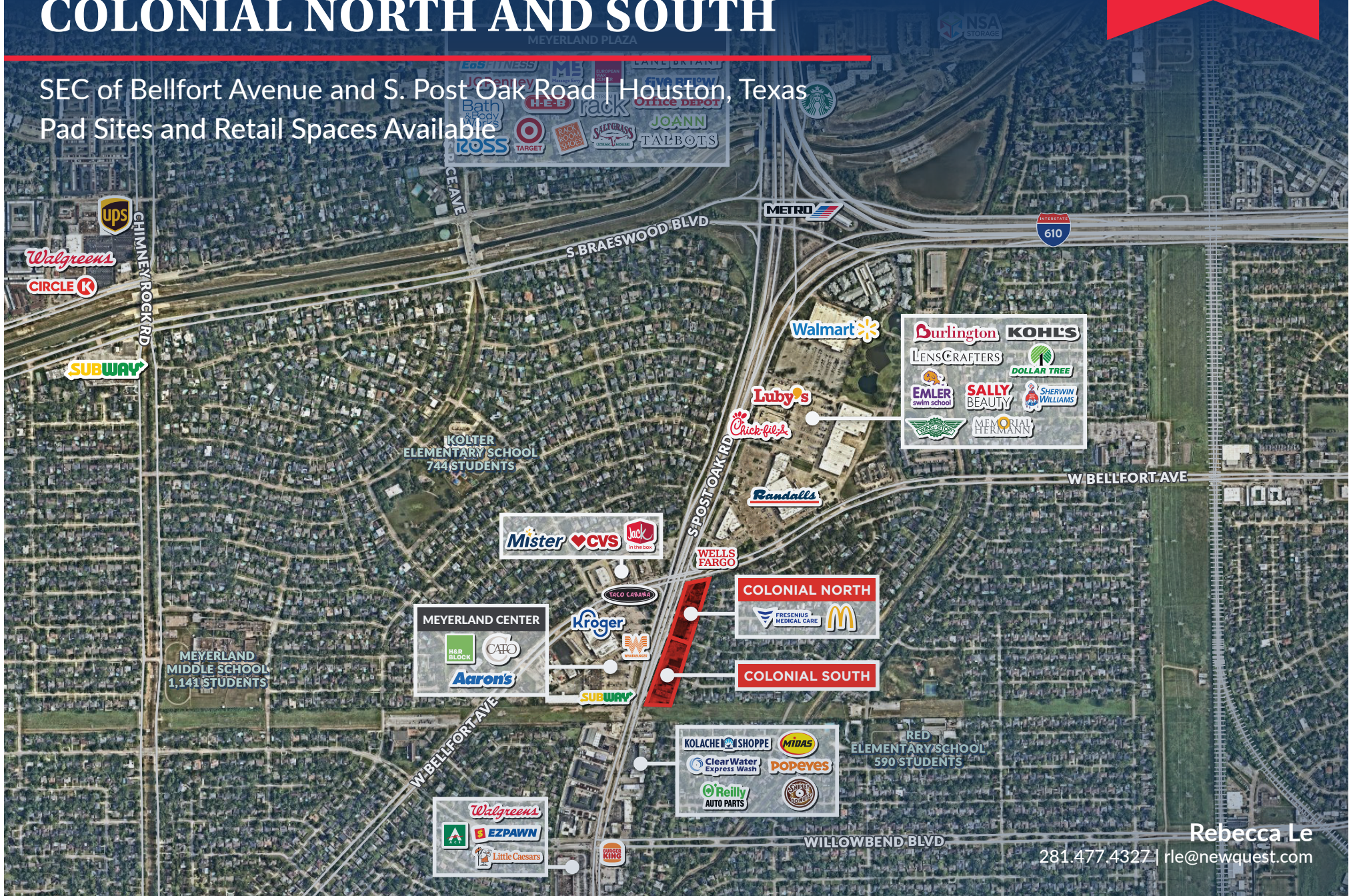




# COLONIAL NORTH AND SOUTH

FOR  
LEASE

SEC of Bellfort Avenue and S. Post Oak Road | Houston, Texas  
Pad Sites and Retail Spaces Available



Rebecca Le  
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# Project Highlights

- This location serves the Meyerland, Willow Meadows and Willow Bend neighborhoods
- 493,081 population in a 5-mile radius with an average HHI of \$120,181
- VPD of 83K+ at intersection of W. Belfort Ave. and S. Post Oak Rd.

