



ORLEANS SQUARE

4,507 SF Turnkey Restaurant Opportunity and Small Shop Space Available

18321 W Lake Houston Pkwy. | Humble, Texas

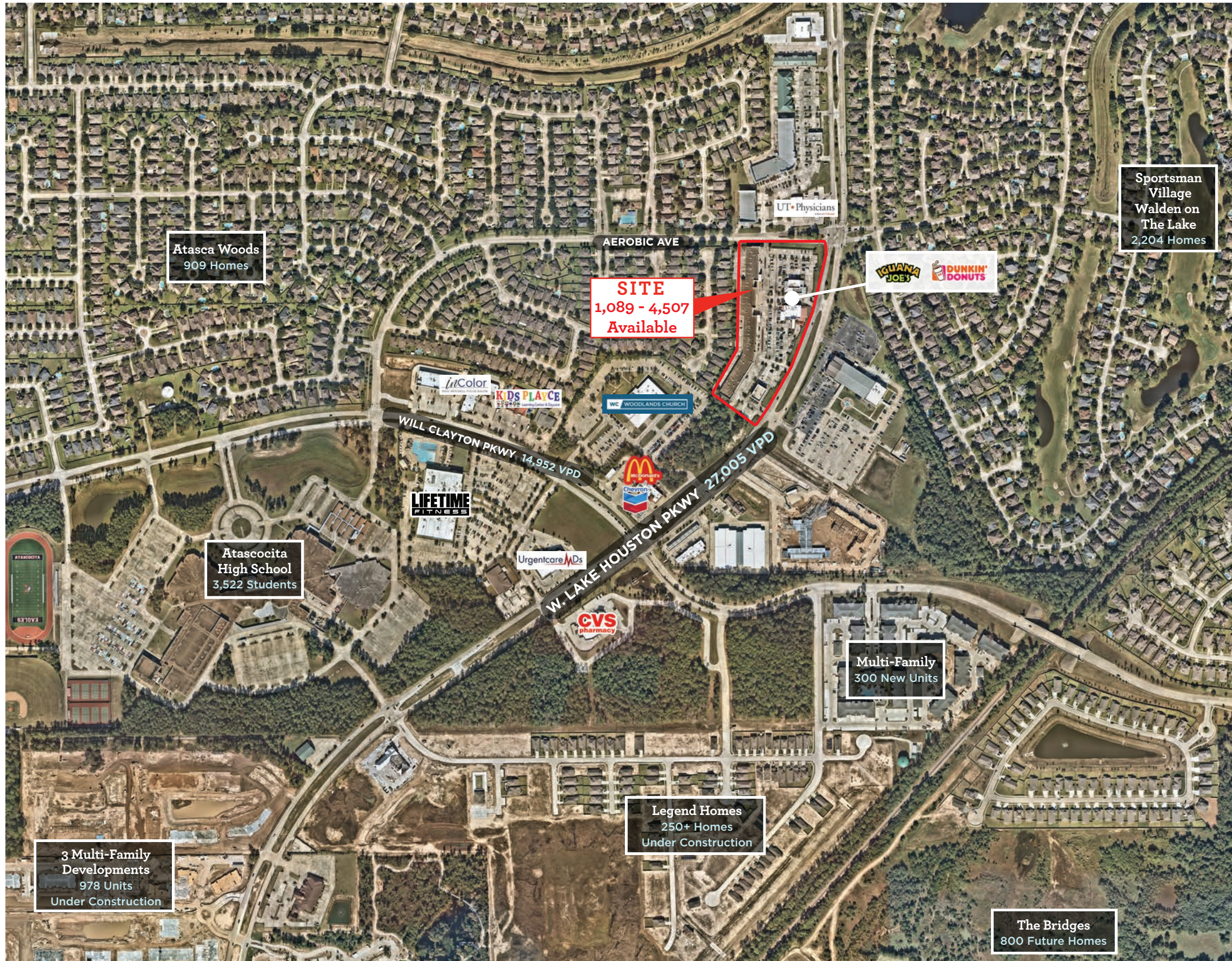


Austen Baldrige | Brett Strake | 281.477.4300

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

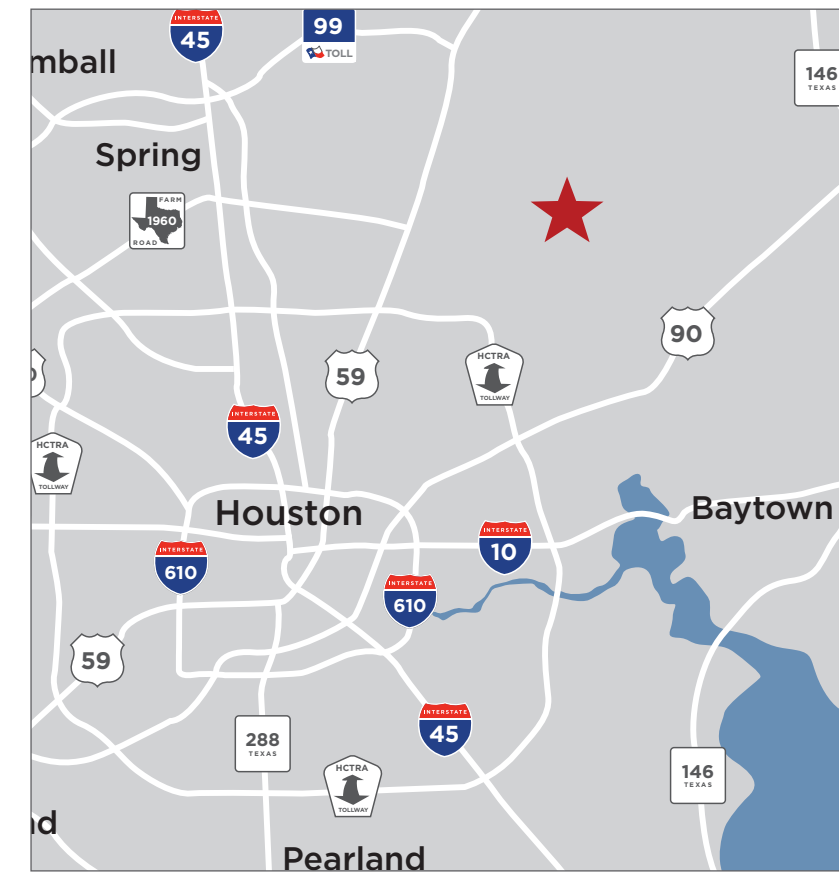
Orleans Square

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Orleans Square is a 60,000 SF neighborhood shopping center centrally located in the affluent Atascocita trade area. The center is highly visible from the heavily traveled roadway of West Lake Houston Parkway. Located just steps away from the regional intersection of West Lake Houston Parkway & Will Clayton, the center is perfectly positioned to serve the established neighborhoods as well as the high growth communities to the south.

- 4,507 SF turnkey restaurant available (all equipment included)
- 1,089-2,757 SF second gen retail available
- Excellent tenant mix of restaurant, service, medical and retail
- Less than 0.5 miles from Atascocita High School (3,522 students)
- Close proximity to Lifetime Fitness
- Three new multi-family developments under construction less than 1 mile to the south
- Over 1,000 future single family homes in the vicinity



