



4004 S. Braeswood Blvd.

1st-Gen Retail Space Available Near Medical Center

NWQ of S. Braeswood Blvd. & Stella Link Rd. | Houston, Texas



Bob Conwell | Andrew Alvis | 281.477.4300

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

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Located at the signalized intersection of Braeswood and Stella Link, this newly constructed building sits along Braes Bayou, above the flood plain. There is a major resurgence of new construction in the area, bringing in a younger mix of households looking for conveniently located services. This center is anchored by Wells Fargo and would be an ideal location for any of the following uses:

- ⊙ Dental office
- ⊙ Vitamin shop
- ⊙ Insurance
- ⊙ Hair salon
- ⊙ Cell phone store
- ⊙ Or any other users that can benefit from the close proximity to high incomes and The Medical center.

- 2,116-SF end cap space 1st-generation space available
- Over \$189,000 per year average HH income within a 1-mile radius

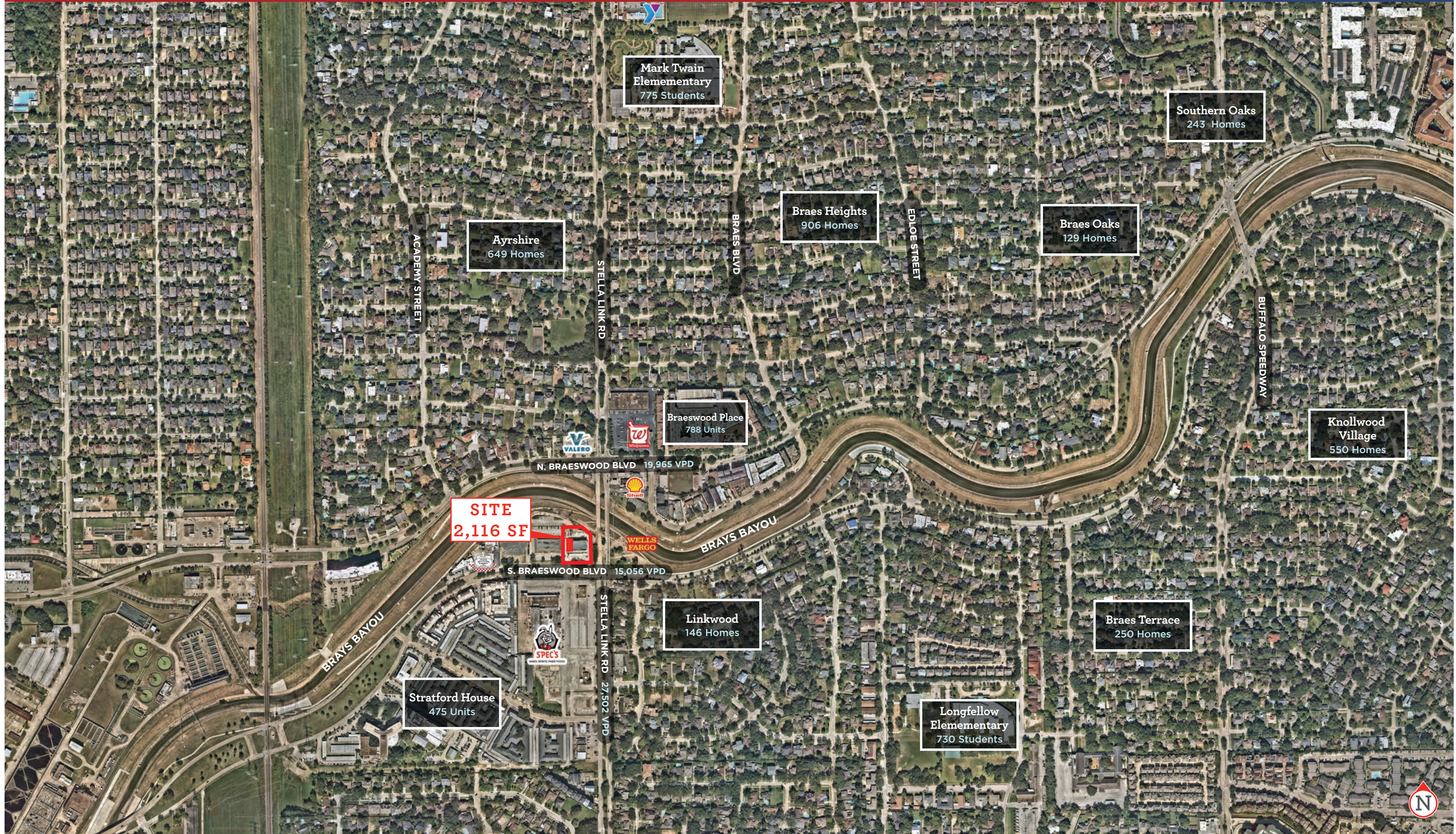


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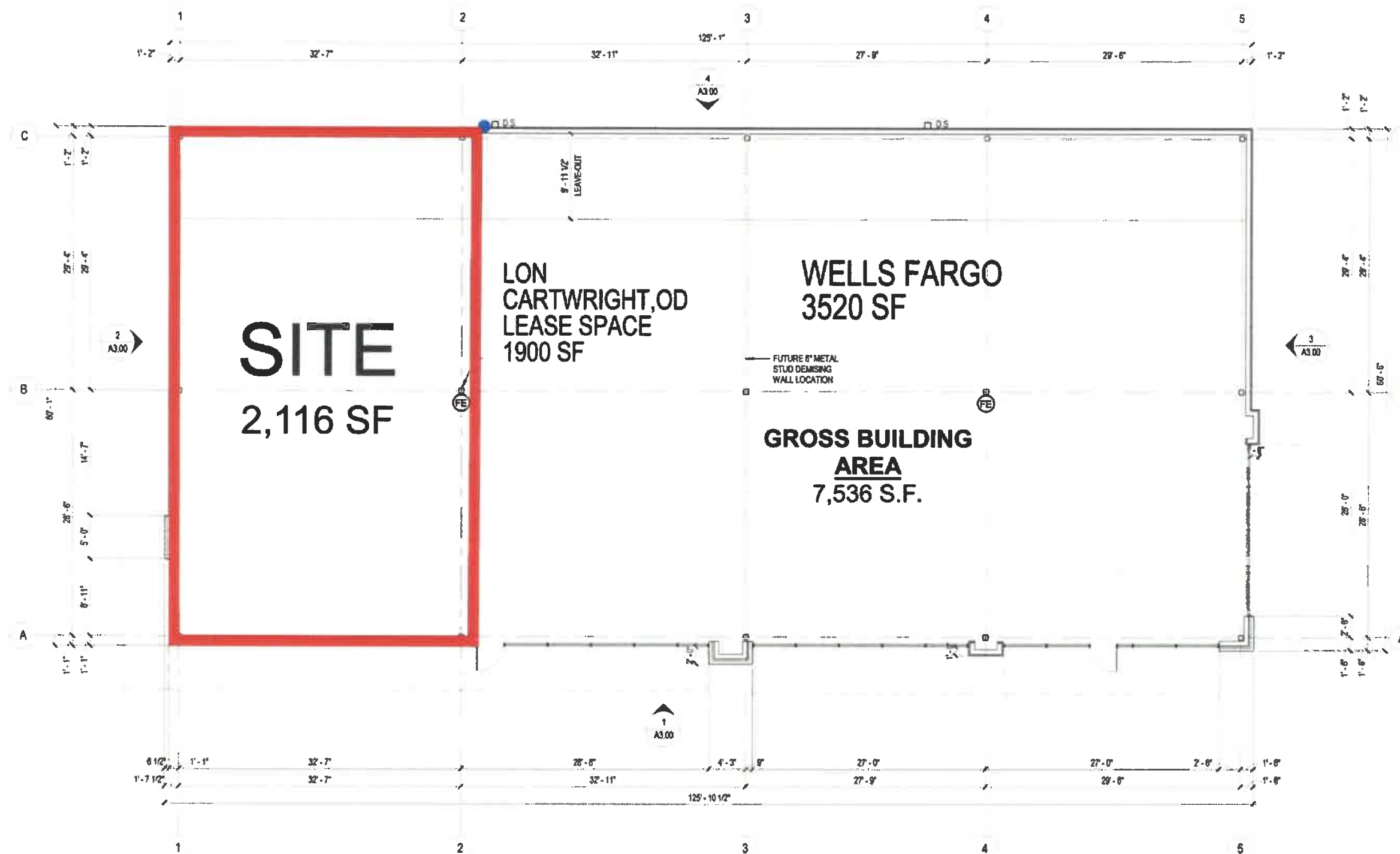
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WHO'S NEARBY

