



BINGLE CROSSING

Up to 1.49 Acre Pad Site Available and Prime End Cap in High Traffic 290 Corridor

U.S. Highway 290 & Bingle Road | Houston, Texas



Ronnie Miranda, CCIM, SIOR | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$90K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 5 MILE
 TRADE AREA

TRADE AREA REPORTS
A POPULATION OF
APPROXIMATELY 361,723
WITHIN THE 5 MILE RADIUS

HIGHWAY 290 CONSTRUCTION

MOST MAJOR CONSTRUCTION ALONG THE MAIN LANES OF HIGHWAY 290 WILL END IN 2018. ELEVEN LANES, INCLUDING A REVERSIBLE HOV LANE, FROM LOOP 610 TO TEXAS 6 WILL OPEN BY END OF 2018.

INCREASED
TRAFFIC COUNTS

218,528 VPD ON HIGHWAY 290
 26,961 VPD ON BINGLE RD.
(TXDOT 2017)



BINGLE CROSSING

HIGH TRAFFIC WITH SUPERIOR VISIBILITY from Hwy 290/Bingle Road intersection with pylon signage

Great ingress & egress with
3 ACCESS POINTS from Hwy 290 feeder road, Bingle Road and Pinemont Drive

Inline Space Available For Lease:

- **UP TO 3,009 SF END CAP**
- **1,559 SF** next to 24 Hour Fitness

Pad Site For Sale or Lease:

TR 4 • **1.49 ACRE** with **67 PARKING SPACES**

- **FULLY DETAINED** with **SITE UTILITIES TO ACCOMODATE**
- **6,000 SF RESTAURANT**
- **3,500 SF DRIVE THRU RESTAURANT**
- **10,000 SF MEDICAL OR OFFICE USE**

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Rampart Corporate Center
563,360 SF
40 Acre Industrial Park

Public Storage

BINGLE RD.
26,961 VPD

Forest West
604 Homes

CINEMARK

HOOTERS

brick house TAVERN+TAP

Denny's

TOWNEPLACE SUITES MARRIOTT

TWIN PEAKS

MUSTANG CAT
Dealership
600 Employees

PAD SITE AVAILABLE UP TO 10,000SF BLDG

END CAP AVAILABLE 3,009 SF

24 FITNESS

INLINE AVAILABLE 1,559 SF

PINEMONT DR.

290 NORTHWEST FREEWAY
218,528 VPD

TAM International
Global Manufacturing
126,000+ SF Facility

metroPCS **DUNKIN' DONUTS** **BR**



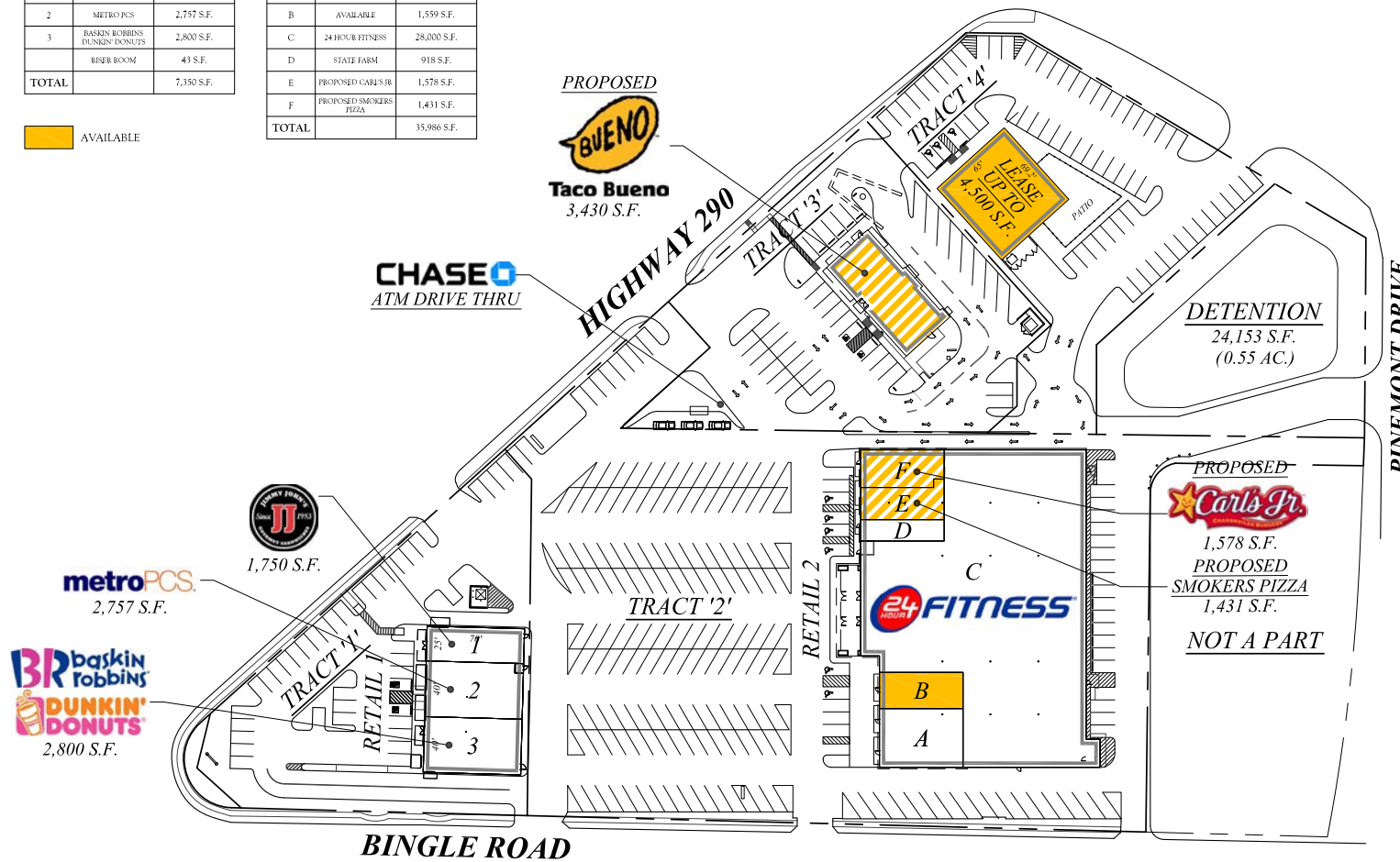
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	39,347	0.90	7,350	40	5.44	18.68
TRACT '2'	135,937	3.12	36,106	196	5.43	26.56
TRACT '3'	40,020	0.92	3,430	37	10.79	8.57
TRACT '4'	38,422	0.88	4,500	67	14.89	11.71
SUBTOTAL	253,726	5.82	51,386	340	6.62	20.25
DETENTION	24,153	0.55				
R.O.W.	806	0.02				
SUBTOTAL	24,959	0.57				
TOTAL	278,684	6.40				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP128 DATE: 10.01.18

