



1.15 ACRES - HARWIN & ROGERDALE

Land For Sale in Thriving Westchase District

NEC of Harwin Drive and Rogerdale Road | Houston, Texas



Rebecca Le | 281.477.4300

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

1.15 Acres – Harwin & Rogerdale

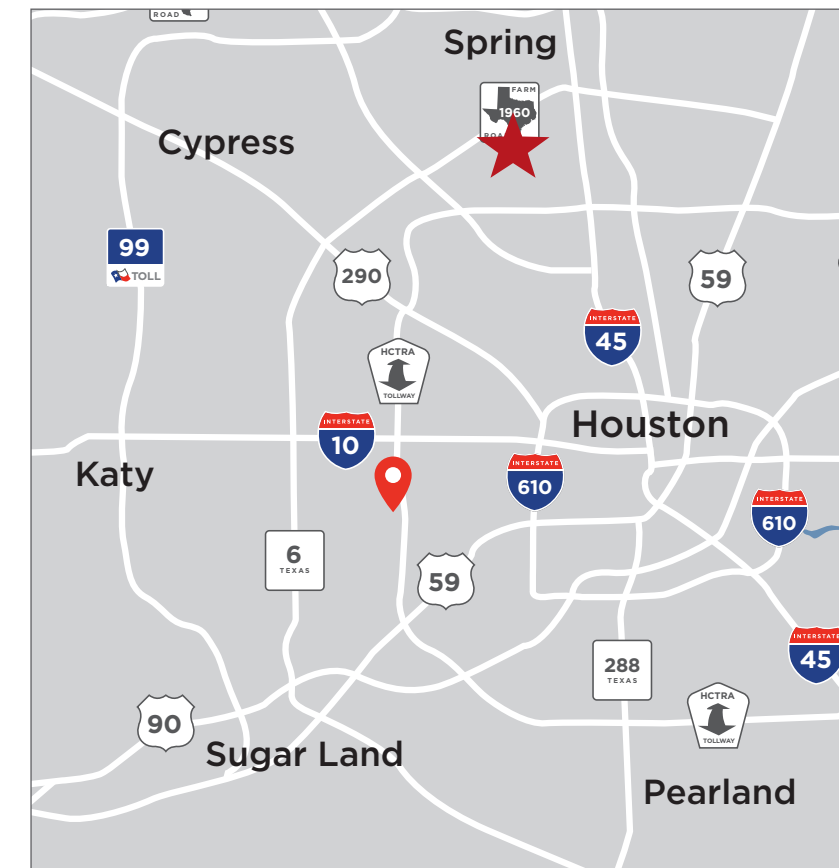
NEC of Harwin Drive and Rogerdale Road | Houston, Texas



- Located at the northeast corner of Harwin and Rogerdale
- Nearby Sam Houston Tollway in the Westchase District-where 81,000 people work and live
- Strong daytime population with employers such as Jacobs Engineering, Halliburton, Mens Warehouse, CGG Veritas, and Quest Diagnostics
- Site is surrounded by class A offices and sits in lighted intersection
- Located by Beltway 8 West & West Park Tollway between Interstate 10 and US Highway 59

Approximate Size: ±1.15 acres

Traffic Counts: Approx. 56,795 VPD on Westpark Tollway
Approx. 149,648 VPD on Sam Houston Pkwy



