

For Sale
or Lease



NewQuest

**PADS AND RETAIL SPACE AVAILABLE AT
THE GATEWAY AT HARRINGTON TRAILS**

NEC of Highway 242 and Harrington Dr
±9.0 Acres Ideal Commercial Development Site in Montgomery County

Jeanie Gibbs
281.640.7129 | jgibbs@newquest.com

Austen Baldridge
281.477.4363 | abaldridge@newquest.com

Diandra Breen
281.477.4353 | dbreen@newquest.com

Project Highlights

Retail Space For Lease and Pads Available For Sale or Lease in New Caney, Texas

- Located in one of the largest retail submarkets in the Houston MSA (Metropolitan Statistical Area), this tract is 40 miles north of the city of Houston and includes several cities like Conroe, Magnolia, and Willis that regularly lead the nation for population growth.
- Site is easily accessible by major highways such as I-45 (North), I-69 (North), and the Grand Parkway 99 (North).
- Median household incomes are above the Houston median, impacting the overall potential purchasing power among area residents.
- Three entrances on FM 242 (North) with a median cut allowing for eastbound traffic left turn access (see Site Plan).
- Two curb cuts on Harrington Drive with full cross access between sites (see Site Plan).
- No detention required and all utilities are available for each pad site.
- ±24,000 SF total of retail space coming soon.



Pad Sites:

Jeanie Gibbs

jgibbs@newquest.com
281.640.7129

Austen Baldridge

abaldridge@newquest.com
281.477.4363

Retail Space:

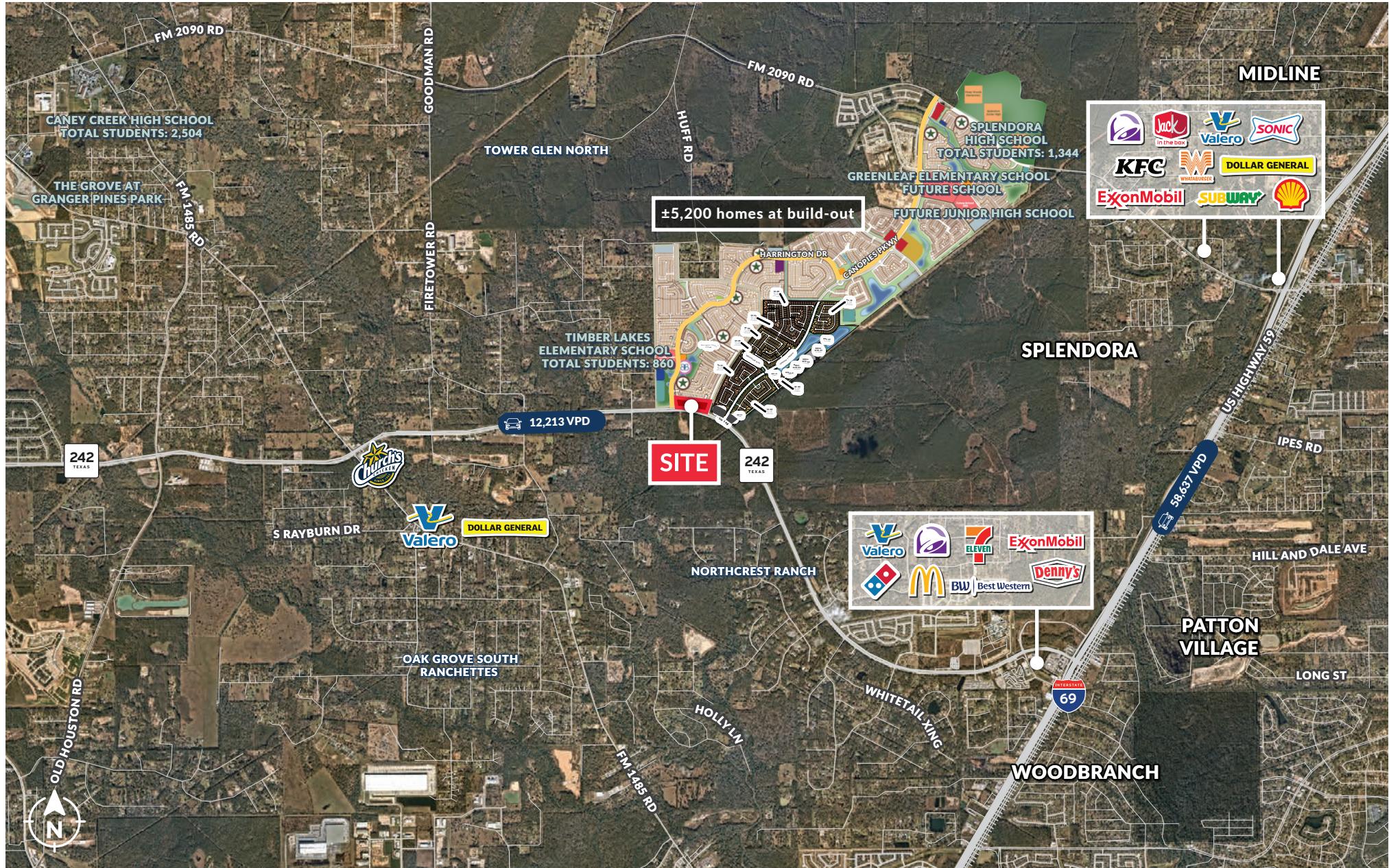
Diandra Breen

dbreen@newquest.com
281.477.4353

Austen Baldridge

abaldridge@newquest.com
281.477.4363

Regional Aerial



TxDOT Traffic Counts as of 2024

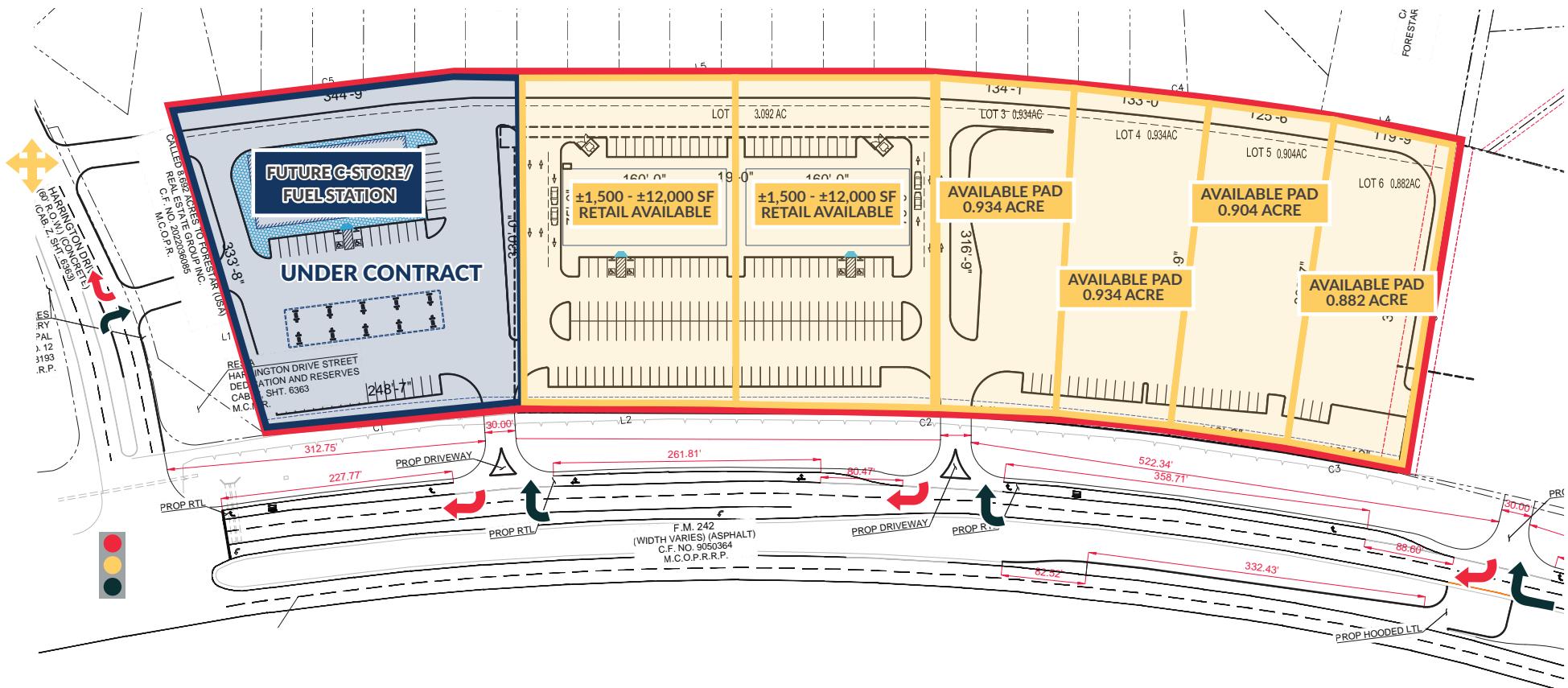
Site Aerial



Gateway at Harrington Trails



Site Plan



PADS AT GATEWAY AT HARRINGTON TRAILS | NEW CANEY, TEXAS

6

 NewQuest

01.26 | 07.25

Renderings



Renderings



Demographics

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

	2 MILE	3 MILES	5 MILES
POPULATION			
Current Households	1,889	4,145	18,055
Current Population	5,538	12,651	55,575
2020 Census Average Persons per Household	2.93	3.05	3.08
2020 Census Population	1,713	6,715	26,971
Population Growth 2020 to 2025	223.36%	88.38%	106.12%
CENSUS HOUSEHOLDS			
1 Person Households	14.51%	10.94%	14.26%
2 Person Households	35.68%	37.23%	33.11%
3+ Person Households	49.81%	51.83%	52.63%
Owner-Occupied Housing Units	82.60%	80.18%	76.34%
Renter-Occupied Housing Units	17.40%	19.82%	23.66%
RACE AND ETHNICITY			
White	68.60%	67.56%	63.78%
Black or African American	5.03%	4.50%	6.01%
Asian or Pacific Islander	2.08%	1.77%	2.00%
Other Races	23.81%	25.26%	26.97%
Hispanic	26.18%	30.51%	34.56%
INCOME			
Average Household Income	\$109,675	\$105,022	\$105,994
Median Household Income	\$86,256	\$84,229	\$86,993
Per Capita Income	\$35,024	\$33,762	\$35,064
EDUCATION			
Estimated High School Graduate	27.25%	31.01%	32.95%
Estimated Bachelor's Degree	14.19%	13.14%	13.74%
Estimated Graduate Degree	9.05%	8.32%	6.95%
AGE			
Median Age	39.4	37.7	34.5

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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.**

Home Asset, Inc., dba NewQuest	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 Jeanie Gibbs	License No. 577767	Email jgibbs@newquest.com	Phone 281.640.7129
Sales Agent/Associate's Name Austen Baldridge	License No. 672771	Email abaldridge@newquest.com	Phone 281.477.4363
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS26-88_VC_01.28.26