



# MARKET SQUARE AT ELDRIDGE

*Pads/Retail for Lease*

SWC of Westheimer Rd. & Eldridge Pkwy. | Houston, Texas



Josh Friedlander | 281.477.4300

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



# Market Square at Eldridge

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Market Square at Eldridge is a power center consisting of over 550,000 SF of retail over 38 acres at the busy intersection of Westheimer and Eldridge. Market Square presents a rare opportunity to lease space with anchors such as Super Target, Burlington, TJ Maxx/Home Goods, and Michael's, among others.

**Traffic Counts:**

- 49,384 VPD on Westheimer Rd
- 31,766 VPD on Eldridge Pkwy
- 19,642 VPD on Richmond Ave

**Anchors in Center:**

Super Target, Burlington, TJ Maxx/Home Goods, Michael's, Petsmart, Ulta, Office Depot, Dollar Tree, Burlington, Party City

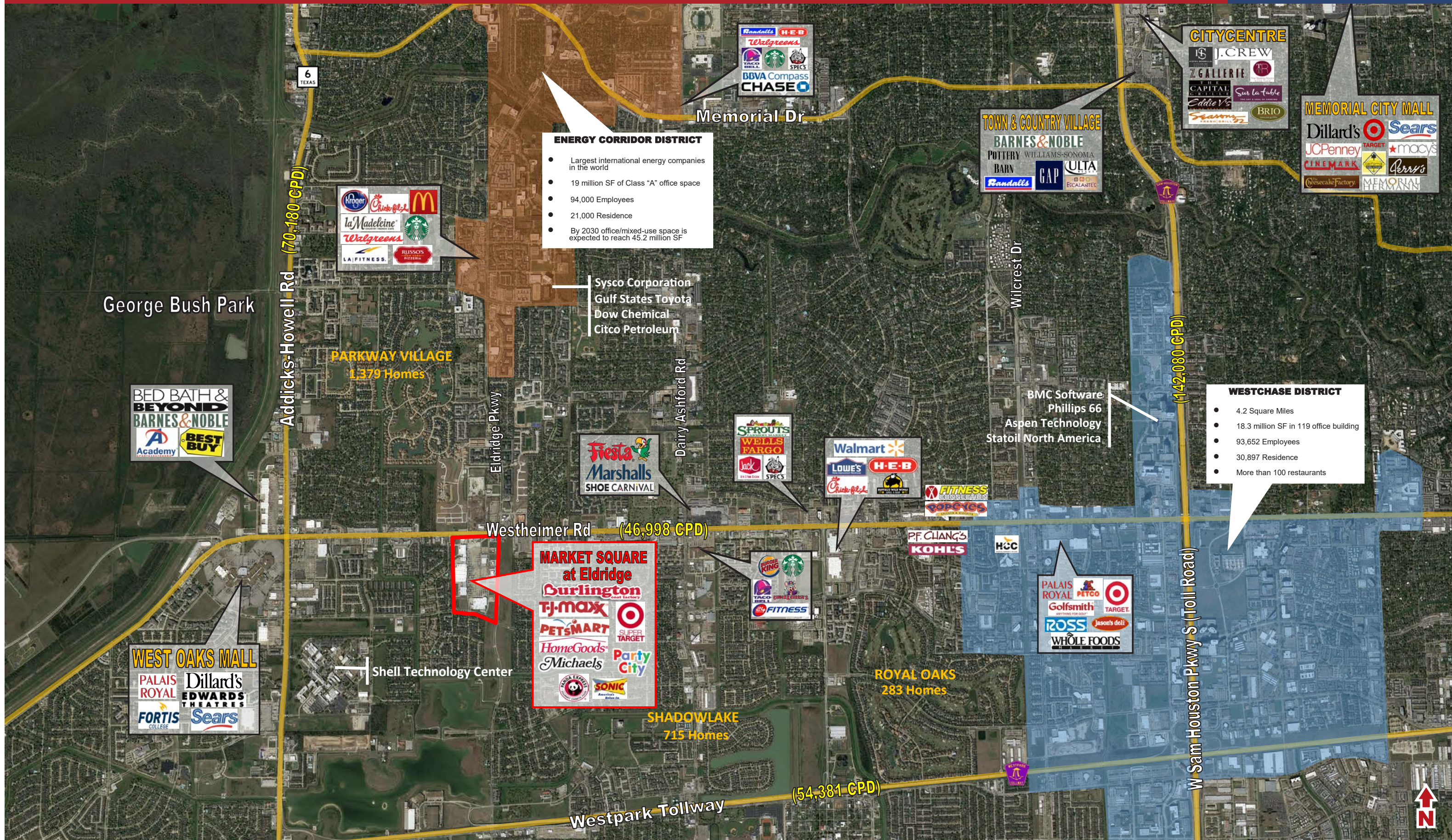


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### ENERGY CORRIDOR DISTRICT

