

The Market at Hunting Bayou

SEC of I-10 East & Holland Ave. | Houston, Texas

Brad Elmore | Austen Baldrige | 281.477.4300

Retail Space for Lease



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The Market at Hunting Bayou is a prominently located on the south side of I-10 East at Holland Avenue in Houston's Jacinto City community, between loop 610 and the Sam Houston Tollway. The center benefits from the excellent access and visibility provided by I-10 and is anchored by Cinemark's Tinseltown USA and a 43,460 square foot 24-Hour Fitness, and a 24,515 square foot Goodwill. These attractions along with its multiple national restaurants have made the shopping center the area's premier location for social gathering.

Project Size

- Cinemark: 80,822 SF
- 24 Hour Fitness: 43,460 SF
- Goodwill: 24,515 SF
- Retail Space: 89,705 SF

Available

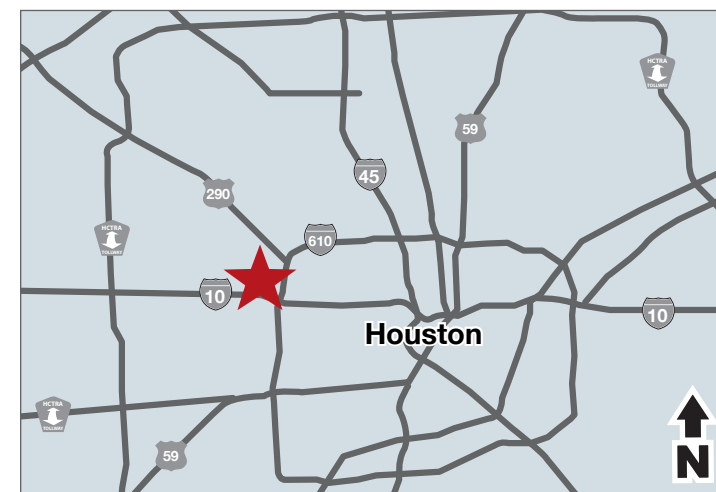
- 2,230 SF 2nd Generation Retail
- 1,735 SF 2nd Generation Available Q4 2017
- Land also available for purchase

Traffic Counts

- 168,000 cars per day on I-10
- 15,100 cars per day on Market Street
- 12,980 cars per day on Holland Ave
- 26,990 cars per day on Federal Road

Source: Texas Department of Transportation, 2010 counts

AREA RETAILERS



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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	790,678	18.15	214,224	1,167	5.45	27.09
TRACT '2'	32,498	0.75	5,737	36	6.28	17.65
TRACT '3'	70,000	1.61	93,000	76	1.43	75.71
TRACT '5'	20,400	0.47	2,747	22	8.01	13.47
SUBTOTAL	913,577	20.97	275,708	1,301	4.72	30.18
TRACT '4'	65,049	1.49		114		
TRACT '5B'	40,611	0.93				
TRACT '6'	56,161	1.29		76		
TRACT '7'	30,955	0.71				
R.O.W.	61,572	1.41				
SUBTOTAL	254,347	5.84				
TOTAL	1,167,924	26.81				

