



THE SHOPS AT STONE PARK

7,500-SF and 15,750-SF Inline Spaces Available

NEC of Beltway 8 and Wallisville Road | Houston, Texas

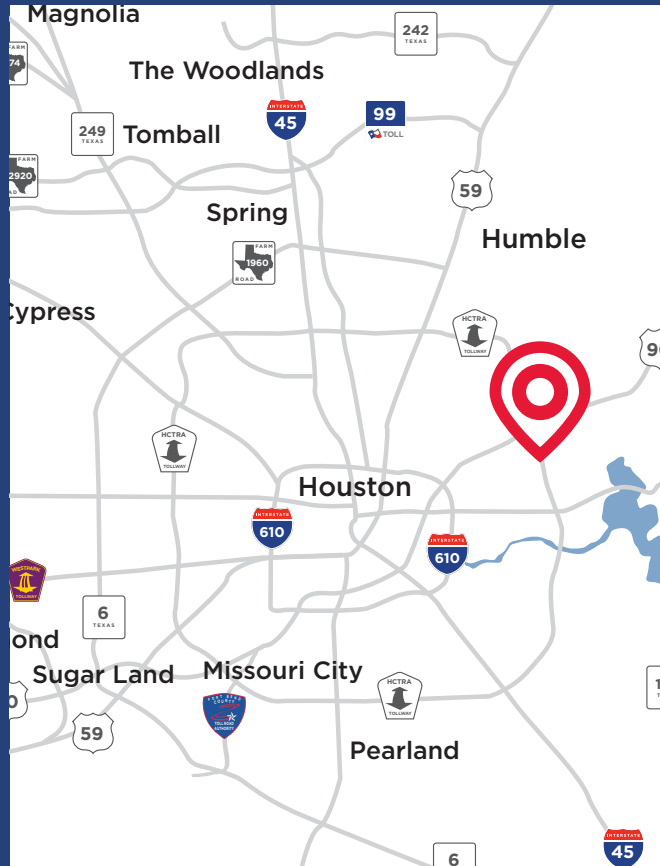
Kevin Sims | Nick Ramsey | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

THE SHOPS AT STONE PARK

PROJECT HIGHLIGHTS

HOUSTON, TEXAS



23%
POPULATION
GROWTH
WITHIN 1 MILE



\$81K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



**MORE THAN
175K**
POPULATION
WITHIN 5 MILES

**MAJOR
AREA
RETAILERS**

Walmart

LOWE'S

CVS
Health



PET SMART

ROSS
DRESS FOR LESS

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NewQuest
PROPERTIES

THE SHOPS AT STONE PARK

PROJECT HIGHLIGHTS

HOUSTON, TEXAS



“HOUSTON...IS ATTRACTIVE
BECAUSE OF OUR **STRONG**
ECONOMY, GOOD QUALITY OF
LIFE AND AFFORDABILITY.”

SOURCE: SYLVESTER TURNER, MAYOR OF HOUSTON

2.3 MIL
CITY OF HOUSTON
POPULATION



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PROJECT HIGHLIGHTS



208K+
VPD AT
CENTER CORNER



250,000-SF (23-ACRE) REGIONAL POWER CENTER LOCATED IN ONE OF **HOUSTON'S MOST SUCCESSFUL SALES MARKETS** AND MINUTES AWAY FROM I-10 AND HWY. 90-ALT



