



THE SHOPS AT STONE PARK

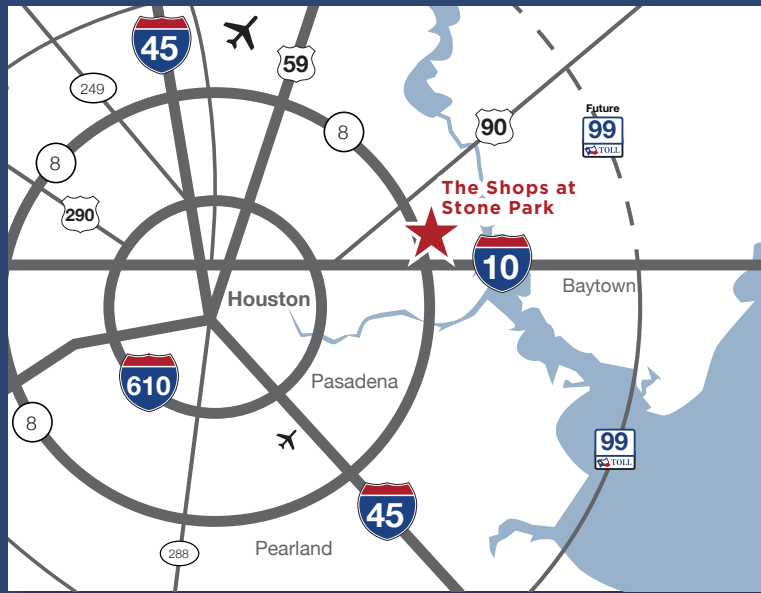
Retail Space & Pad Site Available at Main Intersection

NEC of Beltway 8 & Wallisville Road | Houston, Texas



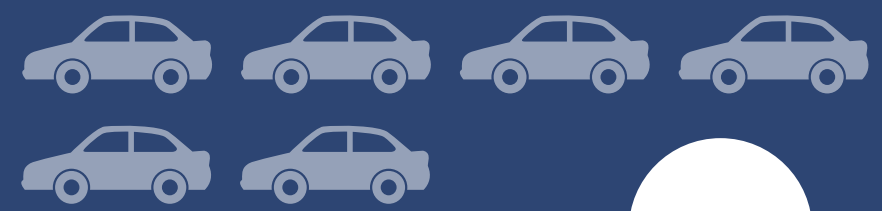
Ashley Strickland | 281.477.4300

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



\$81K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE
TRADE AREA

TRAFFIC COUNT
95,287 CPD ON BELTWAY 8
27,947 CPD ON WALLISVILLE RD.
(Source: TXDoT 2013)



**MAJOR AREA
RETAILERS**

- Walmart
- Lowe's
- PetSmart
- Sears
- 99¢ Only
- CVS

**171,165
CURRENT
POPULATION
WITHIN
5 MILES**



**THE SHOPS AT
STONE PARK**

The Shops at Stone Park is a 250,000 SF (23 acre) regional power center located in one of Houston's fastest growing residential areas. Local developments such as Sonoma Ranch and New Forest Crossing have contributed to a 20% population increase since the 2000 census, and will continue to drive area growth well into the future. The center features excellent accessibility with three curb cuts on Wallisville Rd. & two curb cuts on Beltway 8.

Frontage:

- 1,000 feet on Beltway 8
- 600 feet on Wallisville Rd.

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NEW FOREST
895 HOMES

CARPENTER'S
LANDING
293 HOMES

AVAILABLE

For Lease
Pad Site or
Multi-Tenant Bldg

91,005 VPD

Wallisville Rd 21,237 VPD

STERLING GREEN
452 HOMES



WHAT'S AROUND



Location:

- Close proximity to the \$1.2 billion Bayport Container and Cruise Terminal and Wal-Mart's \$100 million, four million square foot distribution complex
- Located 7 minutes from the Port of Houston and The Houston Ship Channel. The Port is ranked first in the United States in foreign waterborne tonnage and second in the U.S. in total tonnage. The 25 mile long Houston Ship Channel generates over 58,000 direct jobs to the area and a \$1.3 billion impact locally. It supports 785,000 jobs throughout Texas and generates nearly \$118 billion in a statewide economic impact
- Less than 4 miles from East Houston Regional Medical Center which is located on I-10 East in the North Channel Area. The facility is a comprehensive, community-based hospital with nearly 300 board-certified and board-eligible primary and specialty physicians who handle a broad range of medical and surgical procedures. The 131-bed facility boasts the only Level IV Trauma Designated Emergency Center in East Harris County

