

Point Nasa Shopping Center

Retail
For Lease

1020 W Nasa Rd 1
Webster, Texas 77598



\$22 PSF

NNNs - \$5.50 PSF

* Pad Site - Call for Pricing

For more Information:

Simon Ha

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Daniel Hollek

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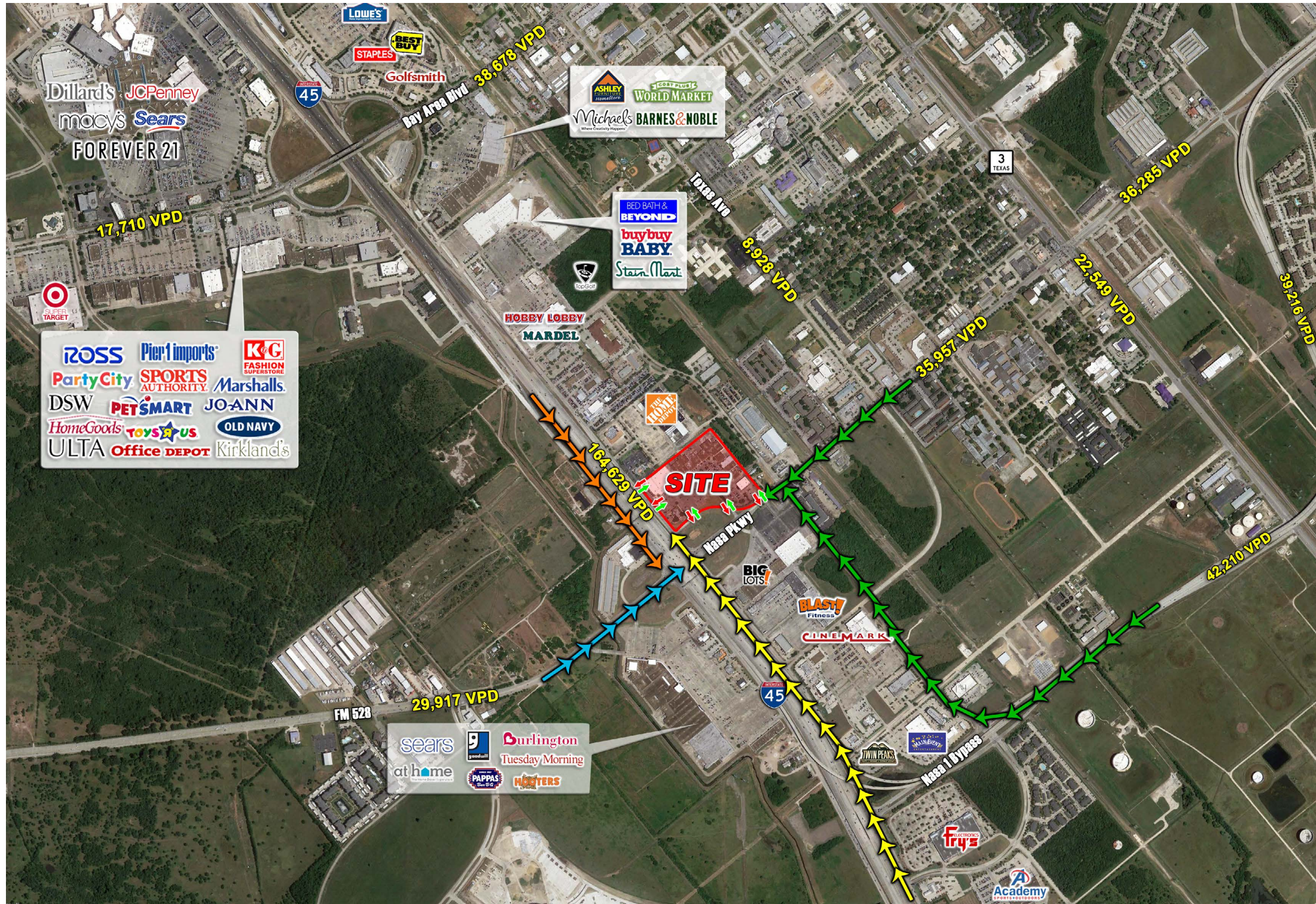
daniel@centriccommercial.com



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Located at the NEQ of Interstate 45 & W Nasa Rd 1
1020 W Nasa Rd 1 - Webster, Texas 77598

AVAILABLE SPACE:

