

# SHOPPES AT SAN FELIPE

NEC OF SAN FELIPE ROAD & SOUTH VOSS ROAD | HOUSTON, TEXAS

**1,275 SF SPACE AVAILABLE**

**1,250 SF FORMER YOGURT SHOP AVAILABLE**



# PROJECT HIGHLIGHTS

## Shoppes at San Felipe

NEC OF SAN FELIPE ROAD & SOUTH VOSS ROAD  
HOUSTON, TEXAS

- **1,250 SF former yogurt shop available**
- **Surrounded by walkable amenities and major national retailers:** Whole Foods, Starbucks, Massage Heights, and several other retailers and services
- Next to the **Memorial Villages** neighborhood of West Houston
- Under 9 miles from the **Galleria submarket**



### TRAFFIC COUNTS

**37,134 VPD** on S. Voss Rd.

**34,716 VPD** on San Felipe Rd.



**\$136K AVG HHI**

within 1 mile



**502,087 POPULATION**

within 5 miles



**12% GROWTH**

from 2010 - 2020 within 5 miles



### MAJOR AREA RETAILERS



**KEVIN SIMS**  
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KEY	BUSINESS	LEASE AREAS
1	Pei-Wei Asian Bistro	3,000 SF
2	Clean Juice	1,253 SF
3	Available For Lease	1,250 SF
4	Distinct Dental	2,500 SF
5	UPS	1,235 SF
6	Leslie & Co.	1,690 SF
7	The Shade & Drape Co.	1,575 SF
8	Coiffure D'Elegance	1,690 SF
9	PIOLA Pizza	2,670 SF
10	ISLE Pedi Spa	2,695 SF
11	European Wax Center	1,421 SF
12	Massage Heights	3,707 SF
13	Salon Lofts	6,094 SF
14	Available For Lease	1,275 SF
15	Amazing Lash Studio	2,250 SF
16	Amerejuve Med Spa	1,839 SF
17	Never Just Exist Ministries	3,199 SF
18	Never Just Exist Ministries	2,307 SF
19	School of Rock	2,462 SF
20	Wells Fargo Bank	4,084 SF
21	CVS Pharmacy	13,013 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

10.19 | 07.19



# DEMOGRAPHICS

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



## POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	11,826	89,419	210,153
Current Population	22,730	195,794	502,087
2010 Census Population	20,649	176,163	449,818
Population Growth 2010 to 2020	10.50%	11.62%	12.44%
2020 Median Age	37.8	35.1	34.9

## INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$135,511	\$118,699	\$118,164
Median Household Income	\$84,114	\$71,501	\$72,109
Per Capita Income	\$73,845	\$56,452	\$51,663

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	68.62%	59.18%	56.70%
Black or African American	10.62%	12.85%	12.56%
Asian or Pacific Islander	10.96%	10.29%	11.38%
Hispanic	25.27%	41.95%	43.34%

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	46.98%	41.11%	35.69%
2 Person Households	31.84%	29.45%	29.36%
3+ Person Households	21.19%	29.44%	34.95%
Owner-Occupied Housing Units	42.93%	34.46%	39.84%
Renter-Occupied Housing Units	57.07%	65.54%	60.16%

# TEXAS OVERVIEW

49

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



POPULATION  
28,995,881



2<sup>ND</sup> FASTEST  
GROWING ECONOMY  
IN THE U.S.A.



#1 STATE IN  
AMERICA  
TO START A BUSINESS



#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2020



TOP STATE FOR  
JOB GROWTH  
14+ MILLION WORKERS



BEST STATE  
FOR BUSINESS  
11<sup>TH</sup> YEAR IN A ROW



NO STATE  
INCOME TAX



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
#4 Fastest-growing city in the nation  
Leads the country in employment and  
population growth | 2020  
Fastest-growing, among the 20 largest  
U.S. cities | 2000-2016

## DALLAS

#6 Fastest-growing housing market | 2020  
21 Fortune 500 companies  
300 Corporate headquarters  
8,300 Californians move in area yearly

## HOUSTON

#2 Fastest-growing housing market | 2018  
#7 Top 2 business-friendly city

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the  
3<sup>rd</sup> year in a row | 2020  
Amazon creating 1,000 new jobs  
in Pflugerville | 2020  
Tesla building a \$1.1B, 2,000-acre factory  
(5,000 workers)

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America



# WHY TEXAS



## ECONOMIC POWERHOUSE

RANKED **10<sup>TH</sup> LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



## NATION'S #1 EXPORTER

EXPORTED **\$330 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



## TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION



## HOME TO WORLD-LEADING COMPANIES

**49 FORTUNE 500 COMPANIES**, INCLUDING: EXXONMOBIL, AT&T, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



## MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



## 2<sup>ND</sup> LARGEST WORKFORCE IN AMERICA

**14+ MILLION** WORKERS



## WORLD-CLASS AIRPORTS

**380 AIRPORTS** SERVE TEXAS TRAVELERS



## TOP-NOTCH SCHOOLS

**37 PUBLIC UNIVERSITIES** AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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