BINGLE CROSSING

Pads and Retail Space Available

NWQ of US Highway 290 and Bingle Road
Houston, Texas



NewQuest

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Project Highlights

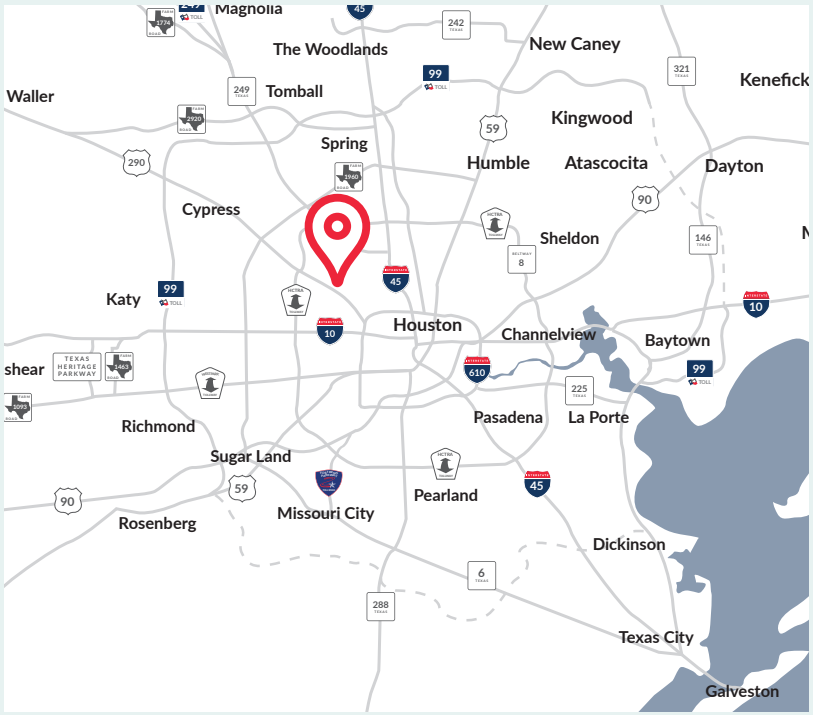


228K+
VEHICLES PER DAY ON HIGHWAY 290

$148K
AVERAGE HOUSEHOLD INCOME WITHIN 7 MILES

661K
CURRENT POPULATION WITHIN 7 MILES

2020 Census, ESRI 2026



ESTABLISHED RESIDENTIAL GROWTH

765 ANNUAL TRANSACTIONS
$481,153 AVERAGE SALE PRICE
MOST ACTIVE SUBDIVISIONS:
OAK FOREST (61), SPRING BROOK VILLAGE (31), SPRING SHADOWS (22)

Zonda Estimates Within 5 Miles as of 2Q 2026

Project Highlights

High traffic with superior visibility from Highway 290 and Bingle Road

High-profile pylon signage visible from Highway 290

Great ingress & egress with 3 access points from Highway 290 feeder, Bingle Road and Pinemont Drive

In the **middle of a diverse and robust restaurant highway** stretch with high customer traffic

Available:
2,500 SF endcap
0.88 and 0.84 acres (can be combined)