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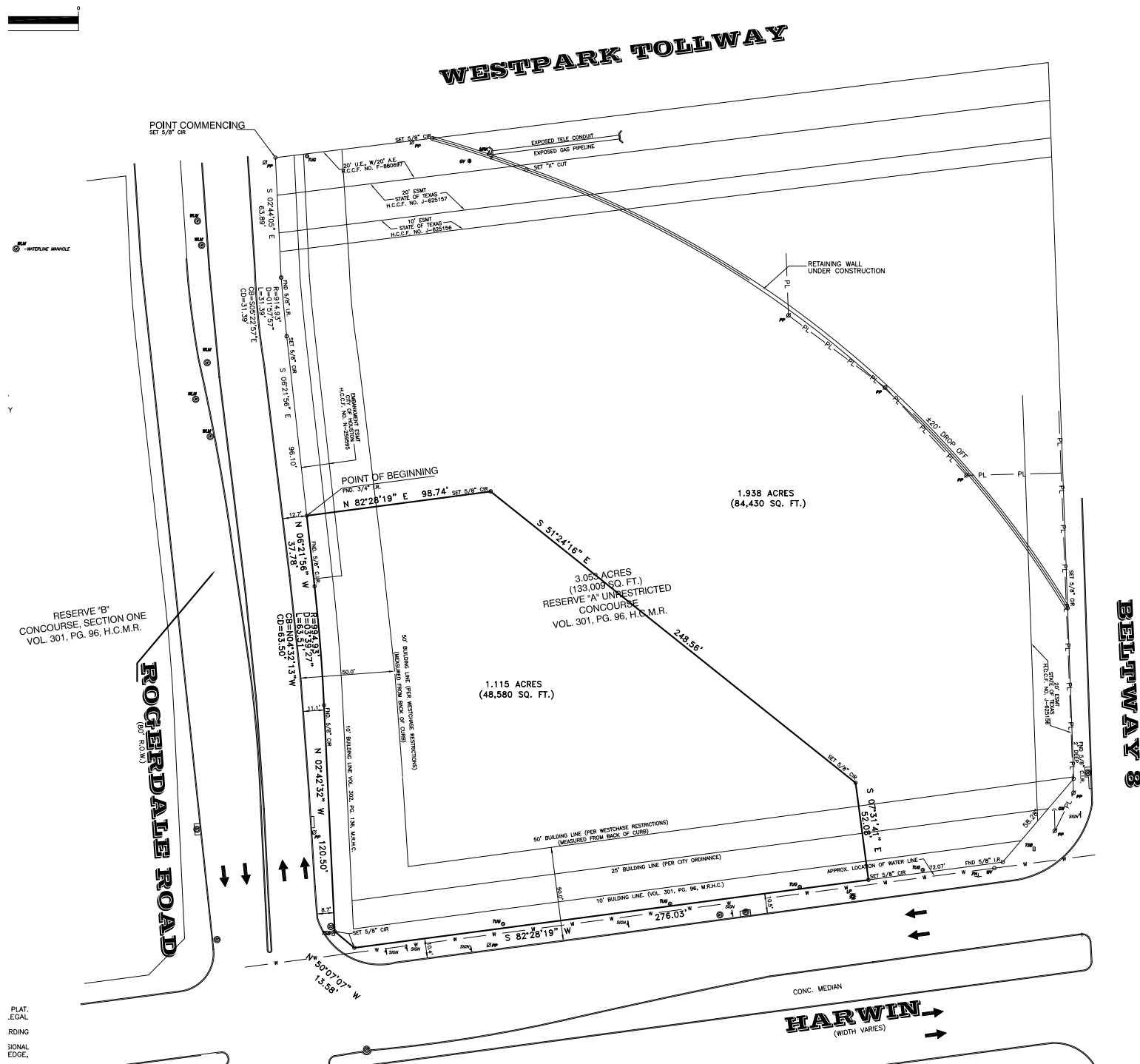
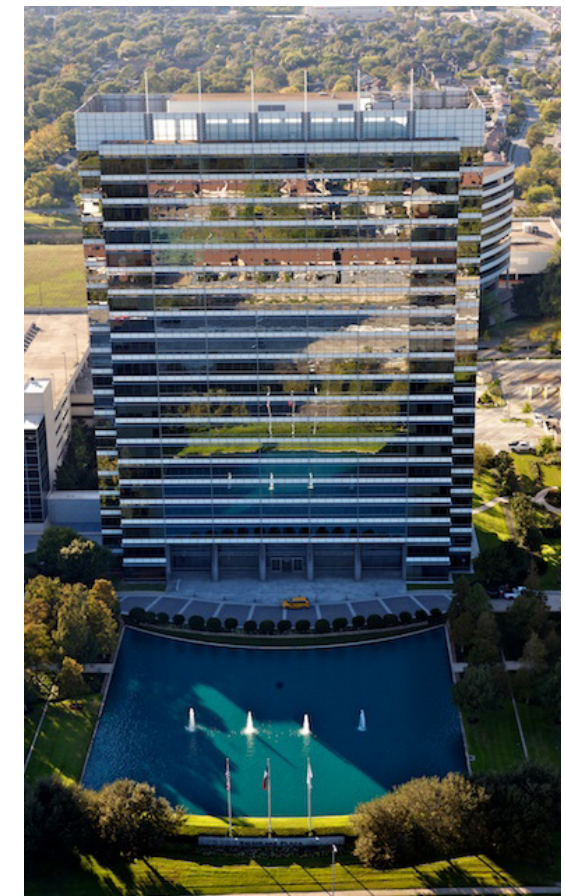
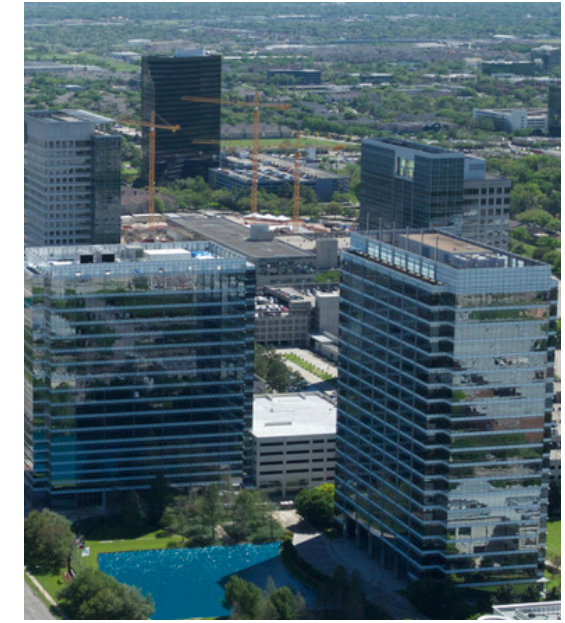
WESTCHASE DISTRICT MAJOR EMPLOYERS

