



# WOODLAND HILLS SHOPPING CENTER

*Highly Visible, 70 Acre Mixed Use Shopping Center Coming Soon*

NEC of N Sam Houston Pkwy E and Woodland Hills Drive | Humble, Texas

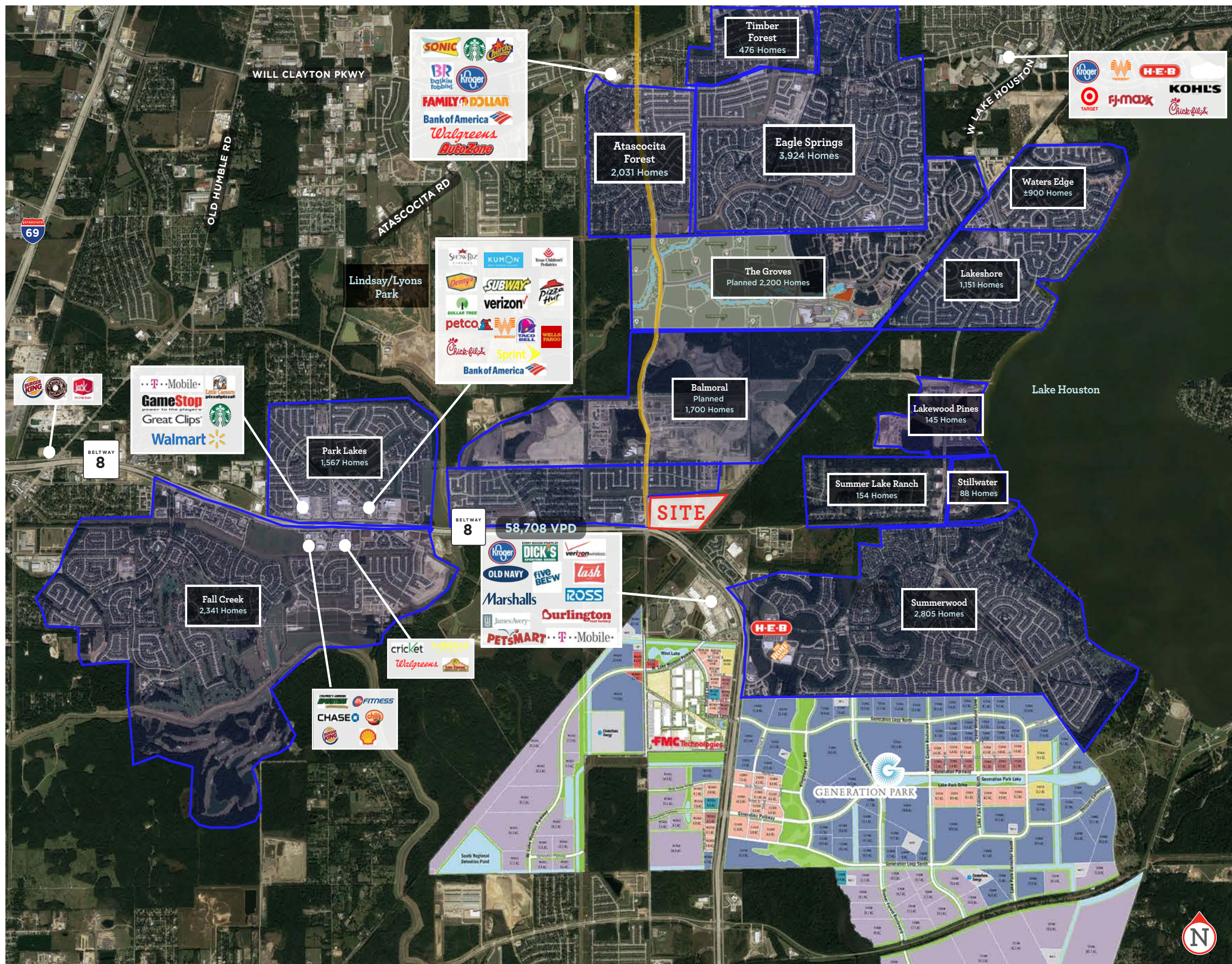


Brad Elmore | Austen Baldrige | 281.477.4300

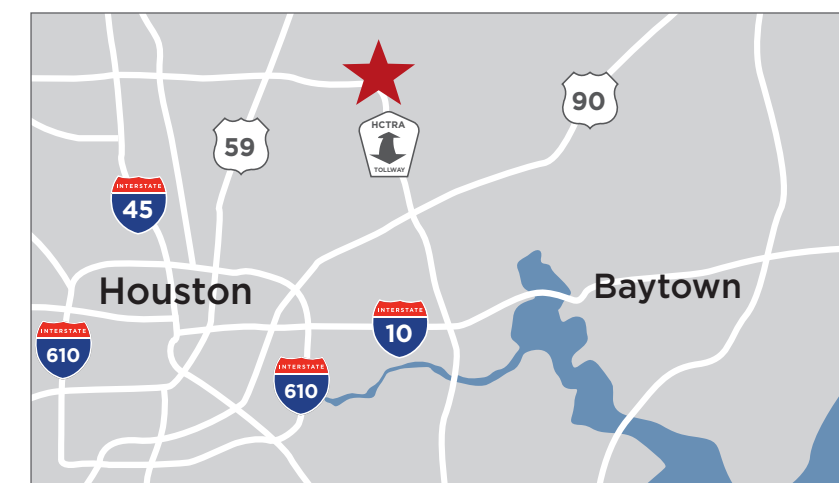
Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# Woodland Hills Shopping Center

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- Woodland Hills Shopping Center is a 70 acre mixed use development featuring +/- 200,000 SF of retail, numerous pad sites, and planned single/multi-family and office developments. The center is strategically located in the fast-growing Northeast Houston trade area serving the Humble, Lake Houston, Atascocita and Kingwood markets
- A historically underserved trade area, the Northeast Houston market is transitioning into a highly desirable retail destination, driven by tremendous residential and commercial growth over the last decade
