

# BINGLE CROSSING

Pad and Retail Spaces Available

NEQ of U.S. Highway 290 and Bingle Road  
Houston, Texas

AVAILABLE 3,009 SF

AVAILABLE 2,500 SF

GOLD'S GYM

VIBETRONI  
THE AUDIO VIDEO GYM UNIT

 NewQuest

Lara Lee LaMendola  
281.640.7699 | [llamendola@newquest.com](mailto:llamendola@newquest.com)



# Project Highlights

**State Farm**

**GOLD'S GYM**



**16%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2024



**\$142K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 7 MILES



**711K**  
CURRENT  
POPULATION  
WITHIN 7 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

## ESTABLISHED RESIDENTIAL GROWTH

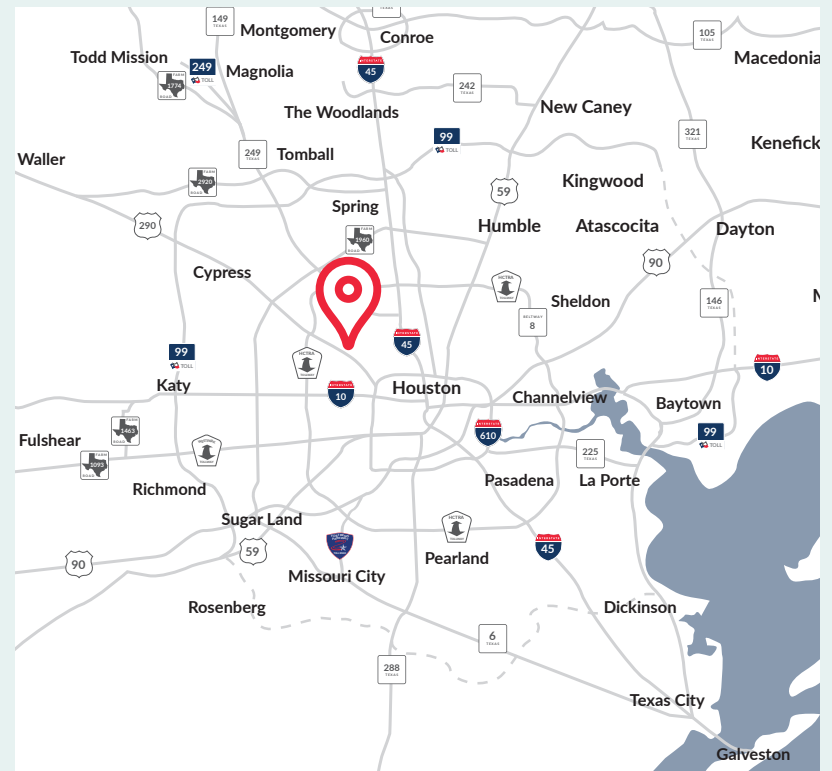
**274,139 TOTAL HOUSEHOLDS | 7-MILES**

Regis Estimates as of Q3, 2024

**1,318 TOTAL HOME CLOSINGS**

**\$569,385 AVERAGE HOME SALE PRICE**

Zonda Estimates Within 5 Miles as of Q3 2024



# Project Highlights

High traffic with superior visibility  
from Highway 290 and Bingle Road



High-profile pylon signage visible  
from Highway 290



Great ingress & egress with 3 access  
points from Highway 290 feeder,  
Bingle Road and Pinemont Drive



In the middle of a diverse and robust  
restaurant highway stretch with high  
customer traffic



**Available:**  
2,500 to 3,009-SF endcaps  
1.72-AC pad (divisible)



## AREA RETAILERS



DUNKIN'



CINEMARK

petco

Burlington

Public  
Storage

BR

PAPPASITO'S  
*Cantina*



JIMMY  
JOHN'S

metro  
by T-Mobile

DUNKIN'  
DONUTS

Baskin  
Robbins







01.25 | 01.25





01.25 | 01.25



KEY	BUSINESS	AREAS
1	Available Pad (Divisible)	1.72 AC
2	Available For Lease	3,009 SF
3	State Farm Insurance	918 SF
4	Gold's Gym	28,038 SF
5	Essential Dental	1,559 SF
6	Available For Lease	2,500 SF
7	Jimmy John's	1,750 SF
8	Metro PCS	2,757 SF
9	Baskin Robbins/Dunkin Donuts	2,800 SF
10	Chase ATM	Kiosk



SP.147 | 01.25 | 03.23







# Demographics



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	56,427	138,401	271,697
Current Population	157,578	377,743	710,682
2020 Census Population	135,413	325,417	627,061
Population Growth 2020 to 2024	16.37%	16.08%	13.34%
2024 Median Age	33.0	34.7	35.7

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	31.13%	36.16%	40.13%
Black or African American	17.43%	17.88%	15.98%
Asian or Pacific Islander	3.99%	6.05%	7.79%
Other Races	45.89%	38.49%	34.88%
Hispanic	57.58%	49.05%	45.24%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$88,394	\$117,429	\$142,338
Median Household Income	\$63,971	\$81,278	\$96,897
Per Capita Income	\$32,804	\$43,761	\$55,745

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	26.47%	27.47%	33.14%
2 Person Households	30.61%	30.22%	27.98%
3+ Person Households	42.93%	42.31%	38.88%
Owner-Occupied Housing Units	40.53%	50.81%	51.70%
Renter-Occupied Housing Units	59.47%	49.19%	48.30%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24



# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</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>Lara Lee LaMendola</b>	<b>766215</b>	<b>llamendola@newquest.com</b>	<b>281.640.7699</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.

ICSCDallas25\_DK\_01.24.25