

WINDCLIFF TOWN CENTER

NEC OF JONES RD & CYPRESS NORTH HOUSTON | HOUSTON, TEXAS

**NOW LEASING FORMER BANK BUILDING,
SMALL OFFICES & RETAIL**



PROJECT HIGHLIGHTS

Windcliff Town Center

NEC OF JONES RD & CYPRESS NORTH HOUSTON
HOUSTON, TEXAS

- Center caters to a dense population with **high income levels**
- Situated in the **heart of 3 major thoroughfares**: FM 1960, HWY 249 and HWY 290
- Site includes a professional building, **Walgreens**, 2 retail strips, and 1 free-standing bank

• Available:

Pad site: 4,045 SF (For sublease)

Available Pads:

0.9 acres 2.1 acres

Inline (Retail):

1,890 SF 1,400 SF
5,180 SF 2,100 SF

Inline:

(Professional Bldg. Spaces)

946 SF 803 SF 774 SF
625 SF 418 SF



TRAFFIC COUNTS

35,572 VPD on Jones Rd

24,012 VPD on Cypress North Houston Rd



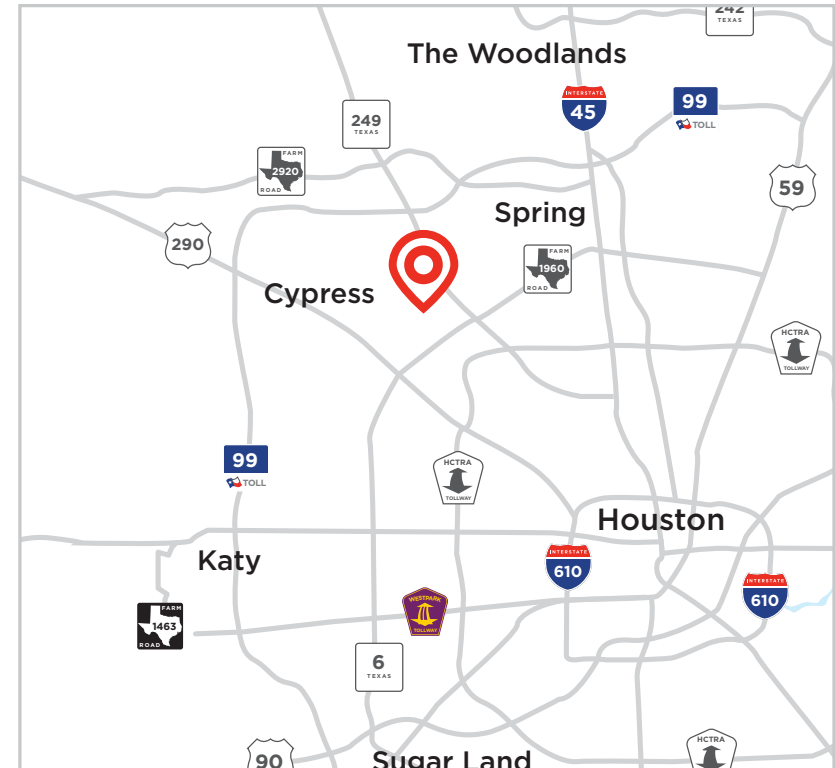
263,163 POPULATION

within 5 miles



\$97K AVG HHI

within 5 miles



MAJOR AREA EMPLOYERS

Walgreens

Kroger
FRESH FOR EVERYONE™

Public Storage

FAMILY DOLLAR

HOBBY LOBBY

KEVIN SIMS

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NewQuest
PROPERTIES®

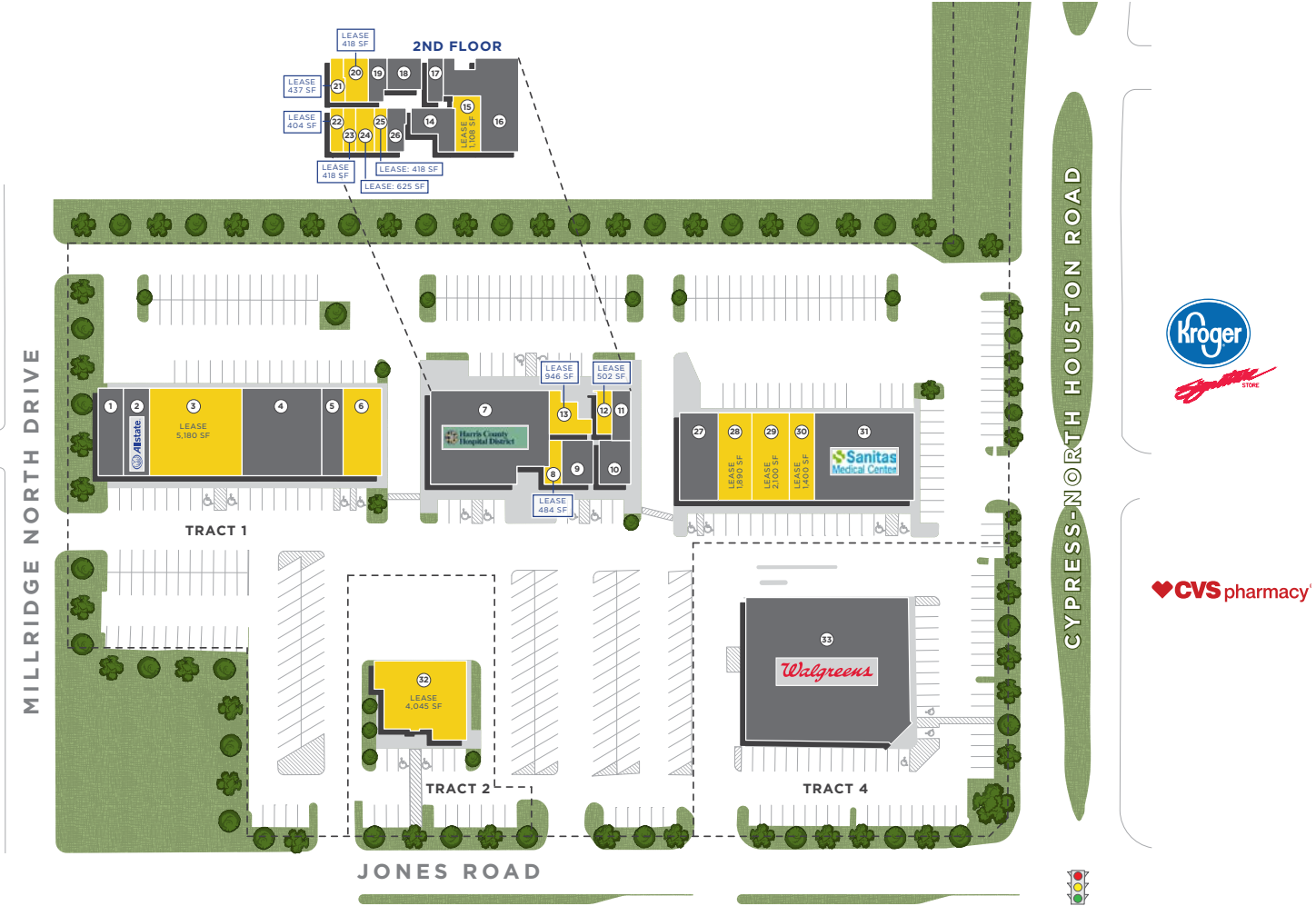


02.2020 | 02.2020



SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	J&K Cleaners	1,400 SF	12	Available for Lease	502 SF	23	Available for Lease	418 SF
2	Allstate	1,470 SF	13	Available for Lease	946 SF	24	Available for Lease	625 SF
3	Available for Lease	5,180 SF	14	Cypress Construction	1,093 SF	25	Available for Lease	418 SF
4	Cypress Dance Project	4,480 SF	15	Available for Lease	1,108 SF	26	Seer Sand	584 SF
5	Presidential Cuts & Styles	1,190 SF	16	Shield Bearer Counseling	3,166 SF	27	A&N Nail & Hair	2,155 SF
