

**FOR
LEASE**



**AVAILABLE FOR LEASE
2,595 SF**



NewQuest

MONT BELVIEU RETAIL CENTER

SWQ FM 565 & Eagle Drive | Mont Belvieu, Texas
2,595 SF Inline Space Available (Can Demise up to 1,300 SF)

Strater Zarr
281.955.3872 | szarr@newquest.com

Brett Strake
281.477.4388 | bstrake@newquest.com

Project Highlights

- Join Marcos Pizza & Bahama Bucks on Eagle Drive in Mont Belvieu, Texas
- 2,595 SF inline available (Can demise up to 1,300 SF)
- 80-foot depth
- Easily accessible on eagle drive
- Call brokers for pricing

Strater Zarr

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44%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



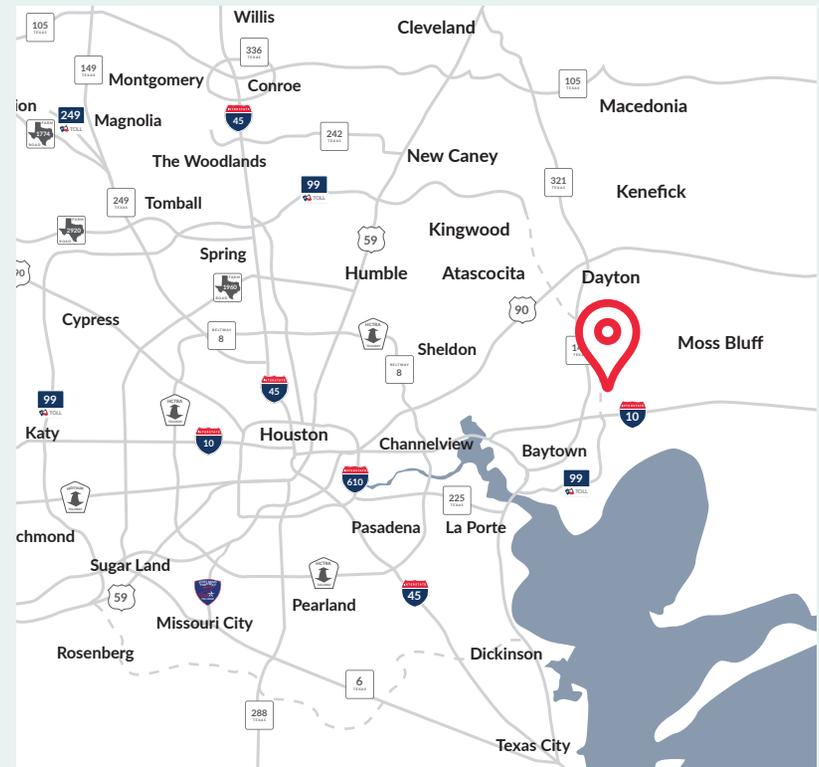
\$138K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES

