



MEYER PARK SHOPPING CENTER

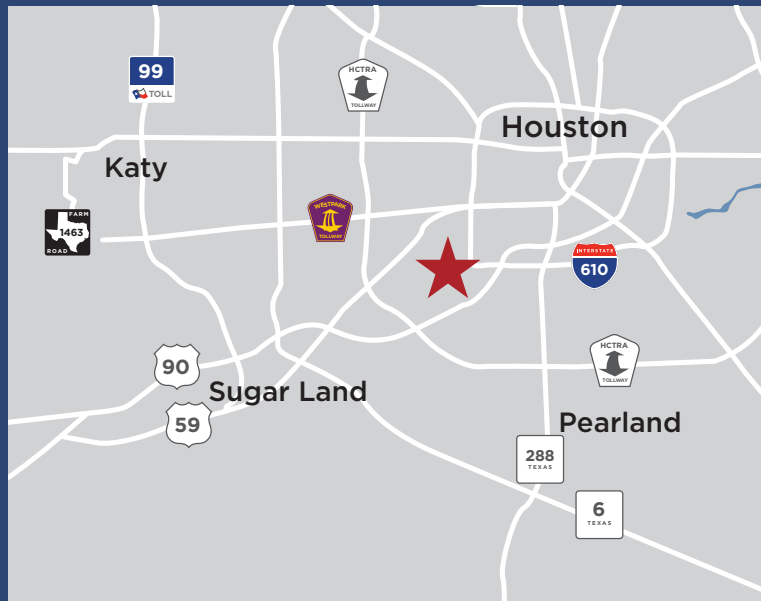
Pad Sites & Retail Spaces in High Volume 610 Business Corridor - Available For Lease

NEC of South Post Oak Rd. and West Bellfort Ave. | Houston, Texas



Heather Nguyen | Rebecca Le | 281.477.4300

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



**\$146K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILE
TRADE AREA**



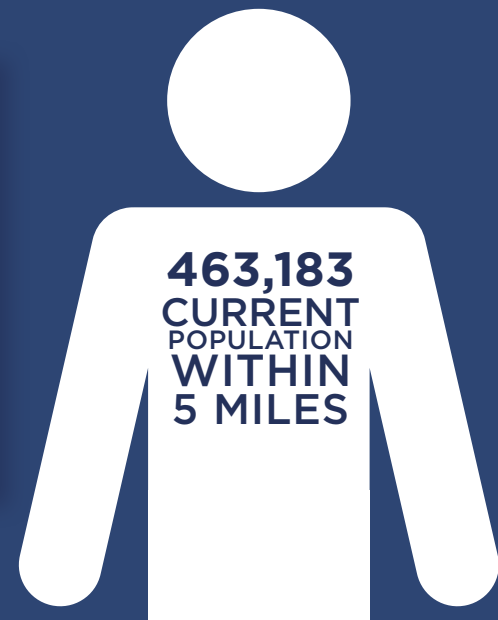
TRAFFIC COUNT

52,248 VPD on S. POST OAK BLVD
213,606 VPD ON LOOP 610 WEST
192,701 VPD ON LOOP 610 SOUTH

Source: TXDOT 2018



TENANTS & MAJOR RETAILERS



MEYER PARK SHOPPING CENTER

Meyer Park Center is located on the northeast corner of South Post Oak and West Belfort, in the Meyerland community. Encompassing over 400,000 square feet of retail space, Meyer Park Shopping Center is a unique development that services both the surrounding neighborhoods and the high daytime population based off the Loop 610 business corridor. The strong tenant mix of national and local retailers makes Meyer Park a daily shopping destination for a majority of the residents in the immediate vicinity.

The Meyerland area is one of Houston's historic communities, encompassing over 6,000 acres between Loop 610 and Beltway 8 in southwest Houston. Initially developed in the 1950's, Meyerland has evolved into one of the city's prestige trade areas, featuring a solidified residential and retail base with solid real estate values.

AVAILABLE SPACES:

- #11: 1,773 SF
- #23: Future retail 13,000 SF
- #31: 4,921 SF
- #39: 999 SF
- #43: 2,637 SF

- Pad Site:
#28: 1.38 acres

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Home Values:
\$750K - \$1.1M

Home Values:
\$350K - \$790K

CATHERINES®
FUZZY'S TACO SHOP
MEMORIAL HERMANN
WELLS FARGO
THE CATCH

Meyerland Plaza
ROSS BED BATH & BEYOND
PALAIS ROYAL
Marshalls
JCPENNEY
H-E-B
TARGET
BEST BUY

The EGG & I
Edible ARRANGEMENTS
Russo's NEW YORK PIZZERIA
Lorton RESTAURANT

Home Values:
\$350K - \$790K

Home Values:
\$310K - \$500K



WHAT'S AROUND

Johnston M.S.
(1,754 Students)

Lovett Elementary
(723 Students)

Kolter Elementary
(662 Students)

N BRAESWOOD BLVD
24,404 VPD



S POST OAK RD.
52,248 VPD



BELLFORT AVE.
17,047 VPD



THE RESERVE AT MEYER PARK
(345 Units)



GALLERIA

GREENWAY PLAZA

DOWNTOWN

LOOP 610 213,606 VPD

BRAESWOOD BLVD 11,476 VPD

LOOP 610 192,701 VPD

S POST OAK RD. 52,248 VPD

BELLFORT AVE. 17,047 VPD



THE HALSTEAD (301 Units)



THE RESERVE AT MEYER PARK (345 Units)

