

Office/Retail Space Available at The Platform

- Located just off FM-529, the major thoroughfare of Elyson
- End-cap with patio, drive-thru opportunities available
- 6,200+ homes are planned within Elyson and immediate trade area
- Walking distance to new Target/HEB development & 600+ proposed apartment units
- Rapidly growing, high consumer area with great density & demographics
- New 2.2M SF industrial park coming soon, .5 miles away on Beckendorff Road



LOCATION

Intersection of Peek Rd. & Elyson Falls Dr.

AVAILABLE

36,342 SF

Contact Dana Thompson

713.523.2929
 dthompson@newregionalplanning.com




Contact Blake Tartt III

713.523.2929
 btartt@newregionalplanning.com



Office/Retail Space Available for Lease

ANALYSIS	
SITE ACREAGE	±6.4 AC.
SQUARE FOOTAGE	± 36,342 SQFT.
1	± 8,869 SQFT.
2	± 9,757 SQFT.
3	± 13,295 SQFT.
4	± 4,421 SQFT.
PARKING	
Required	± 232
Provided	± 242

Demographics

-  **POPULATION**
180,437 (5 mi)
-  **HOUSEHOLDS**
51,355 (5 mi)
-  **AVERAGE HH INCOME**
\$102,155 (5 mi)

Traffic Counts

-  **FM 529/FREEMAN RD.**
West of Grand Parkway
15,374 VPD ('21)
East of Grand Parkway
20,252 VPD ('21)
-  **GRAND PARKWAY**
South of FM 529
59,355 VPD ('22)

For more information, visit
newregionalplanning.com/

Subject to Change

FOR MORE INFORMATION, PLEASE CONTACT

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BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) relying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



