



# NORTHCHASE PLAZA

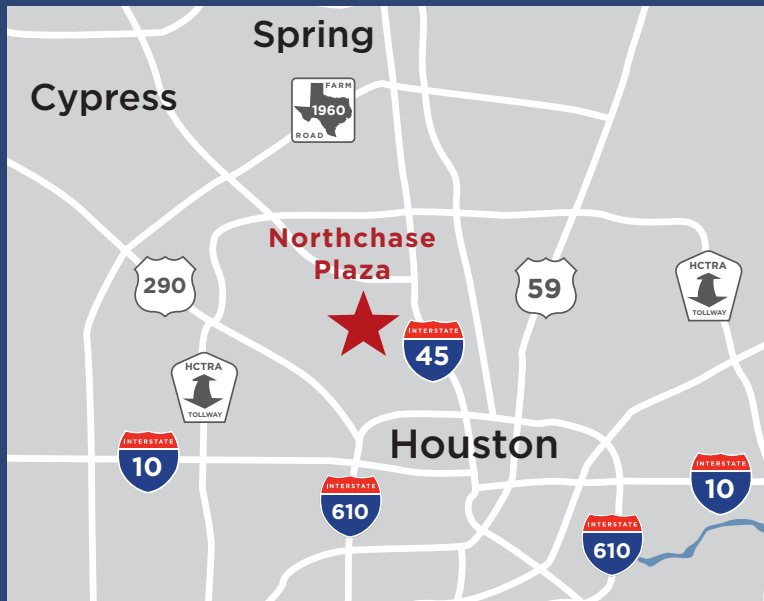
*24 Hour Fitness Anchored Retail Center*

SEC of FM 1960 & Veterans Memorial | Houston, Texas



Ronnie Miranda, CCIM, SIOR | Ryan Kelsall | 281.477.4300


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





★

**30.90%  
HISTORIC  
ANNUAL  
GROWTH**  
FROM 2010 - 2018  
\*1 mile radius

**\$92K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILE  
RADIUS



  
**118,118 CURRENT  
HOUSEHOLDS IN  
THE 5 MILE RADIUS**  


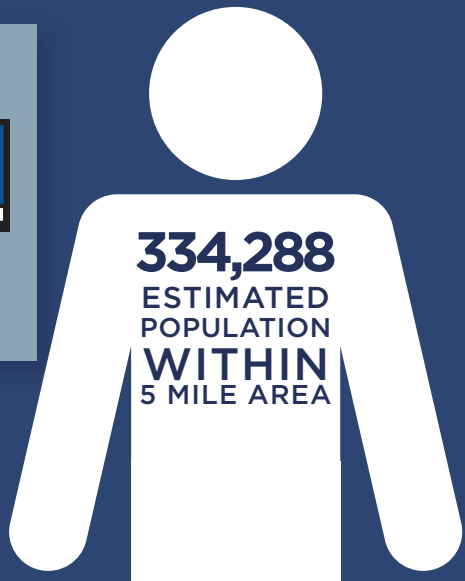
**MAJOR AREA RETAILERS**



**334,288**  
ESTIMATED  
POPULATION  
WITHIN  
5 MILE AREA



## NORTHCHASE PLAZA

Located in one of **HOUSTON'S ESTABLISHED AND MOST HEAVILY TRAVELED AREAS**

Sits at the southeast corner of FM 1960 and Veterans Memorial Drive, approximately **4.8 MILES WEST OF I-45 North** and **3.6 MILES EAST OF SH 249**

Within the **BUSY RETAIL CORRIDORS** of North Oaks, Champion Forest and Willowbrook

Retail Storage Space:  
**8,938 SF**

### WAREHOUSE STORAGE SPACE

Ronnie Miranda, CCIM, SIOR  
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rmiranda@newquest.com

Ryan Kelsall  
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rkelsall@newquest.com

