



# METROPARK SQUARE

*Premier Entertainment & Dining Destination*

Interstate 45 - 8888 Metropark Drive | Shenandoah, Texas



Anchored by



Rebecca Le | Grace La | 281.477.4300

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

# Metropark Square

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Located with direct visibility along I-45, Metropark Square is strategically positioned to become a prominent entertainment and dining destination.

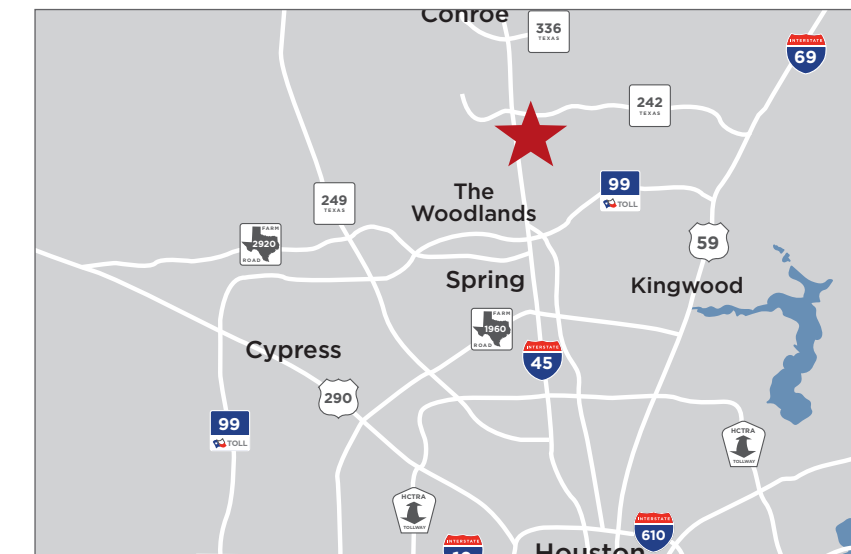
- **Spring - The Woodlands among the fastest-growing cities in 2019**
- Outdoor patios for al fresco dining
- Green space ideal for open-air venue for events, performances, holiday celebrations, and more

**Anchor:** AMC Theaters - 10 screens  
 Dave & Buster - 40,000 SF  
 325 multi-family units  
 Hyatt House Hotel - 148 rooms

Demographics	2 Miles	3 Miles	5 Miles
Current Population	23,785	54,695	148,696
Current Households	9,416	21,747	57,570
Average Household Income	\$118,949	\$134,191	\$124,247
Growth Since 2010 Census	75.62%	55.99%	32.12%