Corporate Owners

Alief Independent School District
 American InterContinental University
 Amegy Bank
 AmREIT
 Camden
 Cantoni
 Chevron
 Clarion Partners
 DataVox
 Edminster Hinshaw Russ & Assoc
 Cyrogenix
 Emerson Process Management
 Frank's International
 Granite Properties
 Heartland Healthcare
 Hilton Houston Westchase
 Houston Community College
 Houston Independent School District
 Houston Marriott Westchase
 The Hunton Group
 Jacobs Engineering
 Kroger
 MemberSource Credit Union
 MetroNational
 Omni Bank
 Phillips 66
 Randalls
 Richfield Investment Corp
 Schlumberger
 Sueba USA
 Tri-Tech Surveying
 Vaughn Construction
 Weingarten Realty Investors

Major Tenants

ABB
 Air Routing International
 Aker Solutions
 Apache Oil Corp
 Audubon Engineering
 Blinds.com
 BMC Software
 Brown & Gay Engineers
 Cal Dive International
 Cameron International
 Cardno Haynes Whaley
 Cardtronics
 CB & I
 CGG
 C & J Engineering
 Commonwealth Engineering
 Costello Inc.
 DE Harvey Builders
 Dresser-Rand
 Hoar Construction
 Honeywell
 KB Homes
 Landmark Graphics
 LIA Engineering
 Lockwood Andrews & Newnam
 Maersk Oil
 Men's Wearhouse
 MetLife
 M-I SWACO
 Microsoft
 National Oilwell Varco
 NEXT Financial Group
 Noble Energy
 Petrobras
 Randalls Food Markets, Inc.
 Richfield Real Estate Corp.
 Quest Diagnostics
 Samsung Engineering
 Smith, Seckman & Reid
 StatOil
 TGS-NOPEC Geophysical Co.
 Triten Corporation
 U.S. Physical Therapy
 Western Ceco
 Xerox



