

WILLOWBROOK PAVILION

Retail Available in Willowbrook's
Premier Family Fun Destination

SWC of Highway 249 and Millsview Road
Houston, Texas

GAME
TIME

 NewQuest

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Project Highlights



18%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024



\$113K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



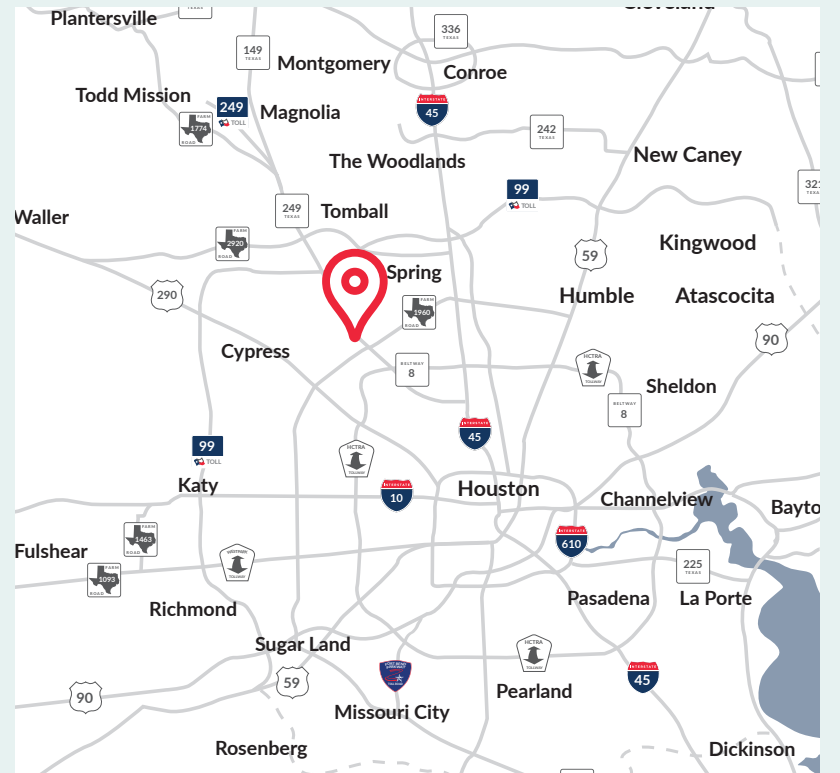
321K
CURRENT
POPULATION
WITHIN 5 MILES

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

ESTABLISHED RESIDENTIAL

927 ANNUAL TRANSACTIONS WITH \$335,764 AVERAGE VALUE
ACTIVE SUBDIVISIONS | LAKEWOOD FOREST (38),
MEMORIAL NORTHWEST (25), STEEPLECHASE (26)
116,044 TOTAL HOUSEHOLDS

Source: Zonda as of and Regis Estimates as of 3Q 2024



Project Highlights



VIBRANT TRADE AREA: HOUSTON METHODIST HOSPITAL
EMPLOYING 2,000+ PERSONNEL ACROSS THE STREET



GREAT ACCESS AND VISIBILITY
FROM BOTH STATE HIGHWAY 249 AND MILLSVIEW ROAD



LESS THAN A MILE FROM A WHO'S WHO OF NATIONAL RESTAURANTS, CHAIN STORES, AND BOUTIQUES



LESS THAN 2 MILES FROM WILLOWBROOK MALL, AVERAGING 6.1M SHOPPER VISITS ANNUALLY
- PLACER.AI '24



AVAILABLE:
1,337-SF INLINE
2,163-SF INLINE

112,071 SF PAD
54,786 SF PAD
41,259 SF PAD



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	EOS Fitness	43,761 SF
2	Game Time	69,105 SF
3	Available For Lease	2,163 SF
4	Available For Lease	1,337 SF
5	Fancy Dancer Boutique	2,450 SF
6	Sewing & Vacuum Warehouse	6,650 SF
7	Pad Available	112,071 SF
8	Pad Availalbe	54,786 SF
9	Pad Availalbe	41,259 SF



SP.51 | 01.25 | 06.24



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,726	39,984	116,044
Current Population	14,883	100,964	320,520
2020 Census Population	12,643	93,971	303,590
Population Growth 2020 to 2024	17.72%	7.44%	5.58%
2024 Median Age	34.8	36.8	36.7

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	34.30%	40.91%	39.54%
Black or African American	26.84%	21.73%	20.49%
Asian or Pacific Islander	12.62%	10.83%	11.11%
Other Races	25.50%	25.71%	27.87%
Hispanic	32.64%	33.22%	36.00%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$86,788	\$108,985	\$112,775
Median Household Income	\$62,593	\$81,516	\$86,245
Per Capita Income	\$36,200	\$43,234	\$41,500

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	38.34%	32.12%	27.90%
2 Person Households	28.01%	29.88%	29.51%
3+ Person Households	33.65%	38.00%	42.59%
Owner-Occupied Housing Units	34.20%	49.26%	57.41%
Renter-Occupied Housing Units	65.80%	50.74%	42.59%

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.

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
Kevin Sims	515478	ksims@newquest.com	281.477.4366
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>



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