Source: USPS Postal Count, 09/19

**Tenants:**



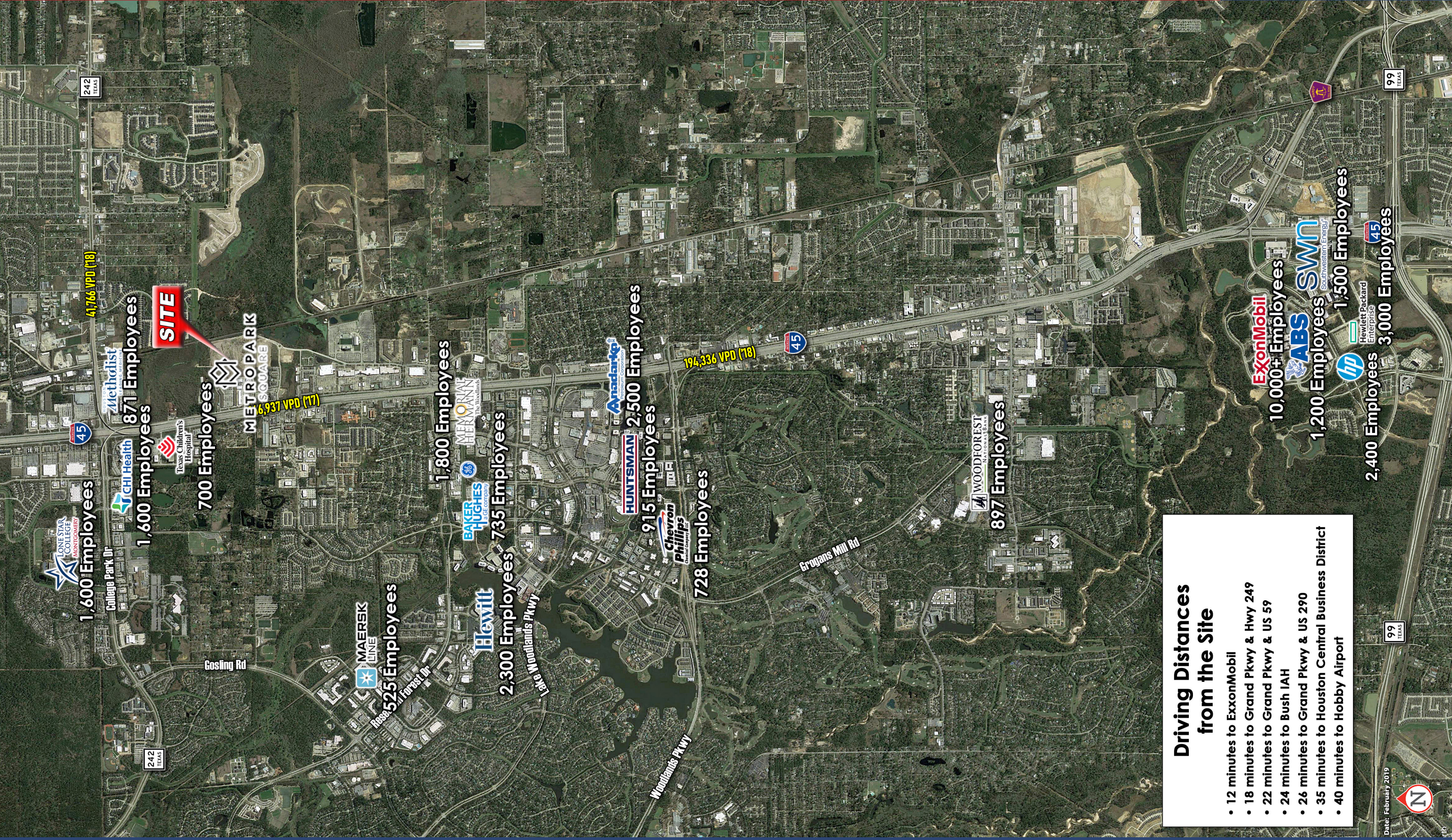
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MAJOR EMPLOYERS



### Driving Distances from the Site

- 12 minutes to ExxonMobil
- 18 minutes to Grand Pkwy & Hwy 249
- 22 minutes to Grand Pkwy & US 59
- 24 minutes to Bush IAH
- 26 minutes to Grand Pkwy & US 290
- 35 minutes to Houston Central Business District
- 40 minutes to Hobby Airport

