



COLONIAL NORTH AND SOUTH

Pad Sites and Retail Spaces Available

SEC of Bellfort Ave. and S. Post Oak Rd. | Houston, Texas



Rebecca Le | 281.477.4300

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

Colonial North and South

SEC of Belfort Ave. and S. Post Oak Rd. | Houston, Texas

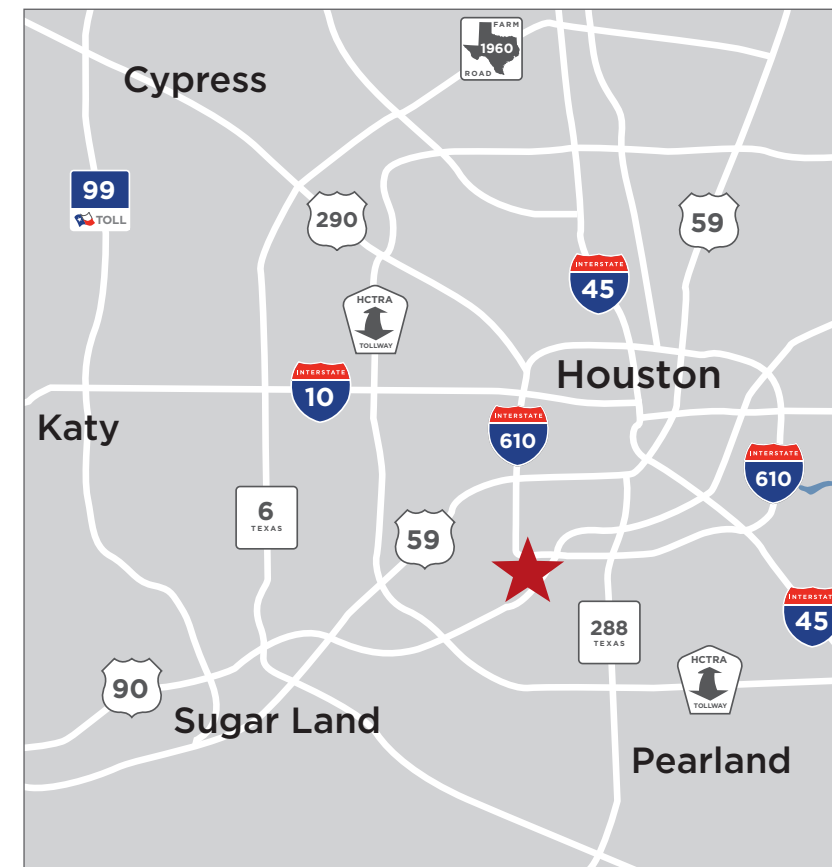


- Former bank space and second generation spaces available
- Pad sites for ground lease
- This location serves the Meyerland, Willow Meadows and Willow Bend neighborhoods
- 169,189 population in a 3 mile radius with an average HHI of \$120,386

Traffic Counts: 124,891 VPD on S. Post Oak
9,192 VPD on W. Belfort

Demographics	2 Miles	3 Miles	5 Miles
Current Population	60,647	169,189	496,744
Current Households	24,987	64,330	193,908
Average Household Income	\$138,275	\$120,386	\$102,361
Growth Since 2010 Census	15.94%	16.86%	20.80%