Meyerland Plaza

Luby's

PROPOSED

Burlington coat factory

KOHL'S

Randalls

SALLY BEAUTY SUPPLY

SAS

GNC

CATHERINES

WELLS FARGO

MEMORIAL HERMANN

THE CATCH





FOR LEASE

TENANT #	TENANT	SF	TENANT #	TENANT	SF
1	Sherwin Williams	6,000	21	Beijing Foot Reflexology	975
2	Orthodontist	1,225	22	Yu's Garden	4,068
3	General Dentist	1,475	23	Future Retail	13,000
4	Children's Dentist	1,500	24	Kohl's	64,250
5	Tip Top Cleaners	750	25	Burlington	60,211
6	Colony Liquors	2,250	25A	Dollar Tree	11,000
7	Insurance	600	26	Luby's Cafeteria	9,943
8	Edward D. Jones	1,200	27	Chick Fil A (Pending)	1.77 AC
9	Cut Away Salon	1,300	28	Available Pad Site	1.38 AC
10	Randall's	56,208	29	Sanitas Medical Center	5,440
11	Available	1,773	30	The Catch	2,075
12	Sally Beauty Supply	2,040	31	Available	4,921
13	Frame Design	1,200	32	Catherine's	3,900
14	Miracle Ear	1,165	33	T-Mobile	2,280
15	SAS Shoes	2,400	34	WingStop	850
16	Tic Tac Nails & Spa	1,200	35	WingStop	1,814
17	GNC	1,200	36	Banfield Pet Hospital	2,938
18	The Vision Source	3,000	37	Fuzzy's Tacos	3,505
19	Emler Swim School	7,697	38	Memorial Hermann	2,147
20	Marble Slab Creamery	1,052	39	Available	999
			40	Watershed	3,427
			41	Wells Fargo Bank	3,500
			42	Fresenius (Proposed)	7,474
			43	Available	2,637
				(Under Construction)	



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 09/19

2 Miles 3 Miles 5 Miles

POSTAL COUNTS

Current Households	22,918	60,946	183,243
Current Population	55,661	156,919	463,183
2010 Census Average Persons per Household	2.43	2.57	2.53
2010 Census Population	53,596	144,787	416,627
Population Growth 2010 to 2019	4.29%	9.01%	12.52%

CENSUS HOUSEHOLDS

1 Person Household	29.85%	29.20%	33.03%
2 Person Households	32.57%	29.42%	28.07%
3+ Person Households	37.58%	41.38%	38.90%
Owner-Occupied Housing Units	61.15%	52.59%	42.14%
Renter-Occupied Housing Units	38.85%	47.41%	57.86%

RACE AND ETHNICITY

2019 Estimated White	60.11%	52.94%	48.11%
2019 Estimated Black or African American	14.13%	19.31%	22.83%
2019 Estimated Asian or Pacific Islander	14.48%	10.61%	10.63%
2019 Estimated Other Races	10.79%	16.56%	17.68%
2019 Estimated Hispanic	27.91%	38.63%	41.11%

INCOME

2019 Estimated Average Household Income	\$145,905	\$123,242	\$100,664
2019 Estimated Median Household Income	\$96,852	\$80,238	\$69,621
2019 Estimated Per Capita Income	\$62,837	\$49,563	\$41,509

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	11.68%	17.02%	18.75%
2019 Estimated Bachelors Degree	28.40%	23.40%	22.65%
2019 Estimated Graduate Degree	32.98%	24.81%	20.03%

AGE

2019 Median Age	38.0	35.3	33.5
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Our quest is your success.

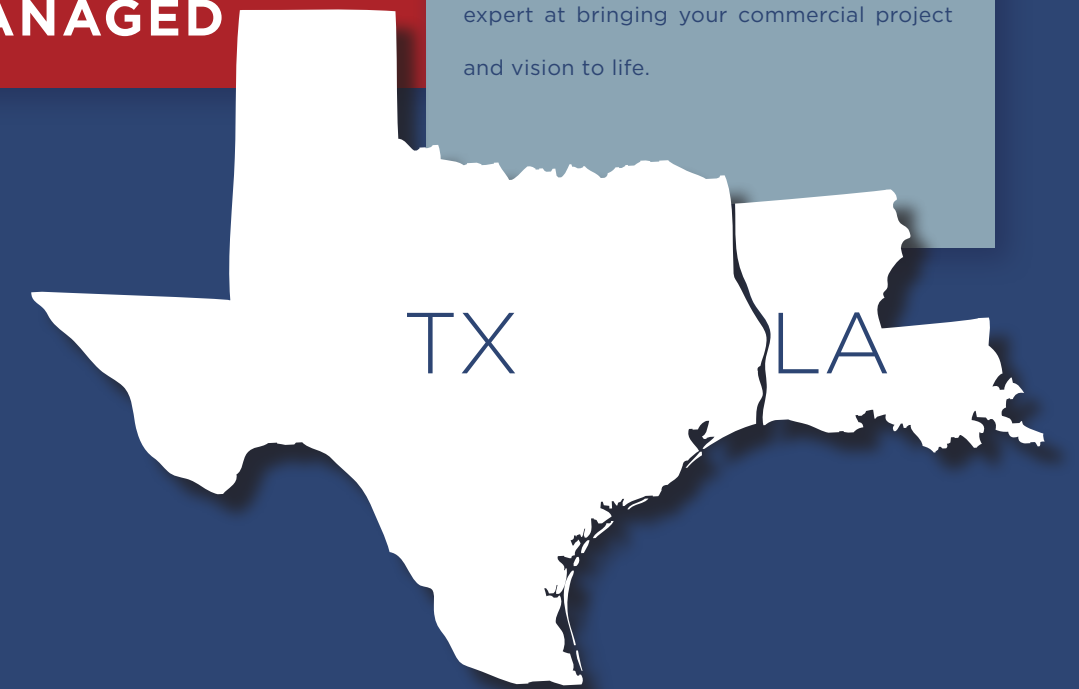
9.9M SF
OWNED

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.





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

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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