WINDCLIFF TOWN CENTER

Retail Spaces Available For Lease

Kroger

Shadow Anchored

NEC of Jones Road and Cypress North Houston Road
Houston, Texas



NewQuest

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Project Highlights

272K
CURRENT POPULATION WITHIN 5 MILES

$129K
AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES

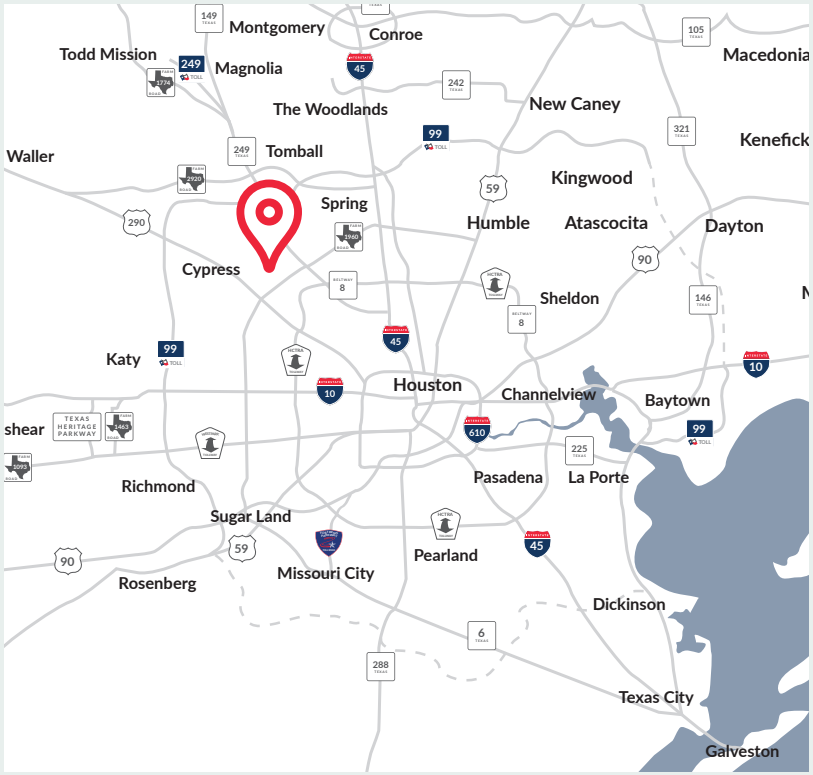
30,000
VPD ON JONES ROAD

2020 Census, ESRI 2026

ESTABLISHED RESIDENTIAL

401 ANNUAL HOME TRANSACTIONS | **$345,339** AVERAGE HOME SALE PRICE
3 MOST ACTIVE SUBDIVISIONS: LAKEWOOD FOREST (27), HARVEST BEND (15), WINCHESTER COUNTRY (14)
103,931 TOTAL HOUSEHOLDS

