



# THE SHOPS AT STONE PARK

NEC OF BELTWAY 8 & WALLISVILLE RD. | HOUSTON, TEXAS

**7,500 SF AND PAD SITE AVAILABLE**



# PROJECT HIGHLIGHTS

## The Shops at Stone Park

NEC OF BELTWAY 8 & WALLISVILLE RD. | HOUSTON, TEXAS

- 250,000 SF (23 Acre) **regional power center** located in one of Houston's **most successful sales markets**
- Nearby residential developments such as **Sonoma Ranch** and **New Forest Crossing** have contributed to a **21% population increase** since the 2010 census
- **Excellent freeway accessibility** and visibility: **1,000 FT** on Beltway 8 & **600 FT** on Wallisville Road



### TRAFFIC COUNTS

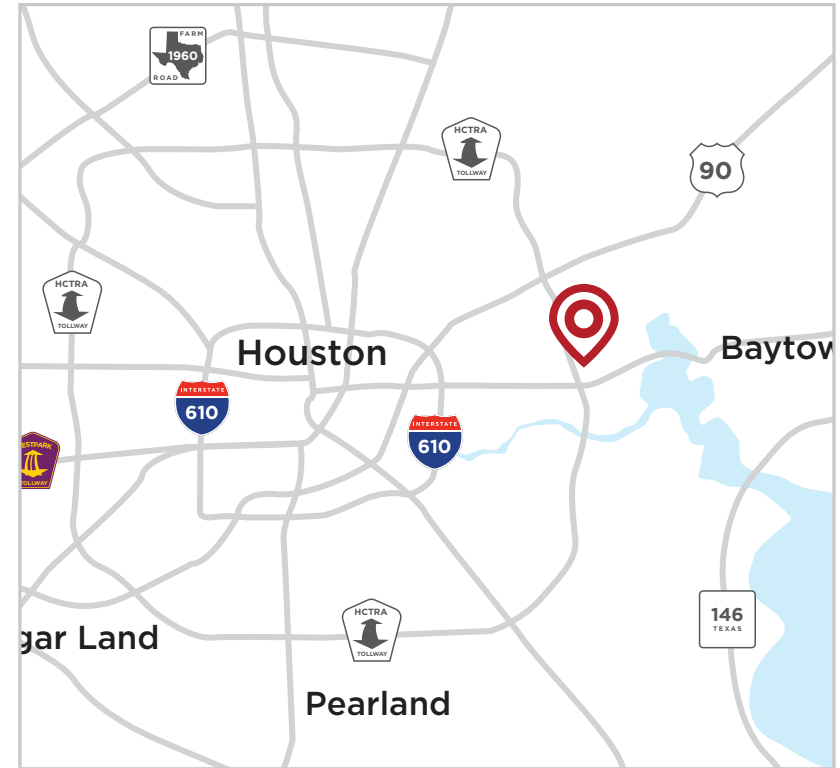
**179,014 VPD** on Beltway 8  
**29,048 VPD** on Wallisville Road



**\$81K AVG HHI**  
within 1 mile



**173,156 POPULATION**  
within 5 miles



### MAJOR AREA RETAILERS



**ASHLEY STRICKLAND**  
281.477.4378  
astrickland@newquest.com

**NICK RAMSEY**  
281.477.4359  
nramsey@newquest.com



# The Shops at Stone Park

NEC OF BELTWAY 8 & WALLISVILLE RD. | HOUSTON, TEXAS

The Shops at Stone Park is strategically located in one of Houston’s fastest growing residential areas and successful sales markets. With great retail exposure, the center features excellent accessibility with three curb cuts on Wallisville Rd. and two curb cuts on Beltway 8.



1.2 BILLION BAYPORT CONTAINER AND CRUISE TERMINAL



PORT OF HOUSTON AND THE HOUSTON SHIP CHANNEL (785,000 TX JOBS)



WALMART’S \$100 MILLION DISTRIBUTION COMPLEX (4 MILLION SF)



EAST HOUSTON REGIONAL MEDICAL CENTER (300 MEDICAL STAFF & 131 PATIENT BEDS)



1 MILE FROM MAJOR SCHOOLS



5,160 STUDENTS & 700 STAFF



4,147 STUDENTS & 143 STAFF



1,396 STUDENTS & 110 STAFF







# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Future Lease	12,000 SF
2	Proposed Shipley's Donuts	1,200 SF
3	Staples	20,350 SF
4	Best Buy	30,038 SF
5	Party City	12,000 SF
6	Oasis Nails	1,575 SF
7	Rack Room Shoes	6,050 SF
8	Marshalls	26,978 SF
9	JCPenney	104,788 SF
10	Rue 21	5,000 SF
11	Available for Lease	7,500 SF
12	Mattress Firm	4,000 SF
13	Sprint	1,515 SF
14	Tutti Frutti	1,200 SF
15	Proposed Amazing Lash Studio	1,948 SF
16	Subway	1,400 SF
17	Star Wok Asian Bistro	2,000 SF
18	Donald Donuts	1,200 SF
19	LA Crawfish	1,828 SF
20	Goodwill	1,200 SF
21	Select Physical Therapy	2,325 SF
22	Esteem Dental	1,958 SF
23	Chick-fil-A	4,227 SF
24	Chipotle	2,200 SF
25	Supercuts	1,000 SF
26	Eyemasters	4,000 SF
27	Olive Garden	7,537 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	1 MILES	3 MILES	5 MILES
Current Households	4,586	32,279	52,077
Current Population	15,868	107,051	173,156
2010 Census Population	13,163	91,653	144,326
Population Growth 2010 to 2019	20.66%	16.98%	20.42%
2019 Median Age	32.4	30.6	30.5

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$80,729	\$63,981	\$61,886
Median Household Income	\$73,380	\$59,708	\$57,313
Per Capita Income	\$24,770	\$20,140	\$19,379

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White	48.95%	51.95%	52.91%
Black or African American	26.52%	20.36%	18.95%
Asian or Pacific Islander	4.32%	2.95%	2.39%
Other Races	19.69%	23.89%	24.70%
Hispanic	50.24%	59.13%	60.41%

CENSUS HOUSEHOLDS	1 MILES	3 MILES	5 MILES
1 Person Household	12.09%	16.93%	17.34%
2 Person Households	23.90%	22.92%	22.51%
3+ Person Households	64.01%	60.14%	60.15%
Owner-Occupied Housing Units	84.47%	63.47%	61.29%
Renter-Occupied Housing Units	15.53%	36.53%	38.71%

# 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 combined 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>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 12.11.19 AD