Source: USPS Postal Count, 12/18

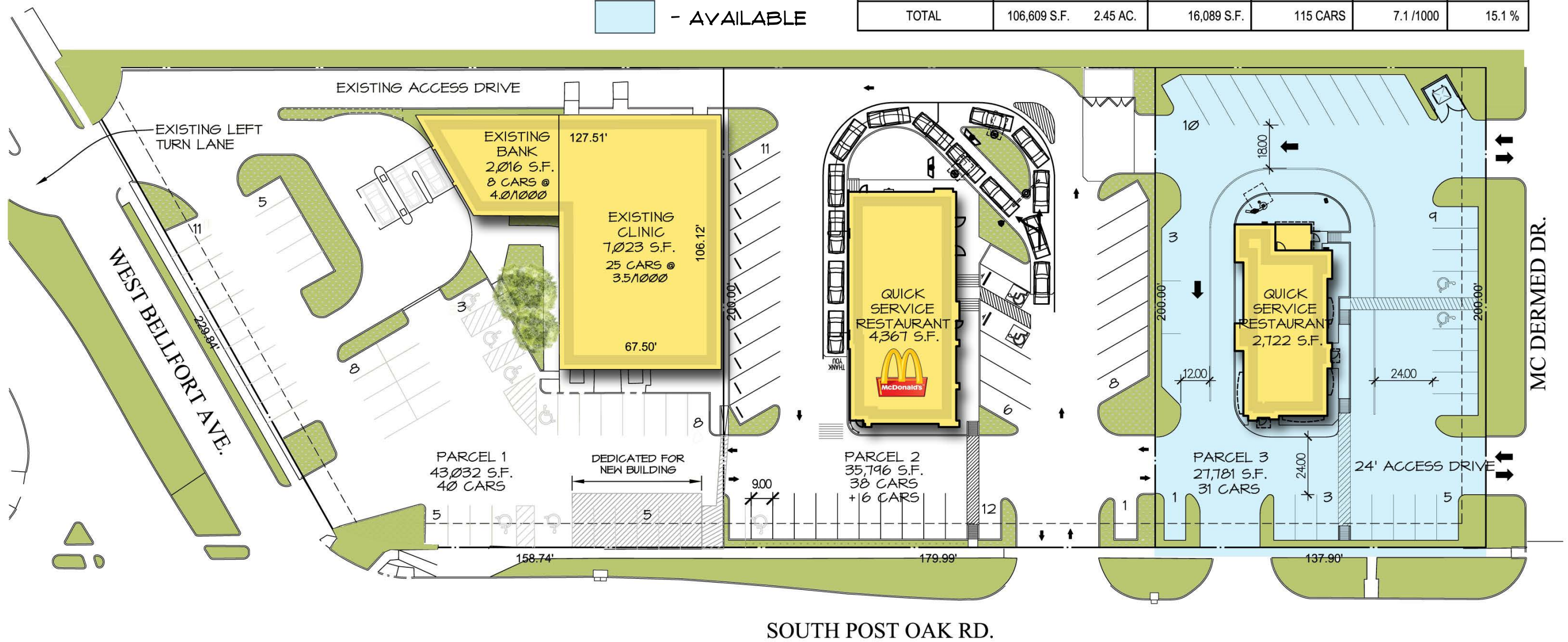


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DEVELOPMENT SYNOPSIS

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
PARCEL 1	43,032 S.F. 0.99 AC.	9,000 S.F.	40 CARS	4.4 /1000	20.9 %
PARCEL 2	35,796 S.F. 0.82 AC.	4,367 S.F.	44 CARS	10.1 /1000	12.1 %
PARCEL 3	27,781 S.F. 0.64 AC.	2,722 S.F.	31 CARS	11.4 /1000	9.8 %
TOTAL	106,609 S.F. 2.45 AC.	16,089 S.F.	115 CARS	7.1 /1000	15.1 %