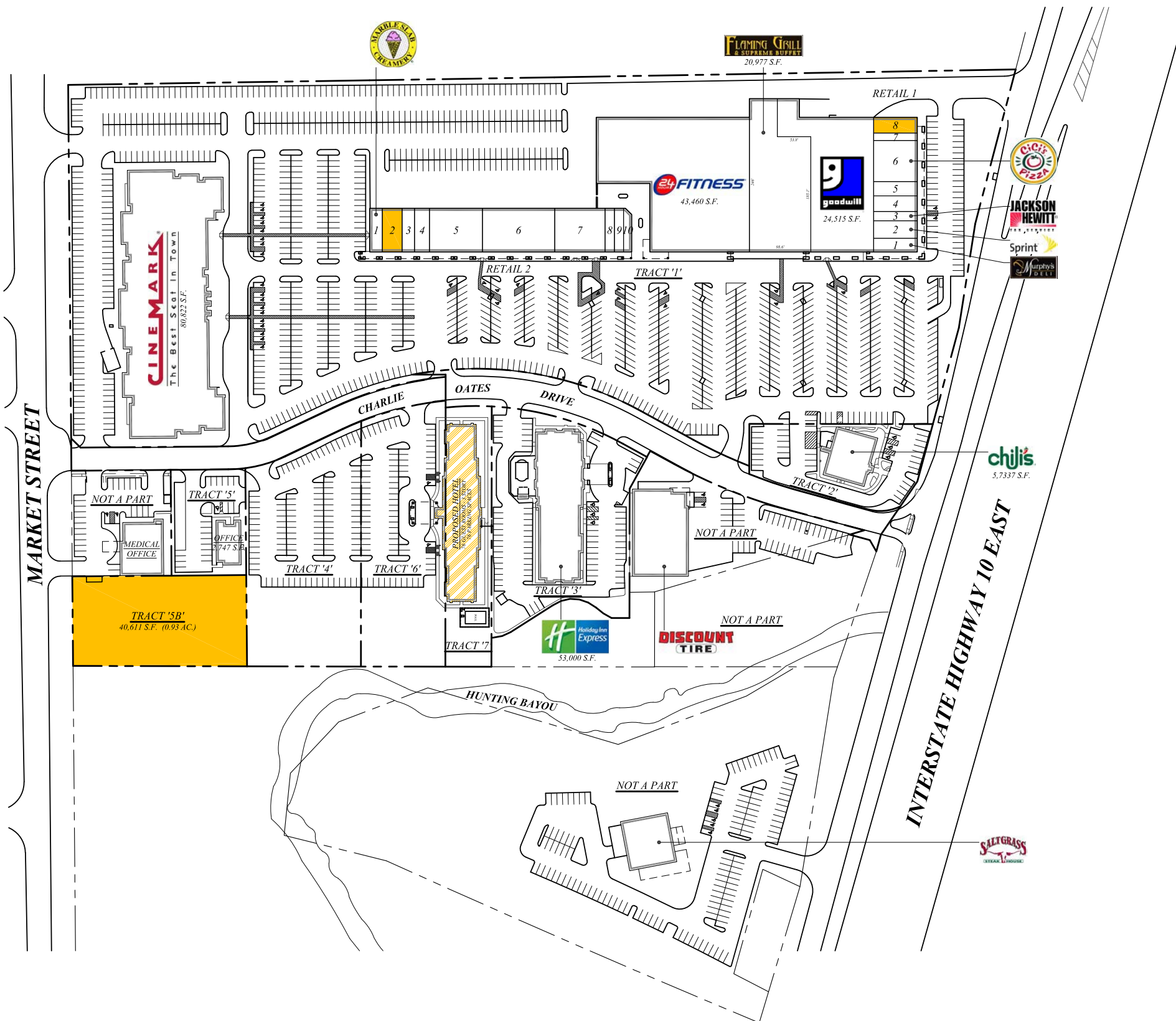
This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP22 DATE: 03.29.17

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
1	MURPHY'S UELI	1,500 S.F.
2	SPRINT	1,965 S.F.
3	JACKSON HEWITT TAX SERVICE	1,050 S.F.
4	PHARMACY	1,750 S.F.
5	DR. HUBAYON	1,600 S.F.
6	CKC'S PIZZA	4,500 S.F.
7	AUTO INSURANCE	800 S.F.
8	AVAILABLE	1,735 S.F.
TOTAL		14,900 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	MARBLE SLAB CREAMERY	1,400 S.F.
2	AVAILABLE	2,030 S.F.
3	GROCERY SERVICES	1,400 S.F.
4	MRS. BAIRD	1,680 S.F.
5	TUNGOSTEN STAFFING	5,950 S.F.
6	CSI PLASMA	8,130 S.F.
7	GAMBRO HEALTHCARE	5,660 S.F.
8	NAIL SALON	1,025 S.F.
9	GCELL	1,050 S.F.
10	FAST SIGNS	1,025 S.F.
TOTAL		29,350 S.F.

