



**SITE**

# NewQuest

## ±2.63 ACRES - HOUSTON, TX

SWC of Willow Chase Blvd. and Centerfield Dr. | Houston, Texas  
±2.63 Acres Available for Sale in Vibrant Trade Area

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**Lux Vita**  
WEDDINGS AND EVENTS

## ±2.63 Acres Available for Sale in Houston, Texas

Located at the SWC of Willow Chase Boulevard and Centerfield Drive in Willowbrook, this ±2.63-acre property is ideal for the development of a wide variety of uses including office, medical, financial institution or a multifamily development.

This property neighbors the 52-acre Houston Methodist Hospital-Willowbrook campus. The campus holds 358 beds, employs a staff of 2,100, and brings an estimated 18,000 patient visits annually. Other immediate neighbors include Lifetime Fitness, Home2 Suites by Hilton, Sam's Club and countless other restaurants, entertainment venues and retailers.

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**22%**  
POPULATION GROWTH  
WITHIN 1 MILE  
FROM 2020 TO 2023

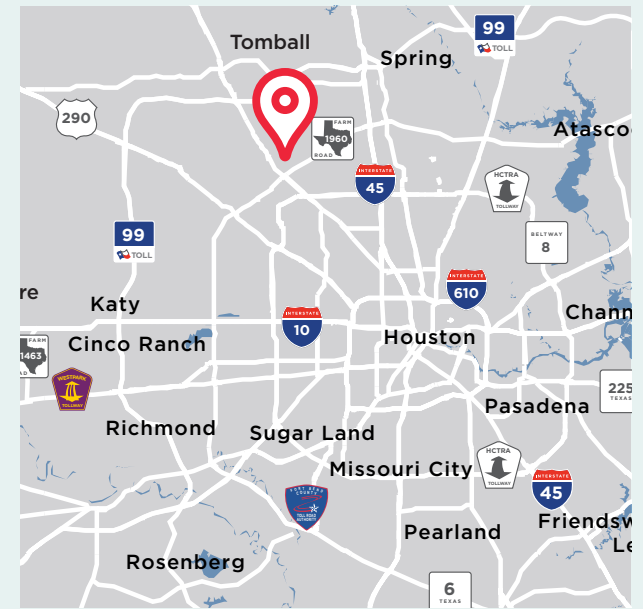


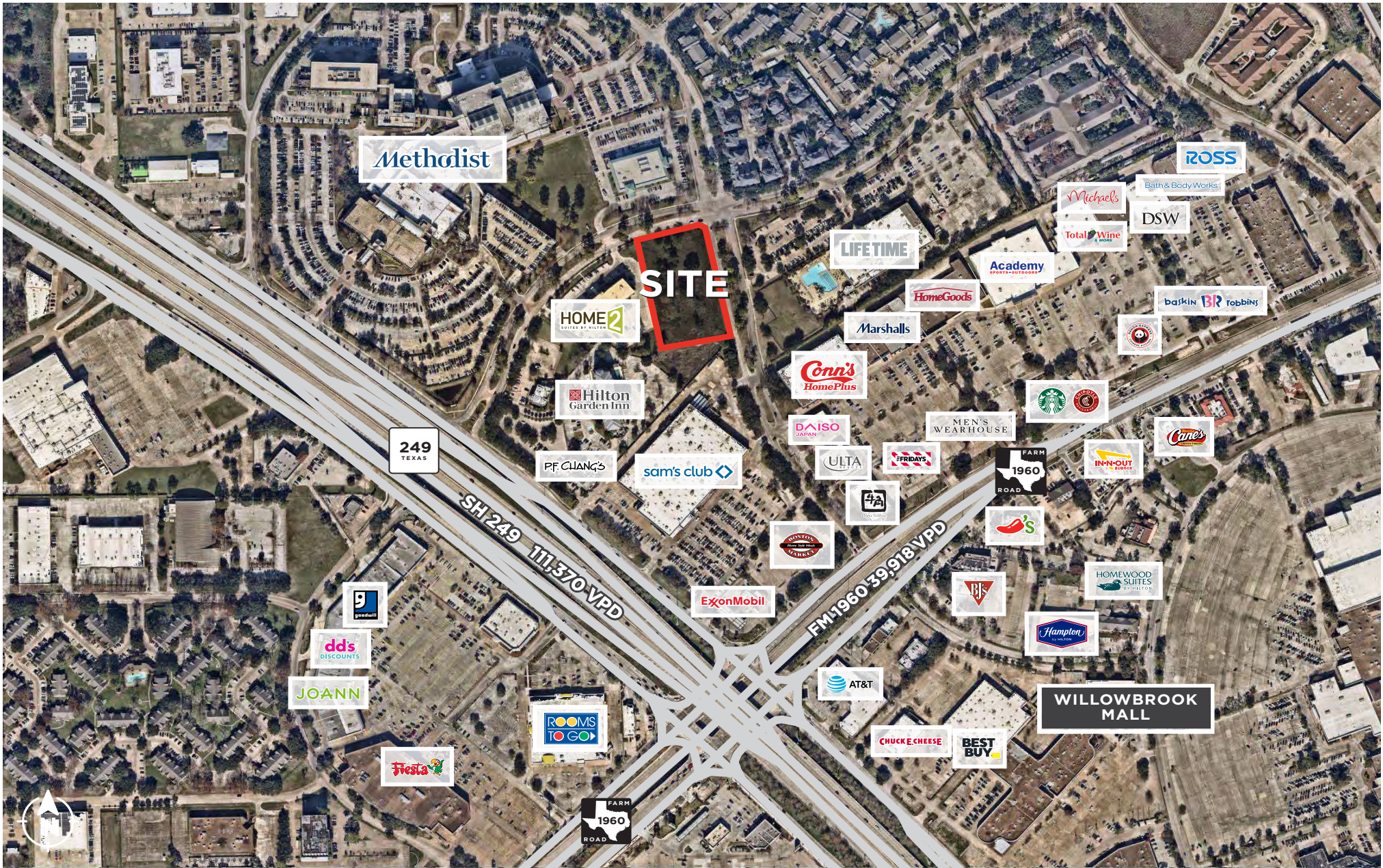
**322K**  
CURRENT POPULATION  
WITHIN 5 MILES

