



# MEYER PARK SHOPPING CENTER

NEC of South Post Oak Rd. & West Bellfort Ave. | Houston, Texas

750 - 13,000 SF  
AVAILABLE FOR LEASE



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# Project Highlights

## Available For Lease:

- 750 to 13,000-SF of retail space
- 1.38-acre pad site available next to Chick-fil-A - Lease Pending

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**11%**  
POPULATION  
GROWTH  
WITHIN 5 MILES  
FROM 2020 TO 2025



**\$171K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



**499K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

## MAJOR AREA BUSINESSES

**WELLS  
FARGO**

MEMORIAL  
HERMANN

**KOHL'S**

**Burlington**

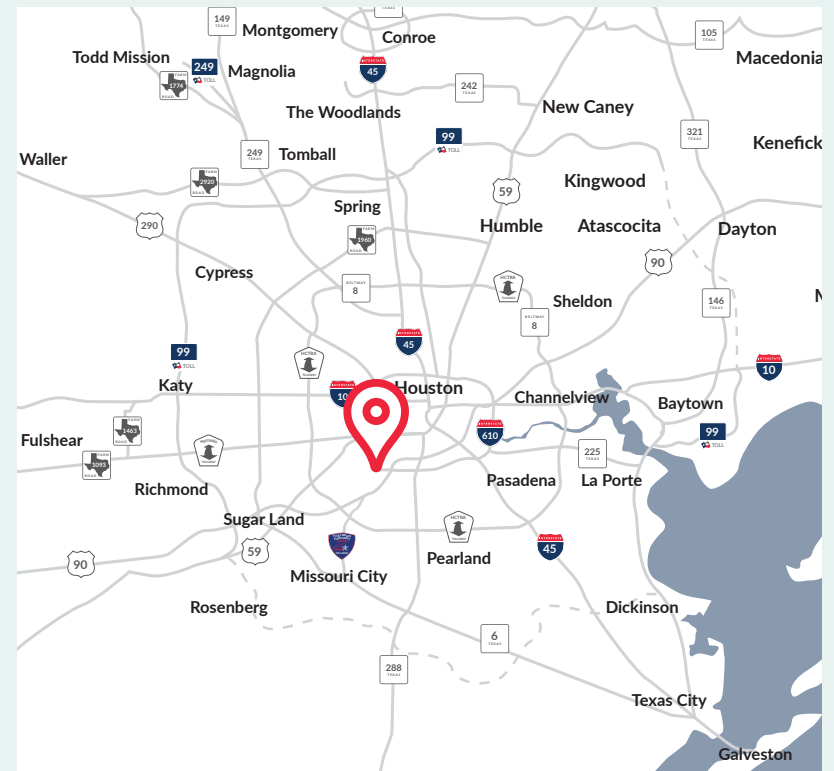
**Kroger**

**EMLER**  
swim school

**Chick-fil-A**

**DOLLAR TREE**

**Walmart**





# Project Highlights



Daily shopping destination for majority of local residents from center's strong tenant mix of national and local retailers.



400,000+ square feet of retail space located on the northeast corner of South Post Oak and West Bellfort in the Meyerland community.



The center services the surrounding neighborhoods and high daytime population from Loop 610 business corridor.



The Meyerland area is one of Houston's historic communities, with 6,000+ acres between Loop 610 and Beltway 8 in SW Houston.

Developed in the 1950's, Meyerland has evolved into one of the city's prestige trade areas, with solid residential, retail and home values.









10.25 | 01.25







TENANT	BUSINESS	LEASE AREAS	TENANT	BUSINESS	LEASE AREAS	TENANT	BUSINESS	LEASE AREAS	TENANT	BUSINESS	LEASE AREAS
1	Sherwin-Williams	6,000 SF	12	Sally Beauty Supply	2,040 SF	23	Future Retail For Lease	13,000 SF	33	Dental	2,280 SF
2	Beam Orthodontics	1,225 SF	13	Miracle Ear	1,200 SF	24	Kohl's	64,250 SF	34 & 35	WingStop	2,664 SF
3	Meyer Park Dental Care	1,475 SF	14	Frame Design	1,165 SF	25	Burlington	60,211 SF	36	Banfield Pet Hospital	2,938 SF
4	Just For Kids Dental	1,500 SF	15	SAS Shoes	2,400 SF	25A	Dollar Tree	11,000 SF	37	KOL BBQ	3,505 SF
5	Tip Top Cleaners	750 SF	16	Tic Tac Nails & Spa	1,20 SF	26	Luby's Cafeteria	9,943 SF	38	Memorial Hermann	2,147 SF
6	Colony Liquors	2,250 SF	17	GNC	1,200 SF	27	Chick-fil-A	1.77 AC	39	Alterations	999 SF
7	Available For Lease	750 SF	18	Vision Source	3,000 SF	28	Lease Pending	1.38 AC	40	Watershed	3,427 SF
8	Available For Lease in February 2026	1,200 SF	19	Emler Swim School	7,697 SF	29	Sanitas Medical Center	5,440 SF	41	Wells Fargo Bank	3,500 SF
9	Macal's Hair Studio	1,300 SF	20	Marble Slab Creamery	1,052 SF	30	The Catch	2,075 SF	42	Fresenius Kidney Care	7,474 SF
10	Lease Pending	56,208 SF	21	Available for Lease	975 SF	31	Available For Lease	4,921 SF	43	Premier Martial Arts	2,637 SF
11	Available For Lease	1,773 SF	22	Hu's Garden Chinese	4,068 SF	32	Available For Lease	3,900 SF			



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# Demographics

## POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	24,975	66,273	205,509
Current Population	58,278	165,840	499,030
2020 Census Population	54,006	153,446	449,872
Population Growth 2020 to 2025	7.91%	8.08%	10.93%
2025 Median Age	38.9	36.3	34.5

## RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	47.93%	37.71%	32.74%
Black or African American	16.56%	20.91%	23.09%
Asian or Pacific Islander	13.64%	11.15%	11.22%
Other Races	21.36%	29.36%	31.82%
Hispanic	28.29%	37.42%	40.36%

## INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$170,579	\$138,381	\$120,637
Median Household Income	\$123,974	\$99,841	\$85,093
Per Capita Income	\$68,514	\$54,085	\$48,436

## CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Households	34.12%	31.77%	33.93%
2 Person Households	26.54%	27.49%	27.71%
3+ Person Households	39.34%	40.75%	38.37%
Owner-Occupied Housing Units	53.22%	45.35%	36.62%
Renter-Occupied Housing Units	46.78%	54.65%	63.38%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
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<b>Heather Nguyen</b>	<b>458142</b>	<b>hnguyen@newquest.com</b>	<b>281.477.4358</b>
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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