

COMING SOON
PET SUPPLIES PLUS

PYRAMID
HAIR STUDIO & RETREAT

It's All About You

SWEET BAMBINI

BUTTONS N BOWS

Women - Children
Hair - Cuts - Color
Light - Perms - Up Do's
Nails - Pedicure - Massages
Permanent - Make Up

MEMORIAL AT KIRKWOOD

NWC OF MEMORIAL DRIVE & NORTH KIRKWOOD ROAD | HOUSTON, TEXAS

**3,094 SF BUILT OUT RESTAURANT END CAP
AVAILABLE FOR LEASE**



PROJECT HIGHLIGHTS

Memorial at Kirkwood

NWC OF MEMORIAL DRIVE & NORTH KIRKWOOD ROAD
HOUSTON, TEXAS

Located at the northwest corner of Memorial and N. Kirkwood Rd. This shopping center offers quality restaurant, office and retail space. The shopping center is situated in the affluent and established Memorial and Town and Country communities.

Center Size: 103,853 SF

AVAILABLE

3,094 SF built out restaurant end cap
6,721 SF space



TRAFFIC COUNTS

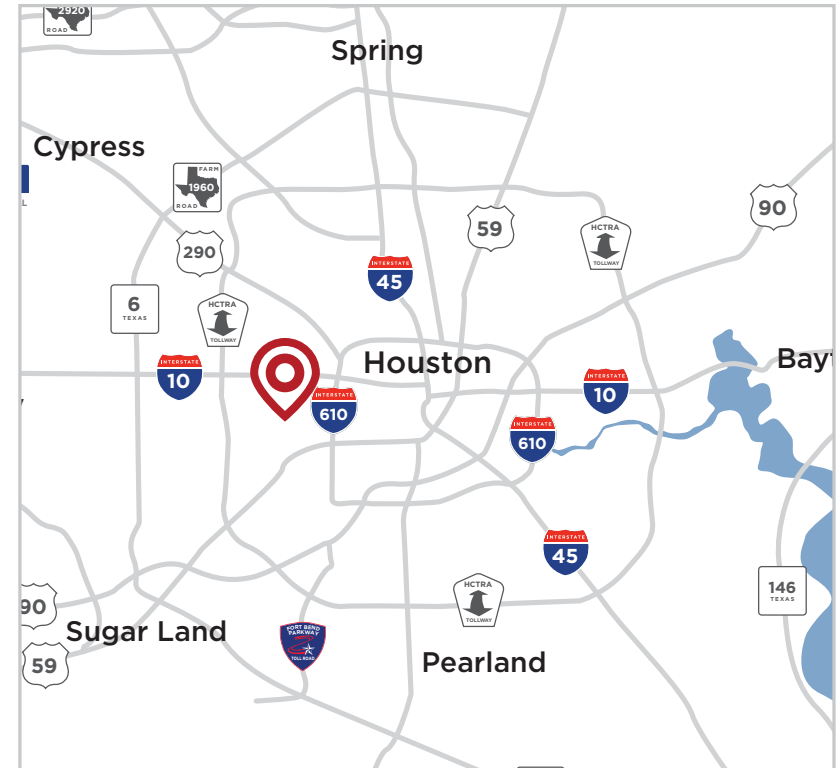
25,619 VPD on Memorial Dr.
25,282 VPD on N. Kirkwood Rd.