Schools:

- Approximately one mile from the North Campus of San Jacinto College, which spans 105 acres and serves 5,160 students with a staff of 700
- Less than one mile from North Shore Senior High School, built in 1998 with a student enrollment of 4,147 and staff of 143 administrators
- Less than one mile from North Shore Middle School which has a student enrollment of 1,396 and staff of 110 administrators



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	436,537	10.02	96,991	595	6.13	22.22
TRACT 2'	344,009	7.90	104,788	474	4.52	30.46
TRACT 3'	97,935	2.25	33,172	62	1.87	33.87
TRACT 4'	40,711	0.93	7,537	41	5.44	18.51
TRACT 5'	29,369	0.67	7,200	29	4.03	24.52
TRACT 6'	48,509	1.11	4,227	54	12.78	8.71
TRACT 7'	110,170	2.53	14,700	84	5.71	13.34
SUBTOTAL	1,107,239	25.42	268,615	1,339	4.98	24.26
DRAINAGE	337,459	7.75				
SUBTOTAL	337,459	7.75				
TOTAL	1,444,698	33.17				

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: 05.15.17

RETAIL BUILDING 3		
NO.	NAME	LEASE AREA
1	RUE 21	5,000 S.F.
2	DRESSBARN	7,500 S.F.
3	MATTRESS FIRM	4,000 S.F.
4	SPRINT	1,515 S.F.
5	TUTTI FRUTTI	1,200 S.F.
6	PROMISED AMAZING LASH STUDIO	1,948 S.F.
7	SUBWAY	1,400 S.F.
8	STAR WOK ASIAN BISTRO	2,000 S.F.
9	DONALD DONUTS	1,200 S.F.
10	LA CRAWFISH	1,828 S.F.
11	GOODWILL	1,200 S.F.
12	SELECT PHYSICAL THERAPY	2,325 S.F.
13	ESTEEM DENTAL	1,958 S.F.
SPRINKLER ROOM		87 S.F.
TOTAL		33,161 S.F.

RETAIL BUILDING 5		
NO.	NAME	LEASE AREA
1	EYEMASTERS	4,000 S.F.
2	SUPERCLUTS	1,000 S.F.
3	CHIPOTLE	2,200 S.F.
TOTAL		7,200 S.F.

AVAILABLE



DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 12/17

	1 Mile	2 Miles	3 Miles	5 Miles
POSTAL COUNTS				
Current Households	4,535	17,699	32,836	51,491
Current Population	14,987	58,849	108,875	171,165
2010 Census Average Persons per Household	3.31	3.32	3.32	3.32
2010 Census Population	13,397	53,115	91,914	139,596
Population Growth 2010 to 2017	11.87%	10.82%	18.64%	23.13%
CENSUS HOUSEHOLDS				
1 Person Household	13.46%	15.54%	16.97%	17.45%
2 Person Households	24.26%	23.16%	22.87%	22.57%
3+ Person Households	62.28%	61.31%	60.16%	59.98%
Owner-Occupied Housing Units	80.04%	67.48%	63.43%	61.06%
Renter-Occupied Housing Units	19.96%	32.52%	36.57%	38.94%
RACE AND ETHNICITY				
2017 Estimated White	48.86%	49.87%	52.21%	52.56%
2017 Estimated Black or African American	26.93%	23.86%	20.19%	19.45%
2017 Estimated Asian or Pacific Islander	4.30%	3.22%	2.84%	2.31%
2017 Estimated Other Races	19.40%	22.33%	23.91%	24.64%
2017 Estimated Hispanic	49.87%	56.00%	59.26%	60.44%
INCOME				
2017 Estimated Average Household Income	\$80,763	\$67,716	\$63,611	\$62,544
2017 Estimated Median Household Income	\$68,770	\$58,247	\$54,235	\$52,607
2017 Estimated Per Capita Income	\$24,382	\$20,933	\$19,759	\$19,308
EDUCATION (AGE 25+)				
2017 Estimated High School Graduate	27.86%	29.00%	29.00%	29.12%
2017 Estimated Bachelors Degree	13.04%	11.43%	10.18%	9.15%
2017 Estimated Graduate Degree	6.13%	5.30%	4.82%	4.56%
AGE				
2017 Median Age	32.4	30.4	30.3	30.2

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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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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

