

FOR SALE
W/ PRICE
REDUCED



NewQuest WEST OAKS MALL OUTPARCELS

NEQ of Westheimer Road and Richmond Avenue | Houston, Texas
±4.2 Acres For Sale by Retail & Industry Anchors

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Project Highlights

±4.2 Acres Of Land Available For Sale By West Oaks Mall

- NEQ of Westheimer Road and Richmond Avenue
- Suitable uses include: medical, office, hospitality, and entertainment

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2-MILE AREA INDUSTRY AND RETAIL ANCHORS:



0.9 MILE FROM SITE
2.6M VISITS & \$68.2M IN SALES
- Placer.ai, Last Full 12 Months



Westhollow Campus
1 MILE FROM SITE
LARGEST OF SHELL 3 R&D HUBS
1,300 STAFF



2 MILES FROM SITE
2.1M VISITS & 19% INCREASE YO3Y
- Placer.ai, Last Full 12 Months

Approximate Size: ±4.2 acres of land for sale
TRACT I: Approx. 3 AC
TRACT II: Approx. 1.2 AC

Price: \$12.50-PSF—
Reduced to \$9.00 PSF

Restrictions: Inquire with broker

Traffic Counts: 18,276 VPD on Richmond Avenue
37,037 VPD on Westheimer Road
51,912 VPD on SH 6



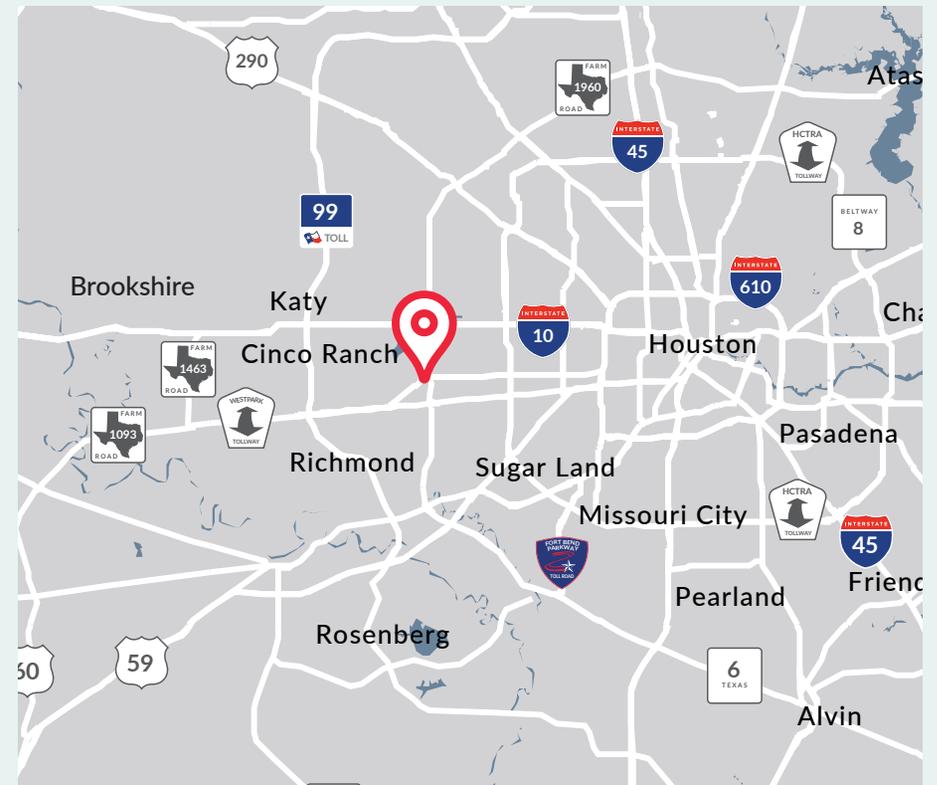
15% POPULATION GROWTH
within 1 mile from 2020 to 2025



\$99K AVERAGE HOUSEHOLD INCOME
within 3 miles



119K POPULATION
within 3 miles





TxDOT Traffic Counts as of 2024

12.25 | 10.25

Demographics

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

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---|---------------|----------------|----------------|
| Current Households | 4,792 | 16,375 | 47,055 |
| Current Population | 11,808 | 42,512 | 119,247 |
| 2020 Census Average Persons per Household | 2.46 | 2.60 | 2.53 |
| 2020 Census Population | 10,261 | 39,446 | 109,514 |
| Population Growth 2020 to 2025 | 15.08% | 7.77% | 8.89% |
| CENSUS HOUSEHOLDS | 1 MILE | 2 MILES | 3 MILES |
| 1 Person Households | 30.04% | 26.67% | 30.83% |
| 2 Person Households | 27.62% | 29.39% | 26.44% |
| 3+ Person Households | 42.34% | 43.94% | 42.73% |
| Owner-Occupied Housing Units | 28.62% | 37.47% | 38.70% |
| Renter-Occupied Housing Units | 71.38% | 62.53% | 61.30% |
| RACE AND ETHNICITY | 1 MILE | 2 MILES | 3 MILES |
| White | 19.09% | 24.41% | 25.55% |
| Black or African American | 45.62% | 31.80% | 30.30% |
| Asian or Pacific Islander | 14.49% | 16.06% | 16.59% |
| Other Races | 20.27% | 26.99% | 26.79% |
| Hispanic | 25.06% | 33.07% | 33.01% |
| INCOME | 1 MILE | 2 MILES | 3 MILES |
| Average Household Income | \$83,830 | \$91,693 | \$98,979 |
| Median Household Income | \$69,128 | \$75,002 | \$75,175 |
| Per Capita Income | \$31,985 | \$34,213 | \$37,773 |
| EDUCATION | 1 MILE | 2 MILES | 3 MILES |
| Estimated High School Graduate | 22.89% | 21.46% | 20.85% |
| Estimated Bachelor's Degree | 24.69% | 22.08% | 24.39% |
| Estimated Graduate Degree | 12.15% | 15.30% | 15.79% |
| AGE | 1 MILE | 2 MILES | 3 MILES |
| Median Age | 33.0 | 35.0 | 35.7 |

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.

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|---|------------------------------|-------------------------------------|------------------------------|
| 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 |
| Shireen Owlia Sales Agent/Associate's Name | 640710 License No. | sowlia@newquest.com Email | 281.640.7693 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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