

VALUE-ADD
OPPORTUNITY
FOR SALE

TOWNSEND LANDING
TOTAL UNITS: 506 HOMES

SITE

NewQuest TOWNSEND AND HIGHWAY 59

20811 US-59 #300 | Humble, Texas 77338
8,208-SF Building For Sale

Rebecca Le
281.477.4327 | rle@newquest.com



Project Highlights

- Excellent location right off Highway 59 / I-69
- Surrounded by popular restaurant and entertainment options
- 2-minute drive/less than 1 mile to Deerbrook Mall
- Anchored and shadow-anchored by popular retail tenants and national credit tenants:

Rebecca Le

rl@newquest.com

281.477.4327



Available For Sale:

8,208 SF building



19%
POPULATION
GROWTH
WITHIN 2 MILES
FROM 2020 TO 2024



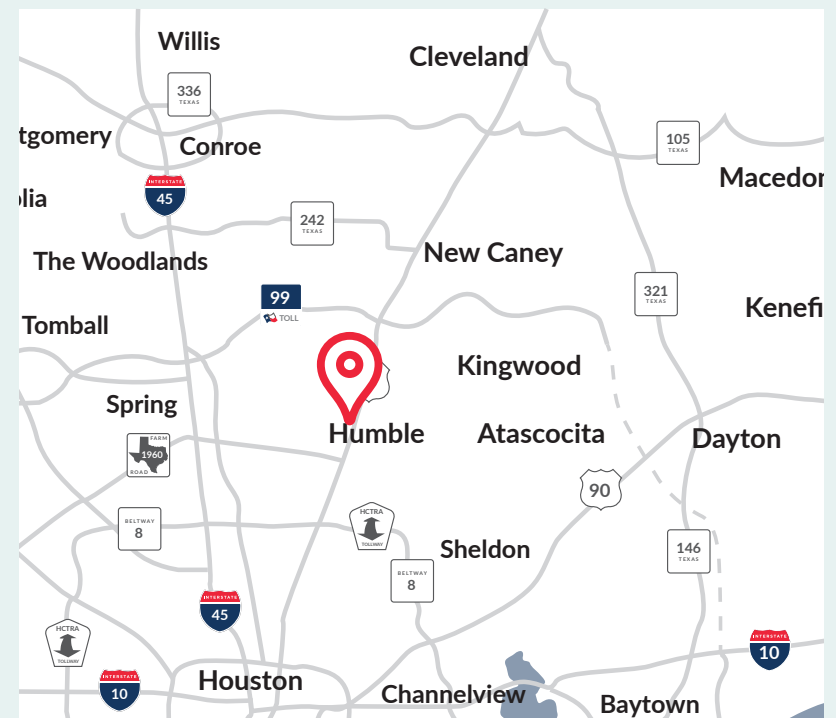
\$111K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



