

EASTEX SHOPPING CENTER

SWC U.S. 59/I-69 AND LITTLE YORK | HOUSTON, TEXAS



JOIN FROST BANK, WINGSTOP, DOLEX, DOMINO'S, AND
RENT-A-CENTER IN 27,000 SF OF NEWLY-BUILT RETAIL SPACE

NEW REDEVELOPMENT OF THE
SECOND PHASE UNDER CONSTRUCTION

DELIVERY MARCH 2021

NEW PAD SITE
GROUND LEASE
OR BUILD TO SUIT
AT TRAFFIC LIGHT



PROJECT HIGHLIGHTS

Eastex Shopping Center

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This property offers several retail opportunities in a development anchored by Mi Tienda, HEB's Latin grocery concept. A second location for Mi Tienda, the store is 97,000 square feet and offers a variety of products from Central and South America and is almost twice the size of the first location. Mi Tienda brings substantial traffic to the center, and the high-density trade area surrounding the site creates the potential for a sizable and diverse daily visitor count.

SPACE FOR LEASE

- 4,180 SF end cap
- 4.933 SF or 4,180 SF potential restaurant space with grease trap included
- 9,147 SF (divisible)
- 0.36 acre pad site and/or 2,200 SF building on lighted intersection



TRAFFIC COUNTS

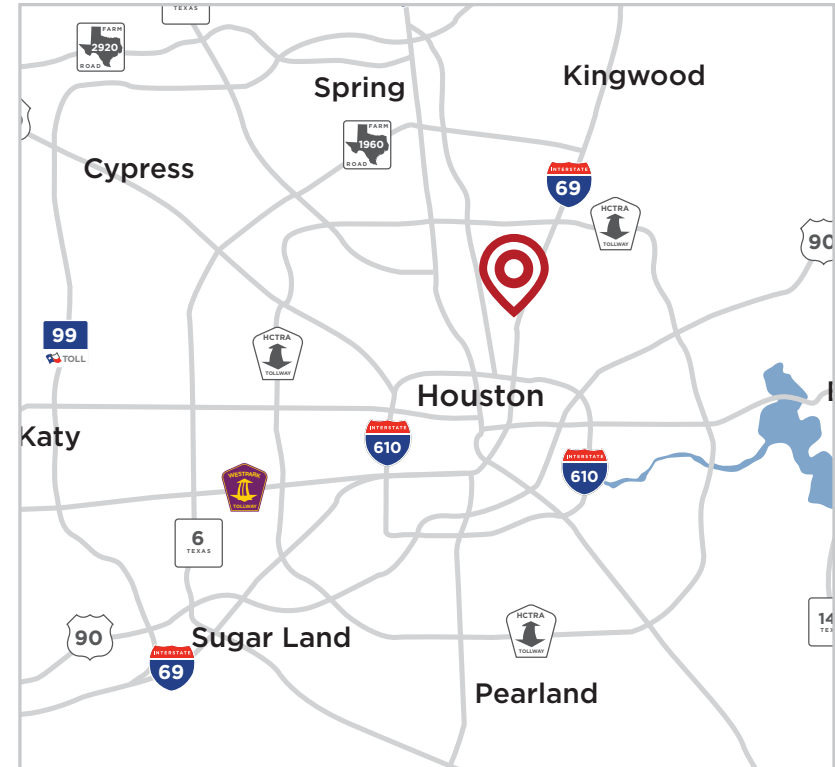
220,972 VPD on US 59/I-69
31,375 VPD on Little York



261,811 POPULATION
within 5 miles



14% GROWTH
from 2010 - 2020 within 2 miles



MAJOR AREA RETAILERS



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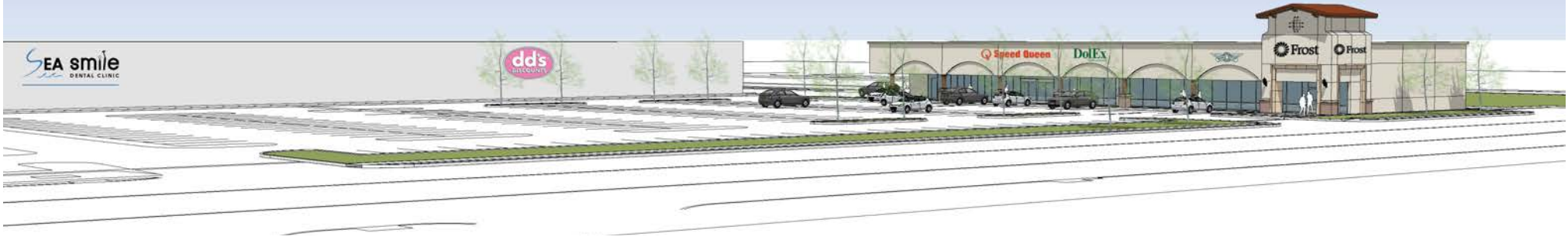