\$122K AVG HHI
within 2 miles



329,440 POPULATION
within 5 miles



MAJOR AREA RETAILERS



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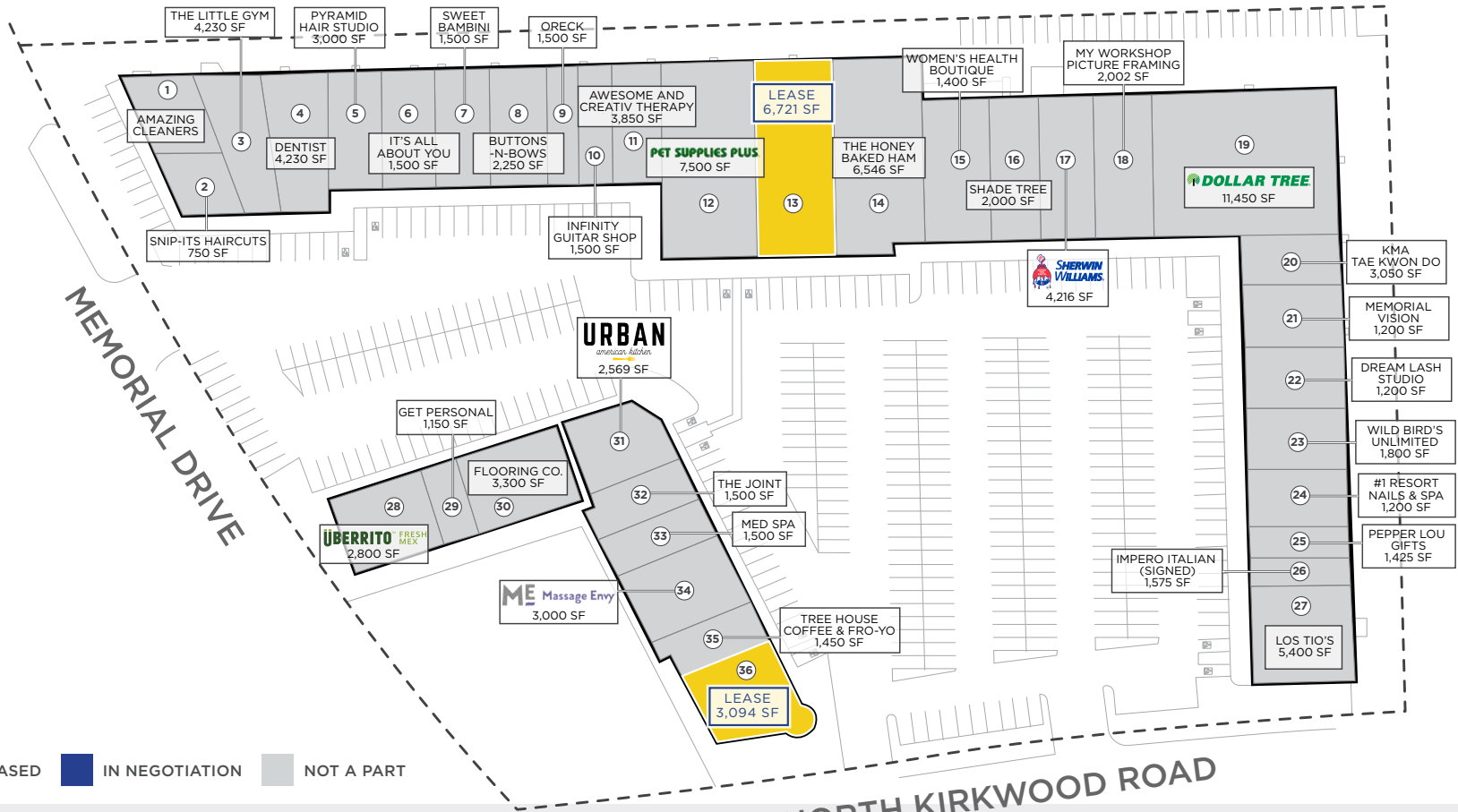






SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Amazing Cleaners	750 SF	13	Available For Lease	6,721 SF	25	Pepper Lou Gifts	1,425 SF
2	Snip-Its Haircuts	750 SF	14	The Honey Baked Ham	6,546 SF	26	Impero Italian	1,575 SF
3	The Little Gym	4,230 SF	15	Women's Health Boutique	1,400 SF	27	Los Tio's	5,400 SF
4	Dentist	4,230 SF	16	Shade Tree	2,000 SF	28	Uberrito Fresh Mex	2,800 SF
5	Pyramid Hair Studio	3,000 SF	17	Sherwin Williams	4,216 SF	29	Get Personal	1,150 SF
6	It's All About You	1,500 SF	18	My Workshop Picture Framing	2,002 SF	30	Flooring Co.	3,300 SF
7	Sweet Bambini	1,500 SF	19	Dollar Tree	11,450 SF	31	Urban Kitchen	2,569 SF
8	Buttons-N-Bows	2,250 SF	20	Kma Tae Kwon Do	3,050 SF	32	The Joint	1,500 SF
9	Oreck	1,500 SF	21	Memorial Vision	1,200 SF	33	Med Spa	1,500 SF
10	Infinity Guitar Shop	1,500 SF	22	Dream Lash Studio	1,200 SF	34	Massage Envy	3,000 SF
11	Awesome and Creativ Therapy	1,050 SF	23	Wild Bird's Unlimited	1,800 SF	35	Tree House Coffee & Fro-Yo	1,450 SF
12	Pet Supplies Plus	7,500 SF	24	#1 Resort Nails & Spa	1,200 SF	36	Available For Lease	3,094 SF



DEMOGRAPHICS

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



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	26,724	62,610	135,750
Current Population	64,777	143,223	329,440
2010 Census Population	58,089	126,445	298,932
Population Growth 2010 to 2020	11.57%	13.52%	10.55%
2020 Median Age	36.2	35.6	35.0

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$121,992	\$112,198	\$100,628
Median Household Income	\$83,229	\$74,747	\$66,192
Per Capita Income	\$52,650	\$51,427	\$43,567

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	61.16%	56.71%	50.46%
Black or African American	15.97%	18.60%	18.32%
Asian or Pacific Islander	11.66%	12.66%	14.81%
Hispanic	26.69%	27.81%	35.24%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	30.57%	34.91%	33.41%
2 Person Households	32.51%	32.02%	30.15%
3+ Person Households	36.91%	33.08%	36.44%
Owner-Occupied Housing Units	56.06%	45.67%	42.64%
Renter-Occupied Housing Units	43.94%	54.33%	57.36%

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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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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