AVAILABLE



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DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 9/17

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	5,688	23,152	62,291
Current Population	19,659	75,077	206,202
2010 Census Average Persons per Household	3.46	3.24	3.31
2010 Census Population	16,757	63,328	179,434
Population Growth 2010 to 2017	18.32%	19.79%	15.45%
CENSUS HOUSEHOLDS			
1 Person Household	16.90%	20.97%	19.29%
2 Person Households	19.66%	21.89%	22.10%
3+ Person Households	63.44%	57.14%	58.62%
Owner-Occupied Housing Units	44.77%	54.53%	56.04%
Renter-Occupied Housing Units	55.23%	45.47%	43.96%
RACE AND ETHNICITY			
2017 Estimated White	55.95%	51.73%	52.95%
2017 Estimated Black or African American	11.92%	19.65%	18.27%
2017 Estimated Asian or Pacific Islander	0.79%	1.29%	1.39%
2017 Estimated Other Races	29.23%	26.08%	26.36%
2017 Estimated Hispanic	79.00%	68.74%	70.20%
INCOME			
2017 Estimated Average Household Income	\$44,294	\$51,662	\$51,624
2017 Estimated Median Household Income	\$41,264	\$45,630	\$44,253
2017 Estimated Per Capita Income	\$13,327	\$16,462	\$16,053
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	27.63%	29.06%	28.36%
2017 Estimated Bachelors Degree	2.32%	5.93%	6.39%
2017 Estimated Graduate Degree	1.95%	2.65%	2.83%
AGE			
2017 Median Age	30.2	32.5	32.2

Our quest
is your success.

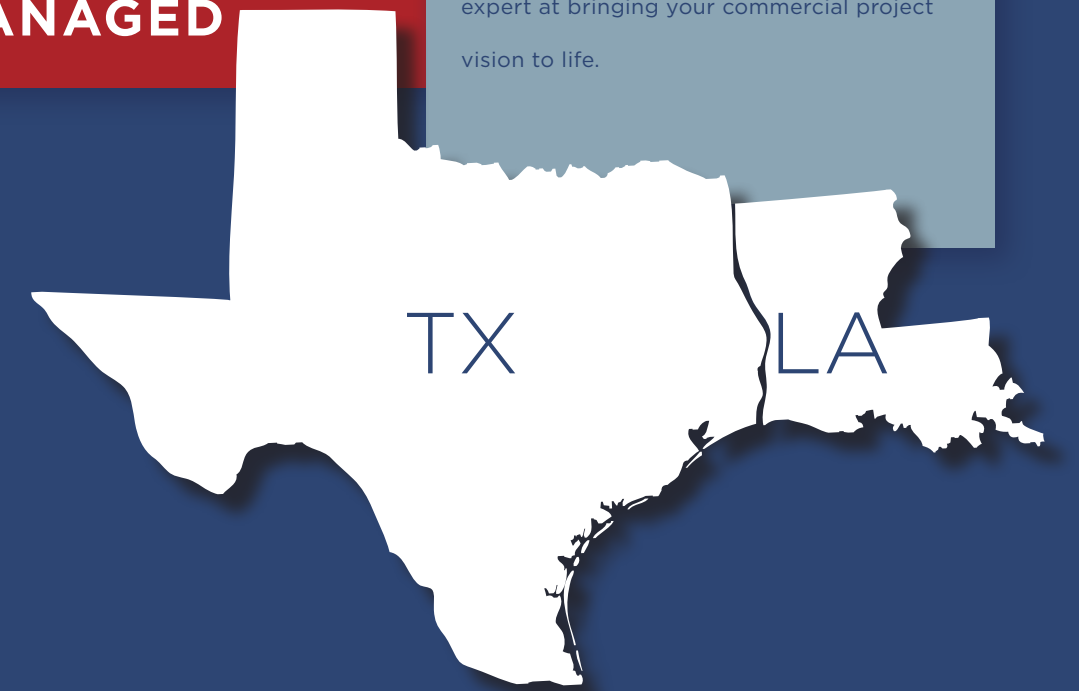
9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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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