RETAIL BUILDING 1			RETAIL BUILDING 2		
NO.	NAME	LEASE AREA	NO.	NAME	LEASE AREA
1	BIBBY JOHNS	1,750 S.F.	A	VIBETRONIX	2,500 S.F.
2	METRO PCS	2,757 S.F.	B	AVAILABLE	1,559 S.F.
3	BASKIN ROBBINS DUNKIN' DONUTS	2,800 S.F.	C	24 HOUR FITNESS	28,000 S.F.
	RISER ROOM	43 S.F.	D	STATE FARM	918 S.F.
			E	PROPOSED CARLS JR	1,578 S.F.
			F	PROPOSED SMOKERS PIZZA	1,431 S.F.
TOTAL		7,350 S.F.	TOTAL		35,986 S.F.

AVAILABLE



2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

	3 Miles	5 Miles	7 Miles
POSTAL COUNTS			
Current Households	53,728	129,607	250,593
Current Population	153,736	361,723	677,891
2010 Census Average Persons per Household	2.86	2.79	2.71
2010 Census Population	128,768	304,543	570,700
Population Growth 2010 to 2018	19.94%	19.60%	19.48%

	3 Miles	5 Miles	7 Miles
CENSUS HOUSEHOLDS			
1 Person Household	26.70%	26.69%	28.75%
2 Person Households	26.04%	27.98%	28.48%
3+ Person Households	47.27%	45.33%	42.77%
Owner-Occupied Housing Units	43.61%	53.05%	56.07%
Renter-Occupied Housing Units	56.39%	46.95%	43.93%

	3 Miles	5 Miles	7 Miles
RACE AND ETHNICITY			
2018 Estimated White	50.74%	52.20%	55.43%
2018 Estimated Black or African American	18.97%	18.92%	16.48%
2018 Estimated Asian or Pacific Islander	3.04%	5.56%	7.16%
2018 Estimated Other Races	26.29%	22.49%	20.19%
2018 Estimated Hispanic	59.23%	50.49%	47.08%

	3 Miles	5 Miles	7 Miles
INCOME			
2018 Estimated Average Household Income	\$65,743	\$89,557	\$107,945
2018 Estimated Median Household Income	\$48,647	\$63,750	\$77,369
2018 Estimated Per Capita Income	\$23,724	\$32,967	\$41,436

	3 Miles	5 Miles	7 Miles
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	30.45%	26.22%	22.79%
2018 Estimated Bachelors Degree	12.80%	17.82%	21.32%
2018 Estimated Graduate Degree	6.04%	9.57%	13.52%

	3 Miles	5 Miles	7 Miles
AGE			
2018 Median Age	32.3	34	34.5





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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.

Home Asset, Inc., dba NewQuest Properties	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
_____	_____	_____	_____
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 Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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