NewQuest

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
- 492,213 population in a 5-mile radius with an average HHI of $118,848
- VPD of 83K+ at intersection of W. Bellfort Avenue and S. Post Oak Road

Available For Lease/Ground Lease:
Colonial North: 0.64 acre pad site
Colonial South: 3,109 SF endcap | 0.84 acre pad site

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10%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

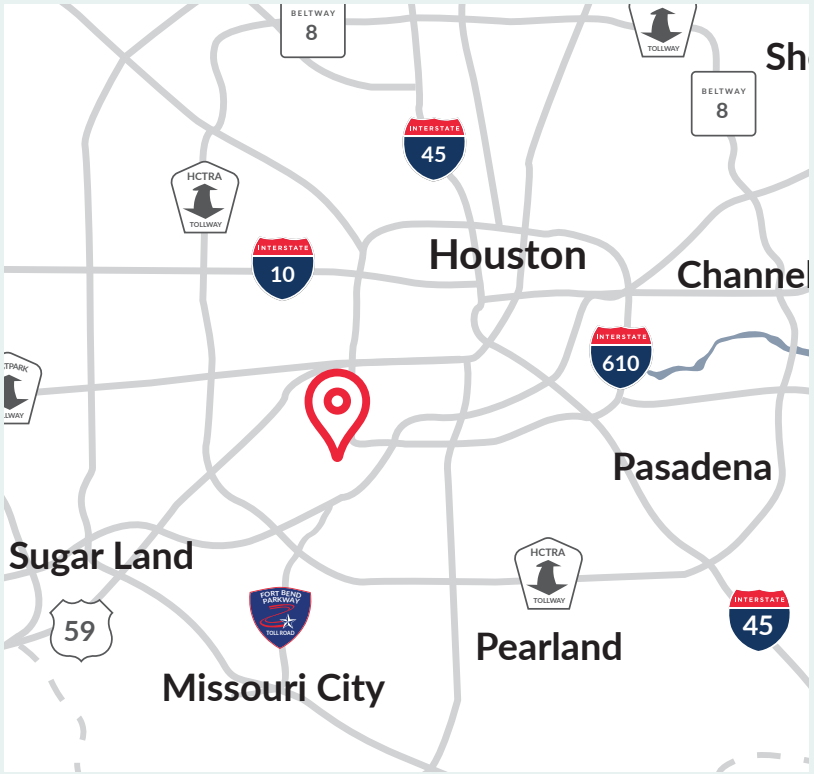
$162K
AVERAGE HOUSEHOLD INCOME
WITHIN 2 MILES

492K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

MAJOR AREA RETAILERS

Kroger · Walmart · KOHL'S · Burlington



Aerial



08.26 | 05.26

Aerial



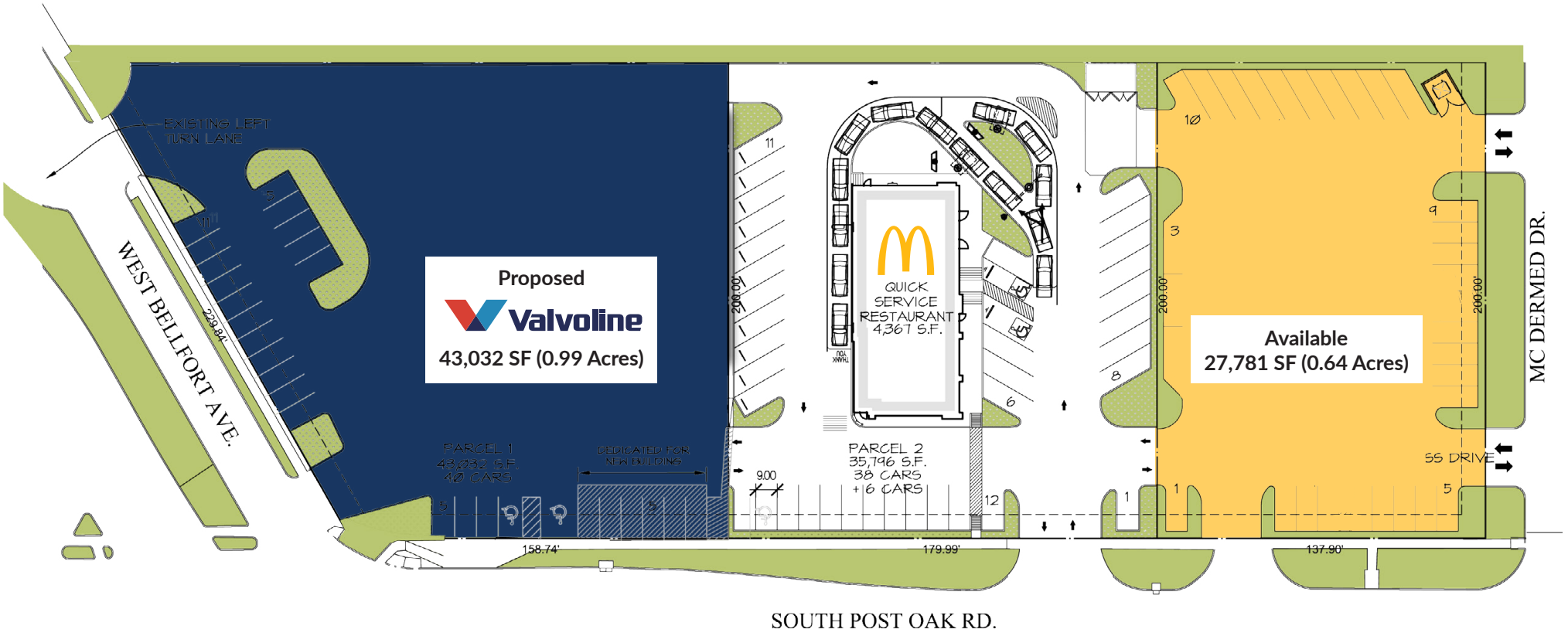
TxDot Traffic Counts as of 2024

08.26 | 05.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan: Colonial North

