NewQuest PROPERTIES®

Park Air 59

NEC of Hwy 59 & Will Clayton Pkwy | Humble, Texas

Austin Alvis | 281.477.4300   Preston Cunningham | 281.489.8800   Cunningham Ventures

Pad Sites & Retail Available for Sale or Lease

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

Park Air 59

NEC of Hwy 59 & Will Clayton Pkwy | Humble, Texas

NewQuest PROPERTIES®

Developed by
ARCHWAY PROPERTIES

Map Labels

KINGWOOD
(6,800 homes)

DEERBROOK ESTATES
FOXWOOD
KENSWICK
SADDLE RIDGE
(5,411 homes)

COSTCO WHOLESALE

DEERBROOK MALL
Dillard's | jcpenney
macy's | sears
AMC THEATRES | DICK'S SPORTING GOODS

Highway 59

PETSMART
TOYS"R"US
OLD NAVY
BEST BUY

ATASCOCITA

Kroger

THE HOME DEPOT

DSW DESIGNER SHOE WAREHOUSE
Conn's
Michaels

Office DEPOT
99¢ | PETCO

FM 1960

Lowe's
TARGET
KOHL'S
ROSS DRESS FOR LESS

Kroger

George Bush Intercontinental Airport

**Over 40 Million Visitors Annually
Approximately 35,557 Employees**

Robbins

TEXAN

SITE

ROOMS TO GO

TOUR 18 GOLF COURSE

Walmart
Michaels
BEST BUY

Will Clayton Pkwy.

Walgreens

Kroger

Atascocita Rd.

EAGLE SPRINGS

HEATHER RIDGE
264 homes

TIMBERWOOD
600 homes

W. Lake Houston Pkwy.

PARK LAKES
Land Tejas

LAKELAND

Beltway 8

FALL CREEK
Johnson Development

N

Property Description

Located in northeast Houston, this high profile site serves Kingwood, Humble, Atascocita, and Deerbrook trade areas. Three master-planned communities are located nearby (Fall Creek, Eagle Springs, and Summerwood) with more than 8,500 new homes.

Located at the eastern entrance to Bush Intercontinental Airport, the pads have excellent visibility from Hwy. 59 on a signalized intersection, and capture all exiting traffic for FM 1960.

Property Information:
- ±1 to ±8 acre retail and commercial pad sites available
- Pads are shovel ready
- Utilities to site
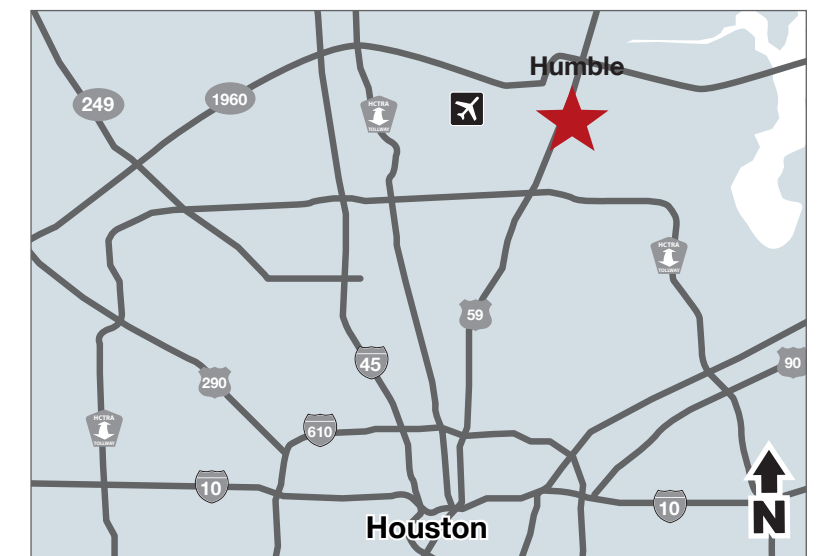- Regional detention provided

