



MARKET SQUARE AT ELDRIDGE

Pads/Retail for Lease in Growing West Houston

SWC of Westheimer Road and Eldridge Parkway | Houston, Texas

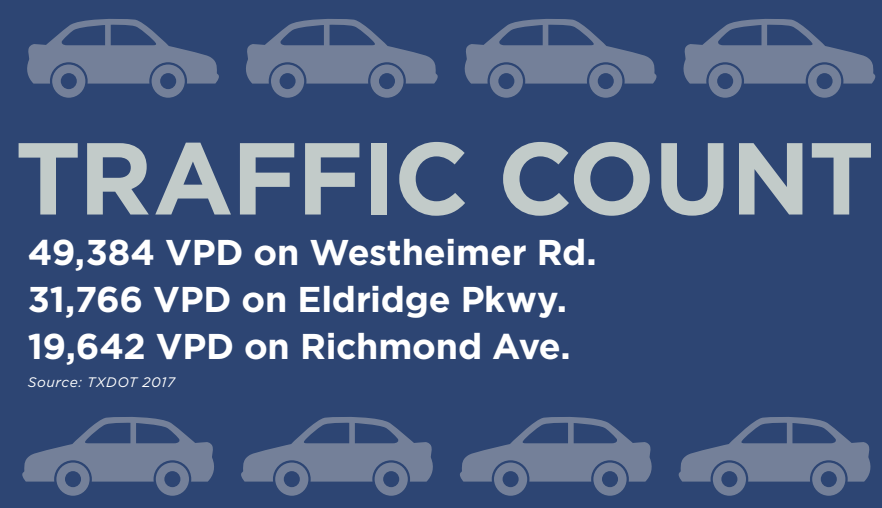


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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$97K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE
TRADE AREA



CENTER ANCHORS



MARKET SQUARE AT ELDRIDGE

Market Square at Eldridge is a **POWER CENTER** consisting of over **550,000 SF OF RETAIL OVER 38 ACRES** at the busy intersection of Westheimer and Eldridge

Next to **ENERGY CORRIDOR, HEADQUARTERS** to multiple **INTERNATIONAL** and **NATIONAL ENERGY COMPANIES** and consisting of **19M SF OF CLASS A OFFICE SPACE** expected to reach **45.2M SF of MIXED-USE SPACE** by **2030**

Surrounded by **4 OF HOUSTON'S TOP RANKED SCHOOLS, AWARD-WINNING RESTAURANTS** and **WORLD-CLASS MEDICAL FACILITIES** M.D. Anderson Cancer Center, Texas Children's Hospital and Houston Methodist Hospital

MARKET SQUARE PRESENTS A RARE OPPORTUNITY TO LEASE SPACE with anchors such as Target, Burlington, TJ Maxx/Home Goods, and Michael's, among others

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GEORGE BUSH PARK

Kroger McDonald's LA FITNESS
Chick-fil-A Starbucks Dunkin' Donuts
la Madeleine Walgreens

ENERGY CORRIDOR DISTRICT
 - Largest international energy companies in the work
 - 19 million SF of Class "A" office space
 - 94,000 Employees
 - 21,000 Residence
 - By 2030 offices/mixed-use space is expected to reach 45.2 million SF

Randalls H-E-B
Taco Bell Starbucks BBVA
Walgreens Specs

Citycentre Plaza
Eddie V's BRIO
Fleming's THE CAPITAL
Suzuki's THE CAPITAL
Sur La Table

Memorial City Mall
 Dillard's macy's JCPenney
 Target CINEMARK
 MAGGIANO'S LITTLE ITALY

Town & Country
 BARNES & NOBLE GAP
 WHITE BLACK
 WILLIAMS-SONOMA ANN TAYLOR POTTERY
 Randalls BARN

PARKWAY VILLAGE
1,379 Homes

ROSS Academy BEST BUY
DISCOUNT TIRE BARNES & NOBLE BED BATH & BEYOND
WELLS FARGO Bank of America

Fiesta SHOE CARNIVAL
Marshalls Walgreens

SPROUTS
Jack in the box Specs
WELLS FARGO

KOHL'S
P.F. CHANG'S
TRADER JOE'S

BMC Software
 Phillips 66
 Aspen Technology
 Statoil North America

WESTCHASE DISTRICT
 - 4.2 Square Miles
 - 18.3 million SF in 119 office buildings
 - 93,652 Employees
 - 30,897 Residences
 - More than 100 restaurants