- Anchor, junior anchor, multi-tenant retail and pad sites available
- 47,360 population within a three-mile radius seeing over 41% growth annually
- Woodland Hills Dr. expansion recently completed, connecting over 8,000 existing homes, over 5,500 future homes, and replacing W. Lake Houston Pkwy as the main N/S thoroughfare from Beltway 8 to Atascocita
- Just north of Generation Park, a 4,000 acre world-class master-planned development
- On completion, will host an estimated 40 million SF of class A office space and 150,000 new employees
- Close proximity to brand new Summer Creek High School, Humble ISD Elementary and future campuses of Lone Star and San Jacinto Community Colleges
- By 2025, an estimated 44,881 new residents will join the Lake Houston community



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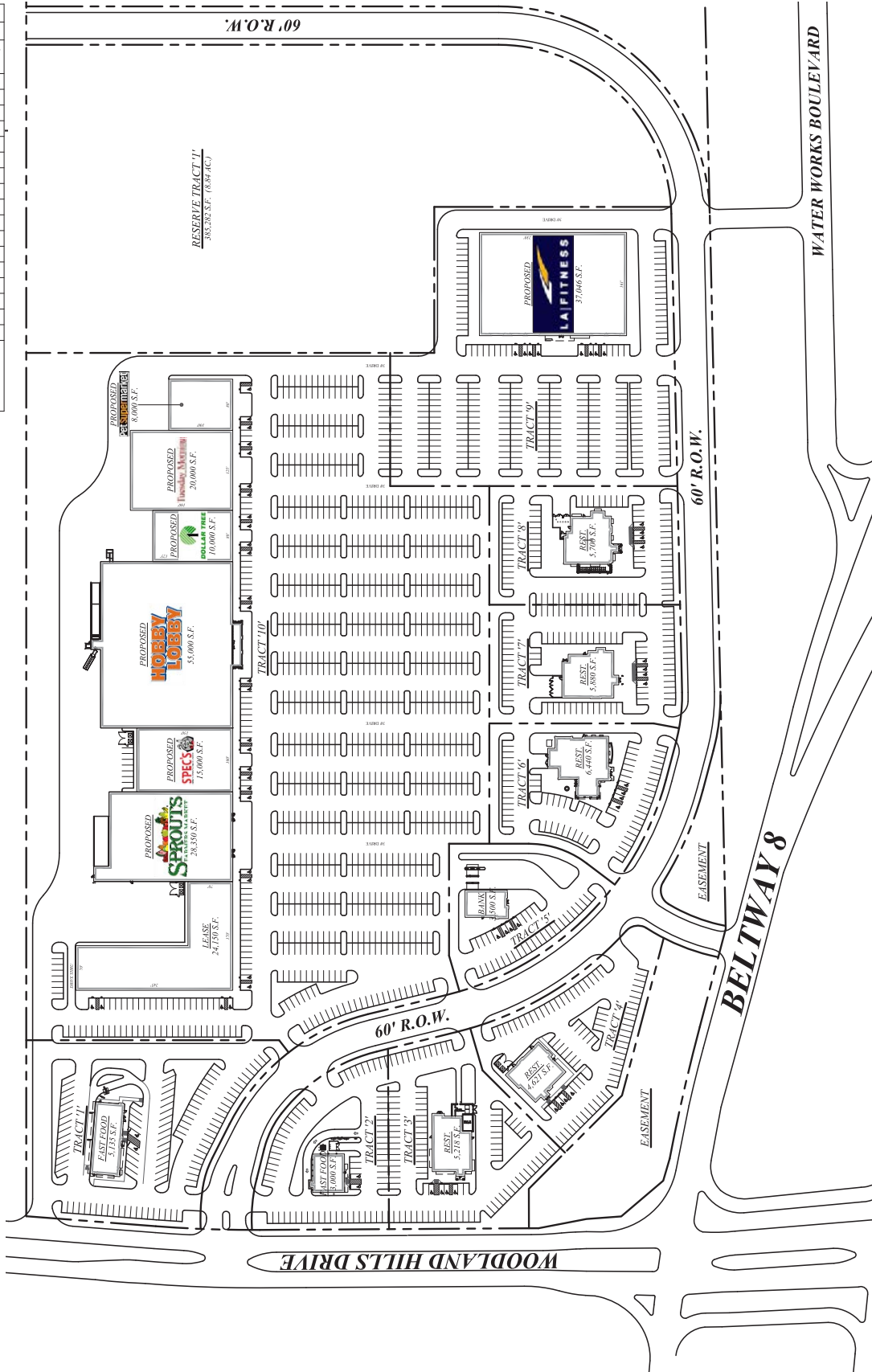