Pricing: Contact brokers
Uses: Retail, hospitality, medical

Traffic Counts:
- Highway 59: 179,719 CPD
- Will Clayton Parkway: 44,461 CPD
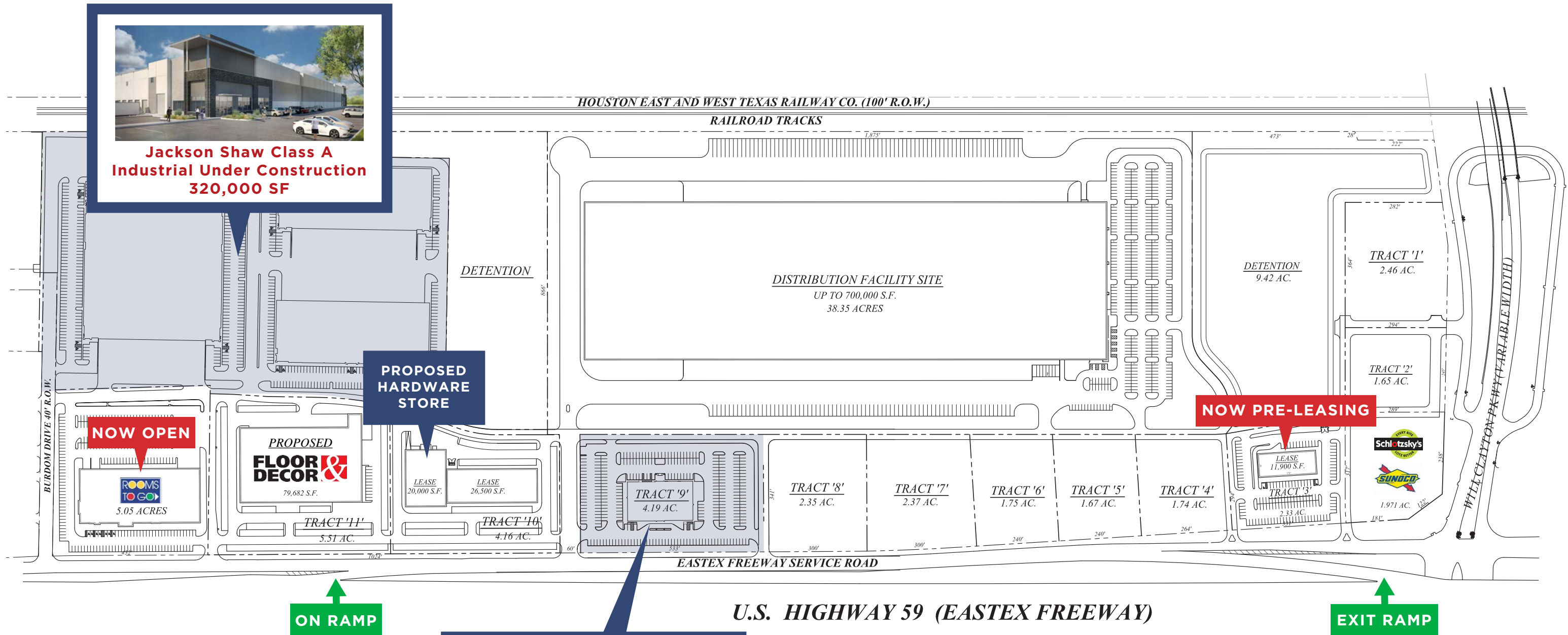*Source: 2012/2013 TX DOT Counts*

Inset Map

249 | 1960 | Humble
45 | 59
290 | 610
10 | 90
Houston
N

Austin Alvis
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Preston Cunningham
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Cunningham Ventures

Jackson Shaw Class A Industrial Under Construction 320,000 SF

HOUSTON EAST AND WEST TEXAS RAILWAY CO. (100' R.O.W.)
RAILROAD TRACKS

DETENTION

DISTRIBUTION FACILITY SITE
UP TO 700,000 S.F.
38.35 ACRES

DETENTION
9.42 AC.

TRACT '1'
2.46 AC.

TRACT '2'
1.65 AC.

PROPOSED HARDWARE STORE

NOW PRE-LEASING

NOW OPEN

PROPOSED
FLOOR & DECOR.
79,682 S.F.

LEASE
20,000 S.F.

LEASE
26,500 S.F.

TRACT '9'
4.19 AC.

TRACT '8'
2.35 AC.

TRACT '7'
2.37 AC.

TRACT '6'
1.75 AC.

TRACT '5'
1.67 AC.

TRACT '4'
1.74 AC.

LEASE
11,900 S.F.

Schlotzsky's
Sunoco

TRACT '3'
2.33 AC.

1.971 AC.

ROOMS TO GO
5.05 ACRES

TRACT '11'
5.51 AC.

TRACT '10'
4.16 AC.

BURDOM DRIVE 40' R.O.W.

WILL CLAYTON PKWY (VARIABLE WIDTH)

EASTEX FREEWAY SERVICE ROAD

ON RAMP

EXIT RAMP

U.S. HIGHWAY 59 (EASTEX FREEWAY)