Date: February 2019



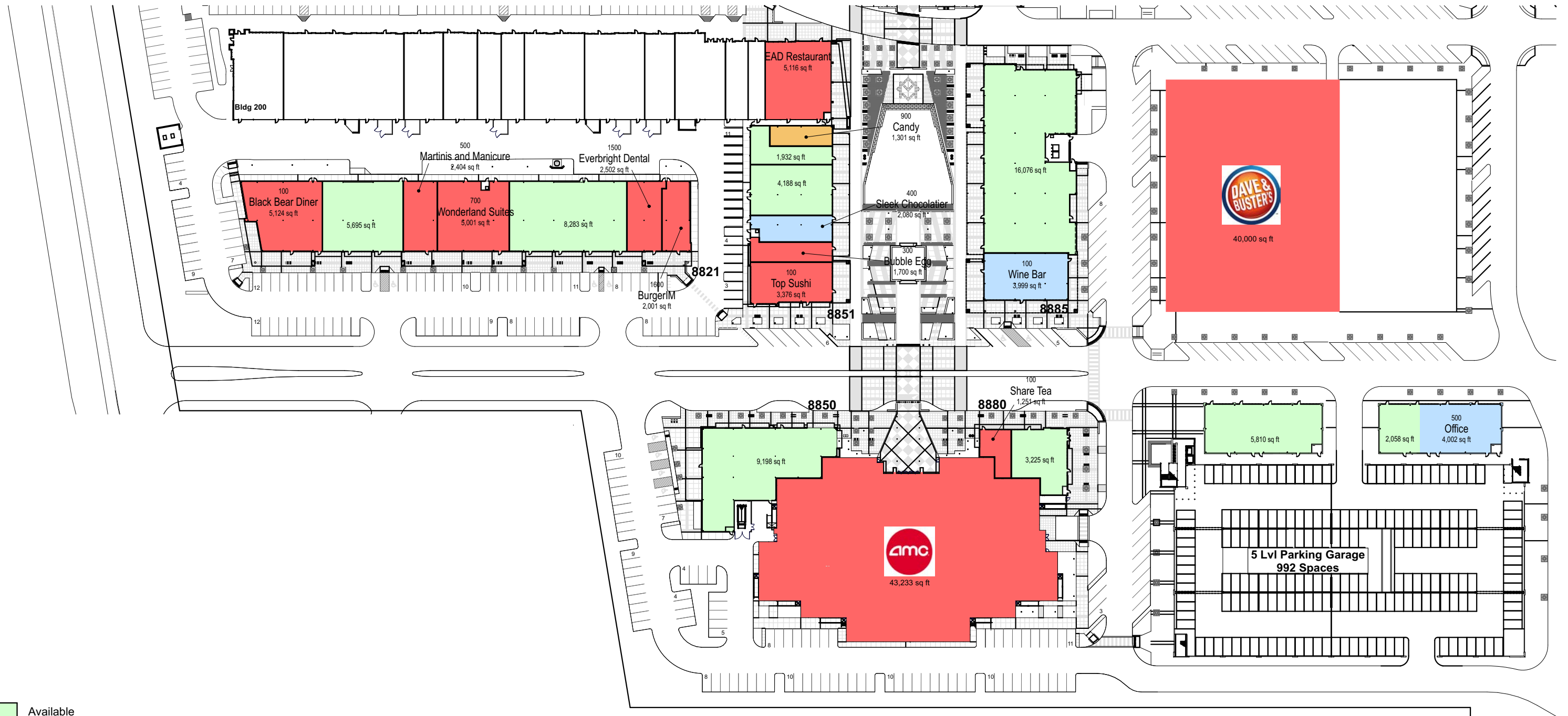
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# Metropark Square

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- Available
- At Lease
- At LOI
- Signed Lease

