

WEST CENTER

SEC VETERANS MEMORIAL & WEST RD. | HOUSTON, TEXAS

RETAIL SPACE FOR LEASE



PROJECT HIGHLIGHTS

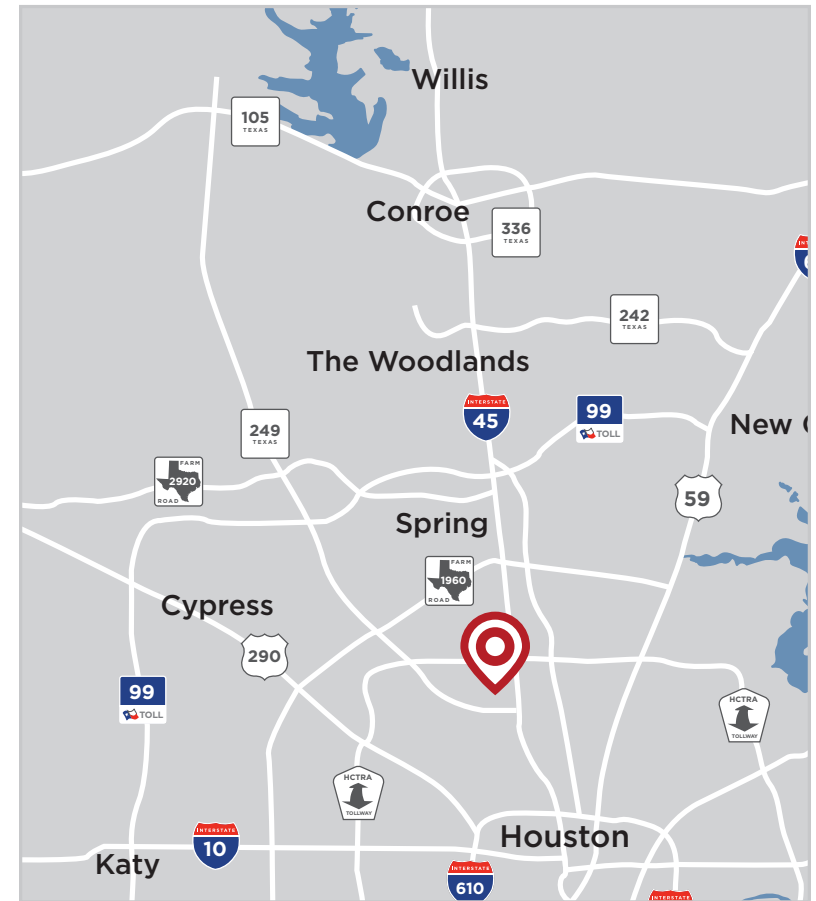
West Center

SEC VETERANS MEMORIAL & WEST RD.
HOUSTON, TEXAS

Located at the southeast quadrant of Veterans Memorial and West Road, this property is approximately 23,300 square feet and fronts West Road. Situated just west of Interstate 45 and south of Beltway 8, this tract is exposed to two of the major traffic arteries in the trade area, and benefits from the dense, established residential communities surrounding the site.

Available Spaces:

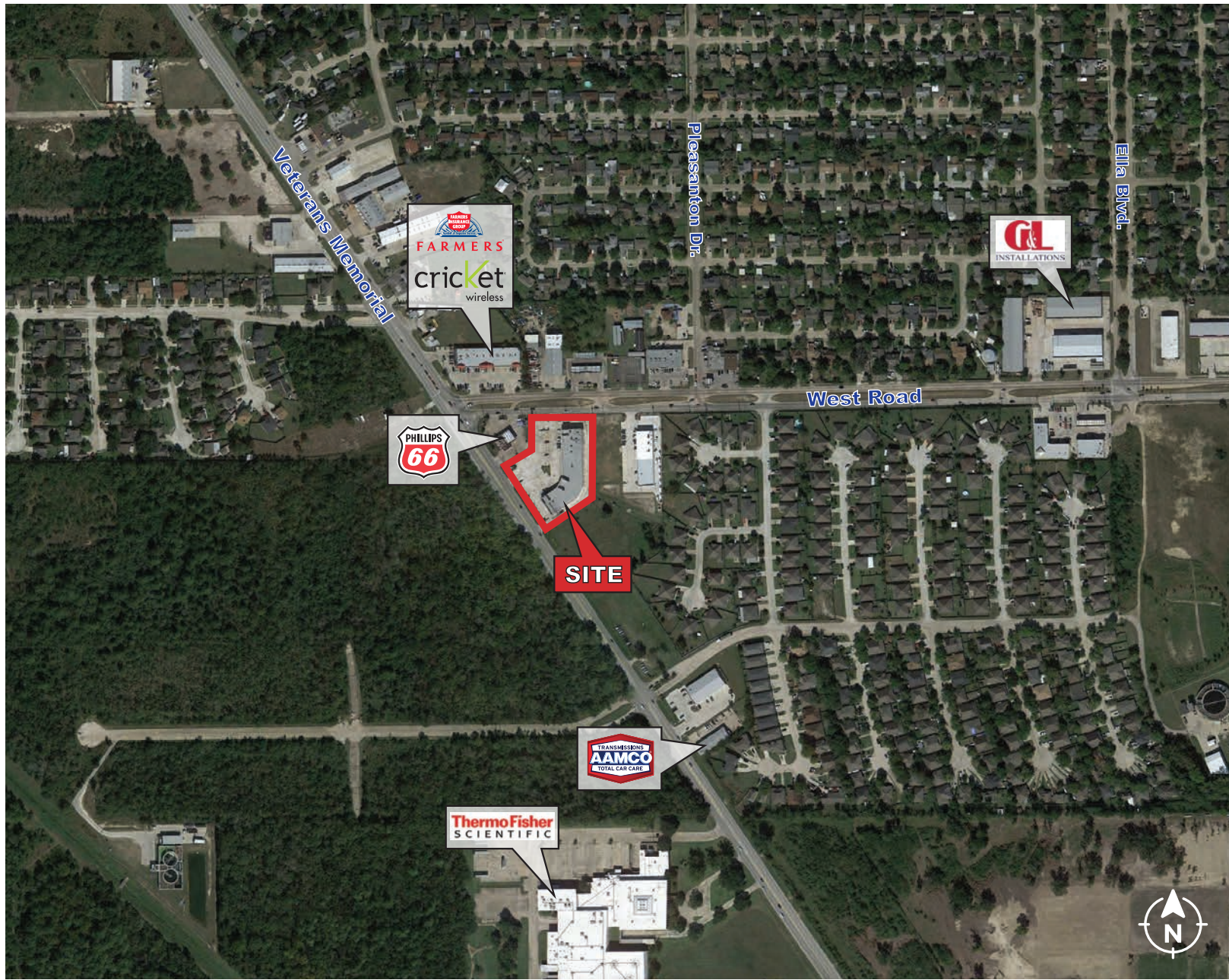
- 3,500 SF



343,271 POPULATION
within 5 miles

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DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	2 MILES	3 MILES	7 MILES
Current Households	12,818	34,590	103,636
Current Population	45,315	120,944	343,271
2010 Census Population	38,472	112,204	310,331
Population Growth 2010 to 2020	17.85%	7.87%	10.81%
2020 Median Age	29.7	30.3	30.6

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$55,425	\$53,673	\$55,268
Median Household Income	\$47,490	\$46,109	\$48,964
Per Capita Income	\$16,185	\$16,050	\$17,416

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	40.97%	38.72%	37.57%
Black or African American	24.43%	28.01%	30.86%
Asian or Pacific Islander	6.05%	5.58%	6.22%
Hispanic	63.16%	60.33%	54.63%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	15.15%	16.43%	18.72%
2 Person Households	19.52%	20.67%	21.75%
3+ Person Households	65.33%	62.90%	59.52%
Owner-Occupied Housing Units	55.65%	54.84%	53.11%
Renter-Occupied Housing Units	44.35%	45.16%	46.89%

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
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>



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