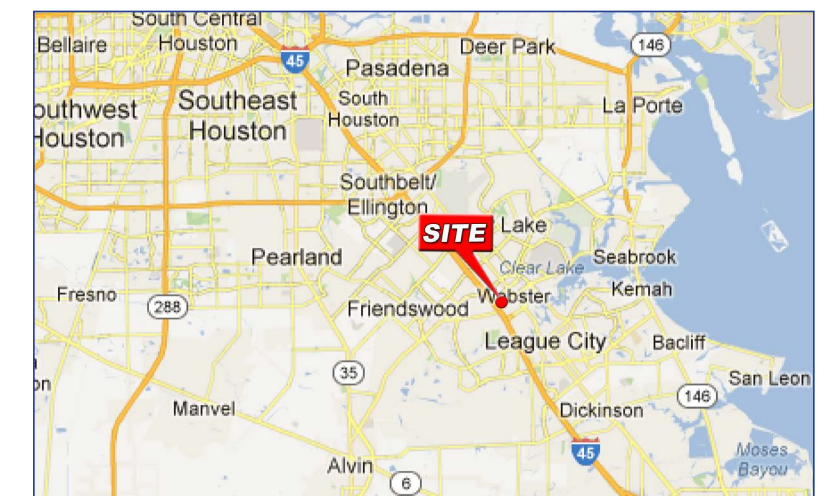
- 1,440 SF Available
- 15,962 SF Pad Site Available - Call for Pricing

TRAFFIC COUNTS:

Gulf Fwy / I-45: 164,629 VPD | Nasa Pkwy: 35,957 VPD

PROPERTY INFORMATION:

- Regional location with high traffic counts serving Webster, Clear Lake & Friendswood.
- Pad site available adjacent to Chili's - Build to Suit or Ground Lease.
- In-line and Pad Opportunities.
- Freeway exposure to I-45, a major thoroughfare.
- Existing Anchors and National Tenants include Conn's Home Plus, Harbor Freight Tools, District Theatre, Chili's and Guitar Center.



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OBLIQUE AERIAL



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SITE PLAN



- 1 Conn's
- 2 ABCO Beauty Supply
- 3 Castle Dental
- 4 Massage
- 5 Alpine Haus Restaurant
- 6 Harbor Freight Tools
- 7 The Play Space
- 8 Clariday Aesthetics
- 9 Ooh's & Aah's
- 10 Army/Navy Recruiting
- 11 AVAILABLE - 1,440 SF**
- 12 Auto Insurance Discounters
- 13 BC Danz
- 14 District Theatres
- 15 Brazilian Jiu-Jitsu
- 16 School of Rock
- 17 Guitar Center
- 18 Las Haciendas
- 19 Plaza Salons
- 20 Chili's



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Proposed Outlot Development



Rendering is representative of design intent only. It is not a photorealistic representation of actual materials proposed and as such should be considered preliminary at all stages.

