



WESTHEIMER & HAYES

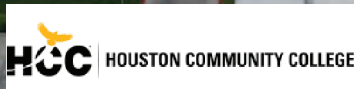
Pad Sites Available for Ground Lease

NWC of Westheimer Rd. and Hayes Rd. - Houston, Texas



HAYES RD APPROX 7,000 VPD

WESTHEIMER RD APPROX 77,000 VPD



Jon Jamison - JJ McDermott | 281.477.4300

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

WESTHEIMER & HAYES RD

NWC of Westheimer Rd. and Hayes Rd. - Houston



Property Description

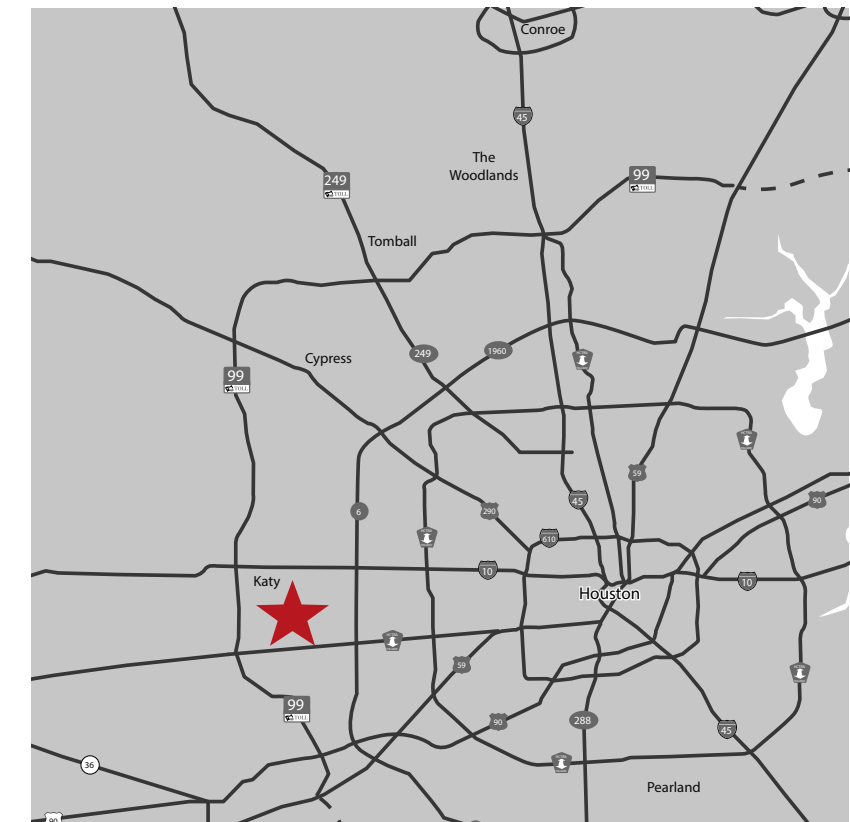
- Hard corner at lighted intersection
- Accessible via Westheimer and Hayes
- Directly across from new HCC Campus expansion
- Strong daytime and employee population with over 13M SF of office space within 3 mile radius
- Over 70,000 VPD at the intersection
- Over 210,252 people within a 3 mile radius

Area Retailers:

Whole Foods, Target, Petco, Jason's Deli, Taco Cabana, Wells Fargo, Beck's Prime, My Fit Foods, Ross, Five Below, Office Depot

Available:

