



**FOR
LEASE**

8111 N. SAM HOUSTON PARKWAY W.

8111 North Sam Houston Parkway West | Houston, Texas 77064
6,200 SF Endcap Available For Lease At Gessner and Beltway 8
With Additional 4,000 SF If Needed



Glenn Dickerson
281.477.4384 | jgdickerson@newquest.com

Jeff Lokey
281.477.4380 | jlokey@newquest.com

Project Highlights

- 6,200 SF endcap opportunity with option to expand by an additional 4,000 SF from rear
- Prime Beltway 8 Frontage with high-traffic exposure:
 - Approximately ±357 ft on N. Sam Houston Parkway W.
 - Approximately ±621 ft on N. Gessner Road
- Utilities Available

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24%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2025



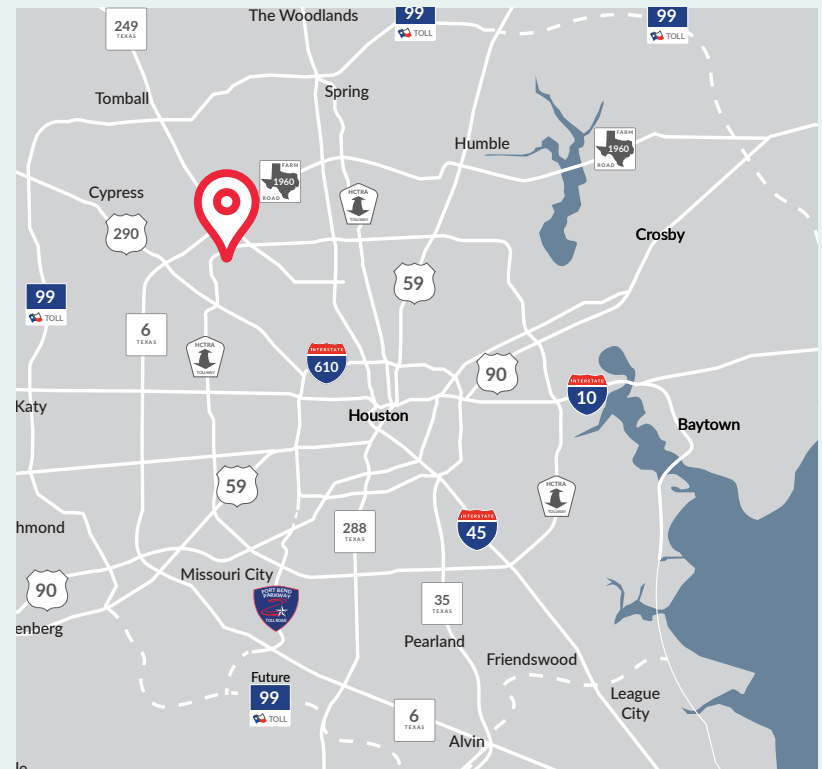
\$102K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