Seeking chicken QSR, burgers, nail salon users



AREA RETAILERS

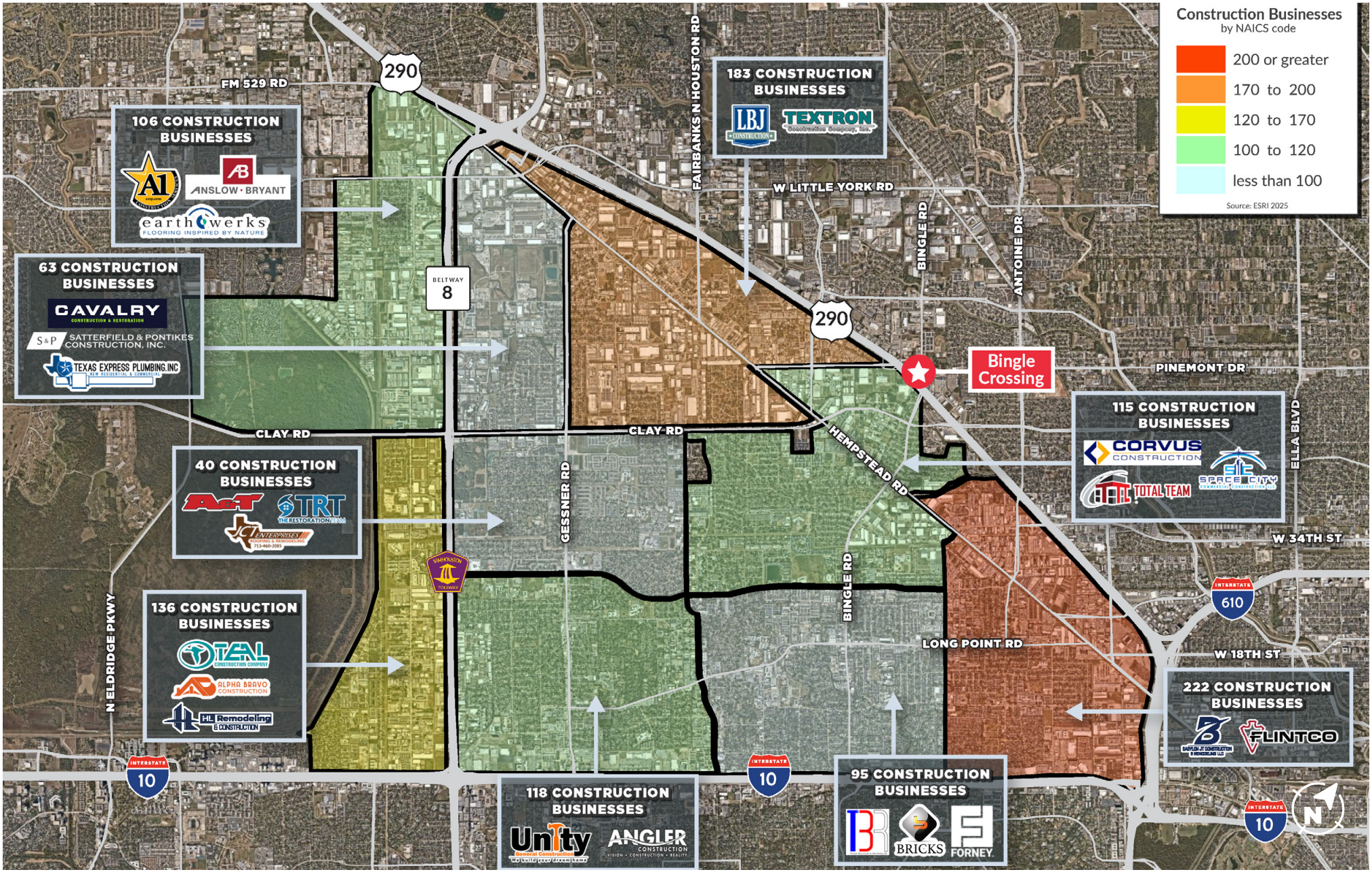
TARGET
DUNKIN'
Denny's
CINEMARK
petco
Burlington
BR
Public Storage
PAPPASITO'S Cantina
JJ

