SHELDON FOREST GROCERY ANCHORED SHOPPING CENTER

Small Shop Spaces and Pad Site Available

NWC of I-10 & Sheldon Road | Channelview, Texas
Small Shop Spaces and Pad Site Available



NewQuest

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Project Highlights

Site Specifics:
- Food Town grocery anchored shopping center described by the locals as “our grocery store”

Strategic Advantages:
- First major shopping center for local consumers traveling west from Lynchburg
- Excellent freeway visibility
- Only center anchored by a leading supermarket on major north/south thoroughfare north of the Houston Ship Channel
- School District: Channelview Independent

Available | Call broker for pricing:
- Small shop inline spaces: 1,178-SF, (x2) 2,000-SF, 3,100-SF
- 28,880-SF Pad site

Traffic Counts:
- 141,872 VPD on Interstate 10
- 24,899 VPD on Sheldon Road

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142K
VEHICLES PER DAY ON INTERSTATE 10

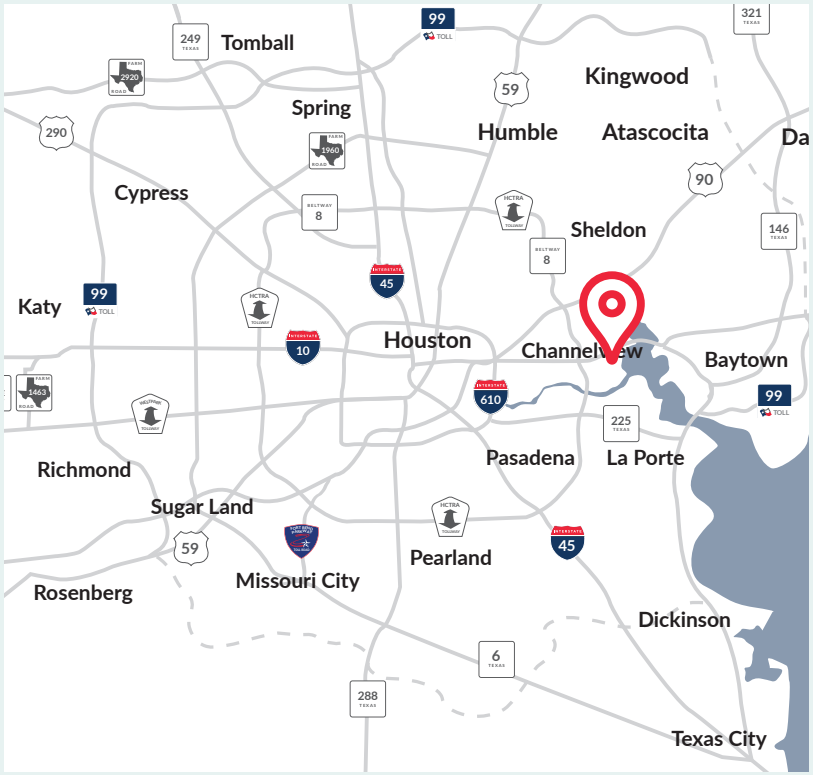
$89K
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

118K
CURRENT POPULATION WITHIN 5 MILES

2020 Census, ESRI 2026

MAJOR AREA RETAILERS

Food Town, Family Dollar, Wing Stop, Pizza Hut, Abealls, Church's Texas Chicken, Taco Bell, Subway