- Largest international energy companies in the world
- 19 million SF of Class "A" office space
- 94,000 Employees
- 21,000 Residence
- By 2030 office/mixed-use space is expected to reach 45.2 million SF

### WESTCHASE DISTRICT

- 4.2 Square Miles
- 18.3 million SF in 119 office building
- 93,652 Employees
- 30,897 Residence
- More than 100 restaurants

**MARKET SQUARE at Eldridge**

Westheimer Rd (46,998 CPD)

(142,080 CPD)

(54,381 CPD)

**PARKWAY VILLAGE**  
1,379 Homes

**ROYAL OAKS**  
283 Homes

**SHADOWLAKE**  
715 Homes

Shell Technology Center

Sysco Corporation  
Gulf States Toyota  
Dow Chemical  
Citco Petroleum

BMC Software  
Phillips 66  
Aspen Technology  
Statoil North America

**MEMORIAL CITY MALL**  
Dillard's  
Sears  
JCPenney  
Target  
Macy's  
CINEMARK  
Perry's  
The Cheesecake Factory  
MEMORIAL

**TOWN & COUNTRY VILLAGE**  
BARNES & NOBLE  
POTTERY WILLIAMS-SONOMA  
BARN  
GAP  
ULTA  
ECCALANTER

**CITYCENTRE**  
J.CREW  
Z GALLERY  
THE CAPITAL  
Sur la Table  
Eddie V's  
BRIO

BED BATH & BEYOND  
BARNES & NOBLE  
Academy  
BEST BUY

**WEST OAKS MALL**  
PALAIS ROYAL  
Dillard's  
EDWARDS THEATRES  
FORTIS COLLEGE  
Sears

Rogers  
Chick-fil-A  
McDonald's  
la Madeleine  
Walgreens  
Starbucks  
LA FITNESS  
RUSSO'S PIZZERIA

Fiesta  
Marshalls  
SHOE CARNIVAL

SPROUTS  
WELLS FARGO  
Jack  
SPECS

Walmart  
LOWE'S  
H-E-B  
Chick-fil-A

FITNESS CONNECTION  
POPCYCLES

PF CHANG'S  
KOHL'S  
HCC

PALAIS ROYAL  
PETCO  
Golfsmith  
TARGET  
ROSS  
jason's deli  
WHOLE FOODS

BURGER KING  
Starbucks  
TACO BELL  
SONIC DRIVE IN  
24 FITNESS

George Bush Park

6 TEXAS

Addicks-Howell Rd (70,180 CPD)

Eldridge Pkwy

Dairy Ashford Rd

Wilcrest Dr

W Sam Houston Pkwy S (Toll Road)

Westpark Tollway





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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
DEVELOPER 'A'	72,261	1.66	14,915	80	5.36	20.64
DEVELOPER 'B'	617,357	14.17	144,064	556	3.86	23.34
DEVELOPER 'D'	283,758	6.51	63,000	238	3.78	22.20
OUTPARCEL 'B'	71,569	1.64	12,040	86	7.14	16.82
OUTPARCEL 'C'	51,713	1.19	11,294	80	7.08	21.84
OUTPARCEL 'D'	32,586	0.75	3,641	34	9.34	11.17
OUTPARCEL 'E'	48,081	1.10	10,792	55	5.10	22.45
OUTPARCEL 'J'	33,665	0.77	3,780	38	10.05	11.23
OUTPARCEL 'M'	36,864	0.85	4,000	44	11.00	10.85
OUTPARCEL 'N'	33,534	0.77	4,800	40	8.33	14.31
<b>SUBTOTAL</b>	<b>1,281,390</b>	<b>29.42</b>	<b>272,326</b>	<b>1,251</b>	<b>4.59</b>	<b>21.25</b>
DETENTION '1'	29,373	0.67				
DETENTION '2'	133,090	3.06				
<b>SUBTOTAL</b>	<b>162,463</b>	<b>3.73</b>				
<b>TOTAL</b>	<b>1,443,853</b>	<b>33.15</b>				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP18      DATE: 11.07.17