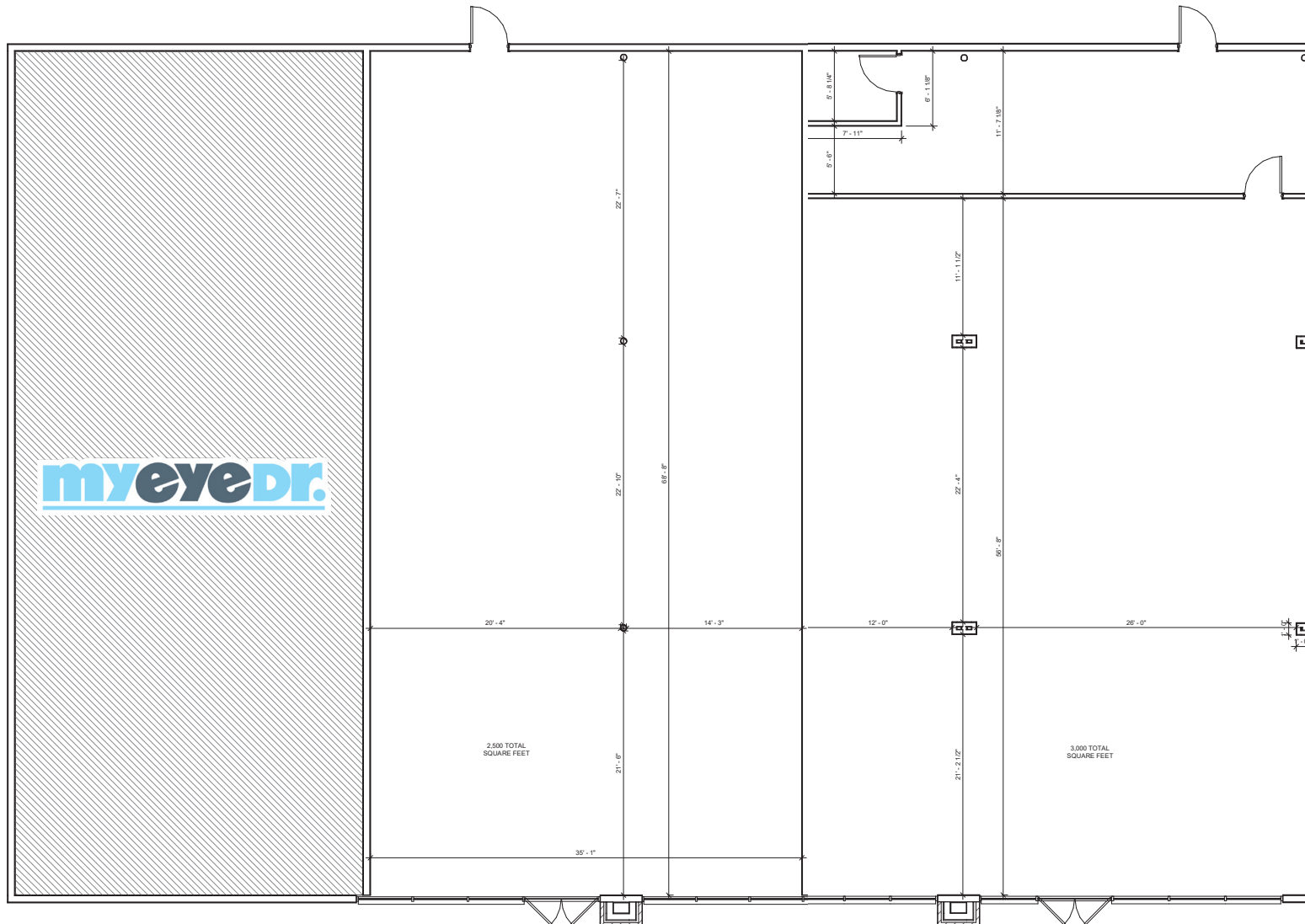
139K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

MAJOR AREA RETAILERS



Floor Plan



City Highlights



LIFESTYLE

DEERBROOK MALL



Dillard's **H&M** JCPenney ★macy's



Golf

Atascocita Golf Club
Golf Club of Houston
Humble Golf Center
Tour 18 Golf Course
Walden on Lake Houston



George Bush Intercontinental Airport

- 5 Terminals
- Serves as a global distribution Center for United Airlines
- 25 domestic and international airlines
- Offers 185 destinations worldwide
- 46.1 million total passengers (2023)

MEDICAL



Memorial Hermann Northeast Hospital

255-bed hospital provides emergency care, specialized services, advanced surgeries, and a Level IV Trauma Center.

HCA Houston Healthcare

457-bed hospital with a Level II Trauma Center, Level III NICU, and is Northeast Houston's only Comprehensive Stroke Center.

FUTURE HOUSING



2,200 single-family homes



2,000 single-family homes

Harmony Coves

412 single-family homes

Townsen Landing

267 single-family homes
239 townhomes

Source: City of Humble | IAH | Memorial Hermann | HCA Houston Healthcare | Community Impact

TEXAS OVERVIEW

53

FORTUNE 500
COMPANIES
CALL TEXAS HOME



RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



POPULATION
29,527,941



2ND LARGEST
STATE ECONOMY
IN THE U.S.A.