NEARBY RESIDENTIAL DEVELOPMENTS CONTRIBUTED TO A **23% POPULATION INCREASE** SINCE THE 2010 CENSUS



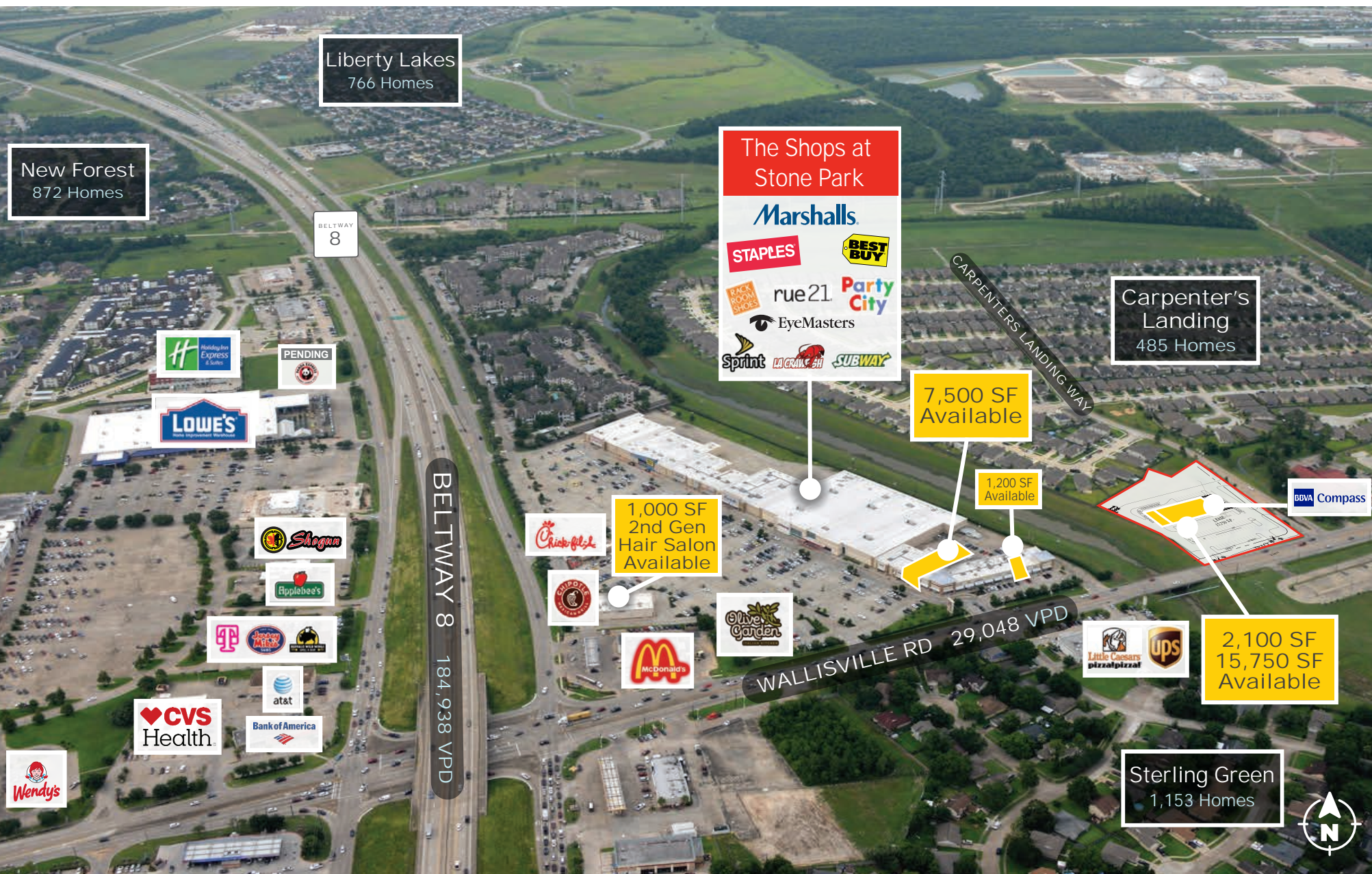
EXCELLENT FREEWAY ACCESSIBILITY AND VISIBILITY: 1,000 FT ON BELTWAY 8 AND 600 FT ON WALLISVILLE ROAD



HOUSTON'S PORT AND SHIP CHANNEL OFFERS 785,000 JOBS AND **\$1.2 BILLION IN LOCAL ECONOMY** FROM BAYPORT CONTAINER AND CRUISE TERMINAL