Up to 2 acres available for ground lease

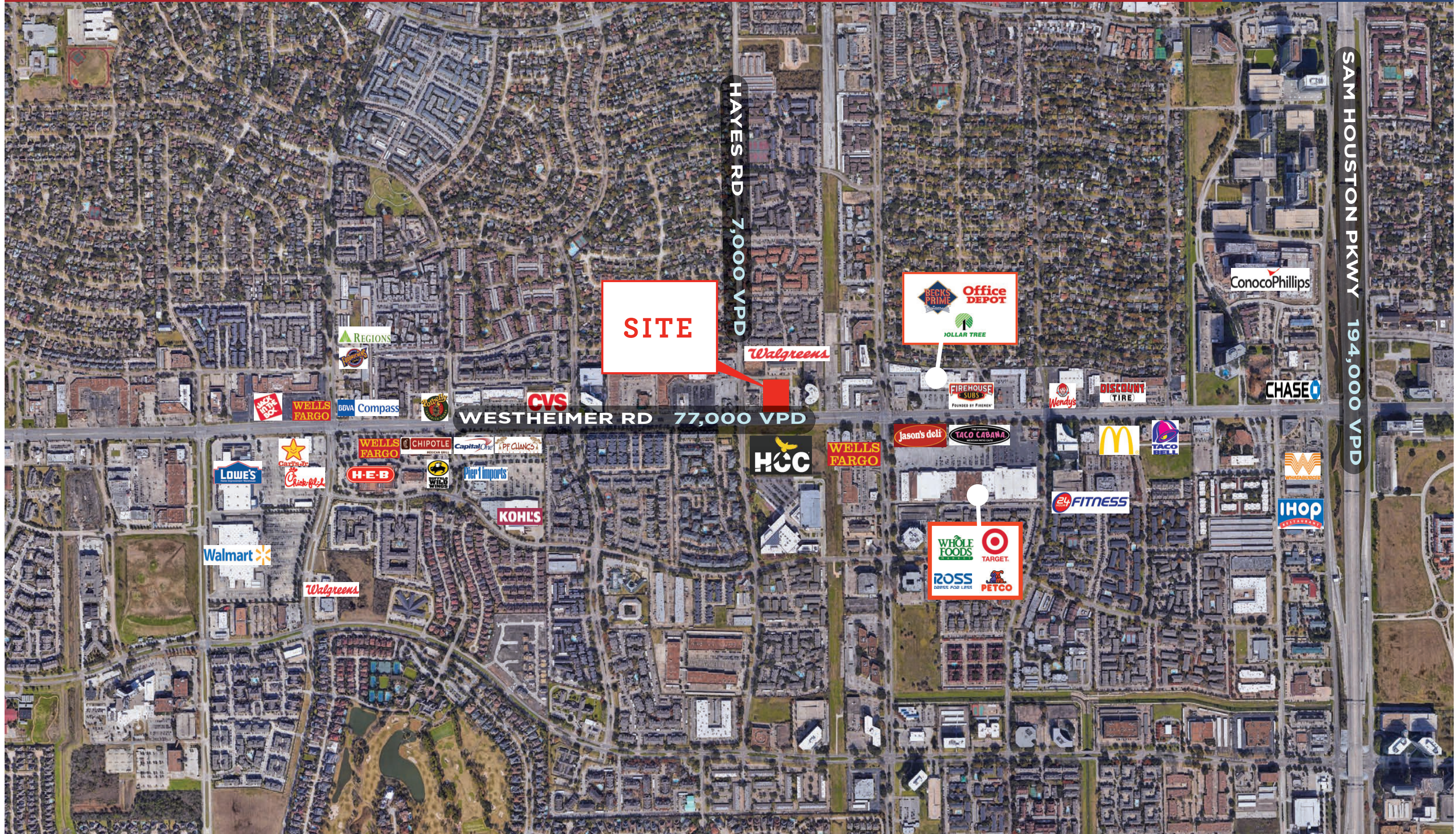


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WESTHEIMER & HAYES RD

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SITE

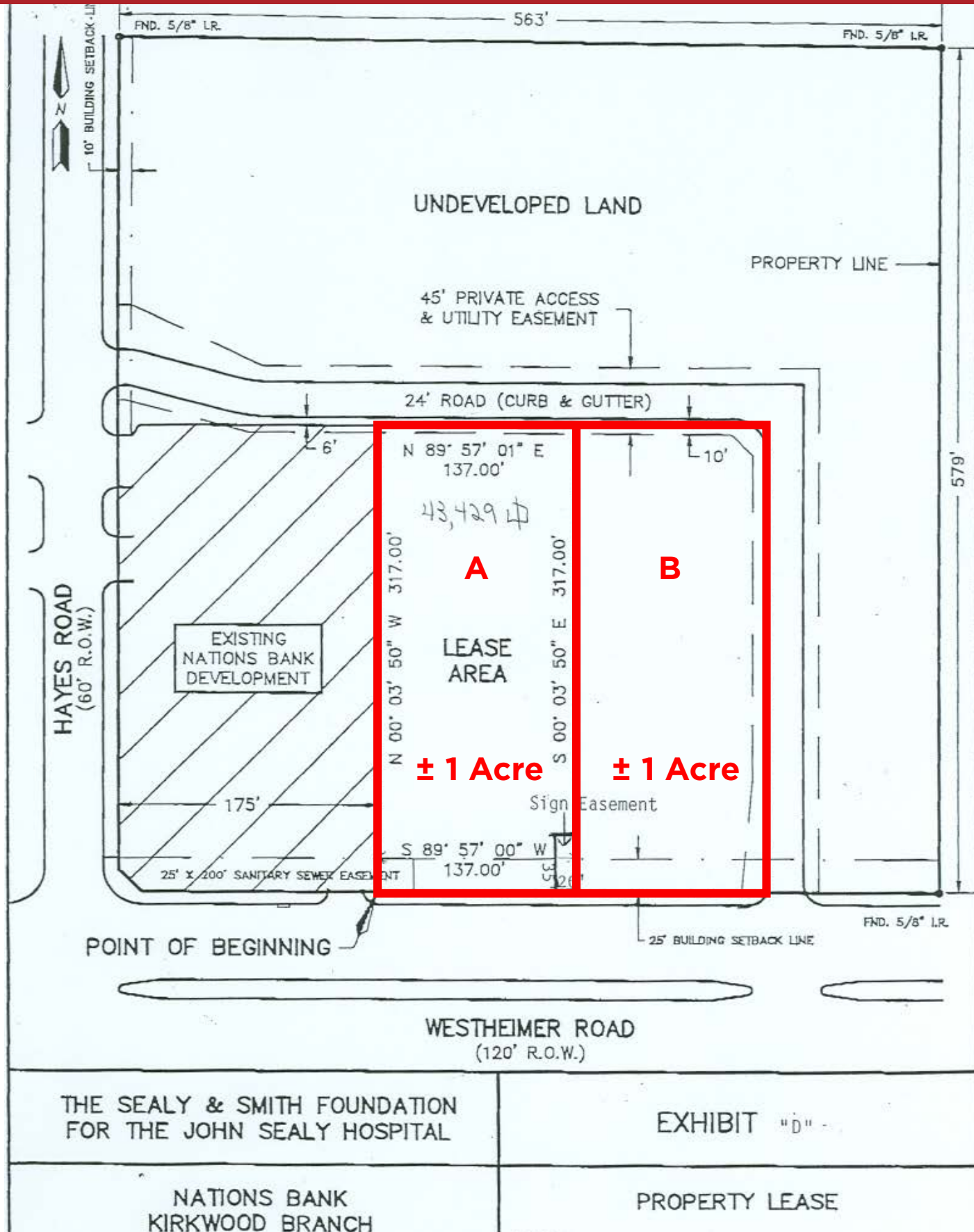
HAYES RD 7,000 VPD

SAM HOUSTON PKWY 194,000 VPD

WESTHEIMER RD 77,000 VPD

WESTHEIMER & HAYES RD

NWC of Westheimer Rd. and Hayes Rd. - Houston



2010 Census, 2018 Estimates with Delivery Statistics as of 12-2018

	1 Mile	3 Mile	5 Mile
POSTAL COUNTS			
Current Households	13,140	79,810	194,152
Current Population	27,423	188,368	498,777
2010 Census Average Persons per Household	2.09	2.36	2.57
2010 Census Population	30,437	184,890	458,238
Population Growth 2010 to 2018	-9.49%	2.12%	9.47%
CENSUS HOUSEHOLDS			
1 Person Household	42.89%	35.02%	31.52%
2 Person Households	29.73%	29.55%	28.03%
3+ Person Households	27.38%	35.43%	40.45%
Owner-Occupied Housing Units	23.83%	37.59%	39.08%
Renter-Occupied Housing Units	76.17%	62.41%	60.92%
RACE AND ETHNICITY			
2018 Estimated White	40.14%	45.21%	44.97%
2018 Estimated Black or African American	32.60%	21.86%	20.67%
2018 Estimated Asian or Pacific Islander	10.52%	16.11%	16.26%
2018 Estimated Other Races	16.24%	16.18%	17.36%
2018 Estimated Hispanic	30.47%	34.20%	38.30%
INCOME			
202018 Estimated Average Household Income	\$77,475	\$92,009	\$90,249
2018 Estimated Median Household Income	\$56,225	\$63,238	\$62,499
2018 Estimated Per Capita Income	\$38,325	\$40,557	\$36,616
EDUCATION (AGE 25+)			
22018 Estimated High School Graduate	17.06%	18.36%	20.60%
2018 Estimated Bachelors Degree	27.40%	26.41%	23.35%
2018 Estimated Graduate Degree	15.42%	15.36%	13.59%
AGE			
2018 Median Age	32.2	34.2	33.7



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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