6	Available for Lease	2,100 SF	17	Waxxaholic	508 SF	28	Available for Lease	1,890 SF
7	Harris County Hospital District	6,760 SF	18	Dunlap Gordon	774 SF	29	Available for Lease	2,100 SF
8	Available for Lease	484 SF	19	Ci-Fair Tsta	589 SF	30	Available for Lease	1,400 SF
9	Requested Personnel	1,050 SF	20	Available for Lease	803 SF	31	Sanitas Urgent Care	5,600 SF
10	ECM Insurance	1,042 SF	21	Available for Lease	437 SF	32	Available for Lease	4,045 SF
11	Performance Charter School	719 SF	22	Available for Lease	404 SF	33	Walgreens	14,820 SF



DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,111	41,449	97,922
Current Population	13,309	109,432	263,163
2010 Census Population	13,769	102,966	242,122
Population Growth 2010 to 2019	-3.30%	6.65%	8.99%
2019 Median Age	33.1	34.0	35.1

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$75,542	\$84,427	\$97,481
Median Household Income	\$59,343	\$68,969	\$79,288
Per Capita Income	\$30,250	\$33,313	\$37,859

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	57.12%	56.45%	59.44%
Black or African American	15.19%	15.62%	14.27%
Asian or Pacific Islander	11.72%	13.51%	13.12%
Hispanic	33.13%	31.45%	29.73%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	25.67%	25.41%	23.64%
2 Person Households	31.65%	30.23%	30.87%
3+ Person Households	42.68%	44.36%	45.49%
Owner-Occupied Housing Units	57.70%	59.04%	63.98%
Renter-Occupied Housing Units	42.30%	40.96%	36.02%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
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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