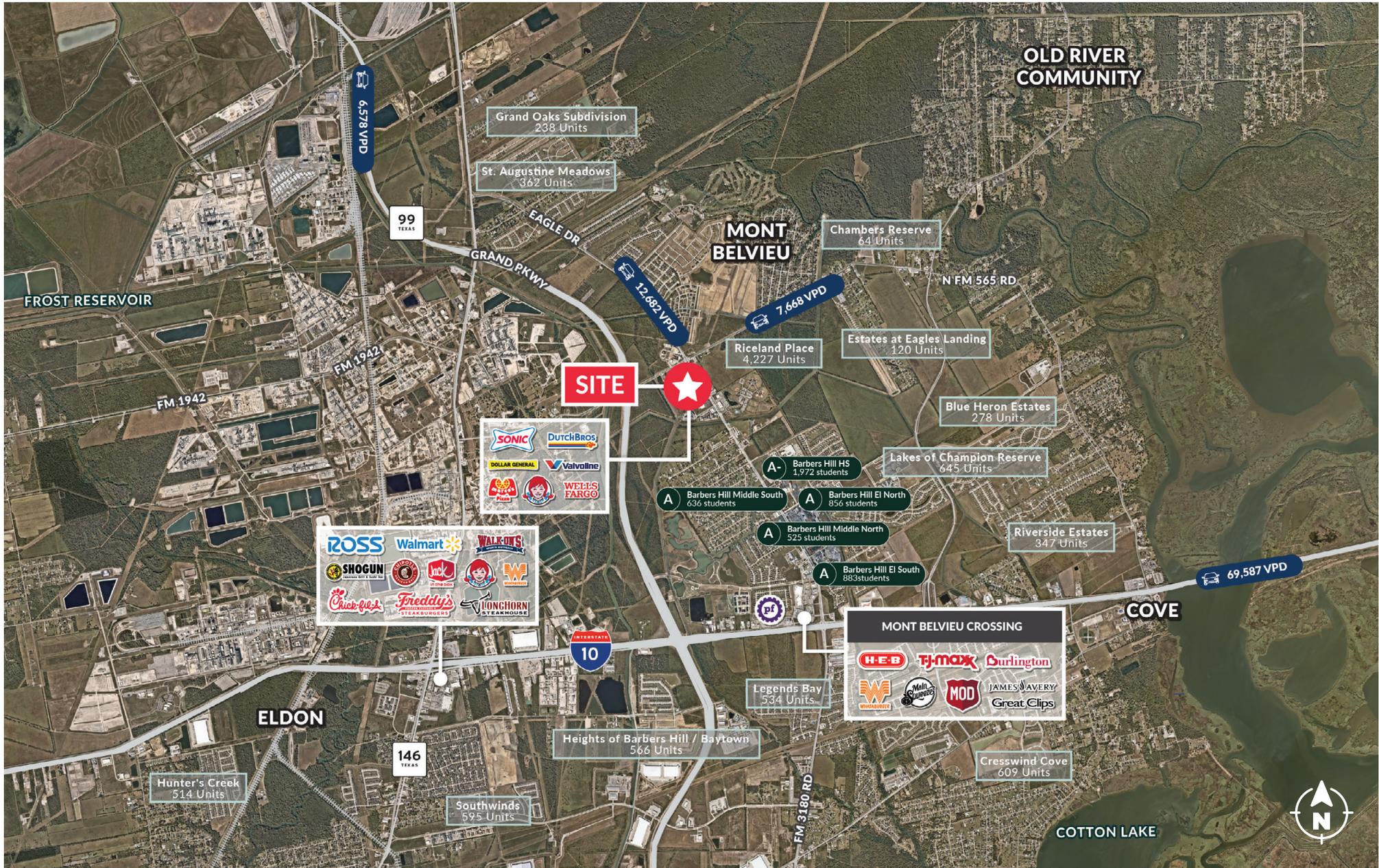


41K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

MAJOR AREA RETAILERS





TxDot Traffic Counts as of 2024

12.25 | 11.25



TxDot Traffic Counts as of 2024

01.26 | 10.25



TxDot Traffic Counts as of 2024

01.26 | 10.25

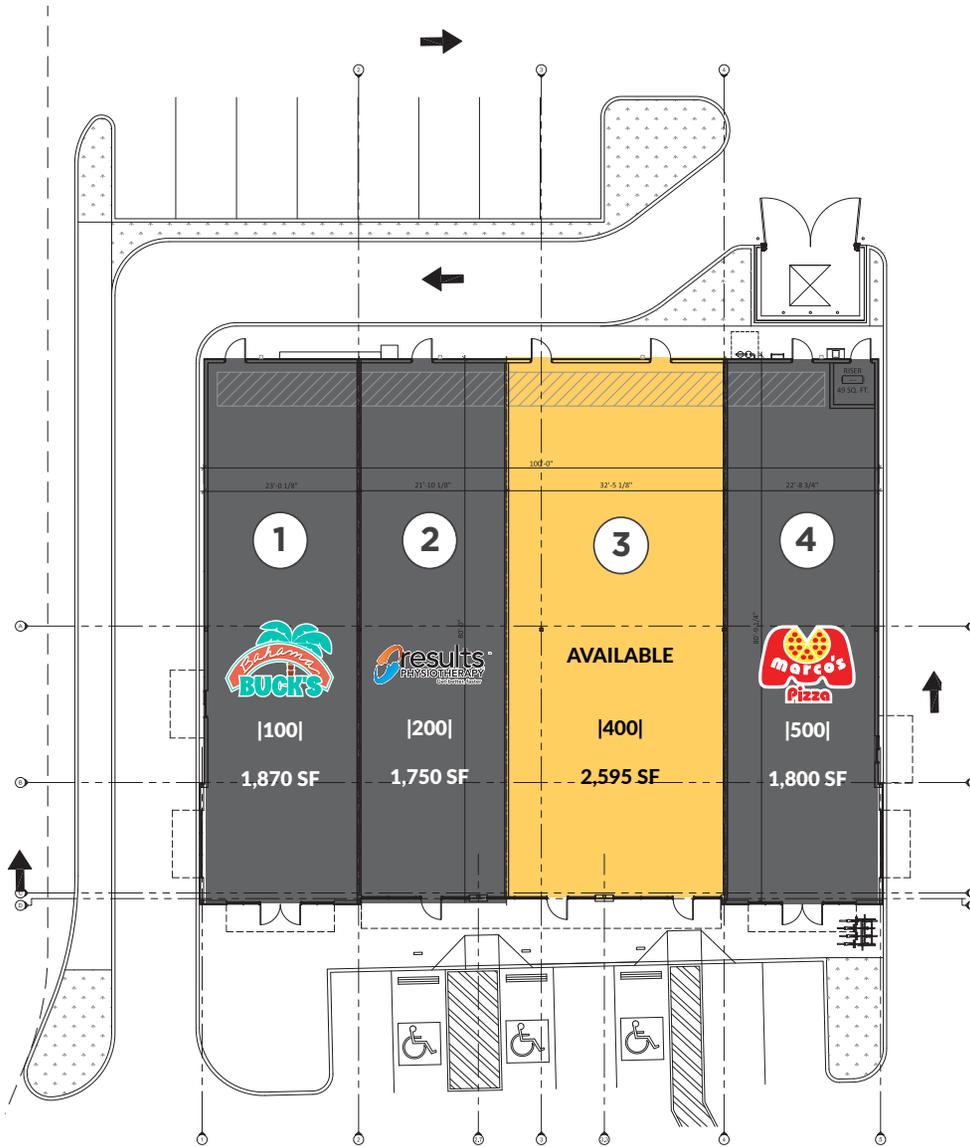
AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan



KEY	BUSINESS	LEASE AREAS
1	Bahama Buck's	1,870 SF
2	Result Physiotherapy	1,750 SF
3	Available for Lease	2,595 SF
4	Marco's Pizza	1,800 SF



SP.23-071 | 01.26 | 10.25

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	318	4,945	13,334
Current Population	977	15,157	41,219
2020 Census Population	884	10,988	28,674
Population Growth 2020 to 2025	10.46%	37.94%	43.75%
2025 Median Age	33.5	33.6	32.6

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	72.21%	71.47%	67.65%
Black or African American	7.22%	7.69%	9.15%
Asian or Pacific Islander	2.85%	2.48%	1.79%
Other Races	16.89%	17.50%	20.47%
Hispanic	23.15%	24.18%	29.21%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$137,350	\$137,920	\$137,147
Median Household Income	\$122,700	\$123,346	\$118,981
Per Capita Income	\$44,907	\$45,096	\$44,139

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	12.71%	12.86%	12.17%
2 Person Households	28.99%	30.23%	31.13%
3+ Person Households	58.30%	56.91%	56.70%
Owner-Occupied Housing Units	84.43%	86.45%	86.84%
Renter-Occupied Housing Units	15.57%	13.55%	13.16%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	420076 License No.	- Email	281.477.4300 Phone
H. Dean Lane, Jr. Designated Broker of Firm	366134 License No.	dlane@newquest.com Email	281.477.4300 Phone
H. Dean Lane, Jr. Licensed Supervisor of Sales Agent/Associate	366134 License No.	dlane@newquest.com Email	281.477.4300 Phone
Strater Zarr Sales Agent/Associate's Name	828099 License No.	szarr@newquest.com Email	281.955.3872 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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