Zonda Estimates as of 2Q 2026 & 2020 Census, ESRI 2026 within a 5-mile radius



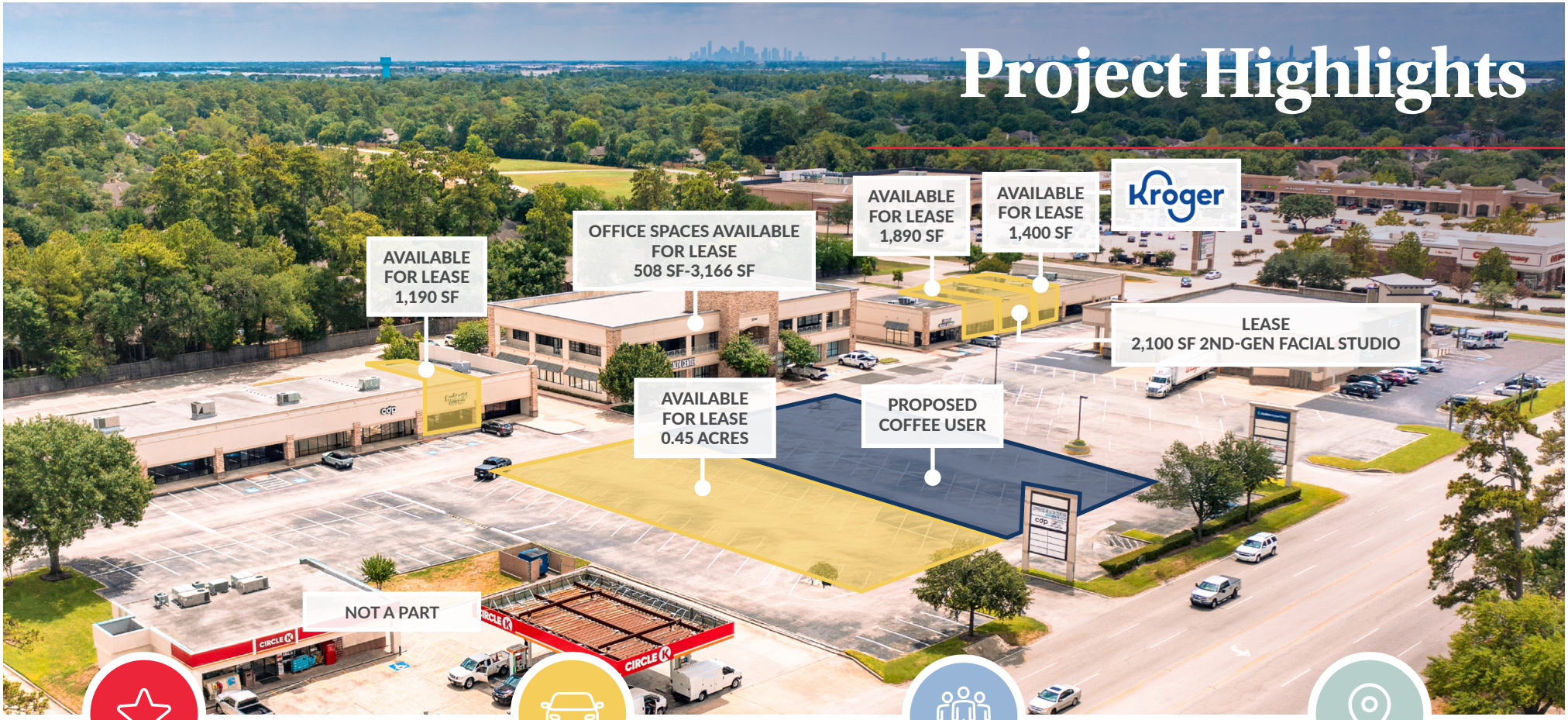
Aerial



TxDot Traffic Counts as of 2024

09.26 | 08.26

Project Highlights



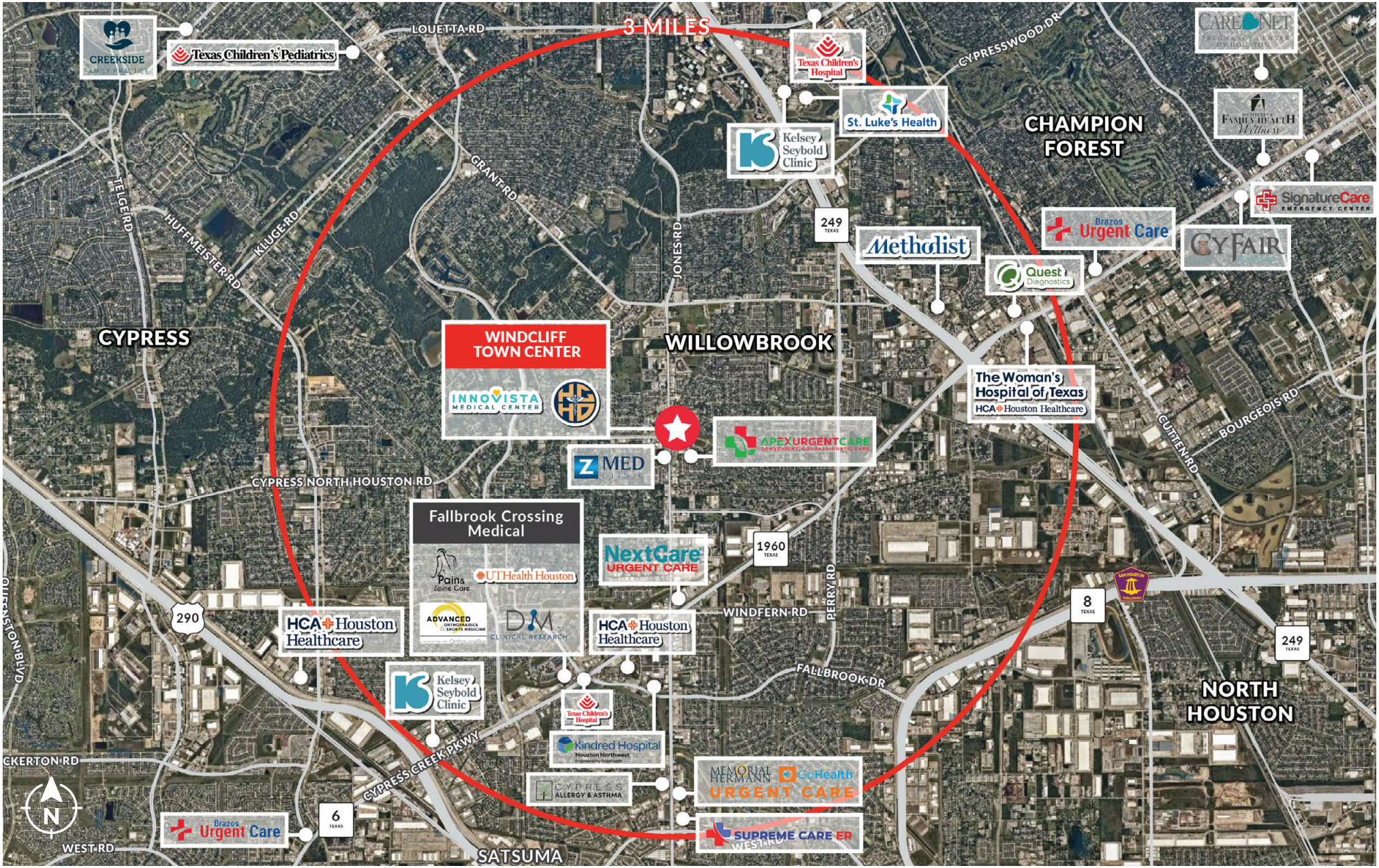
CENTER CATERS TO A **DENSE POPULATION** WITH **HIGH INCOME LEVELS**

