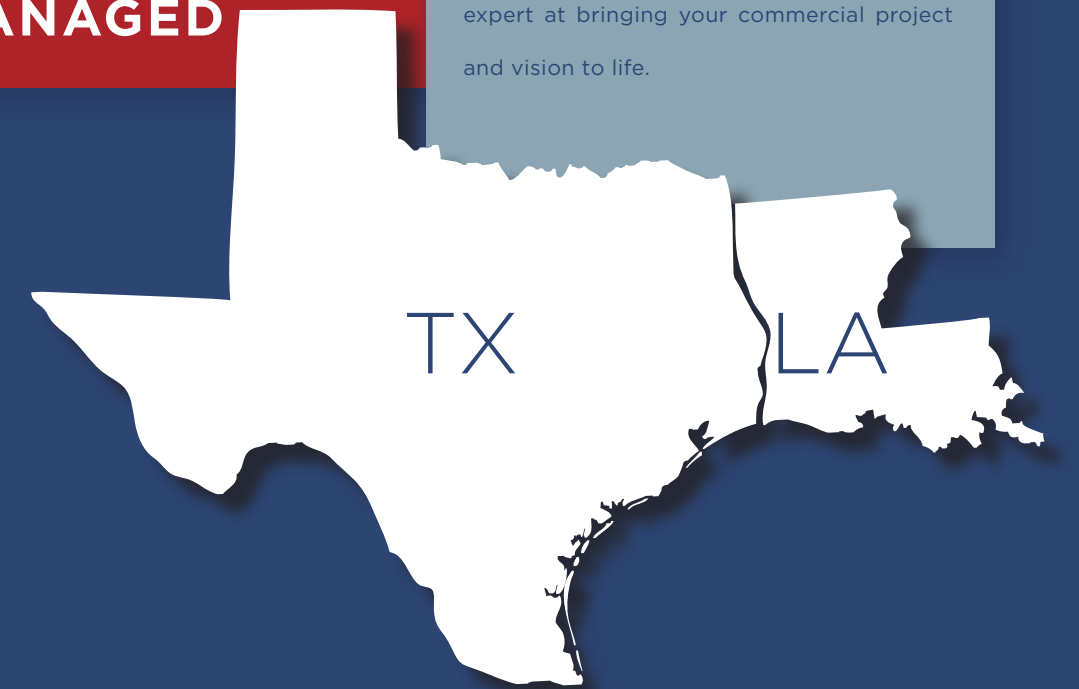
9.9M SF
OWNED

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.

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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