SITE PLAN

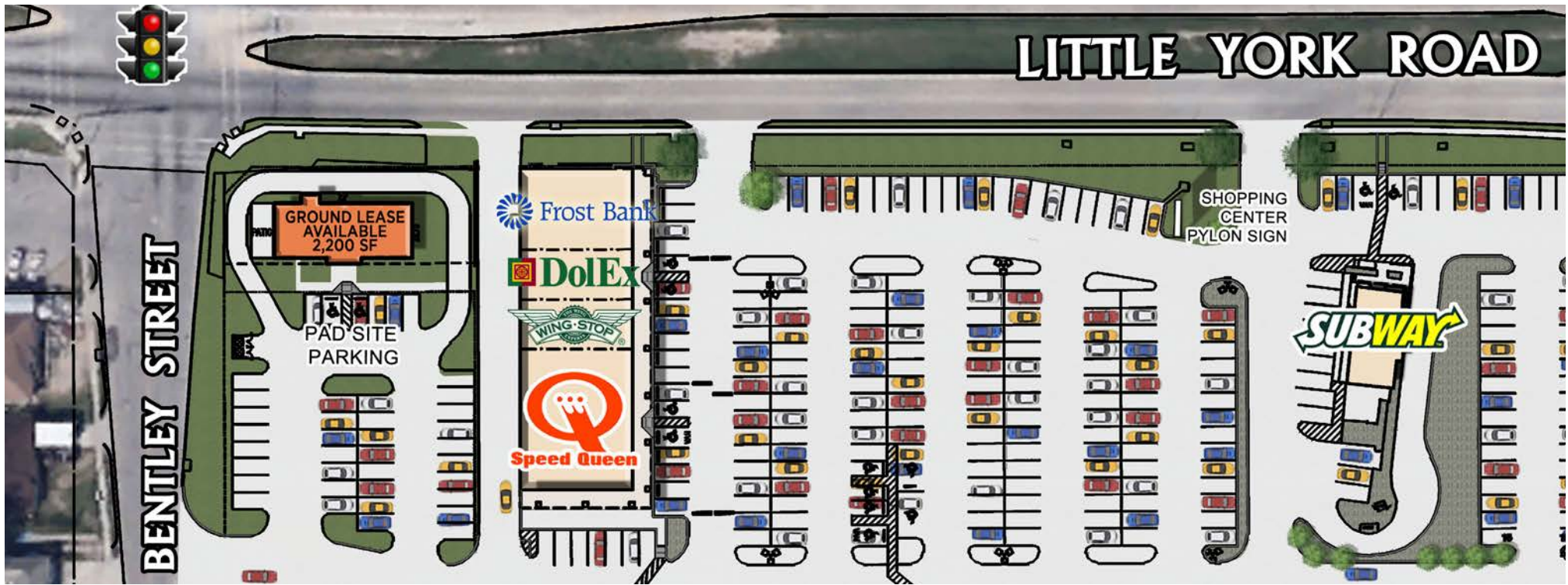


PHASE I COMPLETE — 100% OCCUPIED



ONLY 12,000 S.F. LEFT





DEMOGRAPHICS

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



POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	13,947	33,121	78,108
Current Population	50,784	116,372	261,811
2010 Census Population	44,843	108,247	248,920
Population Growth 2010 to 2020	14.34%	8.08%	5.78%
2020 Median Age	32.3	32.7	32.7

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$47,356	\$47,859	\$48,064
Median Household Income	\$42,586	\$41,745	\$41,594
Per Capita Income	\$13,404	\$14,110	\$14,890

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	47.97%	44.14%	42.85%
Black or African American	19.62%	25.22%	27.76%
Asian or Pacific Islander	0.46%	0.63%	0.78%
Hispanic	73.77%	68.43%	64.83%

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	16.46%	17.69%	20.23%
2 Person Households	20.19%	21.11%	21.91%
3+ Person Households	63.34%	61.20%	57.86%
Owner-Occupied Housing Units	65.62%	62.52%	56.45%
Renter-Occupied Housing Units	34.38%	37.48%	43.55%

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
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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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