

# MARKET SQUARE AT ELDRIDGE

SWC OF WESTHEIMER ROAD AND ELDRIDGE PARKWAY | HOUSTON, TEXAS

**PADS AND RETAIL FOR LEASE IN GROWING WEST HOUSTON**



# PROJECT HIGHLIGHTS

## Market Square At Eldridge

SWC OF WESTHEIMER ROAD AND ELDRIDGE PARKWAY  
HOUSTON, TEXAS

- **Power center** consisting of over **550,000 SF** of retail over **38 acres** at the busy intersection of **Westheimer and Eldridge**
- **Pads/Retail for lease in growing west Houston**
- **1,200 - 4,764 SF in new retail building facing Westheimer**
- Next to **Energy Corridor**, headquarters to multiple international and national energy companies and consisting of **19M SF of Class A office space** expected to reach **45.2M SF** of mixed-use space by 2030
- **A rare opportunity to lease space** with anchors such as Target, Burlington, TJ Maxx/Home Goods, and Michael's, among others

### TRAFFIC COUNTS



**67,599 VPD** on Westheimer Road  
**20,813 VPD** on Eldridge Parkway  
**21,034 VPD** on Richmond Avenue



**\$97K AVG HHI**  
within 1 mile



**389,971 POPULATION**  
within 5 miles

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### MAJOR AREA EMPLOYERS



**Party City** **TJ-maxx**

**HomeGoods** **Burlington** **Michaels**







# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	TJ Maxx / HomeGoods	48,000 SF
2	Rue 21	5,000 SF
3	Old Navy	12,500 SF
4	Mariner Finance	3,000 SF
5	Cato	5,700 SF
6	Michaels	21,739 SF
7	Lane Bryant	5,000 SF
8	Bath & Body Works	3,600 SF
9	Burlington	39,840 SF
10	Party City	12,197 SF
11	Dunkin' Donuts	2,215 SF
12	Menchie's Frozen Yogurt	1,600 SF
13	Available for Lease	2,562 SF
14	UBREAKIFIX	1,215 SF
15	Great Clips	1,200 SF
16	Kay Jewelers	2,000 SF
17	AT&T	3,500 SF
18	Available for Lease	2,400 SF
19	GameStop	1,600 SF
20	Vitamin Shoppe	3,500 SF
21	Ulta Beauty	10,000 SF
22	Available for Lease	4,915 SF
23	Dollar Tree	10,800 SF
24	Petsmart	27,218 SF
25	Available for Lease	1,304 SF
26	Dentist	2,000 SF
27	T-Mobile	2,400 SF
28	Office Depot	7,362 SF
29	Pearle Vision	2,000 SF
30	First Watch	3,637 SF
31	Image Nail Bar & Spa	3,600 SF
32	Available for Lease	4,763 SF
33	Available Pad	33,534 SF
34	Available Pad	36,864 SF
35	Available Pad	33,665 SF
36	Proposed Aspen Dental	5,600 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	7,924	66,548	143,996
Current Population	18,353	165,498	389,971
2010 Census Population	16,625	144,169	352,149
Population Growth 2010 to 2019	10.40%	15.12%	10.98%
2019 Median Age	34.6	34.4	34.0

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$96,435	\$92,628	\$87,861
Median Household Income	\$68,331	\$66,704	\$65,681
Per Capita Income	\$44,034	\$38,870	\$33,892

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	50.26%	43.38%	41.13%
Black or African American	22.14%	24.34%	23.72%
Asian or Pacific Islander	14.43%	18.87%	19.86%
Other Races	12.63%	12.95%	14.77%
Hispanic	30.29%	29.27%	32.63%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	35.45%	31.63%	27.95%
2 Person Households	29.72%	29.30%	27.56%
3+ Person Households	34.83%	39.07%	44.49%
Owner-Occupied Housing Units	44.13%	43.94%	48.70%
Renter-Occupied Housing Units	55.87%	56.06%	51.30%

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# 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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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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