

# THE COLONNADE

Northwest Corner of W Lake Houston Pkwy & Aerobic Dr  
18455 West Lake Houston Parkway, Atascocita, Texas



## Highlights:

- 1,500 SF End Cap Available
- Located at the northwest corner of West Lake Houston Pkwy and Aerobic Dr, just north of Will Clayton Parkway
- Hard Corner
- Signalized Intersection

## Demographics:

	1 mile	3 mile	5 mile
2021 Population	14,645	77,658	137,570
Yearly Projected Population Growth	2.31%	2.05%	2.08%
Median HH Income	\$106,138	\$102,753	\$100,610



## Rental Rates:

Call For Rates

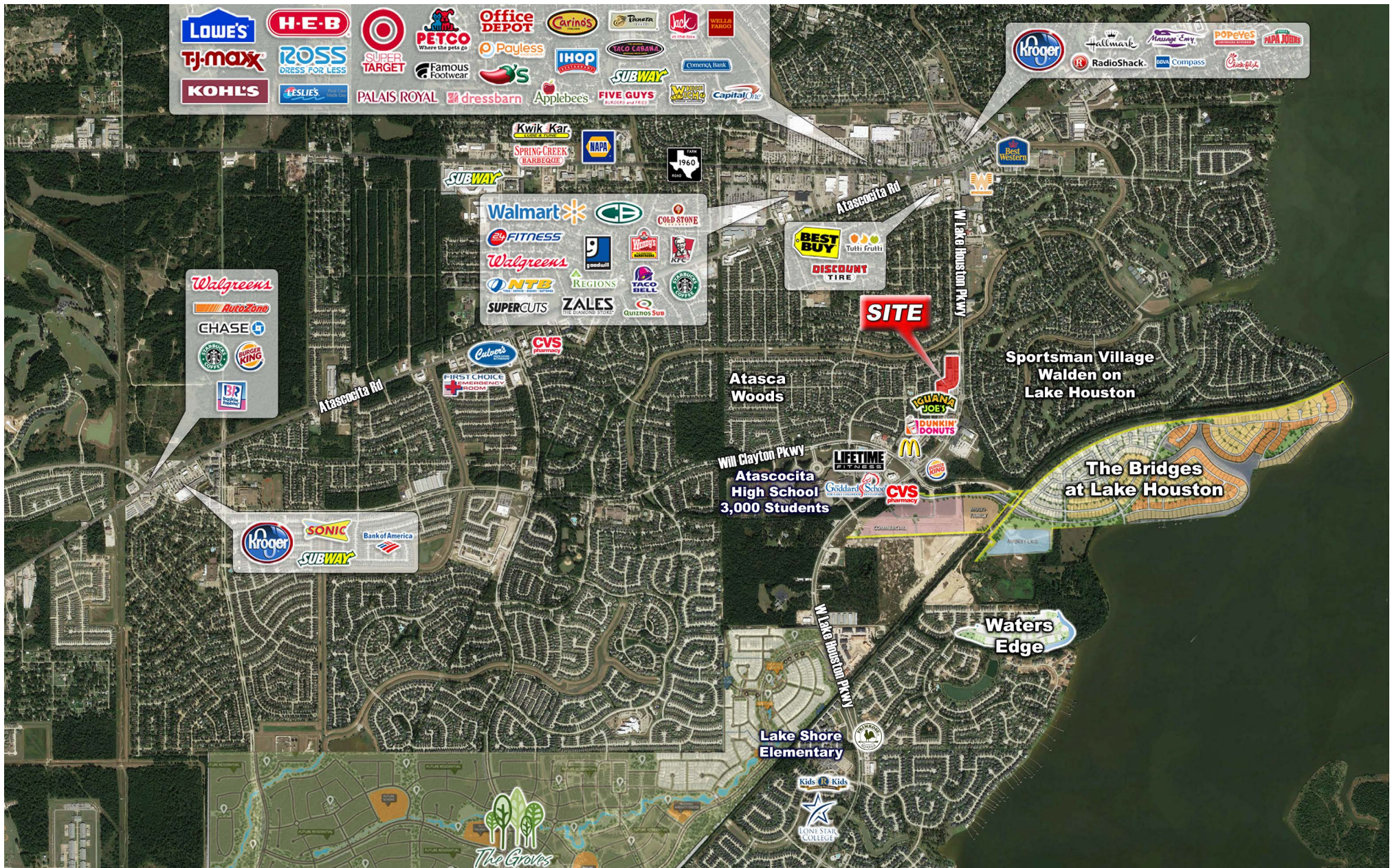
For More Information

Rob Naggar  
832-239-5484 | rob@sonadevgrp.com

Adam Soffar  
832-462-7497 | adam@sonadevgrp.com

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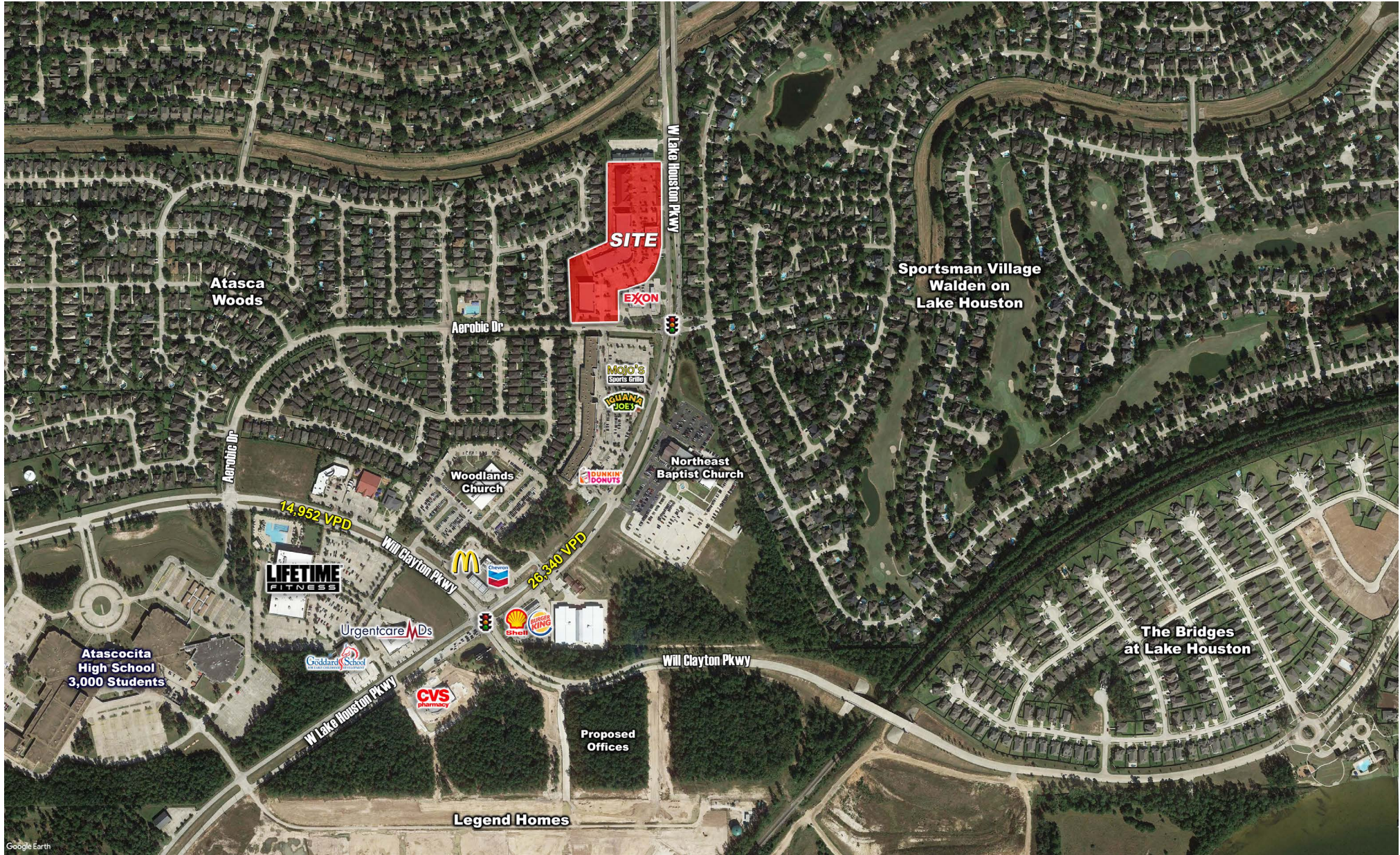
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## Building 1