Total Parking = 234 (41,307SF)  
including 10 ADA parking



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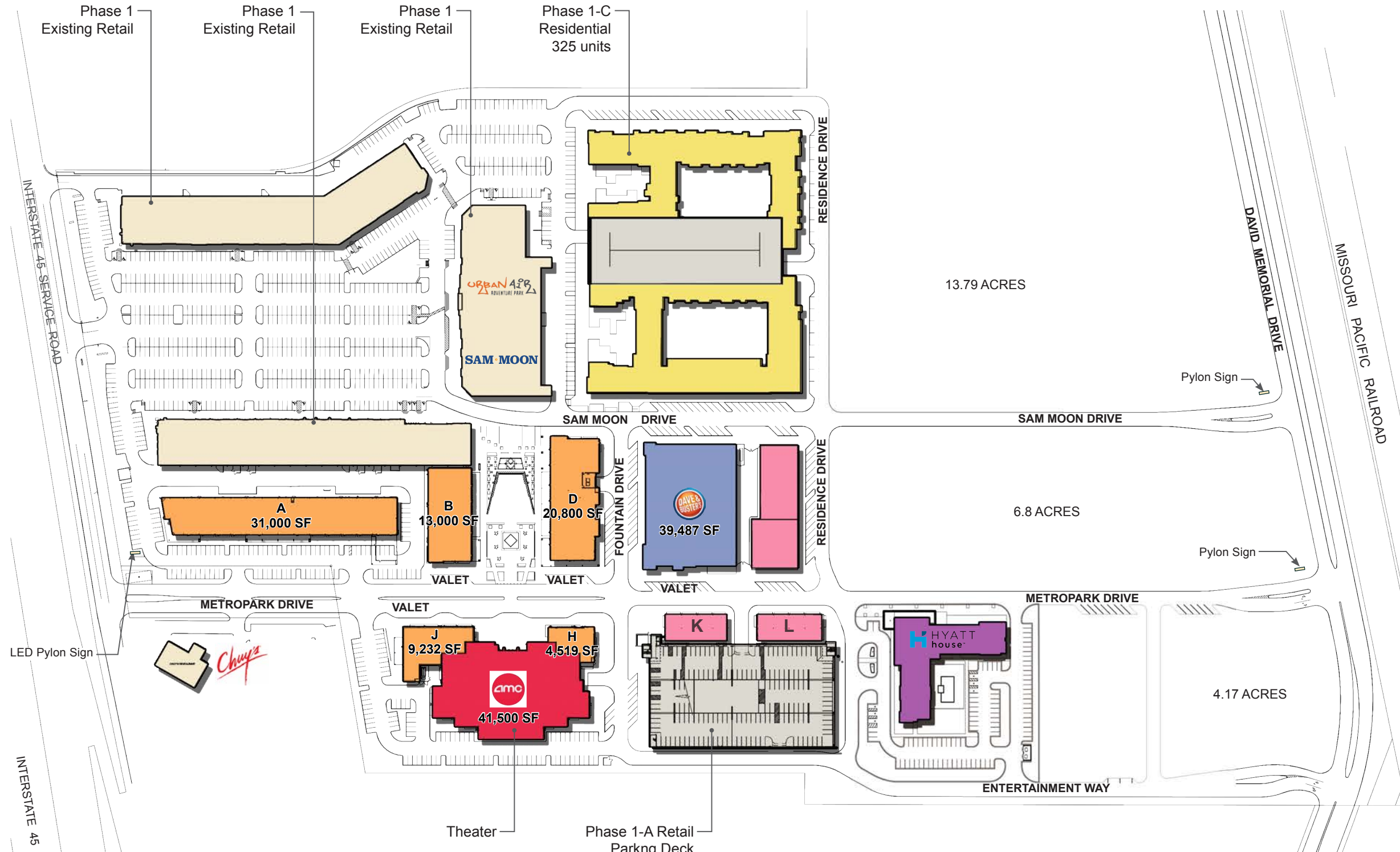
## SITE PLAN

### PROGRAM DATA:

- PHASE 1-C RESIDENTIAL  
325 UNITS
- PHASE 1 EXISTING RETAIL  
156,788 SF
- PHASE 1-A NEW  
RETAIL / RESTAURANT  
80,225 SF
  - BUILDING A - 31,000 SF
  - BUILDING B - 13,000 SF
  - BUILDING D - 20,800 SF
  - BUILDING H - 4,519 SF
  - BUILDING J - 9,232 SF
- PHASE 1-B NEW  
RETAIL / RESTAURANT  
13,038 SF
- THEATRE  
41,500 SF
- DAVE & BUSTER'S  
39,487 SF
- TOTAL PHASE 1 SF  
174,763 SF**
- TOTAL PHASE 1 SF  
(INCL. EXST. RETAIL)  
331,551 SF**
- HYATT HOUSE  
148 ROOMS

### PHASE 1 PARKING:

- EXISTING PARKING  
872 CARS
- PHASE 1-A PARKING  
RETAIL SURFACE  
303 CARS
- PHASE 1-A PARKING  
RETAIL DECK  
992 CARS
- HYATT PARKING  
92 CARS