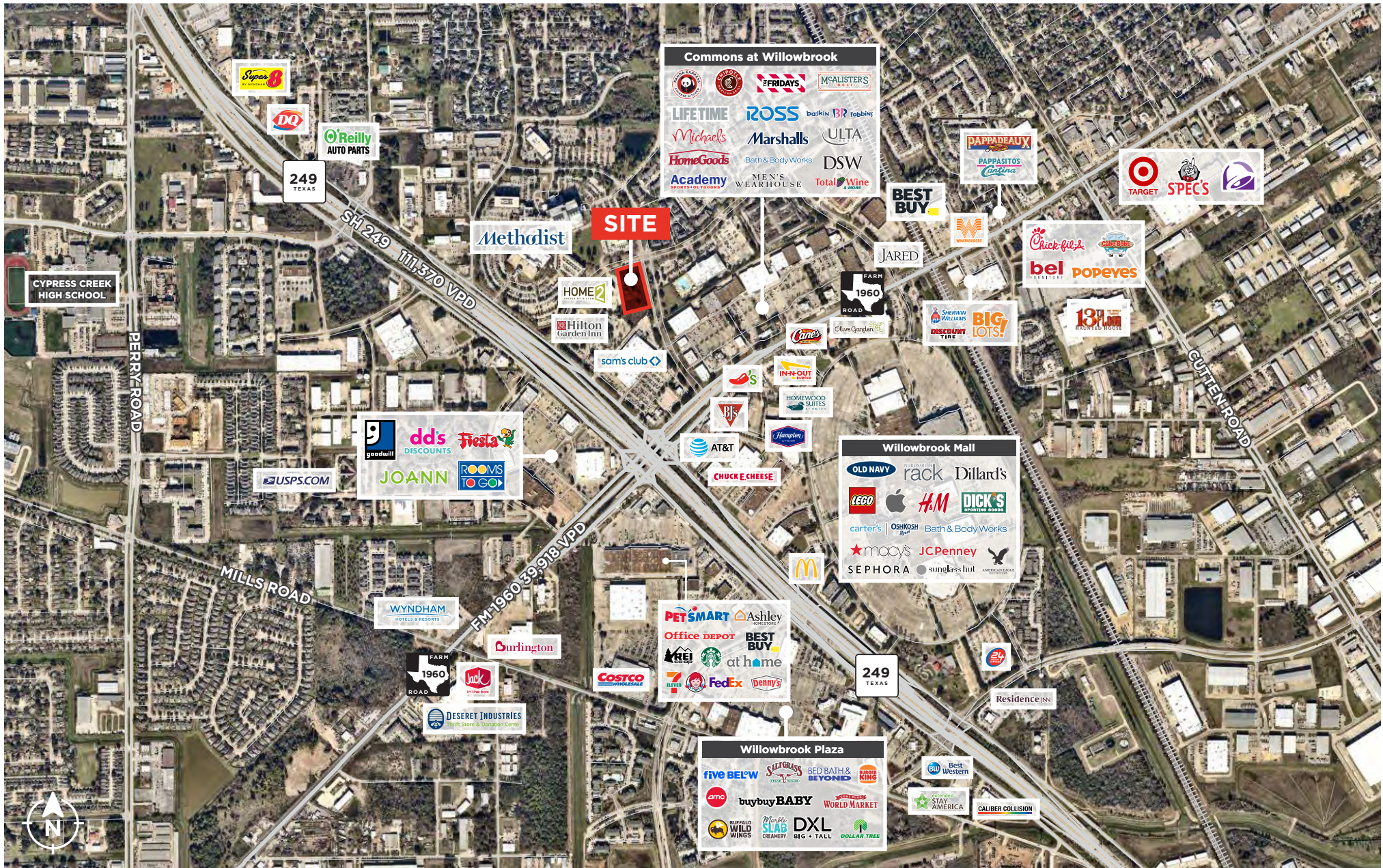


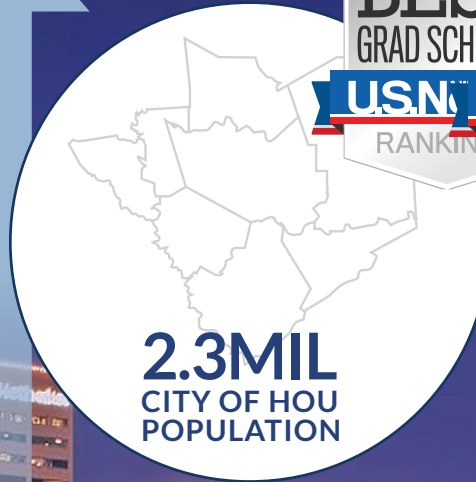
**\$126K**  
AVERAGE HHI  
WITHIN 5 MILES

- **Approximate Size:**  
±2.63 acres
- **Price:**  
\$25.00 PSF or \$2,864,070
- **School District:**  
Cypress Fairbanks ISD
- **Frontage:**  
Approx. ±700' Willow Chase Blvd.  
Approx. ±485' on Centerfield Dr.
- **Traffic Counts:**  
Approx. 39,918 VPD on FM 1960  
Approx. 111,370 VPD on SH-249









**BEST** GRAD SCHOOL RANKING  
**BEST** REGIONAL HOSPITAL RANKING  
**BEST** CHILDREN'S HOSPITAL RANKING  
**BEST** HOSPITAL HONOR RANKING  
**BEST** HOSPITAL RANKINGS