SITUATED IN THE HEART OF 3 MAJOR THOROUGHFARES: FM 1960, HIGHWAY 249 AND HIGHWAY 290

LOCATED ACROSS THE STREET FROM **KROGER** WITH **1.3M VISITS A YEAR**

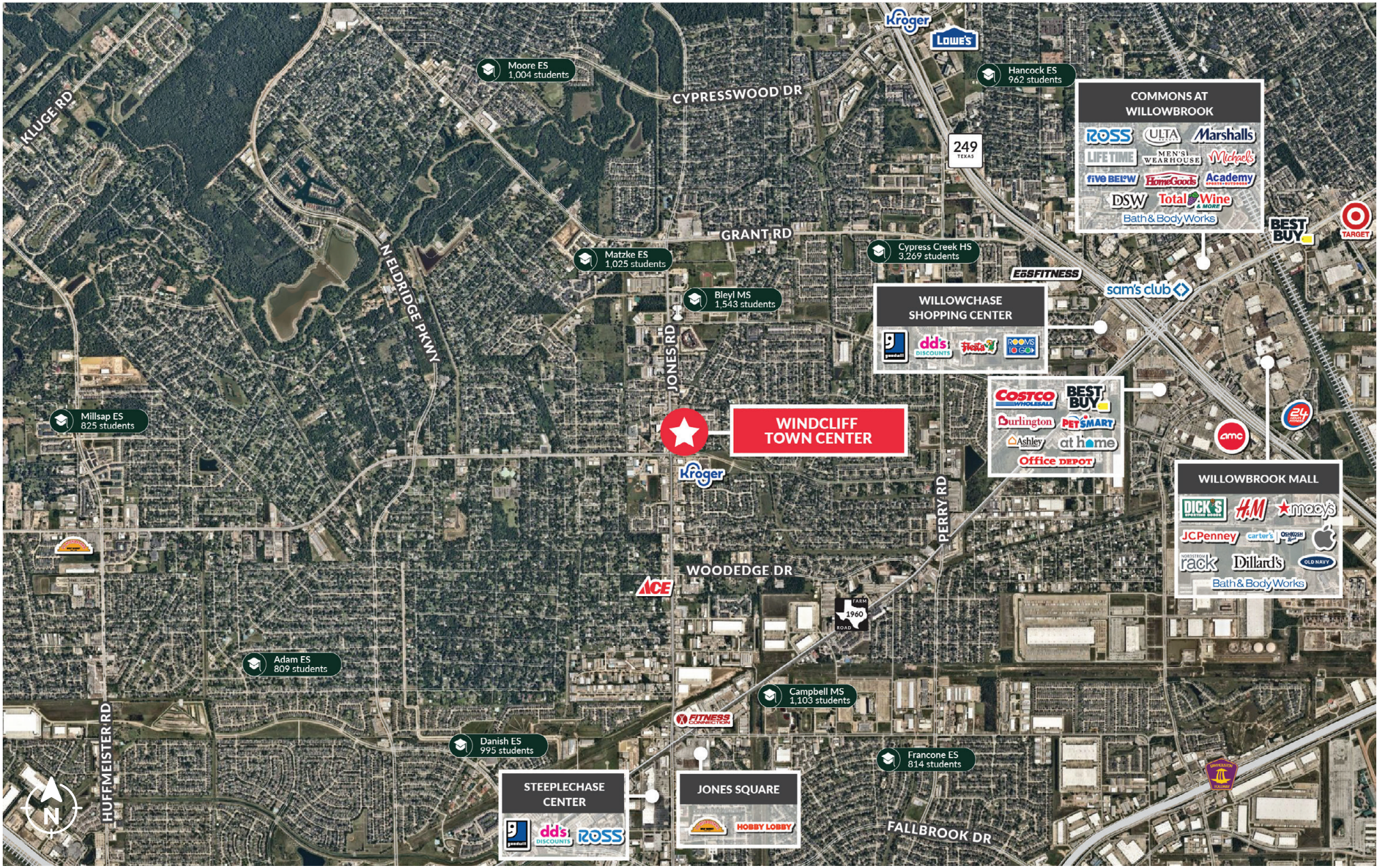
SITE INCLUDES: 1 PROFESSIONAL BUILDING, WALGREENS, 2 RETAIL STRIPS, PROPOSED COFFEE USER, AND 1 PAD SITE AVAILABLE FOR LEASE