**Rebecca Le**

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## Available For Lease/Ground Lease:

Colonial North: 0.64 AC pad site

Colonial South: 3,109-SF endcap | 0.84-AC pad site



**10%**  
POPULATION  
GROWTH  
WITHIN 5 MILES  
FROM 2020 TO 2024

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

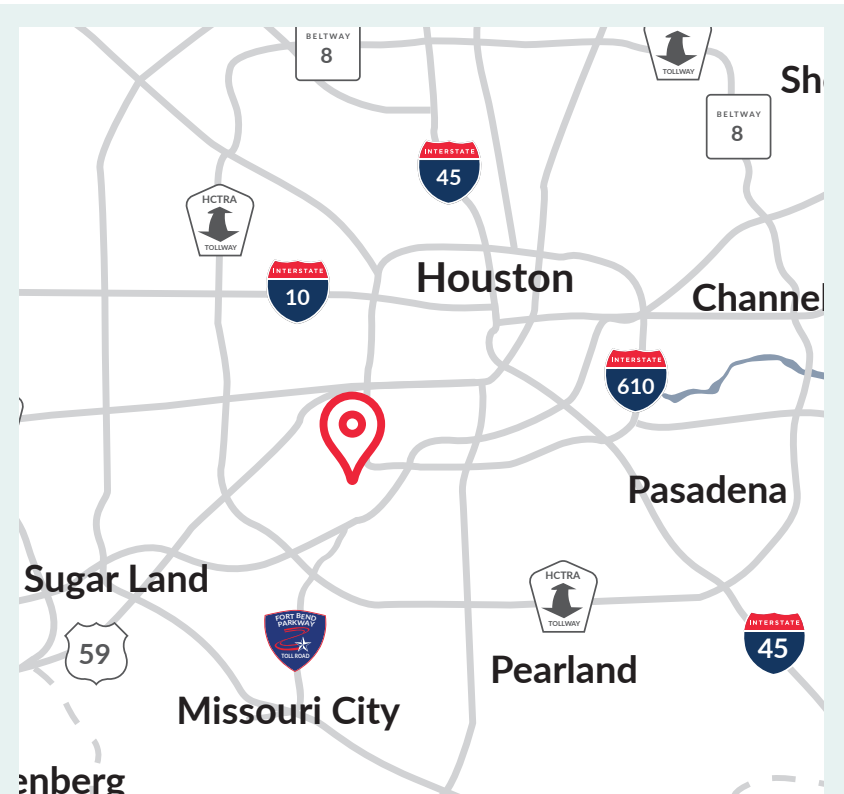


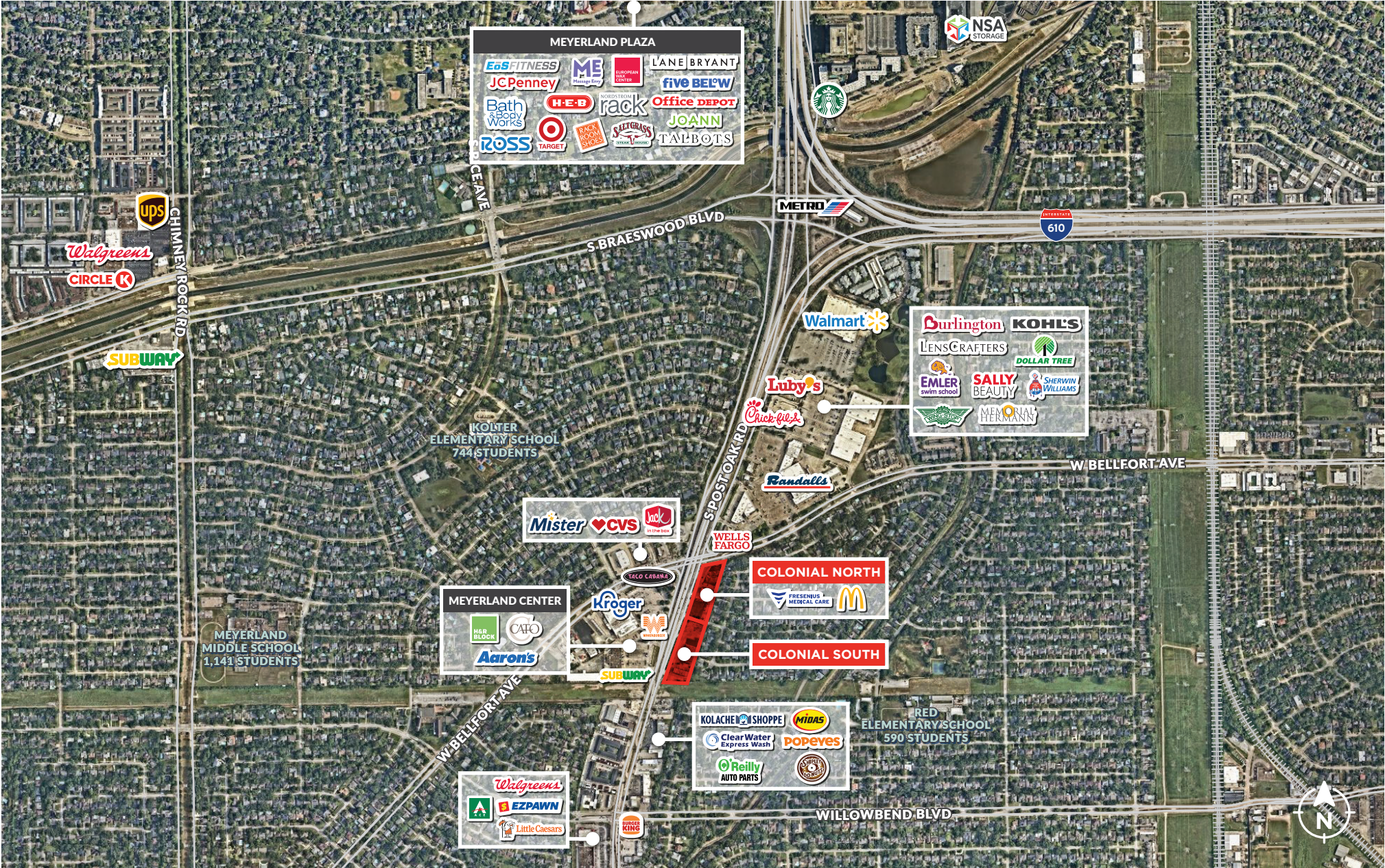
**\$165K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