1 - 4,600 SF  
2 - 6,824 SF  
**Total 11,424 SF**

## Building 2

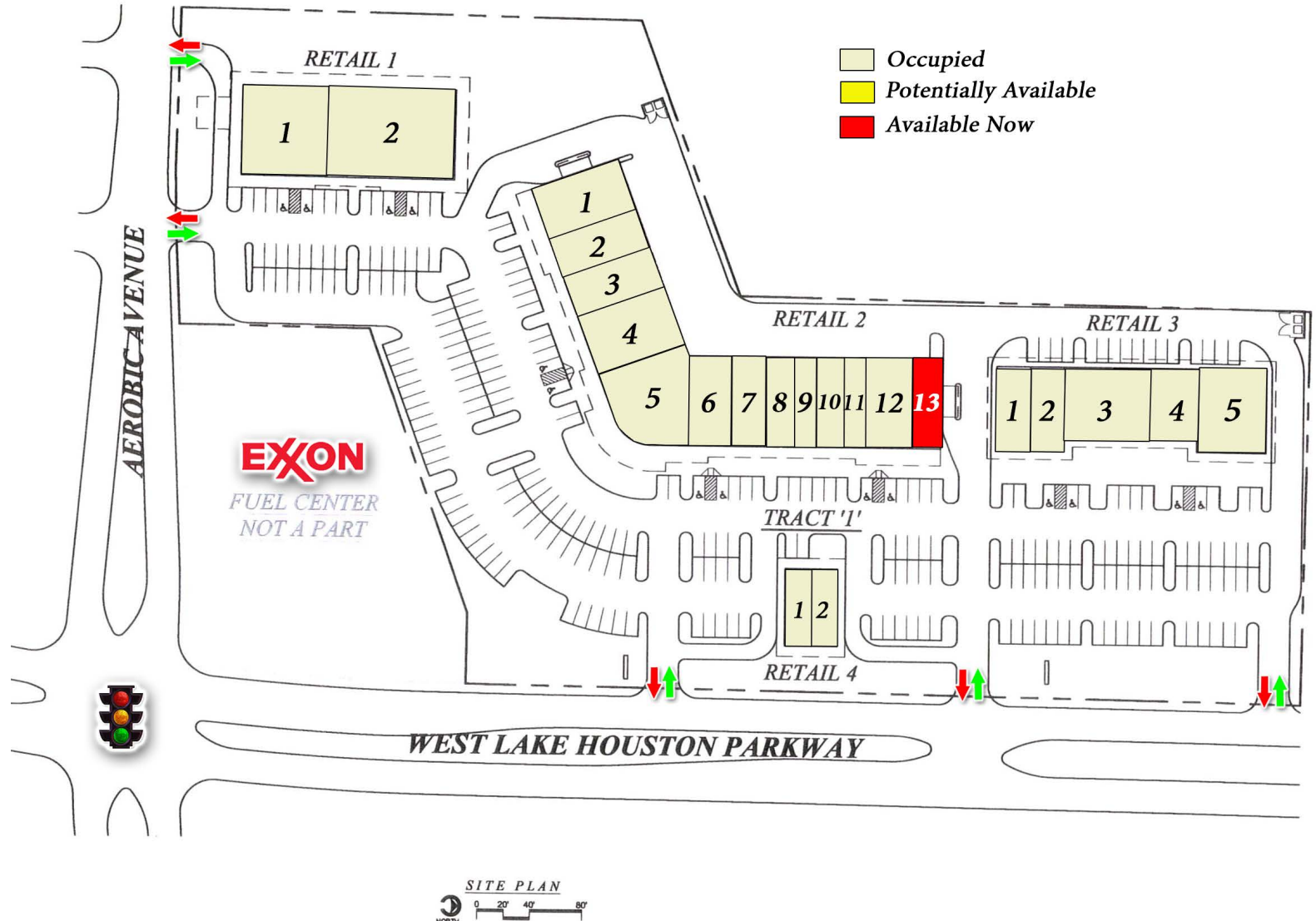
1 - 2,853 SF  
2 - 2,240 SF  
3 - 2,270 SF  
4 - 3,330 SF  
5 - 4,000 SF  
6 - 2,240 SF  
7 - 2,200 SF  
8 - 1,200 SF  
9 - 1,200 SF  
10 - 1,483 SF  
11 - 1,200 SF  
12 - 2,500 SF  
**13 - 1,500 SF AVAILABLE**  
**Total 28,216 SF**