AVAILABLE:
2 INLINE SPACES:
7,500 SF
15,750 SF



Liberty Lakes
766 Homes

New Forest
872 Homes

BELTWAY
8

The Shops at
Stone Park

Marshalls

STAPLES BEST BUY

rack room shoes rue21 Party City

EyeMasters

Sprint LA GRILLE #1 SUBWAY

Carpenter's
Landing
485 Homes

7,500 SF
Available

1,200 SF
Available

1,000 SF
2nd Gen
Hair Salon
Available

2,100 SF
15,750 SF
Available

BELTWAY 8 184,938 VPD

WALLISVILLE RD 29,048 VPD

CARPENTERS LANDING WAY



SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	BBVA Compass	2,500 SF
2	Available For Lease	15,750 SF
3	Available For Lease	2,100 SF
4	Staples	20,350 SF
5	Best Buy	30,038 SF
6	Party City	12,000 SF
7	Oasis Nails	1,575 SF
8	Rack Room Shoes	6,050 SF
9	Marshalls	26,978 SF
10	JCPenney	104,788 SF
11	Rue 21	5,000 SF
12	Available For Lease	7,500 SF
13	Mattress Firm	4,000 SF
14	Sprint	1,515 SF
15	Tutti Frutti	1,200 SF
16	Proposed Amazing Lash Studio	1,948 SF
17	Subway	1,400 SF
18	Star Wok Asian Bistro	2,000 SF
19	Donald Donuts	1,200 SF
20	LA Crawfish	1,828 SF
21	Available For Lease	1,200 SF
22	Select Physical Therapy	2,325 SF
23	Esteem Dental	1,958 SF
24	Chick-fil-A	4,227 SF
25	Chipotle	2,200 SF
26	Available For Lease	1,000 SF
27	Eyemasters	4,000 SF
28	Olive Garden	7,537 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

09.20 | 12.19

TRADE AREA HIGHLIGHTS



PORT OF HOUSTON



↑ Largest container port on Gulf Coast
#1 region in U.S. exports
#1 U.S. port in foreign waterborne tonnage
\$802B economic value
\$38B+ in tax revenue

Largest trade hub in Houston metropolitan area
1.2B Bayport container terminal services auto distribution
3.2 million jobs

RETAIL



301 existing buildings comprised of 3,904,952 SF
95.8% occupied

47K SF under construction
4,000,000 SF (\$100M) Walmart distribution center

AREA SCHOOLS



SAN JACINTO COLLEGE 10,963 students and 2,495 faculty and staff



NORTH SHORE SENIOR HIGH 4,537 students



NORTH SHORE MIDDLE SCHOOL 1,380 students

Lance Corporal Anthony Aguirre Junior High School 1,061 students

Harvard Elementary School 657 students

TENANT HIGHLIGHTS

Walmart 



OPERATING **392**
SUPERCENTERS
ACROSS THE STATE
OF TEXAS

WALMART OPERATES
OVER 4,750 STORES
NATIONWIDE
AND 6,148 STORES
WORLDWIDE

WALMART OPERATES
UNDER 56 BANNERS
IN 27 COUNTRIES AND
HAS **ECOMMERCE**
RUNNING IN 10
COUNTRIES

EMPLOYS 2.2
MILLION ASSOCIATES
WORLDWIDE AND 1.5
MILLION IN
THE U.S.

FOR THE FISCAL
YEAR OF 2019,,
WALMART'S TOTAL
REVENUE WAS OVER
\$523 BILLION

DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,182	34,183	52,705
Current Population	17,876	112,484	175,748
2010 Census Population	14,502	94,017	145,386
Population Growth 2010 to 2020	23%	20%	21%
2020 Median Age	33	31	31

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$81,088	\$64,033	\$63,079
Median Household Income	\$71,703	\$58,305	\$56,117
Per Capita Income	\$25,345	\$20,216	\$19,693

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	49%	51%	52%
Black or African American	28%	22%	20%
Asian or Pacific Islander	4%	3%	3%
Other Races	19%	24%	25%
Hispanic	47%	57%	59%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	13%	17%	17%
2 Person Households	25%	23%	22%
3+ Person Households	62%	60%	60%
Owner-Occupied Housing Units	85%	63%	61%
Renter-Occupied Housing Units	15%	37%	39%

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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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