

**FOR  
LEASE**

**AVAILABLE  
3,750 SF  
2ND GEN FITNESS SPACE**



**NewQuest**  
**EAST RIVER**

13817 U.S. 59 Highway | Splendor, Texas  
3,750 SF 2nd Gen Fitness Space Available For Lease

**Ben Postma**  
281.955.3547 | [bpostma@newquest.com](mailto:bpostma@newquest.com)

**Nick Ramsey**  
281.477.4359 | [nramsey@newquest.com](mailto:nramsey@newquest.com)

# Project Highlights

- 30,400-SF shopping center located between the main on- and off-ramps for Splendor, with great visibility from I-69 / U.S. Highway 59
- Pylon sign facing I-69 / U.S. Highway 59
- Excellent mix of service-oriented tenants within three buildings
- Serving customers up to a 20-mile radius
- 9-minute drive to Grand Texas Theme Park

## AVAILABLE:

2nd Generation

3,750 SF Fitness Space

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**213%**  
POPULATION  
GROWTH  
WITHIN 1 MILE  
FROM 2020 TO 2025



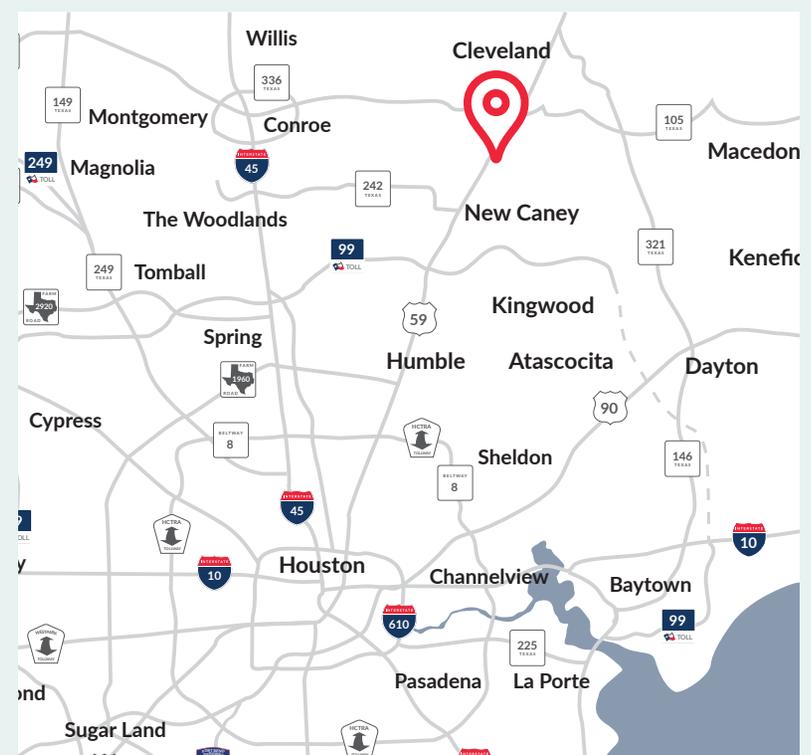
**\$98K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES

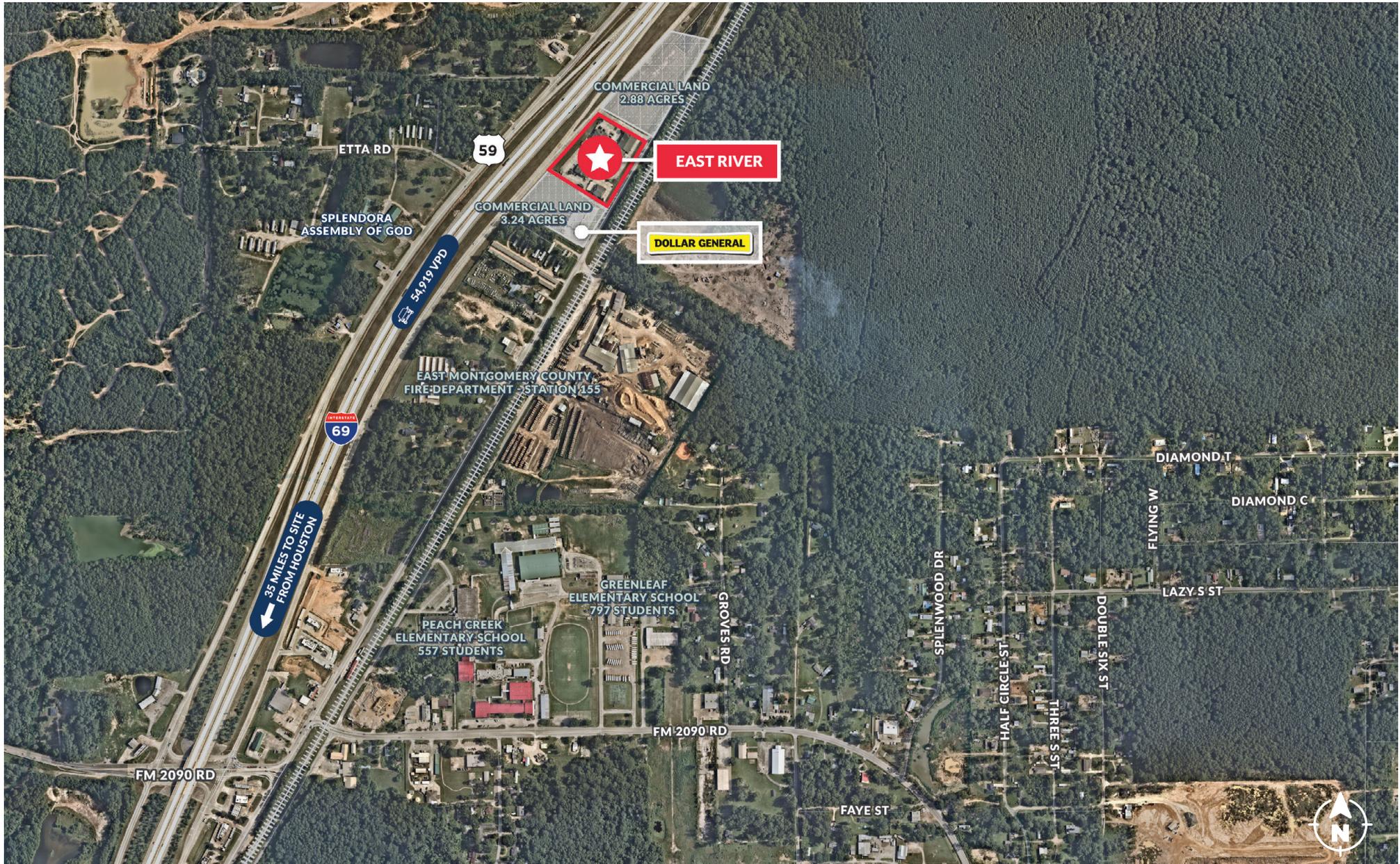


**38K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## MAJOR AREA RETAILERS







TxDot Traffic Counts as of 2024

07.25 | 12.24

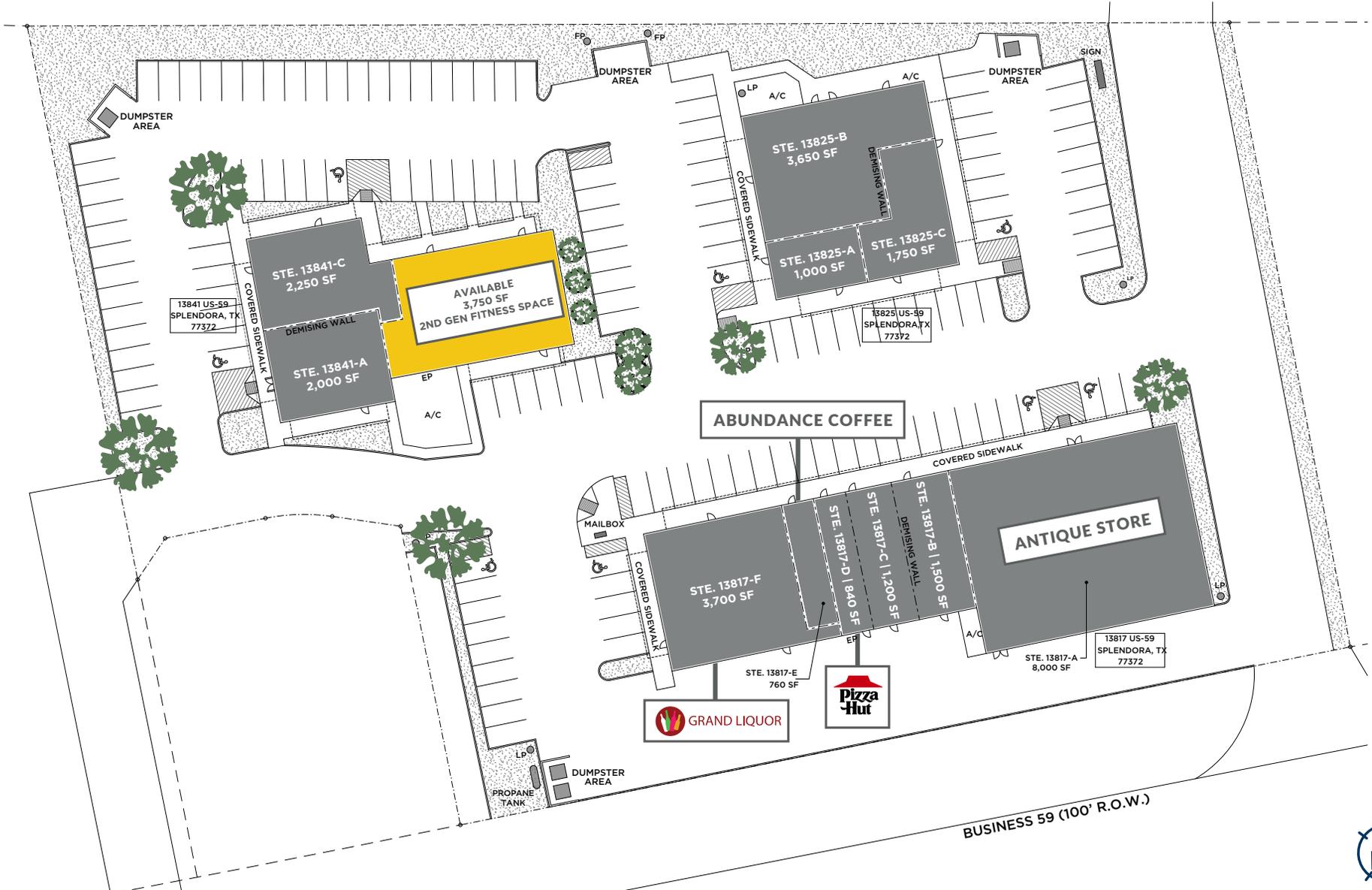
AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan



BUSINESS 59 (100' R.O.W.)



07.25 | 03.22



# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,228	6,273	12,294
Current Population	3,795	19,365	37,882
2020 Census Population	1,214	12,601	23,328
Population Growth 2020 to 2025	212.63%	53.67%	62.39%
2025 Median Age	34.5	33.7	34.8

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	71.46%	69.65%	67.29%
Black or African American	1.51%	3.39%	3.94%
Asian or Pacific Islander	0.49%	0.69%	1.02%
Other Races	25.78%	25.11%	26.67%
Hispanic	33.39%	33.01%	34.06%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$97,401	\$92,138	\$98,146
Median Household Income	\$80,565	\$77,665	\$81,023
Per Capita Income	\$31,534	\$29,690	\$31,446

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	40.11%	36.44%	34.32%
2 Person Households	53.80%	54.48%	53.41%
3+ Person Households	79.97%	79.17%	82.14%
Owner-Occupied Housing Units	20.03%	20.83%	17.86%
Renter-Occupied Housing Units	6.79%	20.78%	22.81%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

# 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>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
<b>Ben Postma</b>	<b>834079</b>	<b>bpostma@newquest.com</b>	<b>281.955.3547</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<b>Nick Ramsey</b>	<b>683176</b>	<b>nramsey@newquest.com</b>	<b>281.477.4359</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>



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 or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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