- AVAILABLE



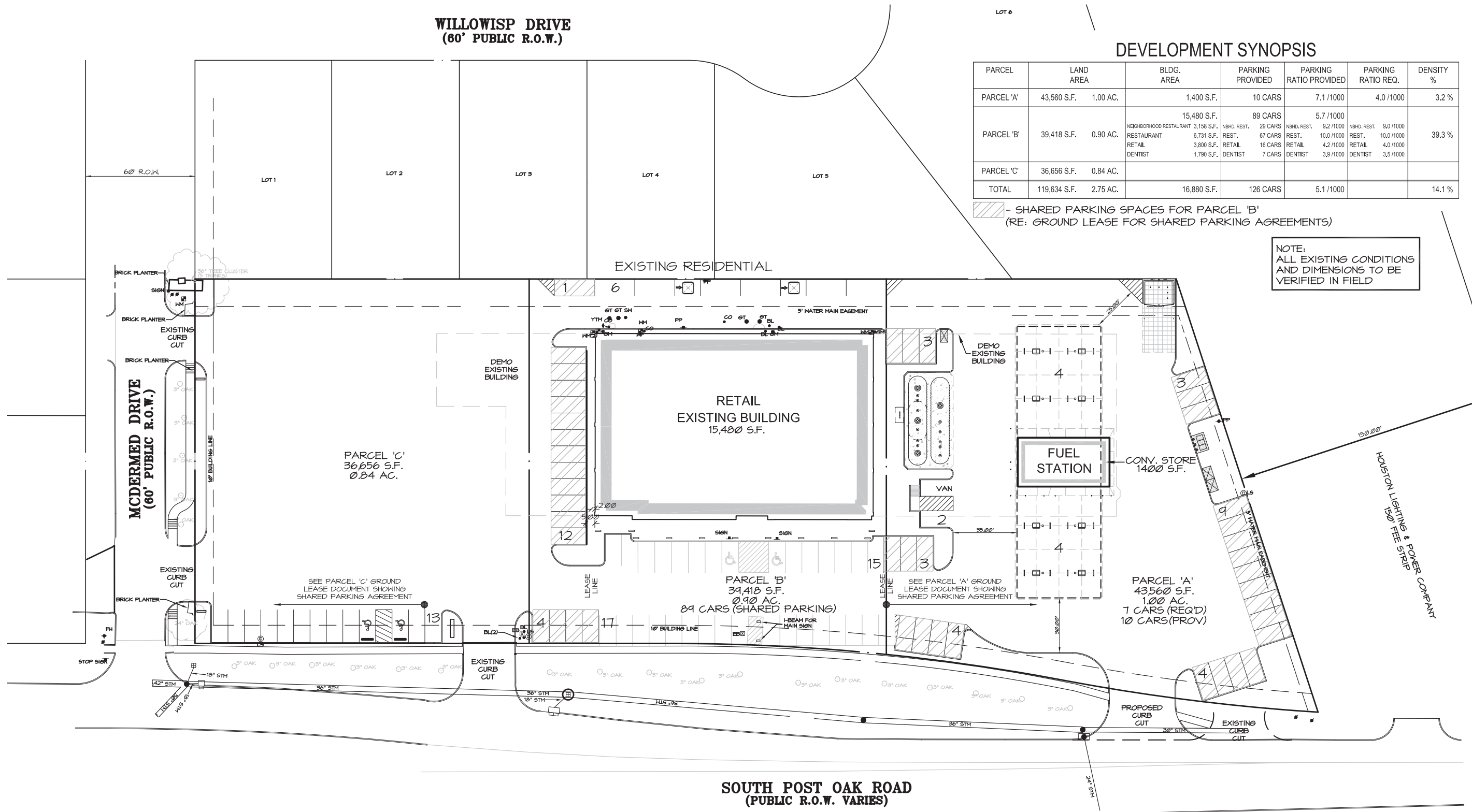
WILLOWISP DRIVE
(60' PUBLIC R.O.W.)

DEVELOPMENT SYNOPSIS

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO PROVIDED	PARKING RATIO REQ.	DENSITY %
PARCEL 'A'	43,560 S.F. 1.00 AC.	1,400 S.F.	10 CARS	7.1 /1000	4.0 /1000	3.2 %
PARCEL 'B'	39,418 S.F. 0.90 AC.	15,480 S.F. NEIGHBORHOOD RESTAURANT 3,158 S.F. RESTAURANT 6,731 S.F. RETAIL 3,800 S.F. DENTIST 1,790 S.F.	89 CARS NBHD. REST. 29 CARS REST. 67 CARS RETAIL 16 CARS DENTIST 7 CARS	5.7 /1000 NBHD. REST. 9.2 /1000 REST. 10.0 /1000 RETAIL 4.2 /1000 DENTIST 3.9 /1000	NBHD. REST. 9.0 /1000 REST. 10.0 /1000 RETAIL 4.0 /1000 DENTIST 3.5 /1000	39.3 %
PARCEL 'C'	36,656 S.F. 0.84 AC.					
TOTAL	119,634 S.F. 2.75 AC.	16,880 S.F.	126 CARS	5.1 /1000		14.1 %

- SHARED PARKING SPACES FOR PARCEL 'B'
(RE: GROUND LEASE FOR SHARED PARKING AGREEMENTS)

NOTE:
ALL EXISTING CONDITIONS
AND DIMENSIONS TO BE
VERIFIED IN FIELD



SOUTH POST OAK ROAD
(PUBLIC R.O.W. VARIES)





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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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