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

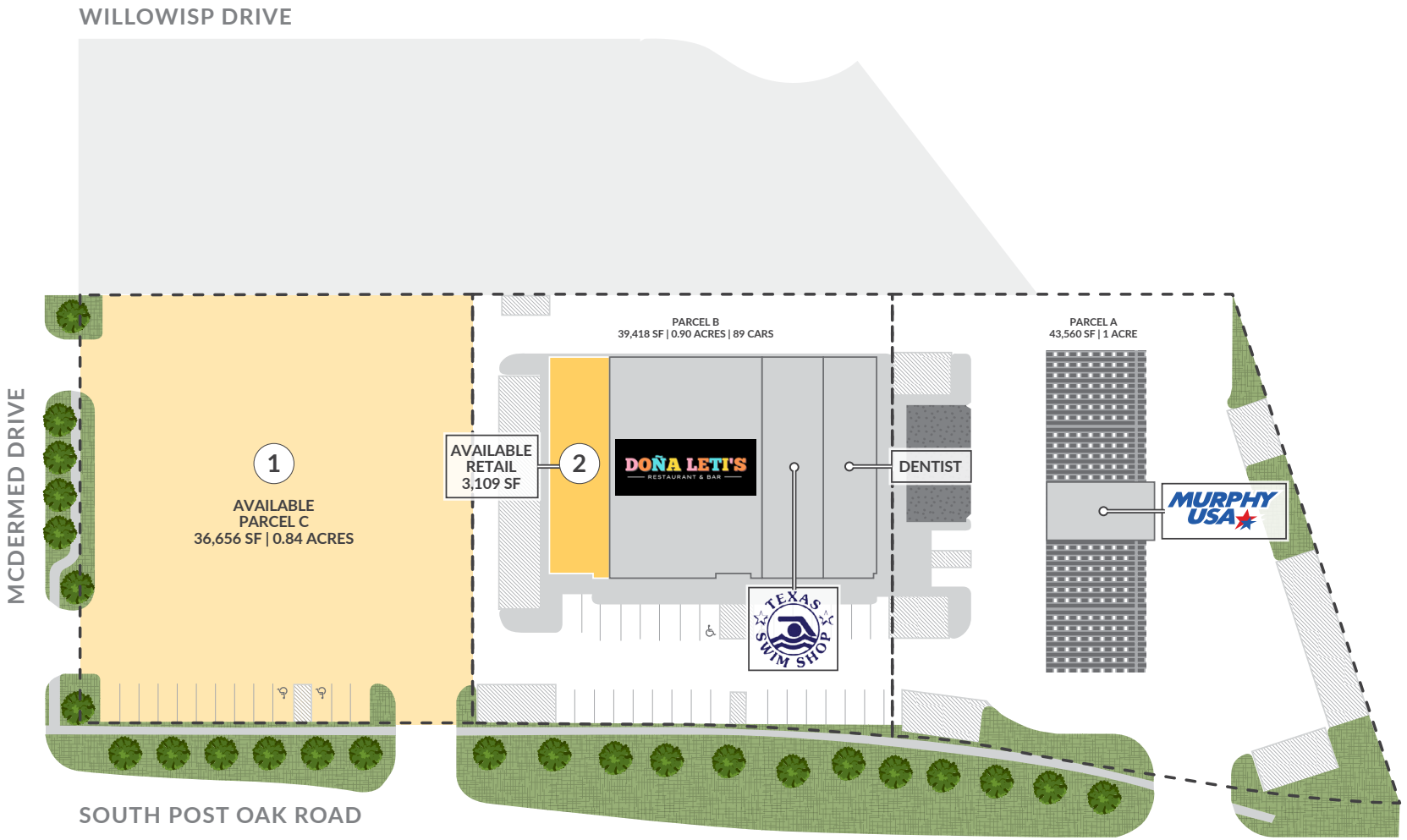


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AVAILABLE LEASED IN NEGOTIATION NOT A PART

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	23,800	66,218	200,109
Current Population	55,697	168,964	492,213
2020 Census Population	53,041	155,460	446,408
Population Growth 2020 to 2025	6.21%	9.41%	11.34%
2025 Median Age	5.01%	8.69%	10.26%

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	46.76%	35.83%	32.12%
Black or African American	17.23%	22.47%	23.47%
Asian or Pacific Islander	12.84%	10.46%	11.08%
Other Races	22.60%	30.33%	32.17%
Hispanic	29.75%	38.40%	40.88%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$161,518	$133,192	$118,848
Median Household Income	$119,818	$96,832	$84,586
Per Capita Income	$64,637	$51,172	$47,256

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	33.72%	30.39%	32.91%
2 Person Households	26.82%	27.47%	27.88%
3+ Person Households	39.46%	42.14%	39.21%
Owner-Occupied Housing Units	53.27%	45.34%	37.53%
Renter-Occupied Housing Units	46.73%	54.66%	62.47%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

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**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Rebecca Le	**519614**	**rle@newquest.com**	**281.477.4327**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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