Medical Aerial



05.26 | 05.26

Retail Aerial



05.26 | 05.26

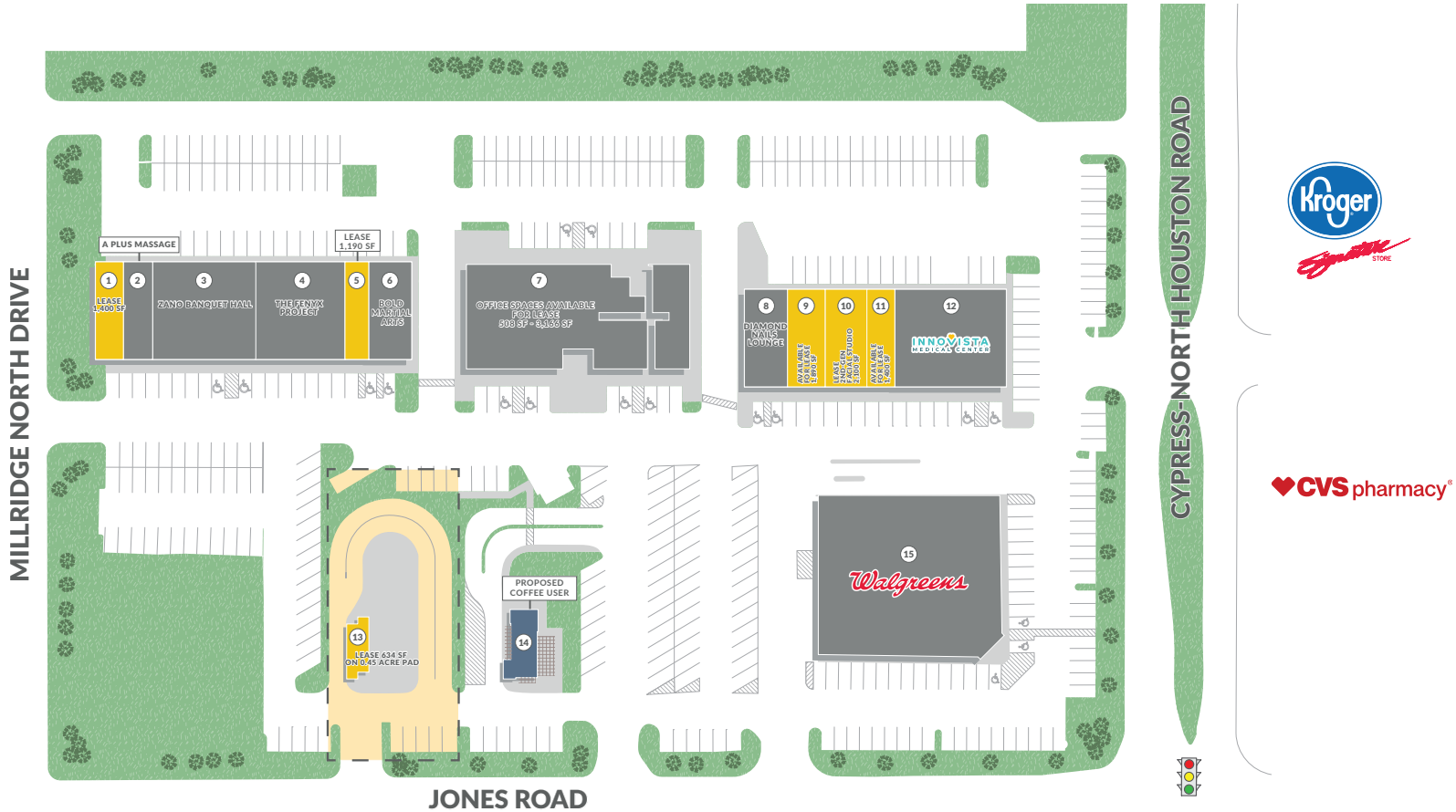
AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	1,400 SF
2	A Plus Massage	1,470 SF
3	Zano Banquet Hall	5,180 SF
4	The Fenyx Project	4,480 SF
5	Available For Lease	1,190 SF
6	Bold Martial Arts	2,158 SF

