



# TANGLEWOOD SHOPPING CENTER

*5,500 SF Available For Lease By Premier Shopping Centers*

NEC of San Felipe and S. Post Oak Lane | Houston, Texas



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



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The center is located on San Felipe & S. Post Oak Lane in Uptown Houston. Total Wine is anchor of the shopping center. Uptown Houston includes over 23 million SF of office space, 31 hotels totaling 7,100 rooms, and 2,900 multi-family units. The shopping center is conveniently located next to Hwy 610 and is also less than 1 mile from The Galleria and Uptown Park, with more than 23 million visitors annually.

The Galleria area is one of Houston's top tourist destinations, with premiere shopping, fine hotels, restaurants and night spots. This location also serves the very affluent residential community of Tanglewood with more than 1,200 homes and a median sales price of \$800,000.

BLVD Place is an upscale mixed use development covering 21 acres, is located south across the street from Tanglewood Shopping Center at San Felipe and Post Oak Blvd. BLVD Place includes 100,000 square feet of retail, 150,000 square feet of office, and 355 high-end apartments. Tenants include Whole Foods Market, Frost Bank, Sozo Sushi, rise n<sup>o</sup>2, and North Italia.

The Vantage, a 40 story, 365 unit, residential tower is under construction on the adjacent land. Estimated completion mid 2020.



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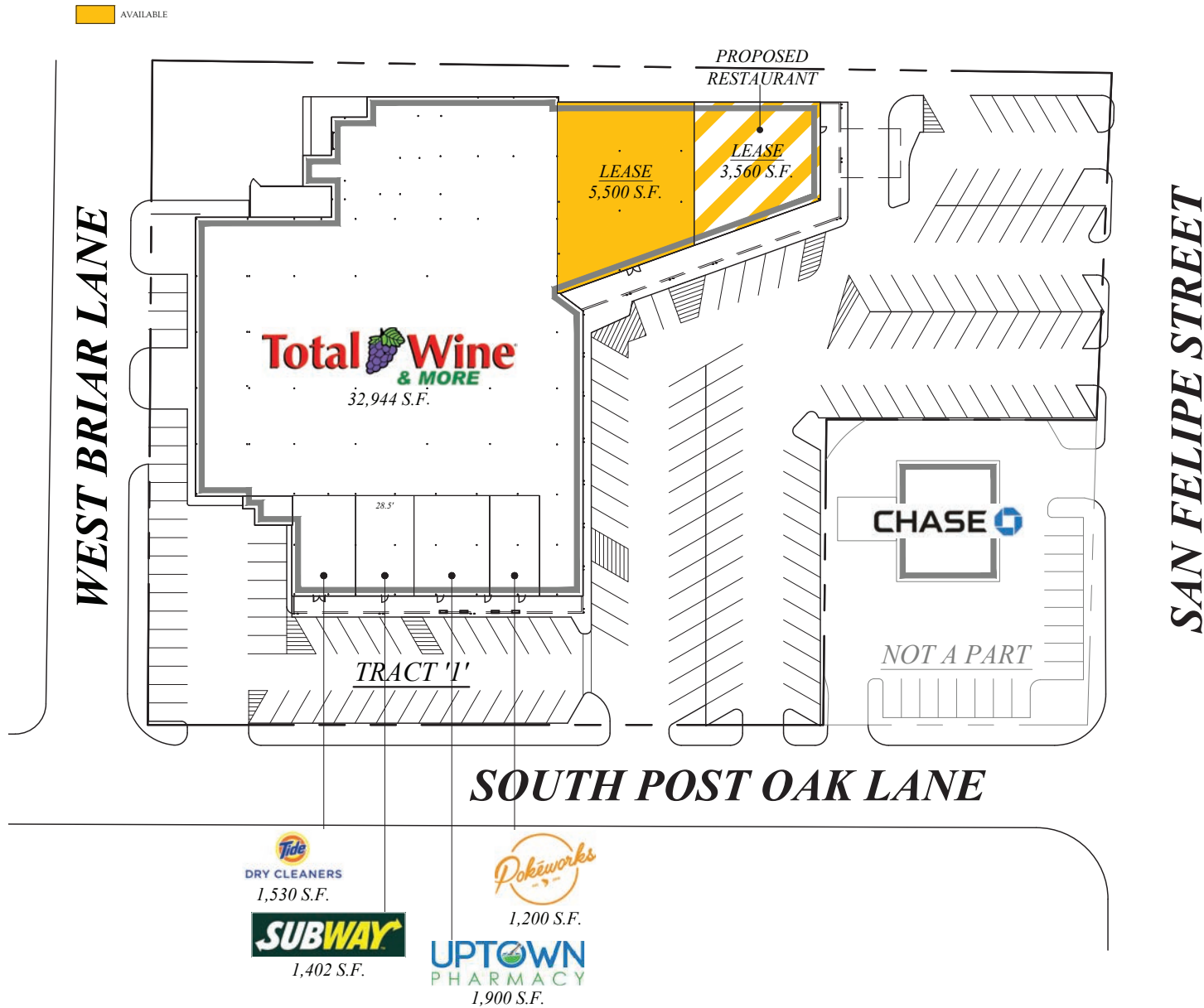




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## DEMOGRAPHICS



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

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	13,689	96,758	254,380
Current Population	23,236	199,129	557,309
2010 Census Average Persons per Household	1.70	2.06	2.19
2010 Census Population	15,884	157,498	449,582
Population Growth 2010 to 2018	47.30%	27.01%	25.73%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	53.52%	43.83%	40.06%
2 Person Households	32.66%	31.02%	30.86%
3+ Person Households	13.82%	25.14%	29.09%
Owner-Occupied Housing Units	40.33%	38.63%	41.58%
Renter-Occupied Housing Units	59.67%	61.37%	58.42%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	69.56%	64.96%	63.04%
2018 Estimated Black or African American	11.57%	10.30%	10.65%
2018 Estimated Asian or Pacific Islander	10.38%	9.86%	9.92%
2018 Estimated Other Races	8.17%	13.95%	15.66%
2018 Estimated Hispanic	25.91%	36.91%	38.98%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$142,831	\$147,460	\$138,582
2018 Estimated Median Household Income	\$99,328	\$93,684	\$89,584
2018 Estimated Per Capita Income	\$89,549	\$74,844	\$65,596
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	8.61%	11.95%	13.92%
2018 Estimated Bachelors Degree	40.83%	34.03%	30.70%
2018 Estimated Graduate Degree	27.36%	26.05%	25.28%
<b>AGE</b>			
2018 Median Age	37.8	35.2	34.9



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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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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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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