AVAILABLE





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## DEMOGRAPHICS

2010 Census, 2018 Estimates with  
Delivery Statistics as of 03/18

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	10,454	68,710	152,026
Current Population	23,426	169,348	408,567
2010 Census Average Persons per Household	2.24	2.46	2.69
2010 Census Population	17,709	142,925	347,932
Population Growth 2010 to 2018	32.32%	18.83%	17.70%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	37.44%	32.09%	28.16%
2 Person Households	29.78%	29.45%	27.73%
3+ Person Households	32.78%	38.46%	44.11%
Owner-Occupied Housing Units	36.79%	43.31%	48.35%
Renter-Occupied Housing Units	63.21%	56.69%	51.65%
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	47.99%	42.99%	40.89%
2018 Estimated Black or African American	24.14%	25.13%	24.01%
2018 Estimated Asian or Pacific Islander	15.51%	18.48%	19.37%
2018 Estimated Other Races	11.87%	12.95%	15.21%
2018 Estimated Hispanic	27.22%	28.19%	32.95%
<b>INCOME</b>			
2018 Estimated Average Household Income	\$97,796	\$93,966	\$89,637
2018 Estimated Median Household Income	\$66,856	\$67,009	\$65,884
2018 Estimated Per Capita Income	\$45,685	\$39,625	\$34,467
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	18.86%	19.62%	20.95%
2018 Estimated Bachelors Degree	27.78%	26.97%	23.63%
2018 Estimated Graduate Degree	17.05%	16.23%	13.66%
<b>AGE</b>			
2018 Median Age	33.2	34.3	33.9

Our quest  
is your success.

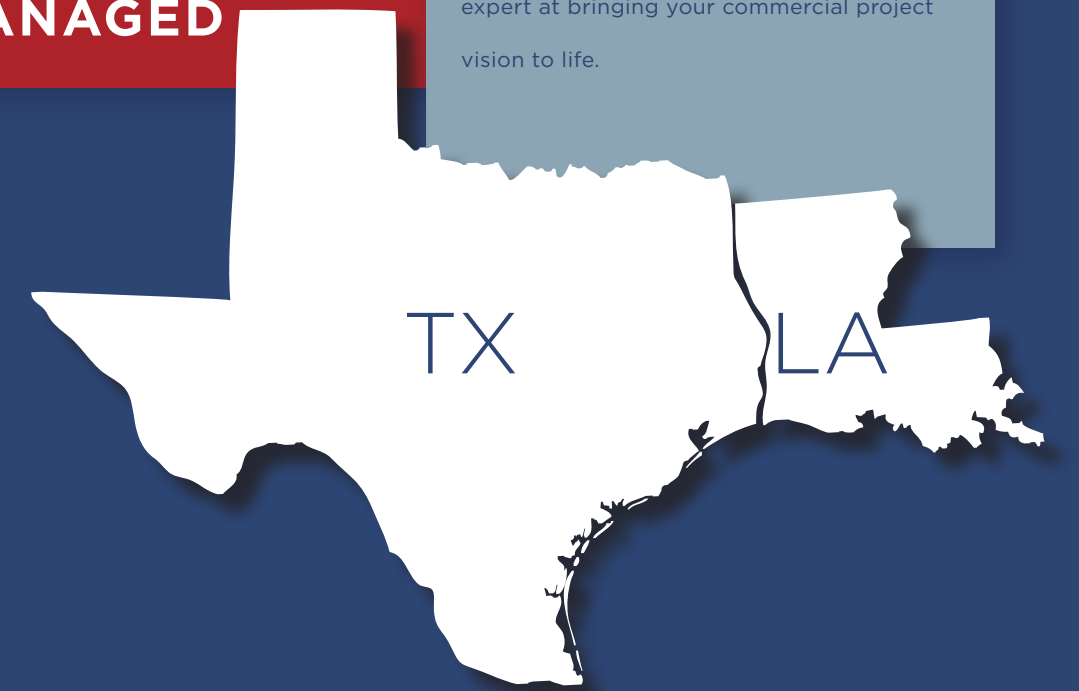
9.9M SF  
OWNED

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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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<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>



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