DEMOGRAPHICS

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

1 Mile 3 Mile 5 Mile

POSTAL COUNTS

Current Households	8,071	66,271	211,843
Current Population	19,080	149,382	489,571
2010 Census Average Persons per Household	2.36	2.25	2.31
2010 Census Population	17,214	133,402	426,481
Population Growth 2010 to 2020	11.24%	13.39%	16.98%

CENSUS HOUSEHOLDS

1 Person Household	30.48%	36.51%	37.88%
2 Person Households	31.36%	31.34%	29.47%
3+ Person Households	38.16%	32.15%	32.65%
Owner-Occupied Housing Units	60.63%	48.14%	40.95%
Renter-Occupied Housing Units	39.37%	51.86%	59.05%

RACE AND ETHNICITY

2020 Estimated White	61.63%	57.88%	51.43%
2020 Estimated Black or African American	10.59%	14.47%	21.29%
2020 Estimated Asian or Pacific Islander	18.07%	16.71%	10.55%
2020 Estimated Other Races	9.21%	10.53%	16.00%
2020 Estimated Hispanic	22.62%	26.34%	37.78%

INCOME

2020 Estimated Average Household Income	\$189,107	\$155,028	\$114,775
2020 Estimated Median Household Income	\$106,131	\$88,523	\$72,514
2020 Estimated Per Capita Income	\$82,149	\$71,360	\$51,829

EDUCATION (AGE 25+)

2020 Estimated High School Graduate	8.73%	9.79%	16.16%
2020 Estimated Bachelors Degree	29.80%	29.97%	26.10%
2020 Estimated Graduate Degree	43.59%	36.67%	24.19%

AGE

2020 Median Age	37.2	35.8	34.2
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Our quest is your success.

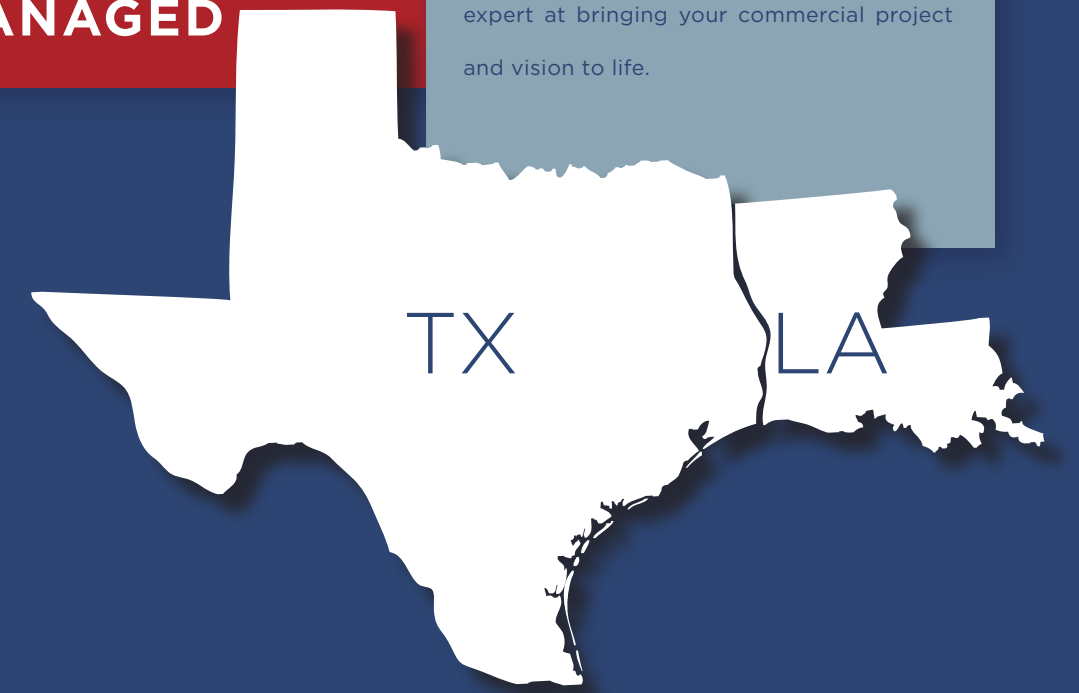
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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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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