## Building 3

1 - 1,650 SF  
2 - 1,650 SF  
3 - 3,781 SF  
4 - 2,000 SF  
5 - 3,351 SF  
**Total 12,432 SF**

## Building 4

1 - 1,200 SF  
2 - 1,200 SF  
**Total 2,400 SF**



For More Information

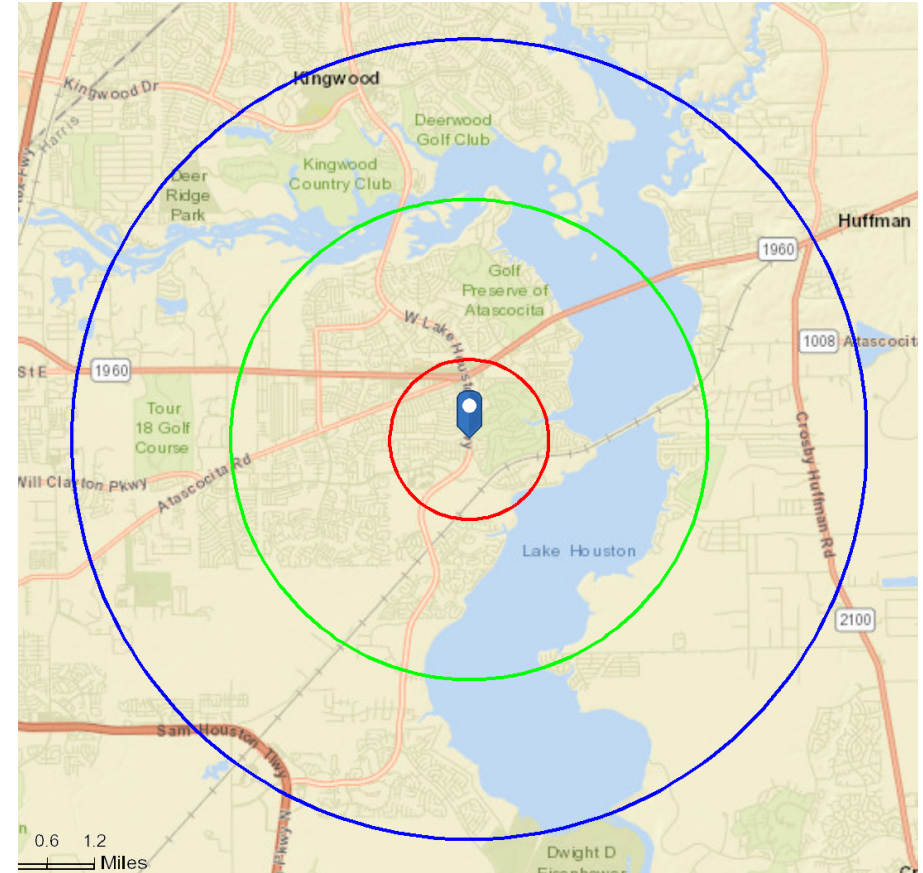
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	4,312	29,711	56,955
2010 Total Population	11,323	56,185	100,309
2017 Total Population	12,265	69,817	123,901
2017 Group Quarters	0	21	2,717
2022 Total Population	14,011	79,182	140,280
2017-2022 Annual Rate	2.70%	2.55%	2.51%
2017 Total Daytime Population	11,938	49,755	88,419
Workers	5,240	12,252	21,672
Residents	6,698	37,503	66,747
<b>Household Summary</b>			
2000 Households	1,381	9,861	18,807
2000 Average Household Size	3.12	3.01	2.90
2010 Households	3,619	18,699	33,731
2010 Average Household Size	3.13	3.00	2.90
2017 Households	3,867	23,015	41,240
2017 Average Household Size	3.17	3.03	2.94
2022 Households	4,396	25,948	46,481
2022 Average Household Size	3.19	3.05	2.96
2017-2022 Annual Rate	2.60%	2.43%	2.42%
2010 Families	3,064	15,184	26,884
2010 Average Family Size	3.41	3.35	3.26
2017 Families	3,244	18,597	32,777
2017 Average Family Size	3.47	3.39	3.31
2022 Families	3,673	20,903	36,869
2022 Average Family Size	3.49	3.41	3.34
2017-2022 Annual Rate	2.52%	2.37%	2.38%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,407	10,142	19,783
Owner Occupied Housing Units	84.7%	84.6%	79.9%
Renter Occupied Housing Units	13.4%	12.7%	15.1%
Vacant Housing Units	1.8%	2.8%	4.9%
2010 Housing Units	3,715	19,497	35,871
Owner Occupied Housing Units	85.7%	80.1%	75.9%
Renter Occupied Housing Units	11.7%	15.8%	18.1%
Vacant Housing Units	2.6%	4.1%	6.0%
2017 Housing Units	3,884	23,349	42,663
Owner Occupied Housing Units	85.8%	80.9%	76.5%