Access Map



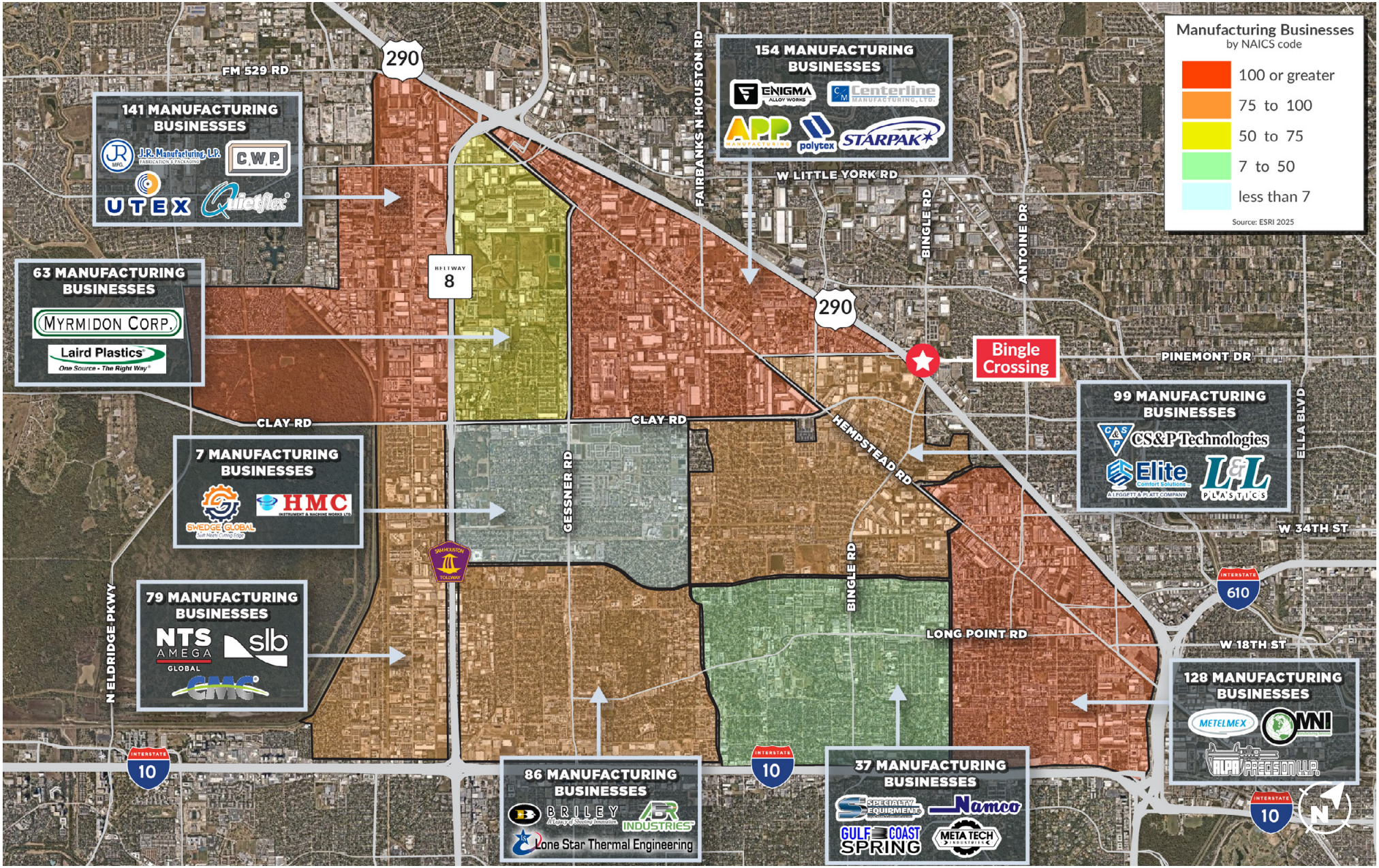
05.26 | 01.26

Construction Density Aerial



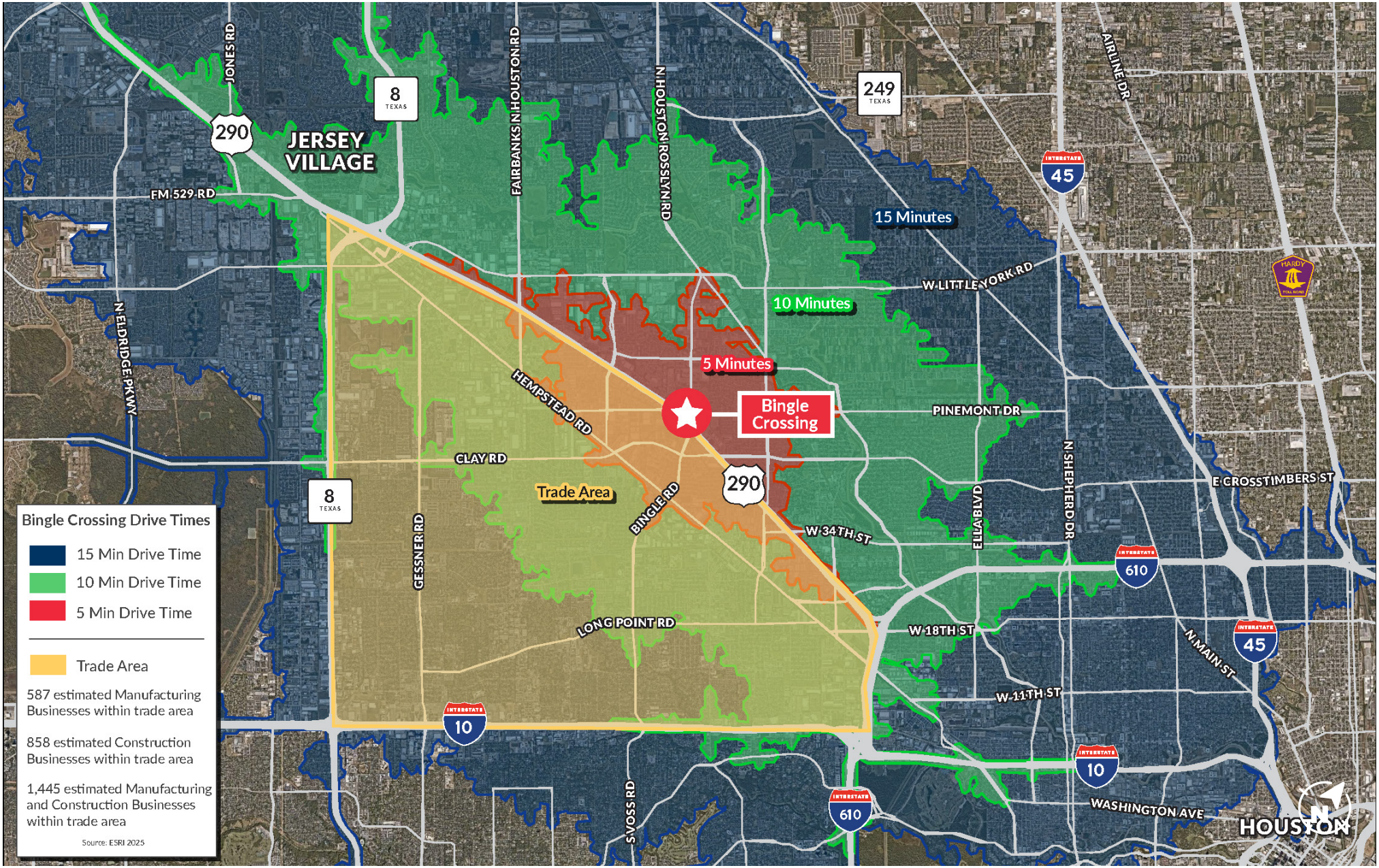
01.26 | 01.26

Manufacturing Density Aerial



01.26 | 01.26

Drive Time



01.26 | 01.26

Aerial

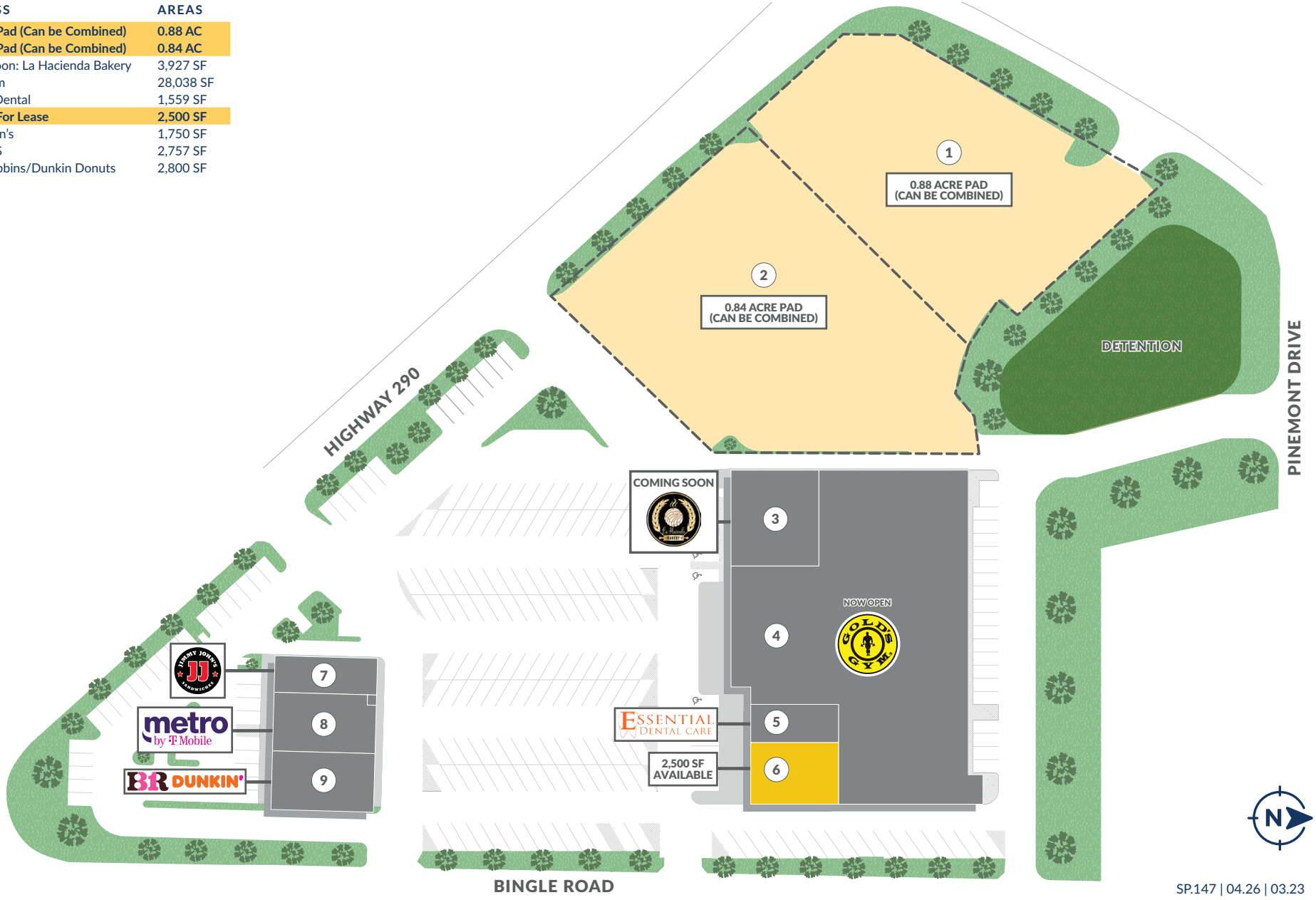


09.26 | 08.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	**Available Pad (Can be Combined)**	**0.88 AC**