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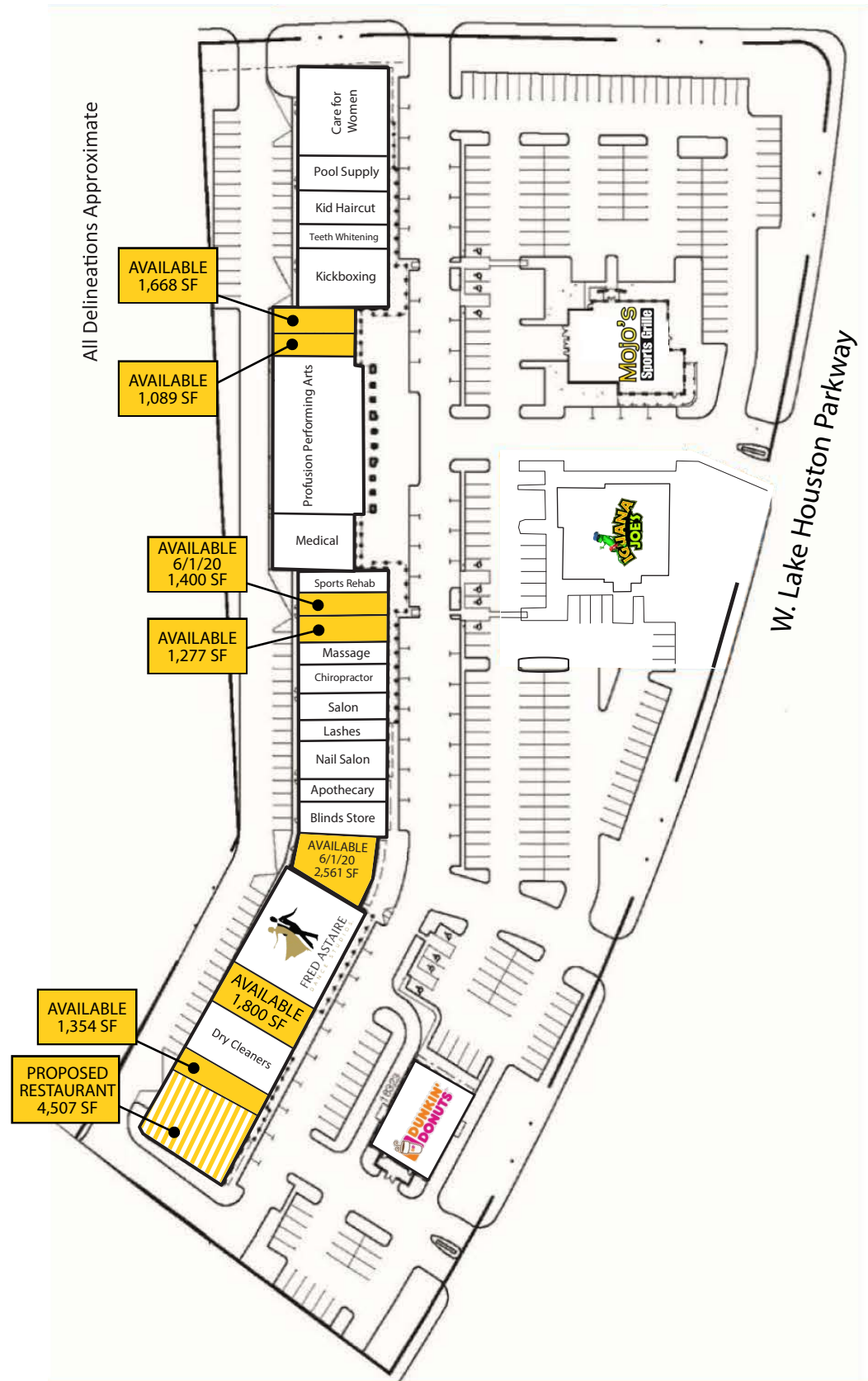
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Orleans Square

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Aerobic Avenue



2010 Census, 2019 Estimates with Delivery Statistics as of 12/2019

	1 Mile	3 Mile	5 Mile
POSTAL COUNTS			
Current Households	4,394	26,155	43,342
Current Population	14,240	78,282	127,213
2010 Census Average Persons per Household	3.24	2.99	2.94
2010 Census Population	9,414	57,835	96,889
Population Growth 2010 to 2019	51.25%	35.41%	34.82%

	1 Mile	3 Mile	5 Mile
CENSUS HOUSEHOLDS			
1 Person Household	11.19%	15.20%	16.40%
2 Person Households	26.22%	29.51%	30.76%
3+ Person Households	62.59%	55.29%	52.84%
Owner-Occupied Housing Units	90.90%	83.47%	80.78%
Renter-Occupied Housing Units	9.10%	16.53%	19.22%

	1 Mile	3 Mile	5 Mile
RACE AND ETHNICITY			
2019 Estimated White	64.38%	65.93%	66.80%
2019 Estimated Black or African American	17.15%	17.39%	16.53%
2019 Estimated Asian or Pacific Islander	5.34%	5.21%	4.89%
2019 Estimated Other Races	12.59%	10.98%	11.24%
2019 Estimated Hispanic	29.46%	28.23%	28.20%

	1 Mile	3 Mile	5 Mile
INCOME			
2019 Estimated Average Household Income	\$117,928	\$115,094	\$117,413
2019 Estimated Median Household Income	\$99,681	\$93,555	\$93,031
2019 Estimated Per Capita Income	\$39,165	\$40,128	\$40,987

	1 Mile	3 Mile	5 Mile
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	18.46%	19.38%	20.56%
2019 Estimated Bachelors Degree	29.05%	28.34%	26.92%
2019 Estimated Graduate Degree	13.53%	12.25%	12.68%

	1 Mile	3 Mile	5 Mile
AGE			
2019 Median Age	32.9	34.0	34.4



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
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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