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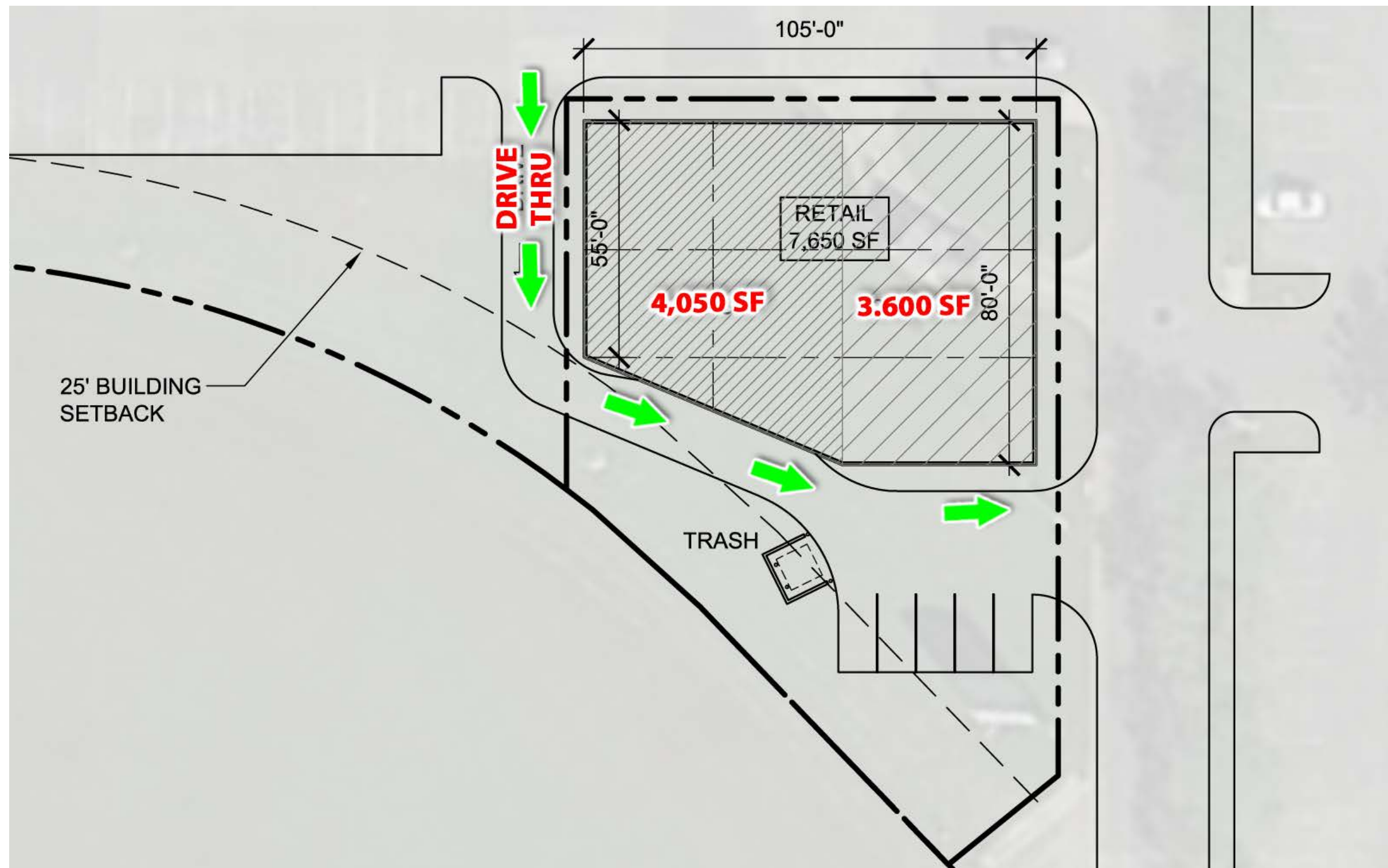
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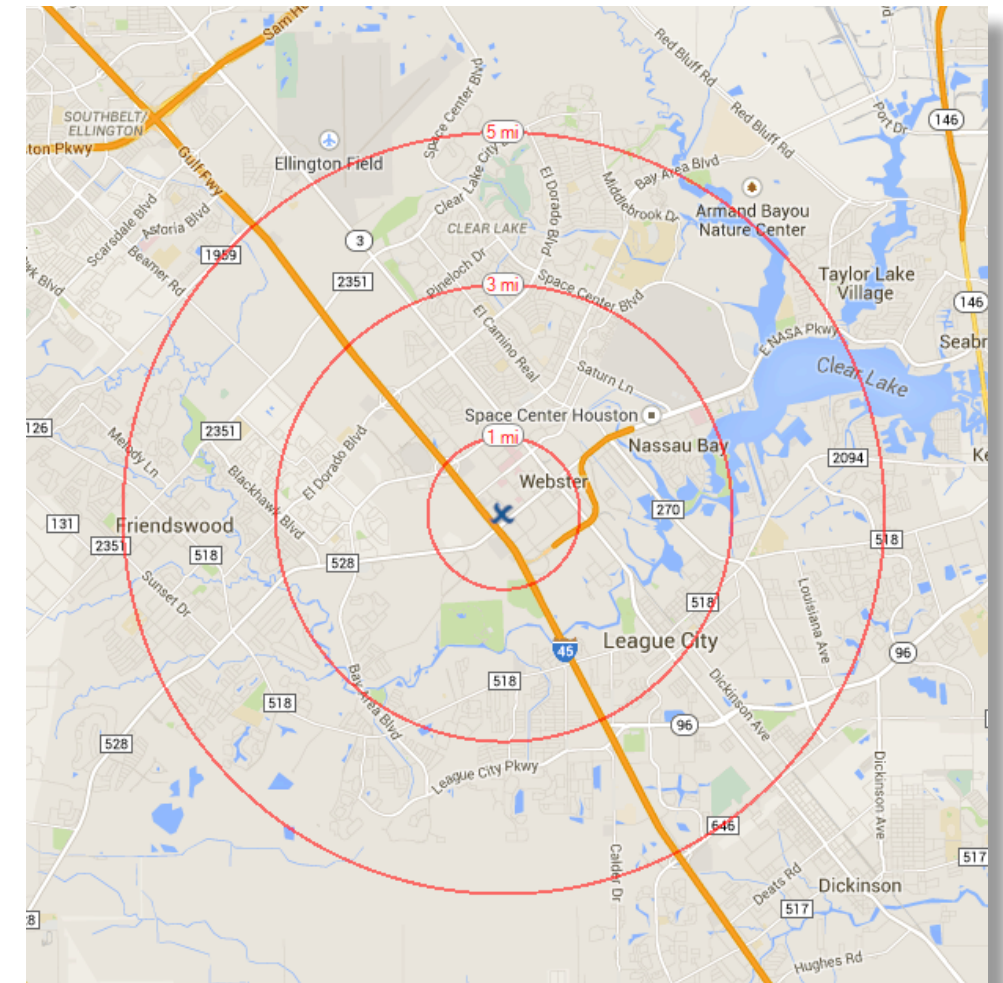
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DEMOGRAPHICS

