



MEYER PARK SHOPPING CENTER

NEC OF SOUTH POST OAK RD. & WEST BELLFORT AVE. | HOUSTON, TEXAS

**PAD SITES & RETAIL SPACES AVAILABLE FOR LEASE
IN HIGH-VOLUME 610 BUSINESS CORRIDOR**



PROJECT HIGHLIGHTS

Meyer Park Shopping Center

NEC OF SOUTH POST OAK RD. & WEST BELLFORT AVE.
HOUSTON, TEXAS

- Meyer Park Center is located on the northeast corner of South Post Oak and West Bellfort, in the Meyerland community.
- Encompassing over 400,000 square feet of retail space, Meyer Park Shopping Center is a unique development that services both the surrounding neighborhoods and the high daytime population based off the Loop 610 business corridor. The strong tenant mix of national and local retailers makes Meyer Park a daily shopping destination for a majority of the residents in the immediate vicinity.
- The Meyerland area is one of Houston's historic communities, encompassing over 6,000 acres between Loop 610 and Beltway 8 in southwest Houston. Initially developed in the 1950's, Meyerland has evolved into one of the city's prestige trade areas, featuring a solidified residential and retail base with solid real estate values.

AVAILABLE SPACES:

#11: 1,773 SF

#43: 2,637 SF

#23: Future retail 13,000 SF

#39: 999 SF

#31: 4,921 SF

#32: 3,900 SF

Pad site:

#28: 1.38 acres



\$146K AVG HHI
within 2 miles

HEATHER NGUYEN

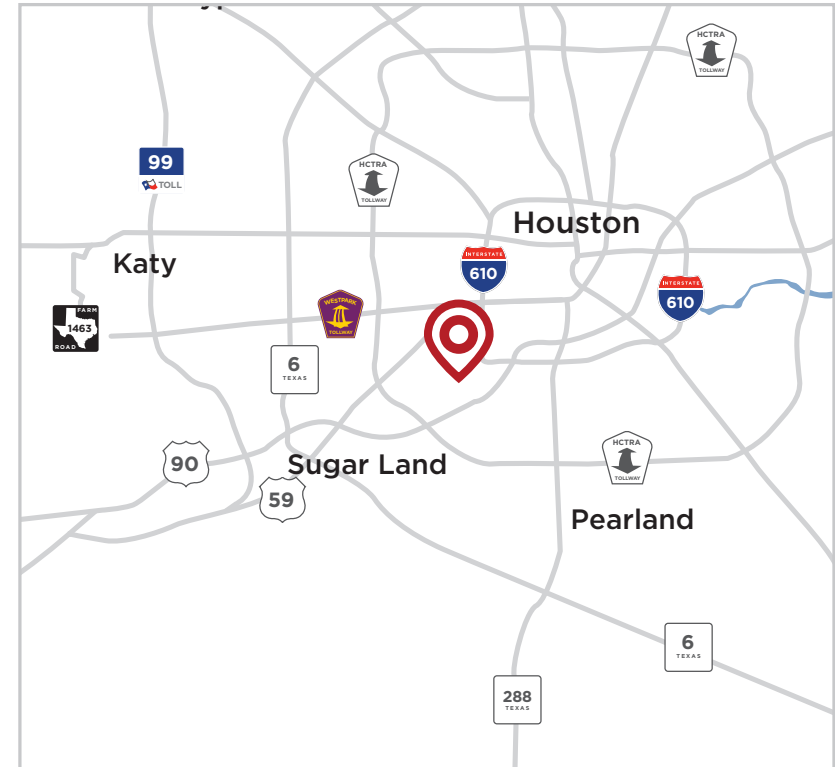
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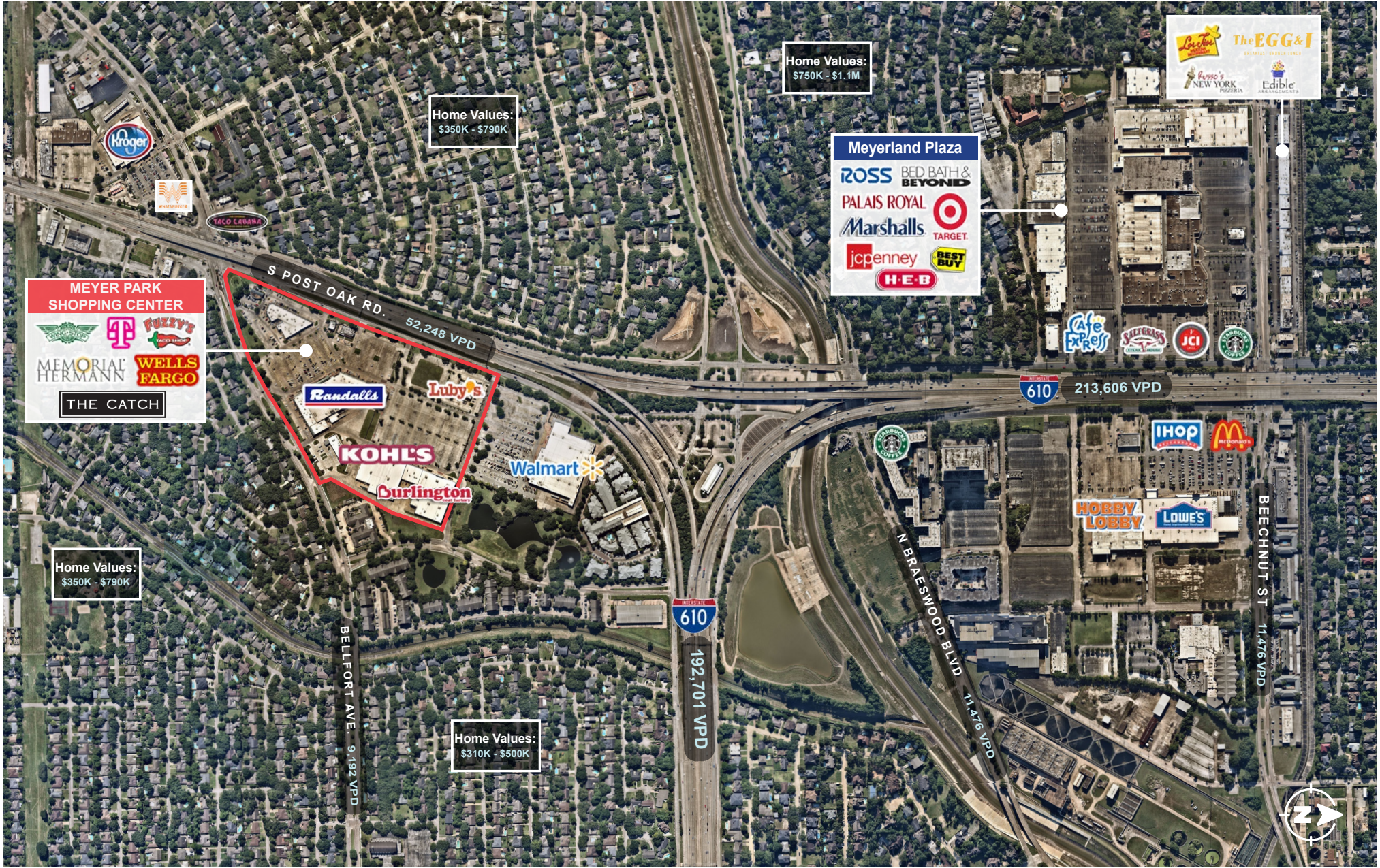


