



NORTHCHASE PLAZA

Warehouse Storage Available in 24 Hour Fitness Anchored Retail Center

SEC of FM 1960 & Veterans Memorial | Houston, Texas



Kevin Sims | 281.477.4300

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



★
**30%
 HISTORIC
 ANNUAL
 GROWTH**
 FROM 2010 - 2018
*1 mile radius

\$90K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 3 MILE
 RADIUS

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**118,057 CURRENT
 HOUSEHOLDS IN
 THE 5 MILE RADIUS**
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MAJOR AREA RETAILERS

👤
334,116
 ESTIMATED
 POPULATION
 WITHIN
 5 MILE AREA



**NORTHCHASE
 PLAZA**

Located in one of **HOUSTON'S
 ESTABLISHED AND MOST
 HEAVILY TRAVELED AREAS**

Sits at the southeast corner of FM
 1960 and Veterans Memorial Drive,
 approximately **4.8 MILES WEST
 OF I-45 North** and **3.6 MILES
 EAST OF SH 249**

Within the **BUSY RETAIL
 CORRIDORS** of North Oaks,
 Champion Forest and Willowbrook

Available:
**WAREHOUSE STORAGE
 10,825 SF**

Kevin Sims
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WHAT'S AROUND



Northchase Humbledon

GNC

Northland High School
750 Students

STAPLES
HOBBY LOBBY ROSS
T.J. maxx
NORTH OAKS CINEMA
BIG LOTS! 99¢ Only



BatteriesPlus

Northchase Plaza
24 FITNESS
DOLLAR TREE
PETCO
goodwill
K&G MEN'S SUPERSTORE
Davita

VETERANS MEMORIAL



Office DEPOT
ExxonMobil

MATTRESS FIRM



FM 1960 48,598 VPD

Public Storage



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '2'	196,618	4.51	55,513	209	3.76	28.23
TRACT '8'	24,956	0.57	503	25	49.70	2.02
TOTAL	221,574	5.09	56,016	234	4.18	25.28

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: SP38 DATE: 11.12.18

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	24 HOUR FITNESS	25,990 S.F.
2	PROPOSED DOLLAR TREE	10,815 S.F.
3	DAVITA DIALYSIS	7,871 S.F.
4	AVAILABLE	10,825 S.F.
	COMMON AREA	2,584 S.F.
TOTAL		58,085 S.F.

 AVAILABLE



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

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	7,400	42,377	118,057
Current Population	18,424	118,454	334,116
2010 Census Average Persons per Household	2.49	2.80	2.83
2010 Census Population	14,172	102,371	278,433
Population Growth 2010 to 2018	30.03%	15.87%	20.25%

	1 Mile	3 Miles	5 Miles
CENSUS HOUSEHOLDS			
1 Person Household	31.36%	22.91%	23.47%
2 Person Households	30.12%	30.74%	28.41%
3+ Person Households	38.52%	46.35%	48.12%
Owner-Occupied Housing Units	44.79%	62.32%	57.32%
Renter-Occupied Housing Units	55.21%	37.68%	42.68%

	1 Mile	3 Miles	5 Miles
RACE AND ETHNICITY			
2018 Estimated White	44.41%	47.04%	48.07%
2018 Estimated Black or African American	24.62%	23.18%	24.93%
2018 Estimated Asian or Pacific Islander	13.07%	12.35%	10.24%
2018 Estimated Other Races	17.22%	16.86%	16.21%
2018 Estimated Hispanic	32.67%	33.85%	34.33%

	1 Mile	3 Miles	5 Miles
INCOME			
2018 Estimated Average Household Income	\$66,924	\$90,033	\$84,473
2018 Estimated Median Household Income	\$53,241	\$70,276	\$67,991
2018 Estimated Per Capita Income	\$28,334	\$33,734	\$31,114

	1 Mile	3 Miles	5 Miles
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	23.74%	22.09%	22.74%
2018 Estimated Bachelors Degree	21.34%	21.45%	20.35%
2018 Estimated Graduate Degree	7.03%	10.44%	9.83%

	1 Mile	3 Miles	5 Miles
AGE			
2018 Median Age	35.1	35.6	33.3



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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

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



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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