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 9/19

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	37,382	87,168	222,566
Current Population	95,145	220,591	579,239
2010 Census Average Persons per Household	2.55	2.53	2.60
2010 Census Population	96,193	213,191	544,601
Population Growth 2010 to 2019	-0.73%	4.30%	6.93%
CENSUS HOUSEHOLDS			
1 Person Household	33.43%	33.20%	31.24%
2 Person Households	26.41%	27.23%	27.23%
3+ Person Households	40.16%	39.57%	41.52%
Owner-Occupied Housing Units	25.29%	30.31%	36.88%
Renter-Occupied Housing Units	74.71%	69.69%	63.12%
RACE AND ETHNICITY			
2019 Estimated White	36.80%	41.62%	44.32%
2019 Estimated Black or African American	20.86%	20.93%	20.69%
2019 Estimated Asian or Pacific Islander	18.95%	16.25%	15.26%
2019 Estimated Other Races	22.57%	20.48%	18.94%
2019 Estimated Hispanic	45.16%	43.53%	41.87%
INCOME			
2019 Estimated Average Household Income	\$57,466	\$66,426	\$80,747
2019 Estimated Median Household Income	\$44,768	\$50,178	\$58,389
2019 Estimated Per Capita Income	\$23,513	\$27,248	\$32,298
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	24.32%	22.80%	21.91%
2019 Estimated Bachelors Degree	17.33%	19.63%	21.91%
2019 Estimated Graduate Degree	9.11%	10.28%	12.37%
AGE			
2019 Median Age	31.9	32.7	33.2

Our quest is your success.

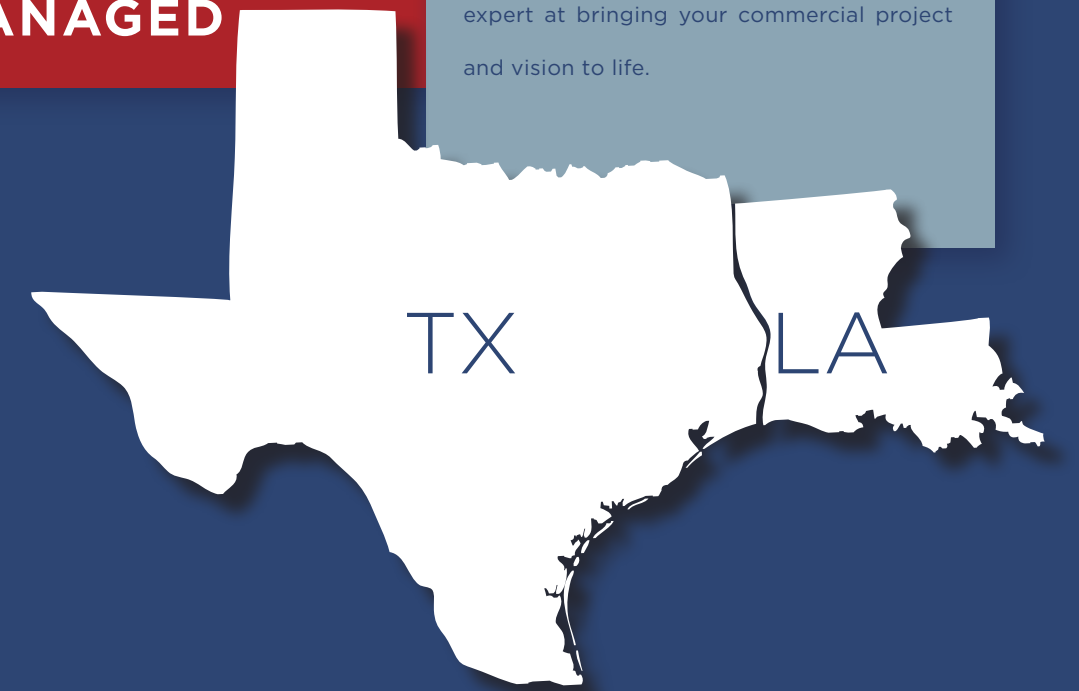
9.9M SF
OWNED

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.





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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.

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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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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