MAJOR AREA RETAILERS



EMLER swim school

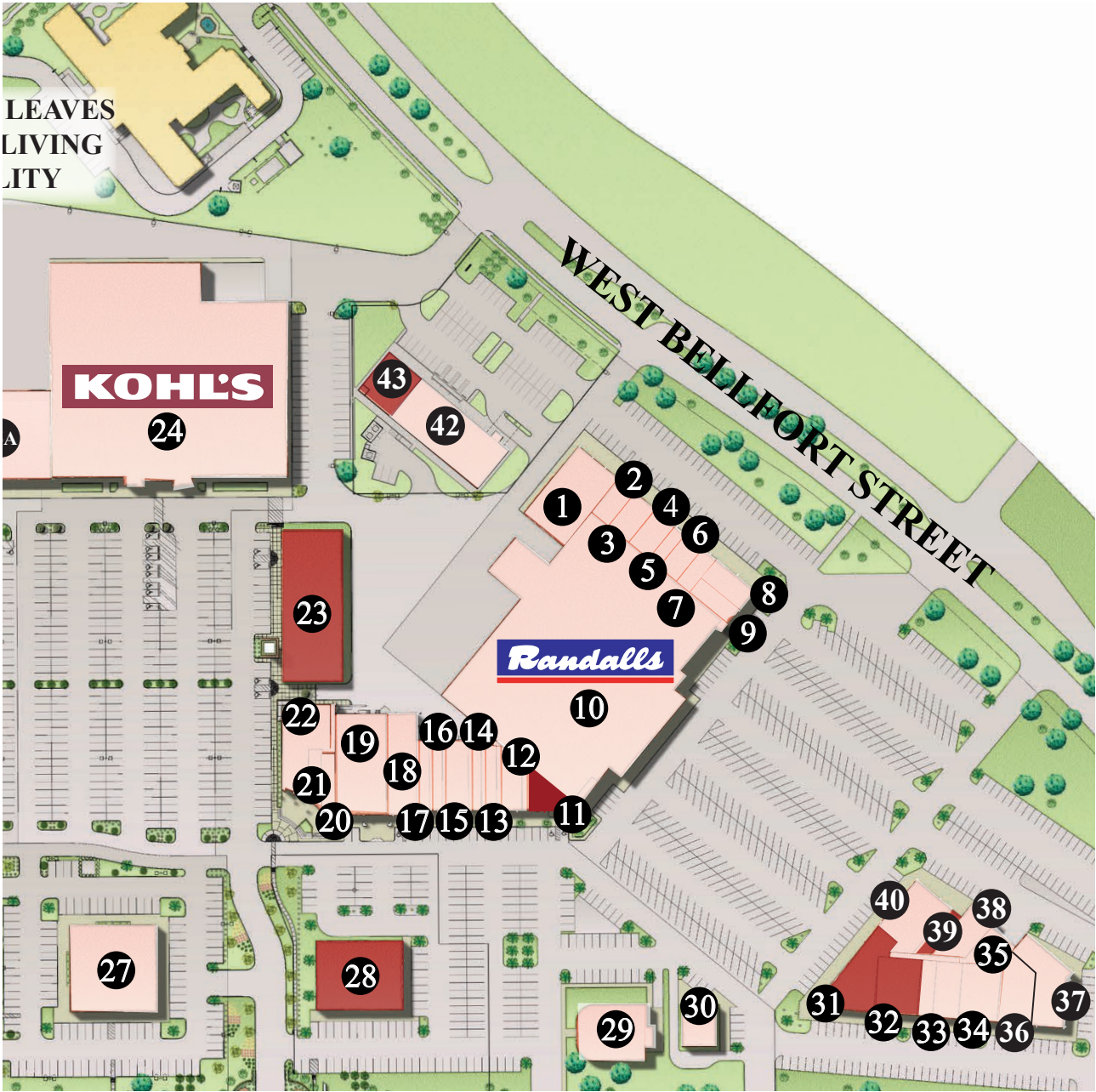








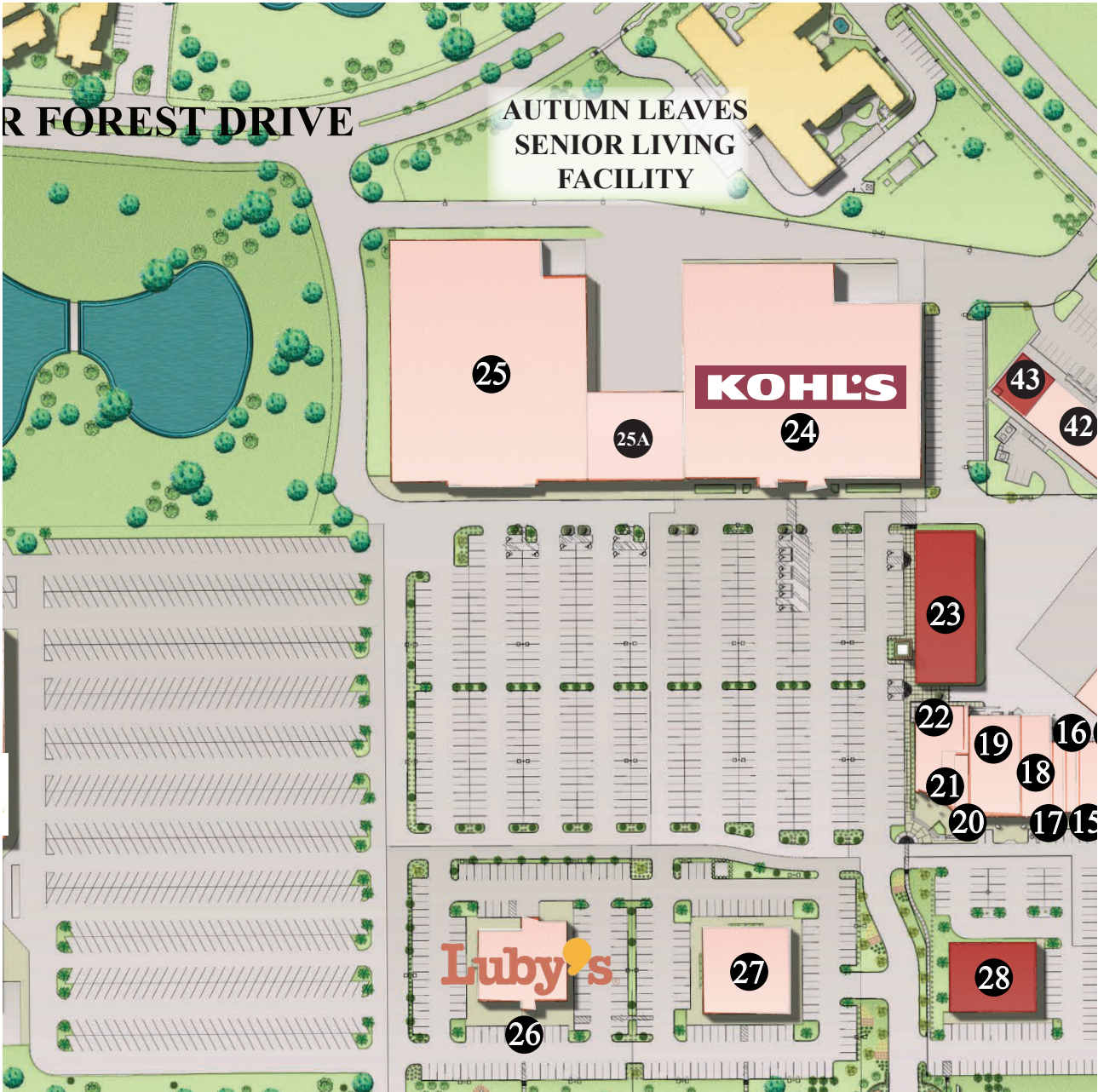




TENANT	BUSINESS	LEASE AREAS
1	Sherwin Williams	6,000 SF
2	Orthodontist	1,225 SF
3	General Dentist	1,475 SF
4	Children's Dentist	1,500 SF
5	Tip Top Cleaners	750 SF
6	Colony Liquors	2,250 SF
7	Insurance	600 SF
8	Edward D. Jones	1,200 SF
9	Cut Away Salon	1,300 SF
10	Randall's	56,208 SF
11	Available For Lease	1,773 SF
12	Sally Beauty Supply	2,040 SF
13	Frame Design	1,200 SF
14	Miracle Ear	1,165 SF
15	SAS Shoes	2,400 SF
16	Tic Tac Nails & Spa	1,20 SF
17	GNC	1,200 SF
18	The Vision Source	3,000 SF
19	Emler Swim School	7,697 SF
20	Marble Slab Creamery	1,052 SF
21	Beijing Foot Reflexology	975 SF
22	Yu's Garden	4,068 SF