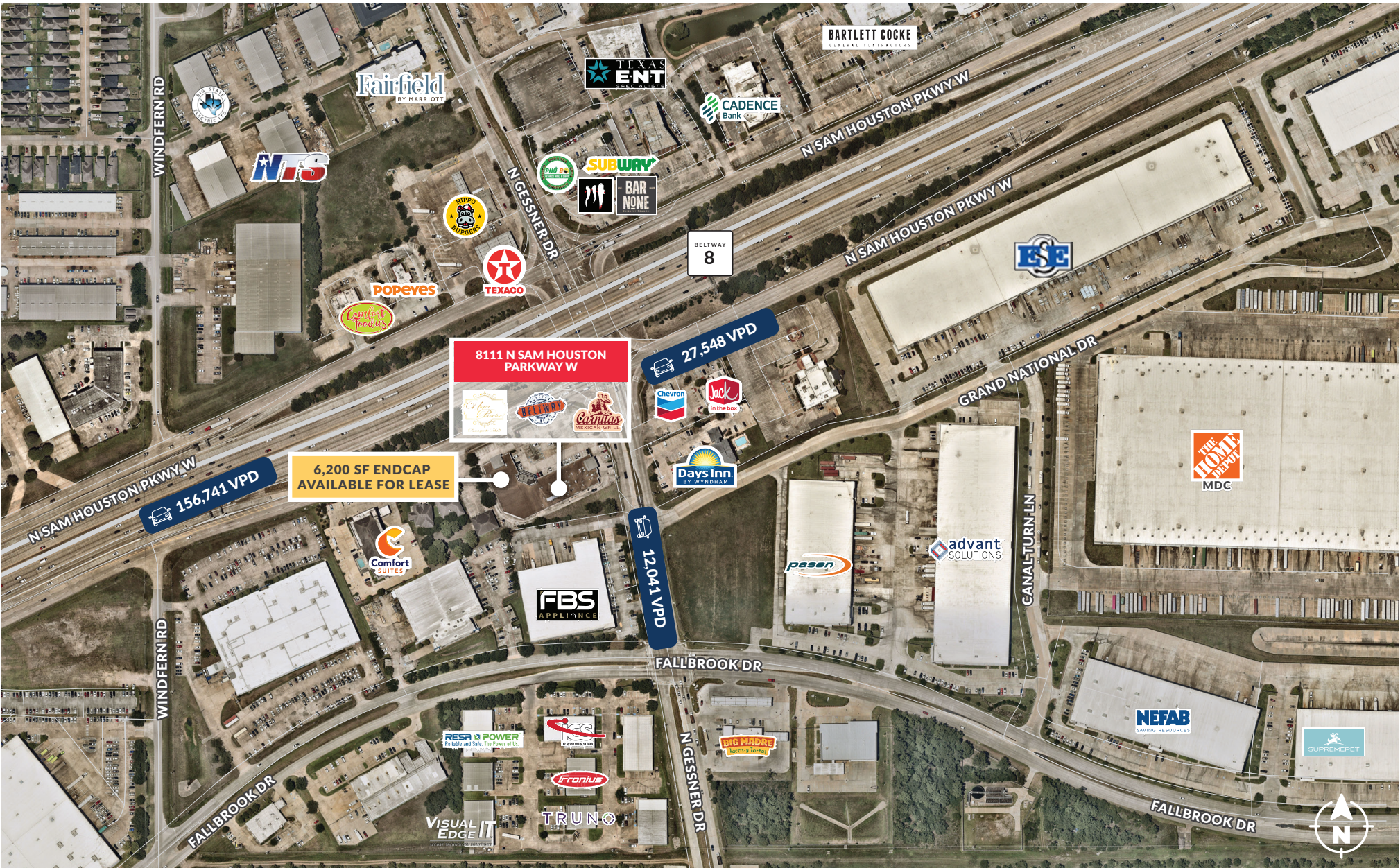
287K
CURRENT
POPULATION
WITHIN 5 MILES

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

MAJOR AREA BUSINESSES







TxDot Traffic Counts as of 2024

10.25 | 10.25



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	1,725	36,721	101,498
Current Population	5,155	105,089	287,132
2020 Census Population	1,388	35,852	99,047
Population Growth 2020 to 2025	24.26%	1.83%	2.03%
2025 Median Age	33.9	35.2	35.6

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	27.46%	32.69%	33.29%
Black or African American	22.88%	21.09%	21.58%
Asian or Pacific Islander	18.94%	12.57%	10.90%
Other Races	29.64%	32.46%	33.06%
Hispanic	38.32%	41.53%	42.09%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$93,319	\$101,754	\$101,220
Median Household Income	\$73,309	\$81,345	\$77,792
Per Capita Income	\$31,014	\$36,401	\$36,517

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	13.51%	24.45%	26.10%
2 Person Households	31.37%	28.72%	28.38%
3+ Person Households	55.11%	46.83%	45.52%
Owner-Occupied Housing Units	62.19%	53.97%	53.67%
Renter-Occupied Housing Units	37.81%	46.03%	46.33%

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.

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
Jeffrey B. Lokey	373933	jlokey@newquest.com	281.477.4380
Sales Agent/Associate's Name	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
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

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