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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 1'	91,876	2.11	5,135	103	20.06	5.59
TRACT 2'	47,000	1.08	3,000	67	22.33	6.37
TRACT 3'	61,750	1.42	5,218	98	16.76	8.44
TRACT 4'	53,310	1.22	4,621	80	17.31	8.67
TRACT 5'	40,783	0.94	3,500	36	10.29	8.58
TRACT 6'	55,344	1.27	6,440	69	10.71	11.64
TRACT 7'	55,766	1.28	5,880	91	15.48	10.54
TRACT 8'	54,914	1.26	5,700	80	14.04	10.38
TRACT 9'	177,840	4.08	17,046	294	7.13	20.72
TRACT 10'	717,187	16.46	160,500	1,036	9.27	22.38
<b>SUBTOTAL</b>	<b>1,356,002</b>	<b>31.13</b>	<b>237,040</b>	<b>1,894</b>	<b>7.99</b>	<b>17.48</b>
EASEMENT	67,448	1.55				
RESERVE 1'	385,282	8.84				
RESERVE 2'	1,047,870	24.06				
R.O.W.	199,983	4.59				
<b>SUBTOTAL</b>	<b>1,702,584</b>	<b>39.04</b>				
<b>TOTAL</b>	<b>3,058,586</b>	<b>70.17</b>				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the building 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 by 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.



2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

	2 Mile	3 Mile	5 Mile
<b>POSTAL COUNTS</b>			
Current Households	1,650	16,385	46,120
Current Population	5,098	51,366	144,231
2010 Census Average Persons per Household	3.09	3.13	3.13
2010 Census Population	3,900	36,016	97,570
Population Growth 2010 to 2018	30.73%	52.91%	51.93%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	19.54%	14.53%	15.64%
2 Person Households	25.73%	26.61%	26.59%
3+ Person Households	54.72%	58.86%	57.77%
<b>Owner-Occupied Housing Units</b>	<b>62.17%</b>	<b>81.09%</b>	<b>75.56%</b>
Renter-Occupied Housing Units	37.83%	18.91%	24.44%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	62.07%	57.27%	56.85%
2018 Estimated Black or African American	21.27%	25.58%	24.02%
2018 Estimated Asian or Pacific Islander	4.95%	3.95%	4.09%
2018 Estimated Other Races	11.14%	12.75%	14.48%
2018 Estimated Hispanic	25.99%	30.96%	33.01%
<b>INCOME</b>			
<b>2018 Estimated Average Household Income</b>	<b>\$100,046</b>	<b>\$106,887</b>	<b>\$105,082</b>
2018 Estimated Median Household Income	\$101,221	\$90,688	\$84,547
2018 Estimated Per Capita Income	\$33,668	\$33,783	\$34,331
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	15.67%	23.23%	23.31%
2018 Estimated Bachelors Degree	31.61%	22.33%	21.61%
2018 Estimated Graduate Degree	12.58%	9.62%	9.33%
<b>AGE</b>			
2018 Median Age	32.8	31.5	31.5



# 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