2	**Available Pad (Can be Combined)**	**0.84 AC**
3	Coming Soon: La Hacienda Bakery	3,927 SF
4	Gold's Gym	28,038 SF
5	Essential Dental	1,559 SF
6	**Available For Lease**	**2,500 SF**
7	Jimmy John's	1,750 SF
8	Metro PCS	2,757 SF
9	Baskin Robbins/Dunkin Donuts	2,800 SF



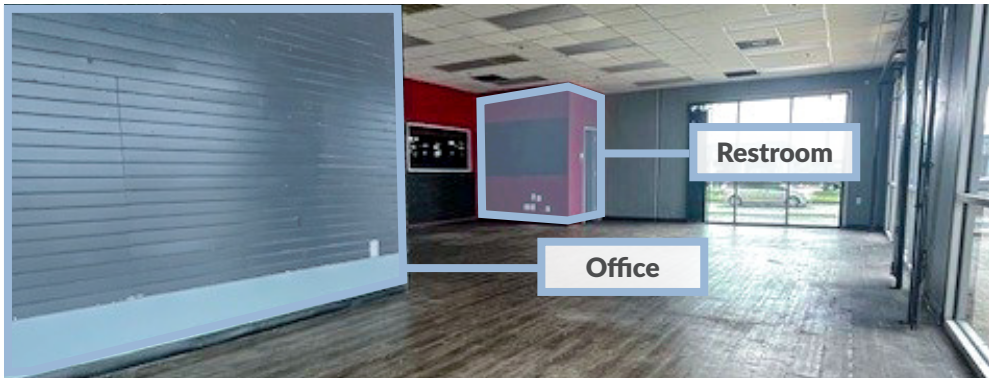
SP.147 | 04.26 | 03.23

Unit #6 - Highlight



- Unit #6 is a 2,500 SF endcap available for immediate lease
- Space was previously home to a car stereo installation business
- Space currently offers two rolling side doors for easy deliveries
- One restroom
- Separate office space
- Great highway exposure
- Excellent visibility along Bingle Road (over 25K VPD)