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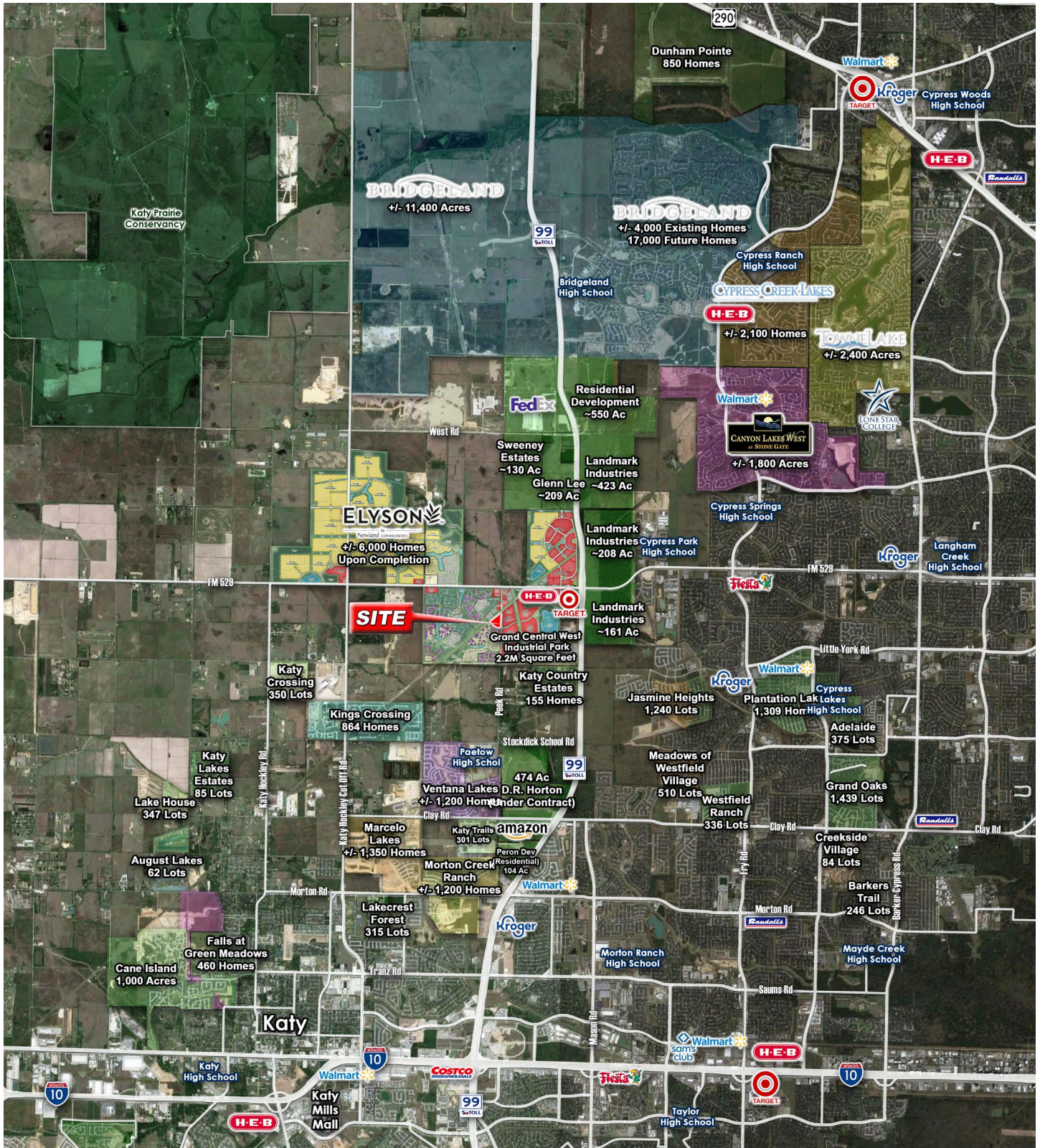
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	1 mile	3 miles	5 miles
Population Summary			
2021 Total Population	6,657	32,568	180,437
2021 Group Quarters	0	0	13
2026 Total Population	8,674	37,709	209,956
2021-2026 Annual Rate	5.44%	2.97%	3.08%
2021 Total Daytime Population	4,878	23,820	139,170
Workers	1,246	7,250	46,969
Residents	3,632	16,570	92,201
Household Summary			
2021 Households	1,717	9,603	51,355
2021 Average Household Size	3.88	3.39	3.51
2026 Households	2,225	11,133	59,521
2026 Average Household Size	3.90	3.39	3.53
2021-2026 Annual Rate	5.32%	3.00%	3.00%
2021 Families	1,442	8,088	43,350
2021 Average Family Size	4.20	3.67	3.80
2026 Families	1,868	9,374	50,295
2026 Average Family Size	4.22	3.66	3.81
2021-2026 Annual Rate	5.31%	3.00%	3.02%
Housing Unit Summary			
2021 Housing Units	1,857	10,248	54,092
Owner Occupied Housing Units	88.3%	86.4%	81.2%
Renter Occupied Housing Units	4.1%	7.3%	13.7%
Vacant Housing Units	7.5%	6.3%	5.1%
2026 Housing Units	2,316	11,685	61,877
Owner Occupied Housing Units	84.9%	85.5%	81.0%
Renter Occupied Housing Units	11.1%	9.8%	15.2%
Vacant Housing Units	3.9%	4.7%	3.8%
Median Home Value			
2021	\$283,007	\$220,294	\$216,784
2026	\$351,610	\$319,142	\$294,935
Median Age			
2021	31.9	31.1	31.6
2026	31.0	30.5	31.3
2021 Households by Income			
Household Income Base	1,717	9,603	51,355
<\$15,000	4.8%	5.0%	4.1%
\$15,000 - \$24,999	7.7%	4.0%	4.3%
\$25,000 - \$34,999	4.7%	6.1%	5.6%
\$35,000 - \$49,999	6.3%	9.4%	10.7%
\$50,000 - \$74,999	11.2%	16.0%	17.7%
\$75,000 - \$99,999	16.1%	17.9%	16.0%
\$100,000 - \$149,999	30.8%	26.8%	24.1%
\$150,000 - \$199,999	10.7%	8.2%	9.4%
\$200,000+	7.7%	6.7%	8.1%
Average Household Income	\$105,247	\$98,707	\$102,155

KEY FACTS

180,437

Population



3.5

Average Household Size

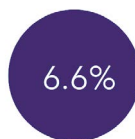


31.6

Median Age

\$84,973

Median Household Income



6.6%

Unemployment Rate



12%

No High School Diploma



24%

High School Graduate



31%

Some College



33%

Bachelor's/Grad/Pr of Degree

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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