#1 JOBS CREATOR IN
THE NATION
317,000 JOBS
ADDED SINCE 2020



#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2022



#1 STATE IN
AMERICA
TO START A BUSINESS



BEST STATE
FOR BUSINESS
18TH YEAR IN A ROW



TOP STATE FOR
GROWTH
14+ MILLION WORKERS
374,000 NEW RESIDENTS | 2020



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER MD
ANDERSON, HOUSTON



NO STATE
INCOME TAX

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
Fastest-growing city in the nation | 2010-2020
26% Population growth since April 2010

DALLAS

#8 Fastest-growing metro in U.S. | 2010-2022
22 Fortune 500 companies
153 Corporate headquarters
8,300 Californians move in area yearly
4+ Million strong workforce
3rd least expensive of the 10 largest U.S. cities

THE WOODLANDS

#1 in Best Cities to Buy a House in America | 2024²
Best Cities to Live in America | 2024²
Best Cities to Raise a Family in America | 2024²
2.6K+ Employers employing 136K+ employees³
Total assessed city value of \$29.8 billion

HOUSTON

#1 for Corporate Moves | 2020
#2 in Business Expansion | 2015-2020
#3 in the World in "Cities of the Future"
Analysis | 2020
#5 Best Places to Live in Texas | 2020
Most Diverse City in the Nation
23 Fortune 500 Companies
Over 5M SF of industrial space opened or secured
by Amazon since 2018
Top 5 metropolitan areas in the country for most
new single-family home starts in 2020.
Ranked in Time Magazine's 'World's 100 Greatest
Places of 2021'

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the
3rd year in a row | 2020
41,401 Homes sold in 2021
116 People, average, move to Austin daily | 2021

NewQuest



66% OF THE POPULATION LIVES WITHIN
THE TEXAS TRIANGLE OF DALLAS,
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION FOR
THE 6TH YEAR IN A ROW

Demographics



| POPULATION | 2 MILES | 3 MILES | 5 MILES |
|--------------------------------|---------|---------|---------|
| Current Households | 8,589 | 17,555 | 49,363 |
| Current Population | 22,602 | 47,185 | 139,257 |
| 2020 Census Population | 18,955 | 42,007 | 130,452 |
| Population Growth 2020 to 2024 | 19.24% | 12.33% | 6.75% |
| 2024 Median Age | 33.9 | 34.1 | 34.4 |

| RACE AND ETHNICITY | 2 MILES | 3 MILES | 5 MILES |
|---------------------------|---------|---------|---------|
| White | 30.74% | 34.26% | 40.89% |
| Black or African American | 33.25% | 30.80% | 25.48% |
| Asian or Pacific Islander | 4.89% | 4.85% | 4.52% |
| Other Races | 30.02% | 29.15% | 28.25% |
| Hispanic | 38.01% | 37.32% | 36.41% |

| INCOME | 2 MILES | 3 MILES | 5 MILES |
|--------------------------|----------|----------|-----------|
| Average Household Income | \$89,780 | \$93,210 | \$110,849 |
| Median Household Income | \$70,216 | \$70,378 | \$83,217 |
| Per Capita Income | \$32,994 | \$34,005 | \$38,296 |

| CENSUS HOUSEHOLDS | 2 MILES | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| 1 Person Households | 35.30% | 34.86% | 30.78% |
| 2 Person Households | 36.15% | 36.12% | 36.37% |
| 3+ Person Households | 28.55% | 29.02% | 32.85% |
| Owner-Occupied Housing Units | 47.75% | 50.53% | 60.94% |
| Renter-Occupied Housing Units | 52.25% | 49.47% | 39.06% |

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

| | | | |
|---|---------------|---------------------------|---------------------|
| Home Asset, Inc., dba NewQuest | 420076 | - | 281.477.4300 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| H. Dean Lane, Jr. | 366134 | dlane@newquest.com | 281.477.4300 |
| Designated Broker of Firm | License No. | Email | Phone |
| H. Dean Lane, Jr. | 366134 | dlane@newquest.com | 281.477.4300 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Rebecca Le | 519614 | rle@newquest.com | 281.477.4327 |
| 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.

MS24-708_EY_08.14.24