Renter Occupied Housing Units	13.8%	17.7%	20.1%
Vacant Housing Units	0.4%	1.4%	3.3%
2022 Housing Units	4,406	26,210	47,602
Owner Occupied Housing Units	86.1%	81.2%	77.4%
Renter Occupied Housing Units	13.7%	17.8%	20.3%
Vacant Housing Units	0.2%	1.0%	2.4%
<b>Median Household Income</b>			
2017	\$100,331	\$97,733	\$95,971
2022	\$108,637	\$105,948	\$104,962
<b>Median Home Value</b>			
2017	\$177,925	\$185,787	\$198,932
2022	\$206,408	\$217,363	\$240,623
<b>2017 Households by Income</b>			
Household Income Base	3,867	23,015	41,240
<\$15,000	1.7%	2.5%	3.0%
\$15,000 - \$24,999	2.2%	3.1%	3.9%
\$25,000 - \$34,999	4.6%	4.5%	4.7%
\$35,000 - \$49,999	8.0%	8.5%	8.8%
\$50,000 - \$74,999	16.0%	16.8%	16.8%
\$75,000 - \$99,999	17.2%	15.7%	14.7%
\$100,000 - \$149,999	24.4%	23.7%	21.9%
\$150,000 - \$199,999	11.9%	13.0%	12.2%
\$200,000+	14.0%	12.3%	14.0%
Average Household Income	\$124,897	\$120,191	\$123,074



	1 mile	3 miles	5 miles
<b>2017 Population 25+ by Educational Attainment</b>			
Total	7,537	44,432	79,823
Less than 9th Grade	1.7%	2.2%	2.6%
9th - 12th Grade, No Diploma	3.7%	3.9%	4.5%
High School Graduate	14.6%	16.6%	16.6%
GED/Alternative Credential	2.9%	2.5%	3.2%
Some College, No Degree	26.0%	25.8%	25.0%
Associate Degree	11.1%	10.5%	9.5%
Bachelor's Degree	29.1%	27.4%	25.9%
Graduate/Professional Degree	10.9%	11.2%	12.7%
<b>2017 Population 15+ by Marital Status</b>			
Total	9,008	52,875	95,239
Never Married	30.9%	28.7%	29.5%
Married	56.0%	58.8%	57.6%
Widowed	3.4%	3.1%	3.4%
Divorced	9.7%	9.5%	9.5%

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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.

\_\_\_\_\_  
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](http://www.trec.texas.gov)