US News & World Report 2019-2020



## ECONOMY INDEX

**HOUSTON RANKED AS THE 24<sup>TH</sup> LARGEST ECONOMY WORLDWIDE**

Exceeding Thailand's \$506 billion GDP

**7<sup>TH</sup> LARGEST NATIONWIDE 2021 Metropolitan Economy by GDP**

**\$534 BILLION GDP**  
7th largest U.S. metro economy

**3<sup>RD</sup> LARGEST NATIONWIDE**  
Concentration of Fortune 1000 companies in Metro Houston (24)

**FOREIGN TRADE**  
\$275 billion in 2021 foreign trade

**BUILDING PERMITS**  
City-issued building permits for construction in 2022 valued at \$7.7 billion - commercial totaled \$4.3 billion, residential totaled \$3.4 billion

## MEDICAL INDEX

### TMC BY THE NUMBER

8 million PATIENT VISITS PER YEAR	180,000+ ANNUAL SURGERIES <small>TMC begins 1 surgery every 3 minutes</small>	750 million ER VISITS PER YEAR
Home to the <b>WORLD'S LARGEST CHILDREN'S HOSPITAL</b> TEXAS CHILDREN'S HOSPITAL	&	Home to the <b>WORLD'S LARGEST CANCER HOSPITAL</b> MD ANDERSON CANCER CENTER
With 134 city blocks, TMC is the <b>8th largest BUSINESS DISTRICT</b> IN THE U.S.	TMC offers over <b>9,200</b> TOTAL PATIENT BEDS	TMC's campus encompasses <b>50 million</b> DEVELOPED SQUARE FEET
OVER <b>25,000</b> BABIES DELIVERED PER YEAR <small>TMC delivers 1 baby every 20 minutes, resulting in approximately 2,400 births per calendar year</small>		
13,600+ TOTAL HEART SURGERIES	\$3 billion IN CONSTRUCTION PROJECTS UNDERWAY	106,000+ TOTAL EMPLOYEES

**TEXAS MEDICAL CENTER**  
World's largest medical complex in: number of hospitals, physicians, square footage, and patient volume

**EMPLOYMENT**  
376,000 people employed 2021

Medical workers account for 1 in 8 of entire Houston workforce

**FUTURE: TMC3**  
Multi-institutional 30-AC campus  
 ↑ Create 30,000 new jobs  
 ↑ Add \$5.2 billion to Houston

# Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	6,515	41,464	115,369
Current Population	13,603	103,569	322,497
2020 Census Average Persons per Household	2.09	2.50	2.80
2020 Census Population	11,108	96,384	306,972
Population Growth 2020 to 2023	22.46%	7.45%	5.06%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	37.17%	29.72%	24.65%
2 Person Households	26.57%	27.44%	26.60%
3+ Person Households	36.26%	42.85%	48.75%
Owner-Occupied Housing Units	49.12%	52.99%	53.89%
Renter-Occupied Housing Units	50.88%	47.01%	46.11%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	36.02%	43.27%	40.25%
Black or African American	28.12%	18.66%	18.97%
Asian or Pacific Islander	10.92%	12.07%	11.87%
Other Races	24.20%	25.18%	27.94%
Hispanic	31.04%	31.83%	35.57%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$108,651	\$118,628	\$126,027
Median Household Income	\$60,567	\$78,175	\$85,146
Per Capita Income	\$53,288	\$47,775	\$45,349
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	22.17%	21.63%	23.02%
Estimated Bachelor's Degree	23.09%	26.34%	23.22%
Estimated Graduate Degree	12.99%	12.66%	10.93%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	33.4	36.5	36.0

# 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>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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>Andre Azizi</b>	<b>717220</b>	<b>aazizi@newquest.com</b>	<b>281.955.3888</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>



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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.

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