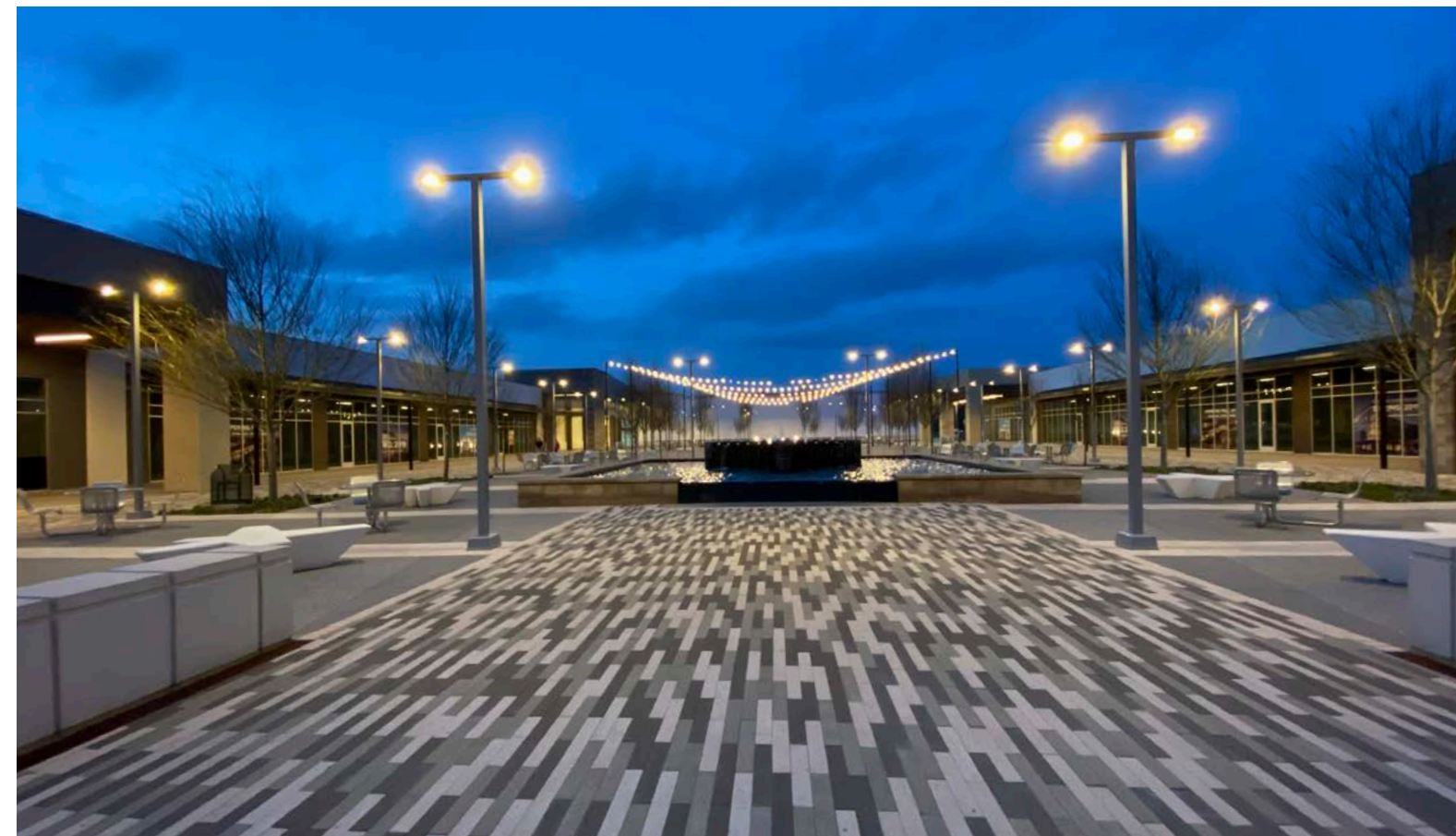
Pappasito's Restaurant  
(NOT INCLUDED)

Pappadeaux Restaurant  
(NOT INCLUDED)



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## WHO'S NEARBY

## DEMOGRAPHICS

2010 Census, 2019 Estimates with  
Delivery Statistics as of 09/19

**2 Mile      3 Mile      5 Mile**

### POSTAL COUNTS

Current Households	9,416	21,747	57,570
Current Population	23,785	54,695	148,696
2010 Census Average Persons per Household	2.53	2.52	2.58
2010 Census Population	13,543	35,078	112,940
Population Growth 2010 to 2019	75.62%	55.99%	32.12%