Front of House

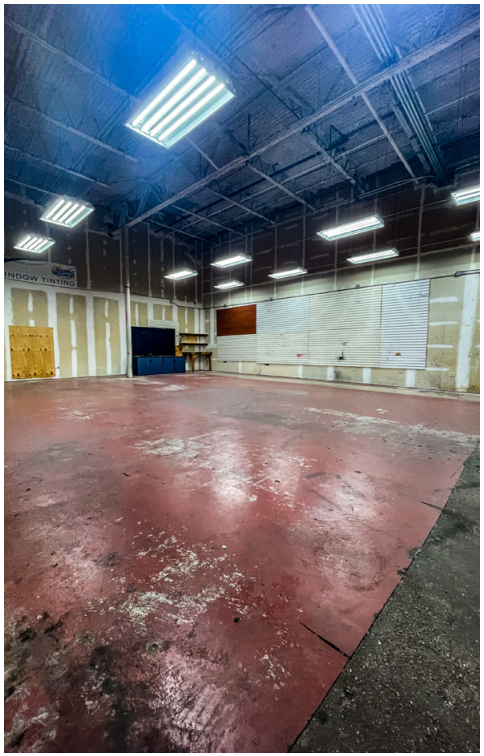






Back of House

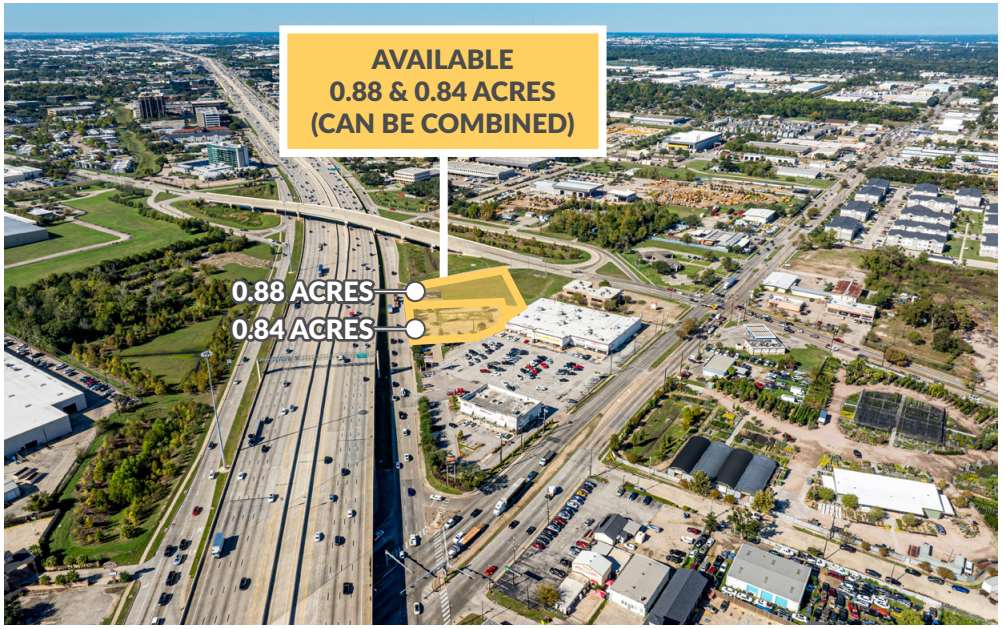




Pad - Highlight

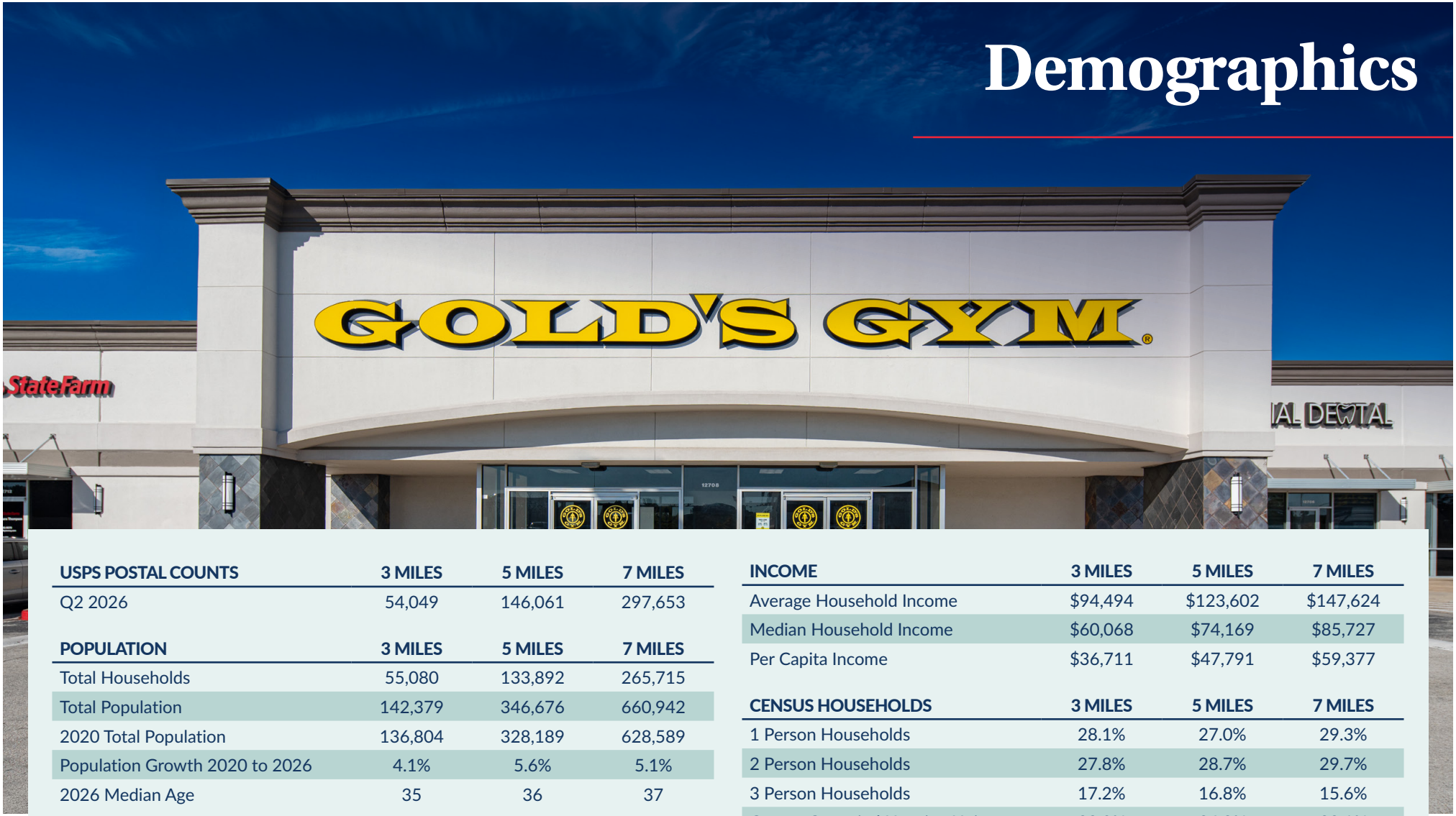






- 0.88 acre pad available
- 0.84 acre previous QSR pad available - sitework in place
- Pads can be combined
- Excellent access to Highway 290 feeder road

Demographics



USPS POSTAL COUNTS	3 MILES	5 MILES	7 MILES
Q2 2026	54,049	146,061	297,653

POPULATION	3 MILES	5 MILES	7 MILES
Total Households	55,080	133,892	265,715
Total Population	142,379	346,676	660,942
2020 Total Population	136,804	328,189	628,589
Population Growth 2020 to 2026	4.1%	5.6%	5.1%
2026 Median Age	35	36	37

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	26.9%	32.4%	36.8%
Black/African American	15.6%	16.4%	13.8%
Asian	3.2%	5.6%	7.6%
Hispanic	62.3%	52.3%	47.7%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	$94,494	$123,602	$147,624
Median Household Income	$60,068	$74,169	$85,727
Per Capita Income	$36,711	$47,791	$59,377

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	28.1%	27.0%	29.3%
2 Person Households	27.8%	28.7%	29.7%
3 Person Households	17.2%	16.8%	15.6%
Owner-Occupied Housing Units	28.0%	36.8%	38.1%
Renter-Occupied Housing Units	72.0%	63.2%	61.9%

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.

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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
Lara Lee LaMendola	**766215**	**llamendola@newquest.com**	**281.640.7699**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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