65,000 SF Medical Office Building Under Construction
VITAL HEART & VEIN

Developed by

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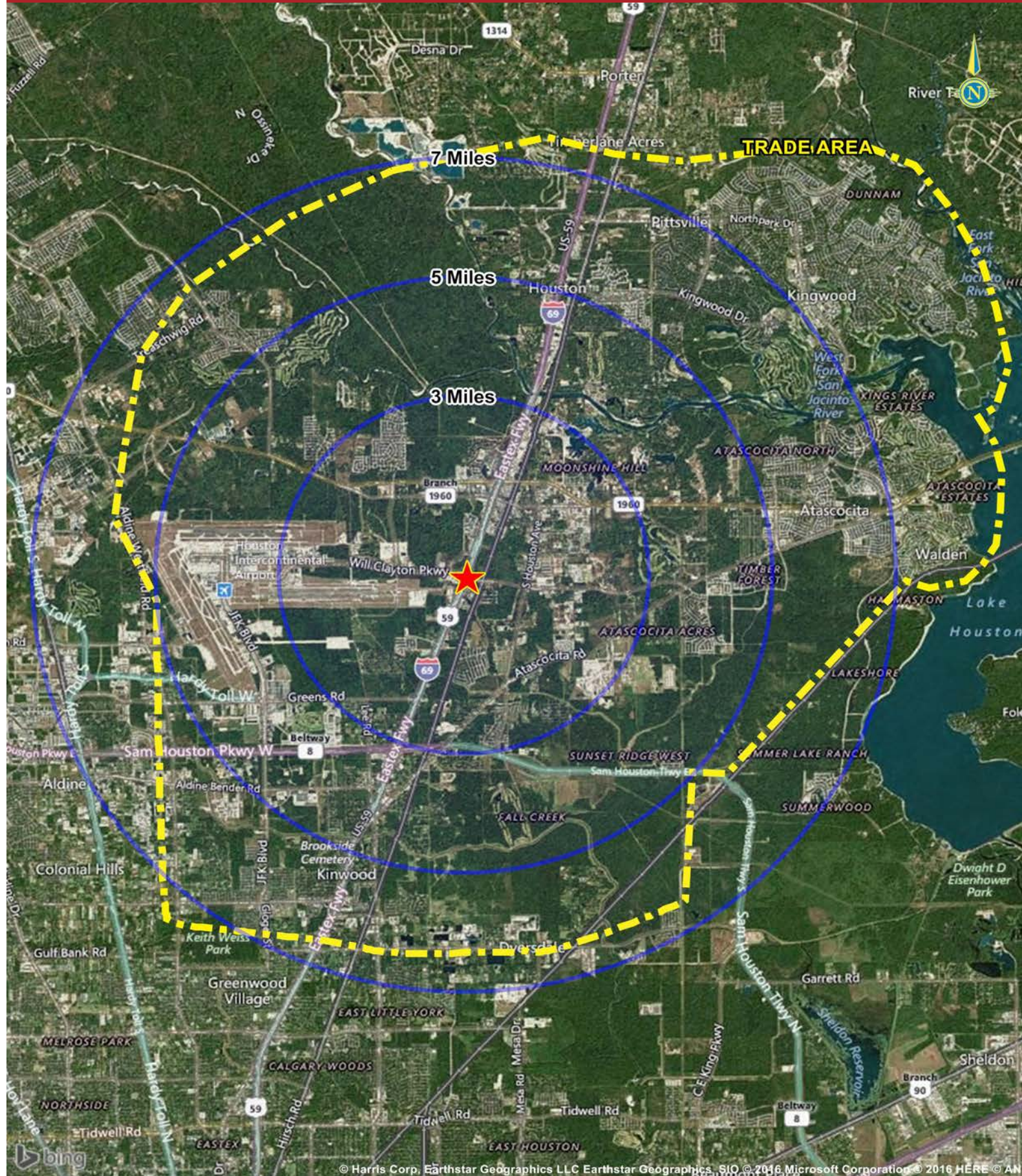
2010 Census, 2017 Estimates with
Delivery Statistics as of 12/17

	Trade Area	3 Miles	5 Miles	7 Miles
POSTAL COUNTS				
Current Households	100,638	18,420	44,622	90,819
Current Population	296,081	54,831	133,760	273,136
2010 Census Average Persons per Household	2.94	2.98	3.00	3.01
2010 Census Population	241,527	41,030	100,688	215,293
Population Growth 2010 to 2017	24.57%	37.69%	37.74%	29.17%
CENSUS HOUSEHOLDS				
1 Person Household	19.26%	21.68%	20.26%	19.83%
2 Person Households	29.40%	26.22%	26.81%	27.51%
3+ Person Households	51.34%	52.10%	52.93%	52.66%
Owner-Occupied Housing Units	69.80%	55.66%	62.97%	65.57%
Renter-Occupied Housing Units	30.20%	44.34%	37.03%	34.43%
RACE AND ETHNICITY				
2017 Estimated White	60.63%	45.10%	49.35%	55.14%
2017 Estimated Black or African American	20.53%	32.64%	29.92%	24.33%
2017 Estimated Asian or Pacific Islander	3.96%	3.67%	3.80%	3.69%
2017 Estimated Other Races	14.30%	17.99%	16.32%	16.23%
2017 Estimated Hispanic	34.12%	40.03%	37.09%	37.93%
INCOME				
2017 Estimated Average Household Income	$100,683	$66,361	$78,963	$85,079
2017 Estimated Median Household Income	$77,435	$52,910	$62,470	$68,149
2017 Estimated Per Capita Income	$34,298	$22,129	$26,075	$28,285
EDUCATION (AGE 25+)				
2017 Estimated High School Graduate	22.88%	30.10%	26.77%	25.55%
2017 Estimated Bachelors Degree	21.07%	12.67%	16.47%	17.59%
2017 Estimated Graduate Degree	10.19%	5.03%	7.85%	8.23%
AGE				
2017 Median Age	33.2	30.6	30.7	31.9

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 pro erty 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
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**(281)477-4300**
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

EQUAL HOUSING OPPORTUNITY

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev. 05.09.2018 cj