

South Post Oak Pad Site

SWQ of S. Post Oak & Allum Rd. | Houston, Texas

Austin Alvis | 281.477.4300

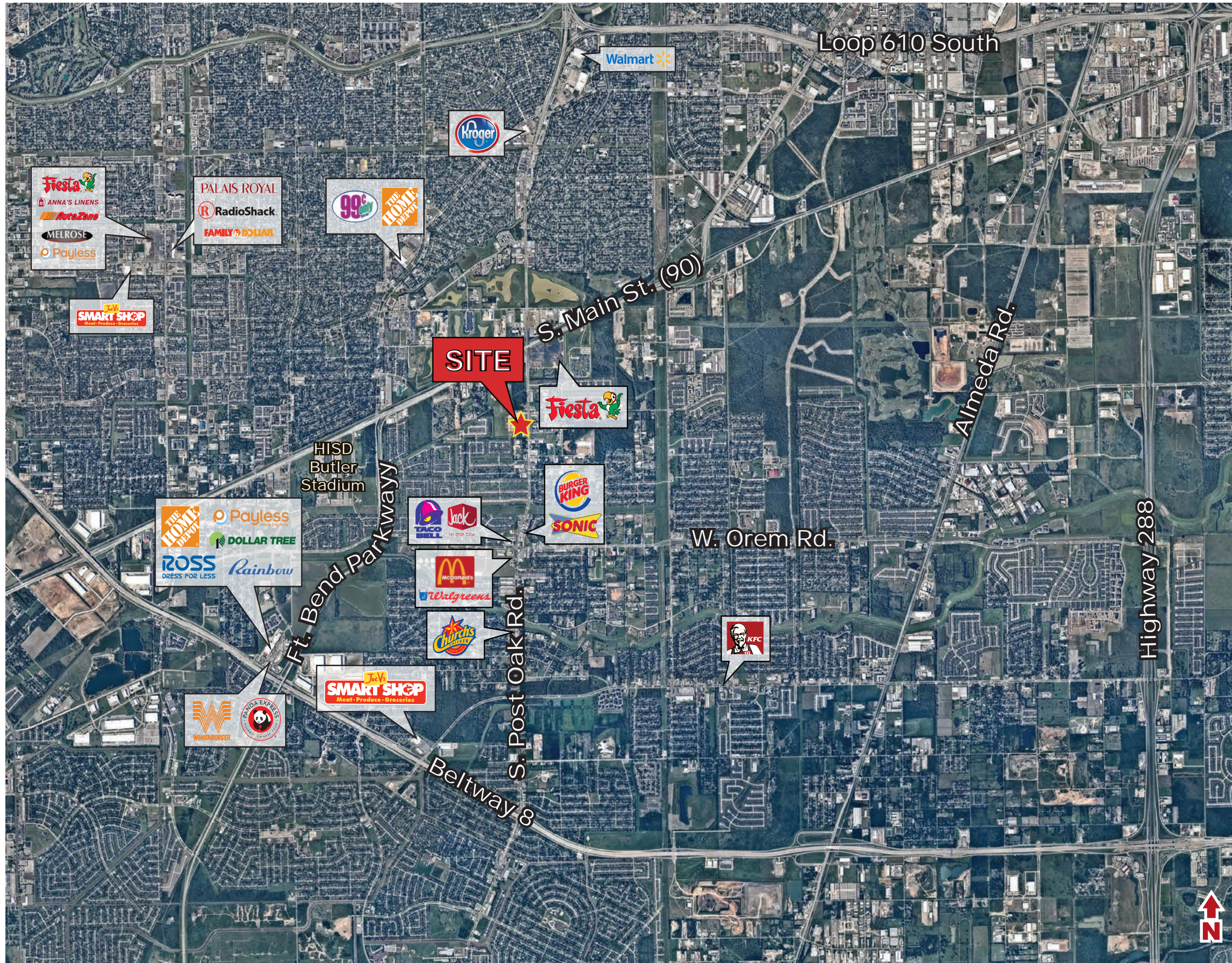
± 36,000 SF (.83 Acre) Available

PRICE REDUCED



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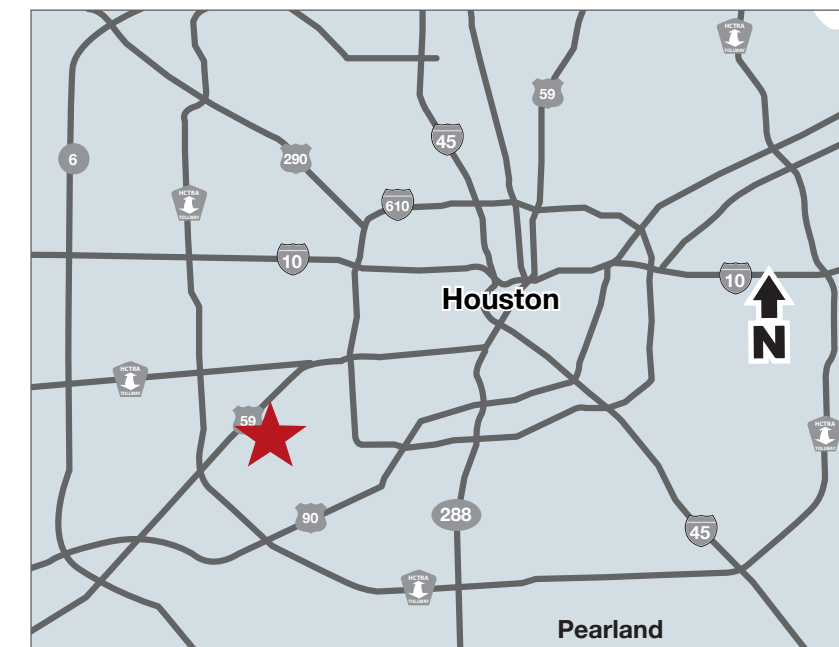


Situated on S. Post Oak Road between Highway 90 (Main Street) and Beltway 8, this pad site benefits from the significant exposure generated by Southeast Houston's dominant traffic corridors.

The trade area is experiencing an increase in new development including new multifamily and retail projects, a new Kingdom Builders' Center (183,000 SF), a new church campus (17,000 members), an expanded YMCA campus, and a new HISD multi-school campus, all within close proximity to the site.

Immediately adjacent to the tract are over 600 multifamily units either currently constructed or under construction. This site also sits at the entrance to Corinthian Pointe, the dominant master-planned community for the trade area.