Aerial

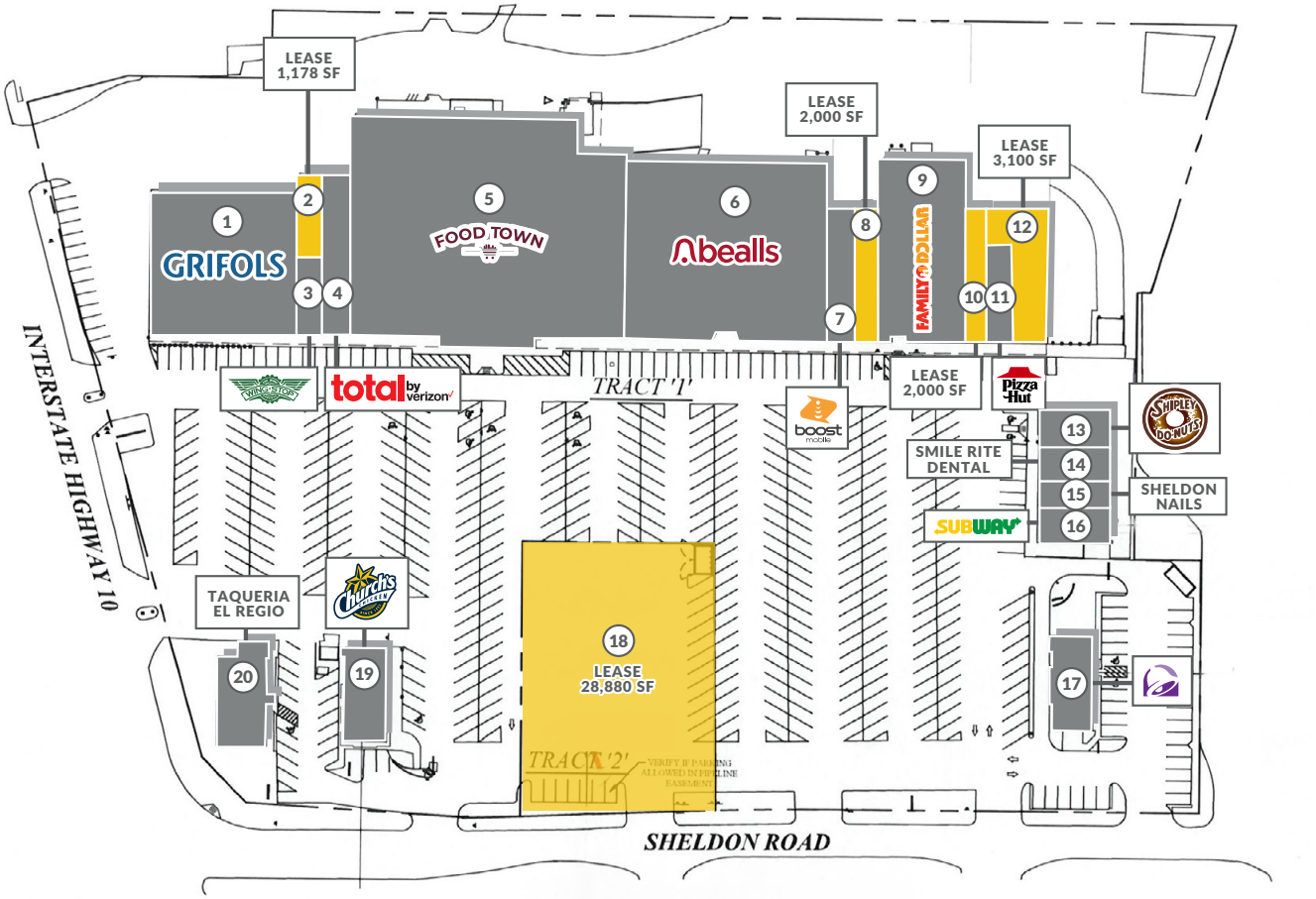


TxDOT Traffic Counts as of 2026

10.26 | 09.26

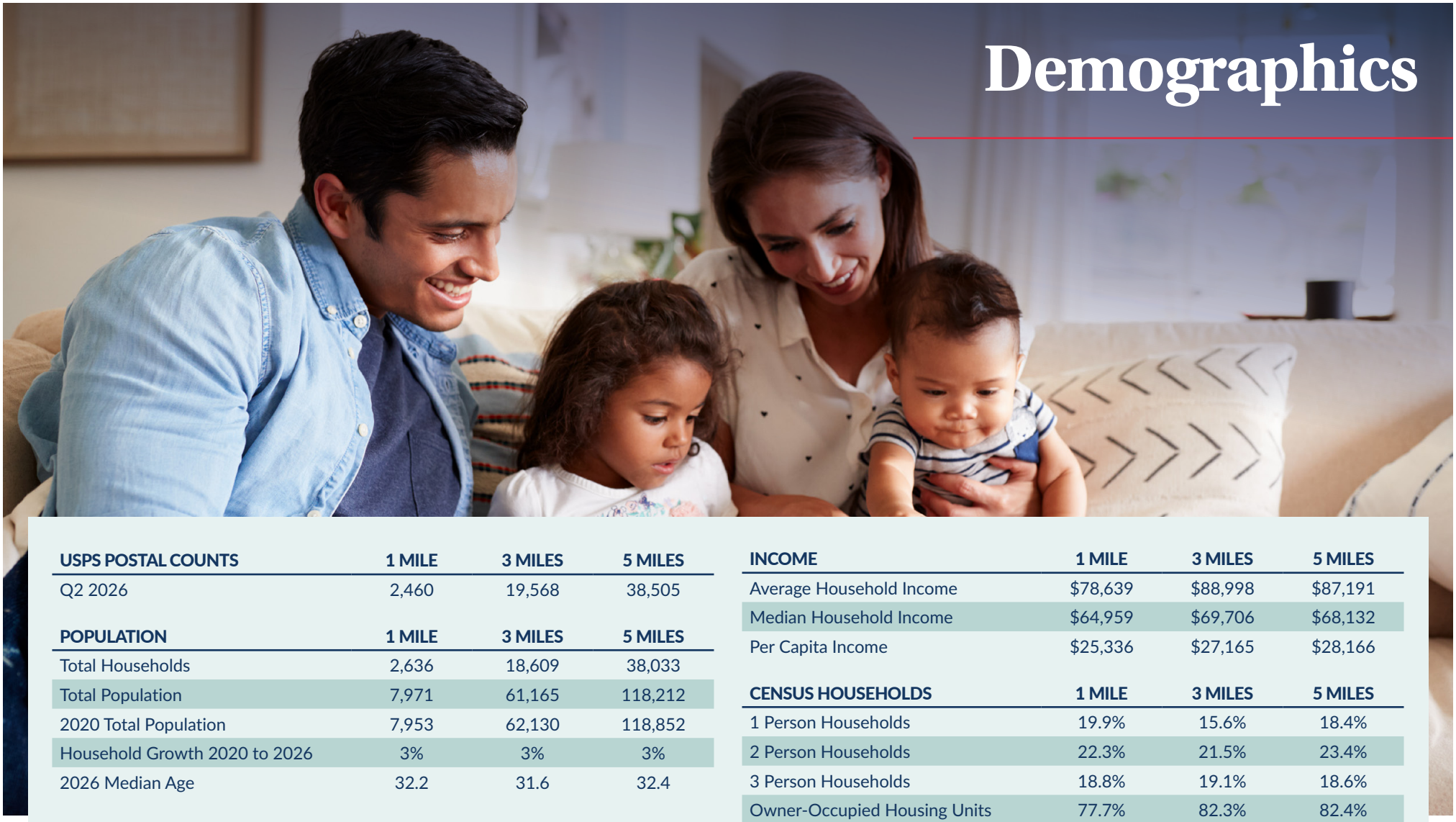
AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan



KEY	BUSINESS	LEASE AREAS
1	Grifols - Biomat USA Channelview	11,550 SF
2	**Available for Lease**	**1,178 SF**
3	Wingstop	1,200 SF
4	Total by Verizon	2,390 SF
5	Food Town	32,850 SF
6	Bealls	20,000 SF
7	Boost Mobile	2,000
8	**Available for Lease**	**2,000 SF**
9	Family Dollar	8,640 SF
10	**Available for Lease**	**2,000 SF**
11	Pizza hut	1,500 SF
12	**Available for Lease**	**3,100 SF**
13	Shipley's Donuts	1,500 SF
14	Smile Rite Dental	1,500 SF
15	Sheldon Nails	1,500 SF
16	Subway	1,500 SF
17	Taco Bell	1,800 SF
18	**Pad Available for Lease**	**28,880 SF**
19	Church's Chicken	2,225 SF
20	Taqueria El Regio	2,700 SF

SP.08 | 10.26 | 08.23



Demographics

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	2,460	19,568	38,505

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	2,636	18,609	38,033
Total Population	7,971	61,165	118,212
2020 Total Population	7,953	62,130	118,852
Household Growth 2020 to 2026	3%	3%	3%
2026 Median Age	32.2	31.6	32.4

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	37.0%	25.9%	24.8%
Black/African American	2.5%	11.0%	17.3%
Asian	0.6%	1.3%	1.7%
Hispanic	78.0%	76.6%	69.4%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$78,639	$88,998	$87,191
Median Household Income	$64,959	$69,706	$68,132
Per Capita Income	$25,336	$27,165	$28,166

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	19.9%	15.6%	18.4%
2 Person Households	22.3%	21.5%	23.4%
3 Person Households	18.8%	19.1%	18.6%
Owner-Occupied Housing Units	77.7%	82.3%	82.4%
Renter-Occupied Housing Units	71.4%	76.0%	69.0%

2020 Census, ESRI 2026

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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	**420076**	**-**	**281.477.4300**
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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
Nina Kuhn-Irwin	**669710**	**nirwin@newquest.com**	**713.840.8244**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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