	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION			
2000 Population	2,654	65,650	139,821
2010 Population	3,040	78,674	174,752
2016 Population	3,286	86,823	195,180
% Proj Growth 2016 - 2021	9.5%	9.3%	11.7%
HOUSEHOLDS			
2016 Households	1116	33361.64	71588.55
Persons per Household	2.9	2.6	2.7
EMPLOYMENT			
Daytime Employees	11,749	52,229	102,668
RACE			
% White	45.7%	68.9%	74.5%
% Black	19.0%	9.4%	6.9%
% Asian	3.4%	9.4%	9.2%
% Other	31.9%	12.3%	9.4%
% Hispanic	48.1%	24.9%	19.4%
White	1,502	59,805	145,451
Black	623	8,155	13,408
Asian	113	8,182	17,884
Other	1,049	10,682	18,437
Hispanic	1,581	21,610	37,888
HOUSING			
Median Home Value	\$124,074	\$143,836	\$174,353
% Renter Occupied Housing	80.3%	49.6%	35.5%
% Owner Occupied Housing	19.7%	50.4%	64.5%
INCOME			
2016 Median Household Income	\$41,901	\$61,503	\$77,967
2016 Average Household Income	\$51,903	\$83,982	\$106,254
2016 Per Capita Income	\$17,867	\$32,428	\$39,108
HIGHEST EDUCATIONAL ATTAINMENT			
Education Base - Age 25+	1,941	57,512	129,999
Less than 9th Grade	4.7%	3.1%	2.2%
Some High School	4.8%	5.1%	3.9%
High School or GED	21.2%	20.1%	17.4%
Some College	24.9%	25.4%	22.8%
Associates Degree	8.9%	9.4%	9.2%
Bachelors Degree	25.3%	24.3%	28.5%
Post-Graduate Degree	8.7%	11.7%	15.3%

	1 mi Ring	3 mi Ring	5 mi Ring
% Age 5 - 10	8.6%	6.6%	6.9%
% Age 10 - 15	6.8%	6.4%	7.3%
% Age 15 - 20	6.4%	5.9%	6.5%
% Age 20 - 25	9.6%	8.1%	6.5%
% Age 25 - 30	11.3%	9.5%	7.3%
% Age 30 - 35	10.0%	8.2%	7.1%
% Age 35 - 40	6.6%	7.1%	6.9%
% Age 40 - 45	6.3%	7.1%	7.3%
% Age 45 - 50	5.5%	6.4%	7.1%
% Age 50 - 55	4.5%	6.5%	7.5%
% Age 55 - 60	3.5%	5.9%	6.7%
% Age 60 - 65	2.6%	5.0%	5.5%
% Age 65 - 70	2.4%	3.8%	4.2%
% Age 70 - 75	1.5%	2.7%	2.8%
% Age 75 - 80	1.1%	1.6%	1.7%
% Age 80 - 85	1.5%	1.1%	1.1%
% Age 85+	2.2%	1.2%	1.2%
Children Age 0 to 9	597	11,534	25,514
HOUSEHOLDS BY VEHICLE COUNT			
No Vehicles	68	1,277	2,141
1 Vehicle	565	14,359	23,916
2 Vehicles	371	12,461	31,253
3 Vehicles	97	4,014	10,694
4 Vehicles	12	1,000	2,749
5+ Vehicles	3	251	835
HOUSING VALUES (OWNER OCCUPIED)			
Owner Occupied Housing Units	218	16,839	46,154
\$100,000 or less	31	2,669	4,434
\$100,000 to \$124,999	81	3,326	5,524
\$125,000 to \$149,999	87	3,204	6,030
\$150,000 to \$174,999	12	2,916	7,266
\$175,000 to \$199,999	0	1,341	5,072
\$200,000 to \$249,999	3	1,513	6,787
\$250,000 to \$299,999	1	746	4,274
\$300,000 to \$399,999	0	687	4,057
\$400,000 to \$499,999	2	208	1,159
\$500,000 to \$749,999	0	114	1,097
\$750,000 to \$999,999	0	26	245
\$1,000,000 or greater	1	68	187



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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