**493K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

## MAJOR AREA RETAILERS



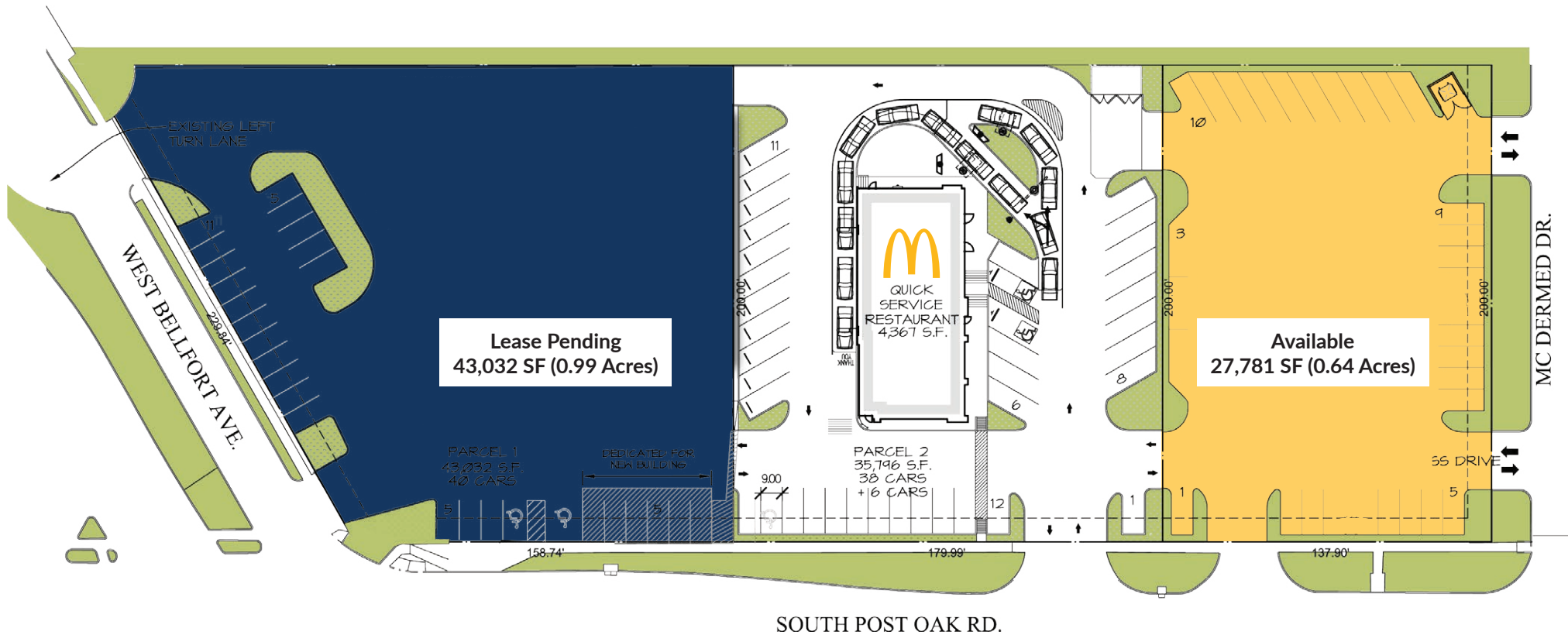




TxDot Traffic Counts as of 2024 10.24 | 08.24

# Site Plan: Colonial North

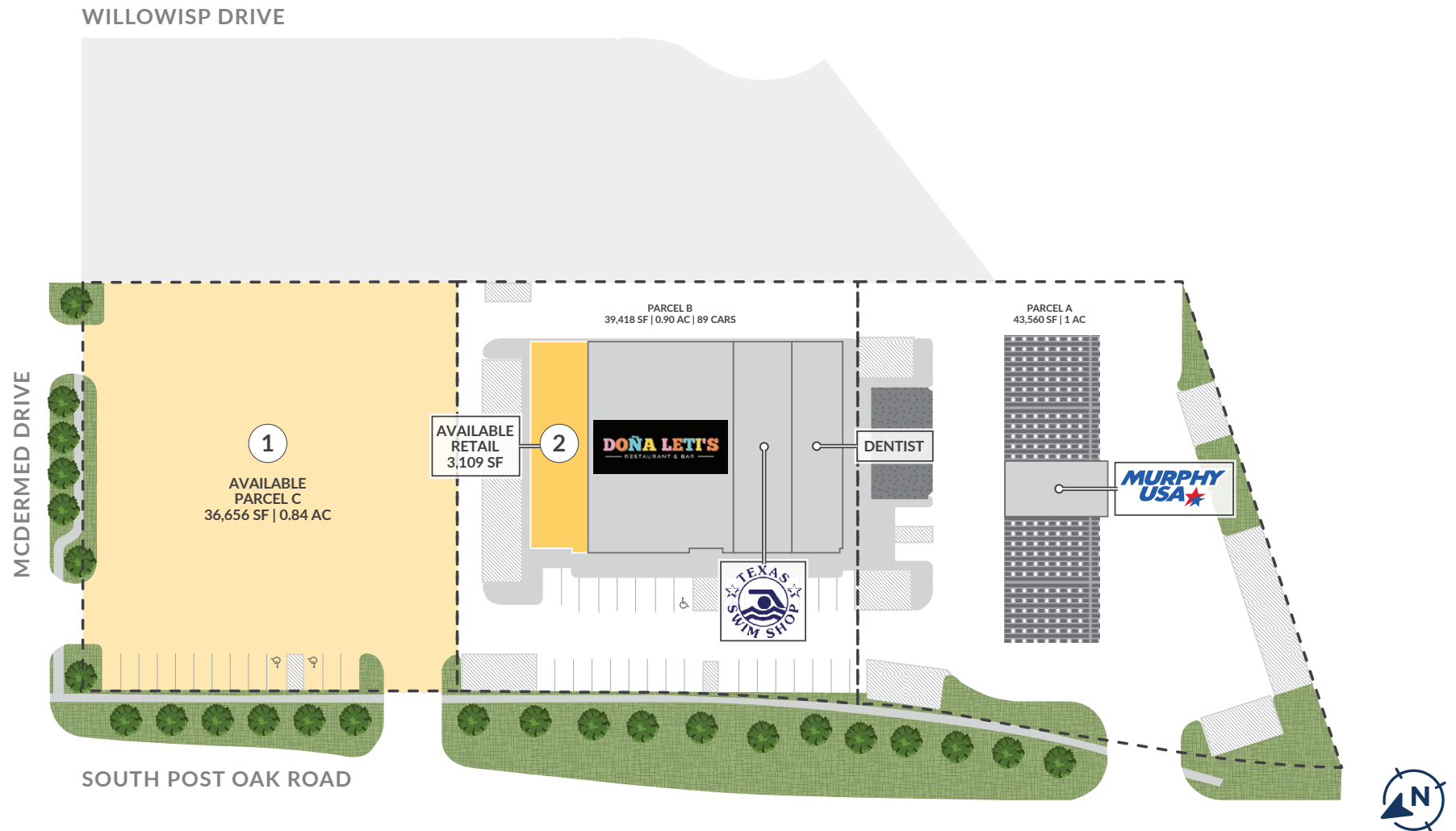
PARCEL	LAND AREA	BUILDING AREA	PARKING PROVIDED	KEY	DENSITY %
1	43,032 SF 0.99 AC	9,000 SF	40 CARS	4.4/1000	20.9%
2	35,796 SF 0.82 AC	4,367 SF	44 CARS	10.1/1000	12.1%
3	27,781 SF 0.64 AC	2,722 SF	31 CARS	11.4/1000	9.8%
Total	106,609 SF 2.45 AC	16,089 SF	115 CARS	7.1/1000	15.1%



09.24 | 05.19

# Site Plan: Colonial South

KEY	BUSINESS	AREAS
1	Available Pad For Sale	0.84 AC
2	Available Retail	3,109 SF



10.24 | 02.17

# Demographics

## POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	24,299	66,973	200,462
Current Population	56,865	170,890	493,081
2020 Census Population	53,041	155,460	446,408
Population Growth 2020 to 2024	7.21%	9.92%	10.46%
2024 Median Age	36.4	35.1	33.8

## RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	41.54%	37.48%	36.52%
Black or African American	17.72%	20.81%	21.89%
Asian or Pacific Islander	5.22%	5.32%	5.83%
Other Races	34.75%	35.40%	34.63%
Hispanic	51.49%	48.82%	47.01%

## INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$165,280	\$137,713	\$120,181
Median Household Income	\$112,902	\$90,249	\$78,715
Per Capita Income	\$67,212	\$53,176	\$48,343

## CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Households	45.74%	40.40%	42.82%
2 Person Households	28.82%	29.61%	29.47%
3+ Person Households	25.44%	29.99%	27.71%
Owner-Occupied Housing Units	54.08%	46.58%	38.24%
Renter-Occupied Housing Units	45.92%	53.42%	61.76%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Rebecca Le</b>	<b>519614</b>	<b>rle@newquest.com</b>	<b>281.477.4327</b>
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 or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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