### CENSUS HOUSEHOLDS

1 Person Household	28.01%	26.58%	24.27%
2 Person Households	35.18%	35.80%	34.04%
3+ Person Households	36.81%	37.62%	41.69%
Owner-Occupied Housing Units	64.65%	69.33%	70.42%
Renter-Occupied Housing Units	35.35%	30.67%	29.58%

### RACE AND ETHNICITY

2019 Estimated White	77.35%	79.68%	80.95%
2019 Estimated Black or African American	6.87%	5.37%	4.82%
2019 Estimated Asian or Pacific Islander	4.89%	5.46%	5.72%
2019 Estimated Other Races	10.06%	8.80%	7.90%
2019 Estimated Hispanic	29.70%	25.40%	21.93%

### INCOME

2019 Estimated Average Household Income	\$118,949	\$134,191	\$124,247
2019 Estimated Median Household Income	\$84,903	\$97,662	\$94,559
2019 Estimated Per Capita Income	\$48,888	\$55,196	\$49,331

### EDUCATION (AGE 25+)

2019 Estimated High School Graduate	21.10%	19.57%	17.22%
2019 Estimated Bachelors Degree	26.40%	27.99%	30.33%
2019 Estimated Graduate Degree	14.72%	17.52%	18.21%

### AGE

2019 Median Age	37.2	39.0	38.8
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# Our quest is your success.

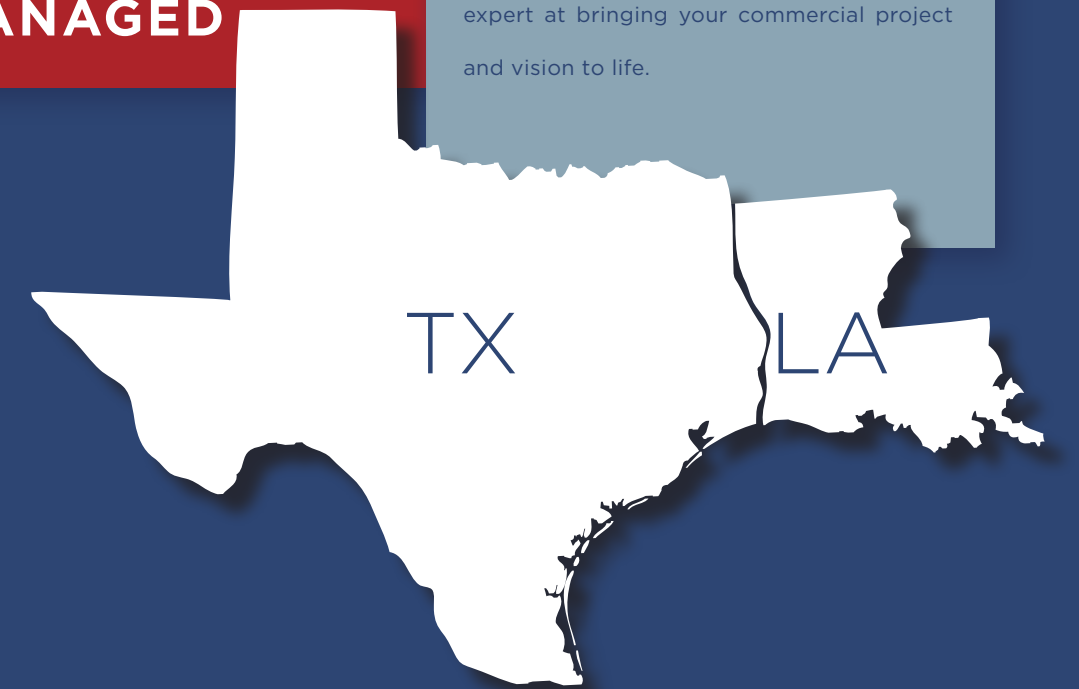
## 9.9M SF OWNED

## 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.







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

# 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>



**8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300**

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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