# WHAT'S AROUND



Northland High School  
750 Students

Northchase Humbleton

**Northchase Plaza**

- 24 FITNESS
- DOLLAR TREE
- PETCO
- goodwill
- K&G MEN'S SUPERSTORE
- Davita

- STAPLES
- HOBBY LOBBY
- ROSS
- T.J. maxx
- NORTH OAKS CINEMA
- BIG LOTS!
- 99¢ Only

- Arby's
- McDonald's
- 99¢ Only

BatteriesPlus

Willie's

BR Bakery

STARBUCKS COFFEE

Office DEPOT  
ExxonMobil

MATTRESS FIRM

KFC

Tommy John's

- PHILLIPS 66
- meineke
- BURGER KING
- MART

FM 1960  
48,598 VPD

Public Storage



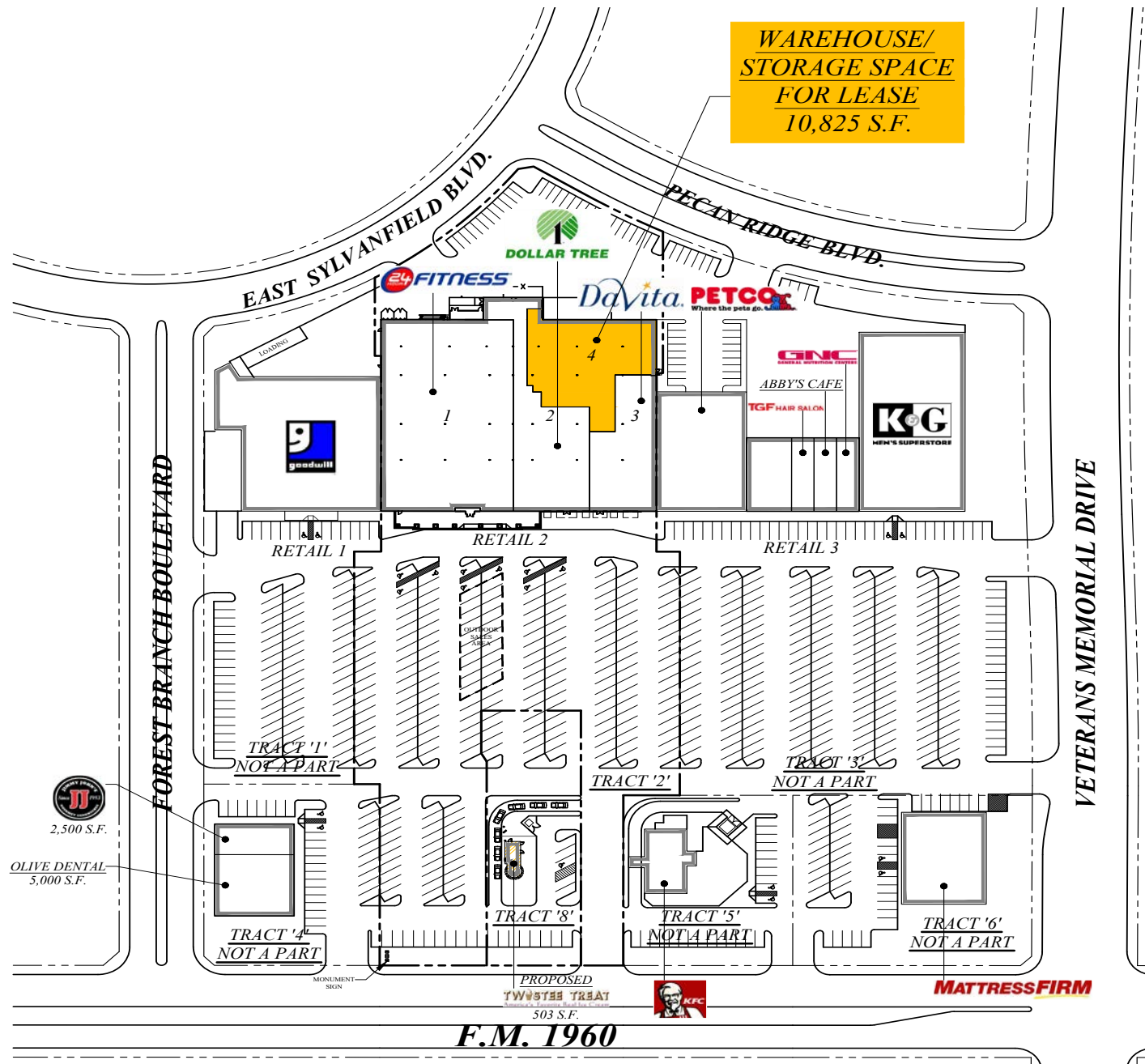
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '2'	196,618	4.51	55,513	209	3.76	28.23
TRACT '8'	24,956	0.57	503	25	49.70	2.02
<b>TOTAL</b>	<b>221,574</b>	<b>5.09</b>	<b>56,016</b>	<b>234</b>	<b>4.18</b>	<b>25.28</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: SP38      DATE: 11.12.18

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	24 HOUR FITNESS	25,990 S.F.
2	PROPOSED DOLLAR TREE	10,815 S.F.
3	DAVITA DIALYSIS	7,871 S.F.
4	AVAILABLE	10,825 S.F.
	COMMON AREA	2,584 S.F.
<b>TOTAL</b>		<b>58,085 S.F.</b>

 AVAILABLE



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

	1 Mile	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	7,450	42,379	118,118
Current Population	18,549	118,457	334,288
2010 Census Average Persons per Household	2.49	2.80	2.83
2010 Census Population	14,172	102,371	278,433
Population Growth 2010 to 2018	30.90%	15.87%	20.31%

	1 Mile	3 Miles	5 Miles
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	31.36%	22.91%	23.47%
2 Person Households	30.12%	30.74%	28.41%
3+ Person Households	38.52%	46.35%	48.12%
Owner-Occupied Housing Units	44.79%	62.32%	57.32%
Renter-Occupied Housing Units	55.21%	37.68%	42.68%

	1 Mile	3 Miles	5 Miles
<b>RACE AND ETHNICITY</b>			
2018 Estimated White	45.13%	46.99%	47.88%
2018 Estimated Black or African American	24.41%	23.64%	25.47%
2018 Estimated Asian or Pacific Islander	12.87%	12.23%	10.11%
2018 Estimated Other Races	16.93%	16.59%	15.99%
2018 Estimated Hispanic	31.99%	33.05%	33.65%

	1 Mile	3 Miles	5 Miles
<b>INCOME</b>			
2018 Estimated Average Household Income	\$68,033	\$91,650	\$86,260
2018 Estimated Median Household Income	\$52,964	\$70,964	\$68,539
2018 Estimated Per Capita Income	\$28,674	\$34,201	\$31,644

	1 Mile	3 Miles	5 Miles
<b>EDUCATION (AGE 25+)</b>			
2018 Estimated High School Graduate	24.22%	22.59%	23.30%
2018 Estimated Bachelors Degree	21.18%	21.37%	20.22%
2018 Estimated Graduate Degree	6.84%	10.22%	9.59%

	1 Mile	3 Miles	5 Miles
<b>AGE</b>			
2018 Median Age	35.1	35.6	33.3



# 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