KEY	OFFICE BUILDING	LEASE AREAS
7	Office Space Available For Lease	508 SF - 3,166 SF
	Harris County Hospital District	6,760 SF
	Wright International	484 SF
	MCN Tax & Consulting	719 SF
	Breaking Down Walls, LLC	502 SF
	WM S Cannon & Associates LLC	946 SF
	Lux Counseling & Mind Spa Clinique	1,108 SF
	Guilluame Counseling Services	774 SF
	D Mas Transport	589 SF
	Cypress Construction	1,240 SF
	Jennifer L. Chenette	404 SF
	Space City Welders	418 SF
	AMS Financial Solutions	418 SF

KEY	BUSINESS	LEASE AREAS
8	Diamond Nails Lounge	2,155 SF
9	Available For Lease	1,890 SF
10	Available For Lease 2nd-Gen Facial Studio	2,100 SF
11	Available For Lease	1,400 SF
12	Innovista Medical Center	5,600 SF
13	Available For Lease	0.45 AC
14	Proposed Coffee User	986 SF
15	Walgreens	14,820 SF



SP98 | 08.26 | 03.25

Photos


CYPRESS HEALTH CENTER


LEASE
1,890 SF
LEASE
1,400 SF
LEASE
2,100 SF
Diamond
NAILS LOUNGE
INNOVISTA
MEDICAL CENTER


LEASE
1,400 SF
LEASE
1,190 SF
cdp

Demographics



USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	5,098	43,133	104,962

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	6,030	43,926	103,931
Total Population	15,585	113,358	271,924
2020 Total Population	15,024	110,969	268,247
Population Growth 2020 to 2026	3.7%	2.2%	1.4%
2026 Median Age	36	37	38

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.1%	37.7%	41.9%
Black/African American	20.0%	19.4%	17.0%
Asian	10.2%	11.6%	12.0%
Hispanic	37.6%	34.6%	32.0%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$95,594	$110,141	$129,287
Median Household Income	$70,562	$80,684	$91,950
Per Capita Income	$36,650	$42,656	$49,511

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	24.5%	25.4%	23.9%
2 Person Households	28.6%	30.0%	30.7%
3 Person Households	18.8%	17.5%	17.3%
Owner-Occupied Housing Units	41.0%	43.4%	48.5%
Renter-Occupied Housing Units	59.0%	56.6%	51.5%

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**
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	License No.	Email	Phone
Ben Postma	**834079**	**bpostma@newquest.com**	**281.955.3547**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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