WESTHEIMER RD 63,633 VPD

6 TEXAS

West Oaks Mall
 Dillard's PALAIS ROYAL
 EDWARDS THEATRES FORTIS COLLEGE
 Sears VICTORIA'S SECRET

Shell Technology Center

MARKET SQUARE at ELDRIDGE
 Target Burlington Michaels
 OLD NAVY Party City
 HomeGoods TJ-MAXX

24 FITNESS
 TACO BELL CHICK-FIL-A
 SMOOTHIE KING STARBUCKS COFFEE BURGER KING

LOWE'S Walmart
 H-E-B
 Cart's Jr. Chick-fil-A

Target ROSS
 KIRKLAND'S
 PALAIS ROYAL petco

SHADOWLAKE
715 Homes

ROYAL OAKS
283 Homes

WESTPARK TOLLWAY 56,795 VPD



Lakes of Parkway
1,379 Homes

The Village School
1,750 Students

Planned
New Townhomes
135 Lots

SITE

at&t GameStop
2,400 SF
Available

Lasagna House
Gil's
Bar-B-Q

Haven at
Westheimer
228 Units

Bella Palazzo
242 Units

Coming Soon

WESTHEIMER RD 63,633 VPD

KAY
menchie's
DUNKIN' DONUTS
Great Clips

FirstWatch
IMAGE NAIL BAR & SPA
2,763 SF
Available

PAD
Available

Burlington
Party City
Michaels
CAIO

OLD NAVY
rue21

HomeGoods
TJ-MAXX

Target
SUPER
TARGET

PET SMART
Office
DEPOT
T-Mobile

PAD
Available

PAD
Available

ULTA

Wind Chimes
Shopping Center
Chopan Kabob
Gourmet India
Fishland
DC Super Cleaner

ELDRIDGE PKWY 20,815 VPD

RICHMOND AVE 21,034 VPD

Westwind



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
DEVELOPER 'A'	72,261	1.66	14,915	80	5.36	20.64
DEVELOPER 'B'	617,357	14.17	144,064	556	3.86	23.34
DEVELOPER 'D'	283,758	6.51	63,000	238	3.78	22.20
OUTPARCEL 'B'	71,569	1.64	12,040	86	7.14	16.82
OUTPARCEL 'C'	51,713	1.19	11,294	80	7.08	21.84
OUTPARCEL 'G'	34,537	0.79	5,600	40	7.14	16.21
OUTPARCEL 'E'	48,081	1.10	10,792	55	5.10	22.45
OUTPARCEL 'T'	33,665	0.77	3,780	38	10.05	11.23
OUTPARCEL 'M'	36,864	0.85	4,000	44	11.00	10.85
OUTPARCEL 'N'	33,534	0.77	4,800	40	8.33	14.31
SUBTOTAL	1,283,341	29.46	274,285	1,257	4.58	21.37
DETENTION '1'	29,373	0.67				
DETENTION '2'	133,090	3.06				
SUBTOTAL	162,463	3.73				
TOTAL	1,445,804	33.19				

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: SP51 DATE: 04.04.19

AVAILABLE





2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	10,620	69,292	153,960
Current Population	23,798	170,783	413,765
2010 Census Average Persons per Household	2.24	2.46	2.69
2010 Census Population	17,709	142,925	347,932
Population Growth 2010 to 2018	34.42%	19.84%	19.19%
CENSUS HOUSEHOLDS			
1 Person Household	37.44%	32.09%	28.16%
2 Person Households	29.78%	29.45%	27.73%
3+ Person Households	32.78%	38.46%	44.11%
Owner-Occupied Housing Units	36.79%	43.31%	48.35%
Renter-Occupied Housing Units	63.21%	56.69%	51.65%
RACE AND ETHNICITY			
2018 Estimated White	47.84%	42.99%	40.86%
2018 Estimated Black or African American	24.27%	25.25%	24.18%
2018 Estimated Asian or Pacific Islander	15.46%	18.44%	19.33%
2018 Estimated Other Races	11.93%	12.88%	15.11%
2018 Estimated Hispanic	27.82%	28.33%	32.98%
INCOME			
2018 Estimated Average Household Income	\$96,955	\$95,829	\$90,639
2018 Estimated Median Household Income	\$67,107	\$66,433	\$65,601
2018 Estimated Per Capita Income	\$45,625	\$40,583	\$35,057
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	18.30%	19.30%	20.56%
2018 Estimated Bachelors Degree	27.73%	26.90%	23.65%
2018 Estimated Graduate Degree	17.61%	16.42%	13.85%
AGE			
2018 Median Age	33.2	34.3	34



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