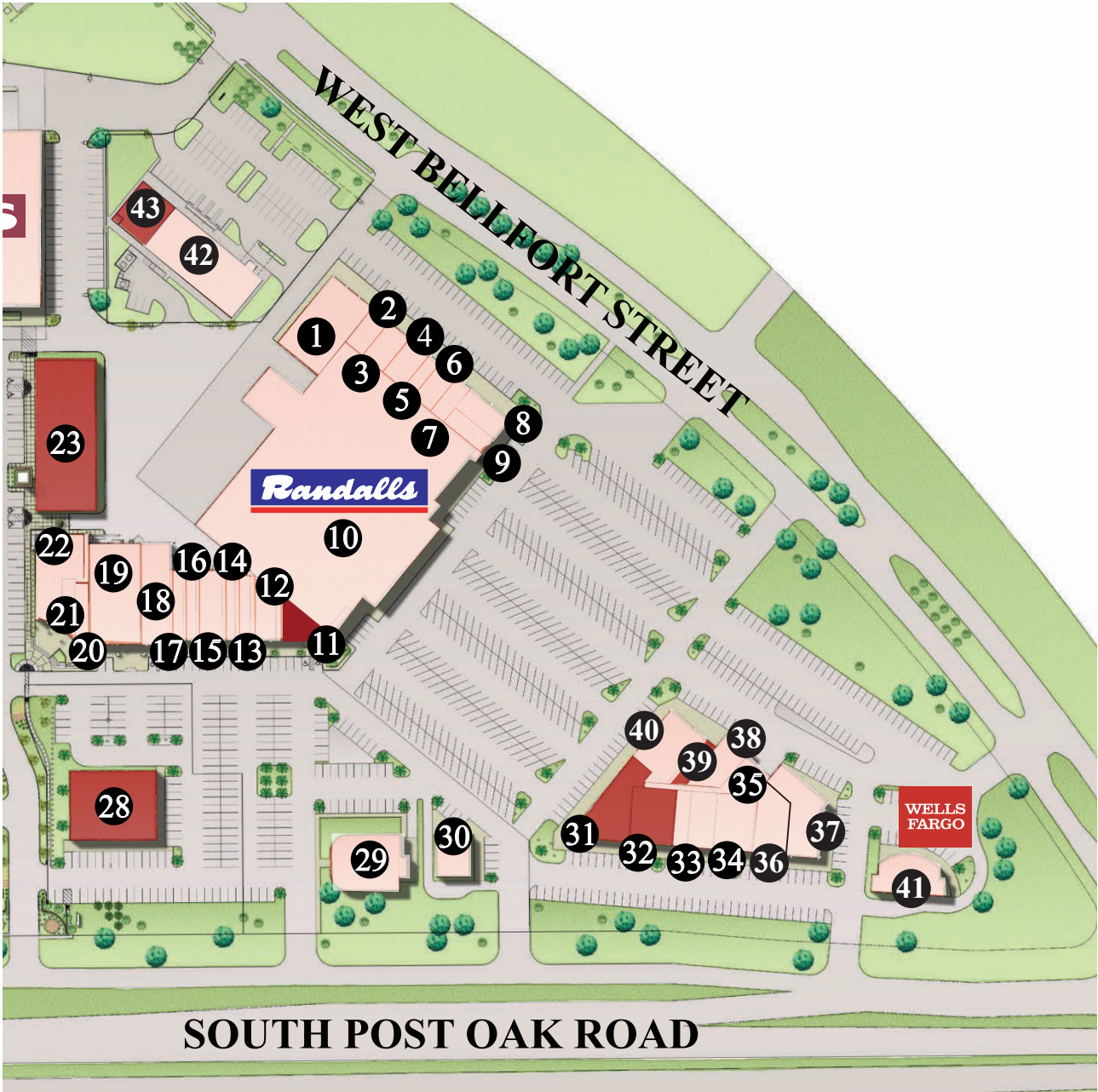


TENANT	BUSINESS	LEASE AREAS
23	Future Retail For Lease	13,000 SF
24	Kohl's	64,250 SF
25	Burlington	60,211 SF
25A	Dollar Tree	11,000 SF
26	Luby's Cafeteria	9,943 SF
27	Pending Chick-Fil-A	1.77 AC
42	Proposed Fresenius	7,474 SF
43	Under Construction - Available For Lease	2,637 SF





TENANT	BUSINESS	LEASE AREAS
28	Available Pad Site For Lease	1.38 AC
29	Sanitas Medical Center	5,440 SF
30	The Catch	2,075 SF
31	Available For Lease	4,921 SF
32	Available For Lease	3,900 SF
33	T-Mobile	2,280 SF
34	WingStop	850 SF
35	WingStop	1,814 SF
36	Banfield Pet Hospital	2,938 SF
37	Fuzzy's Tacos	3,505 SF
38	Memorial Hermann	2,147 SF
39	Available For Lease	999 SF
40	Watershed	3,427 SF
41	Wells Fargo Bank	3,500 SF





DEMOGRAPHICS

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



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	23,007	61,196	184,415
Current Population	55,875	157,561	466,145
2010 Census Population	53,596	144,787	416,627
Population Growth 2010 to 2020	4.69%	9.46%	13.24%
2020 Median Age	38.4	35.3	33.7

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$145,501	\$124,090	\$102,925
Median Household Income	\$93,415	\$77,705	\$68,265
Per Capita Income	\$62,709	\$49,996	\$42,541

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	61.09%	52.92%	47.53%
Black or African American	13.43%	19.01%	22.79%
Asian or Pacific Islander	14.39%	10.51%	10.79%
Hispanic	26.85%	39.09%	41.60%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	29.85%	29.20%	33.03%
2 Person Households	32.57%	29.42%	28.07%
3+ Person Households	37.58%	41.38%	38.90%
Owner-Occupied Housing Units	61.15%	52.59%	42.14%
Renter-Occupied Housing Units	38.85%	47.41%	57.86%

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
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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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