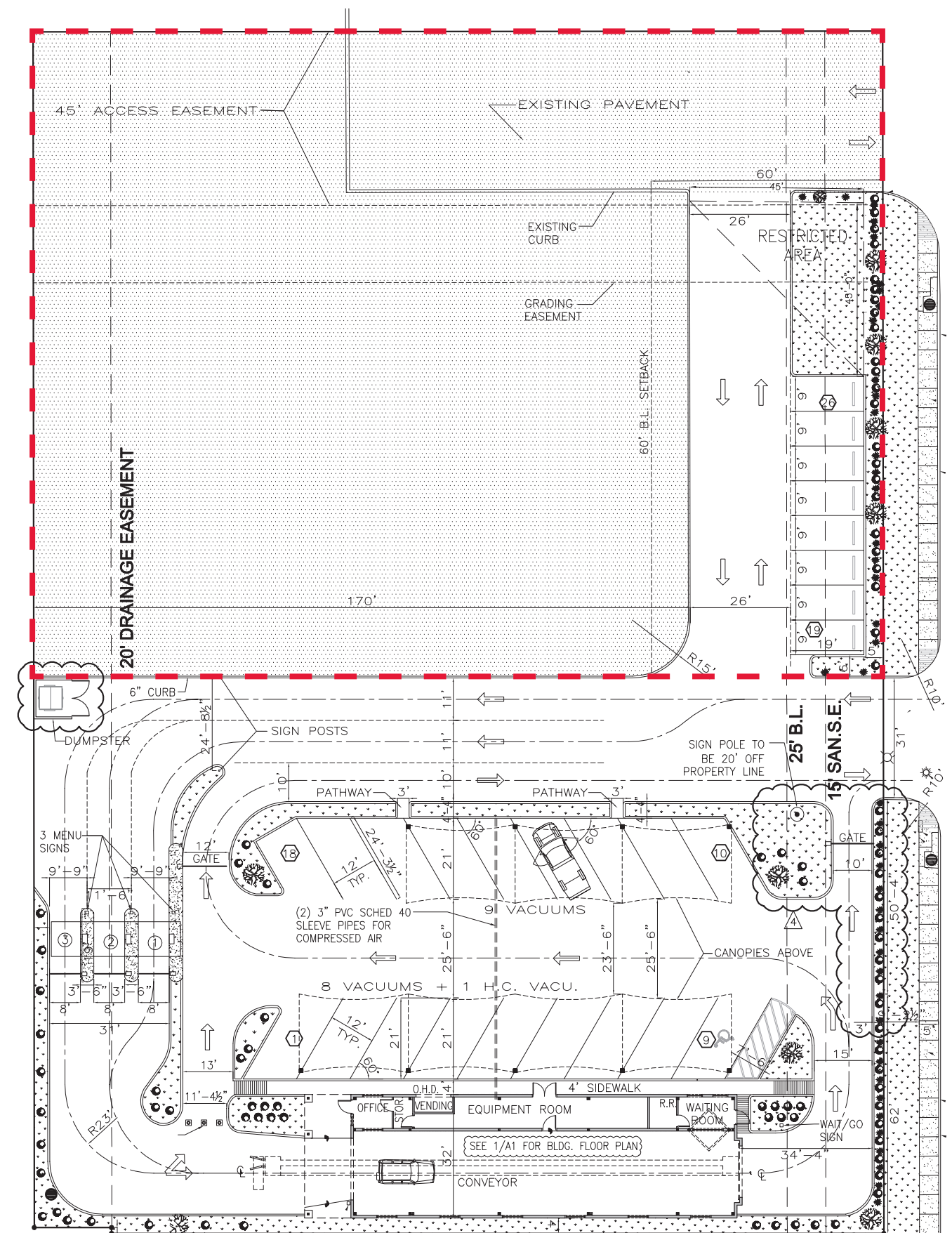
- 36,000 SF
- All utilities/detention provided
- Over 40,000 CPD
- Top fast food volumes in city
- Price: ~~\$540,000 (\$15 PSF)~~ \$432,000 (\$12 PSF)



Austin Alvis
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SOUTH POST OAK ROAD



DEMOGRAPHICS

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

	2 Miles	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	18,279	48,997	133,849
Current Population	55,494	142,737	372,698
2010 Census Average Persons per Household	3.04	2.91	2.78
2010 Census Population	47,374	123,970	318,022
Population Growth 2010 to 2018	17.69%	15.42%	17.81%
CENSUS HOUSEHOLDS			
1 Person Household	21.34%	24.58%	26.85%
2 Person Households	26.75%	26.56%	27.12%
3+ Person Households	51.91%	48.86%	46.04%
Owner-Occupied Housing Units	68.69%	57.66%	53.66%
Renter-Occupied Housing Units	31.31%	42.34%	46.34%
RACE AND ETHNICITY			
2018 Estimated White	43.94%	39.82%	40.67%
2018 Estimated Black or African American	30.74%	35.20%	33.63%
2018 Estimated Asian or Pacific Islander	4.49%	4.96%	7.27%
2018 Estimated Other Races	20.20%	19.41%	17.85%
2018 Estimated Hispanic	46.75%	42.49%	39.09%
INCOME			
2018 Estimated Average Household Income	\$83,234	\$80,763	\$92,692
2018 Estimated Median Household Income	\$61,554	\$58,789	\$67,347
2018 Estimated Per Capita Income	\$28,631	\$28,945	\$34,212
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	23.48%	24.87%	22.93%
2018 Estimated Bachelors Degree	16.94%	16.49%	19.30%
2018 Estimated Graduate Degree	12.86%	11.93%	15.17%
AGE			
2018 Median Age	33.6	33.7	33.9

Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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

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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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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