NewQuest

SHOPPES AT SAN FELIPE

NEC Of San Felipe Street & South Voss Road | Houston, Texas

2nd-Gen Space Coming Available For Lease and ±2,250 SF Coming Available

NOW OPEN:

brassica

SANDWICHES + SALADS



Nina Kuhn-Irwin

713.840.8244 | nirwin@newquest.com

Project Highlights

- Surrounded by walkable amenities and major national retailers: Whole Foods, Starbucks, Massage Heights and several other retailers and services
- Next to the Memorial Villages neighborhood of West Houston
- Under 9-miles from the Galleria submarket
- Coming Available: 2,250 SF, 2,307 SF, 2,462 SF

Nina Kuhn-Irwin
nirwin@newquest.com
713.840.8244

3%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2026

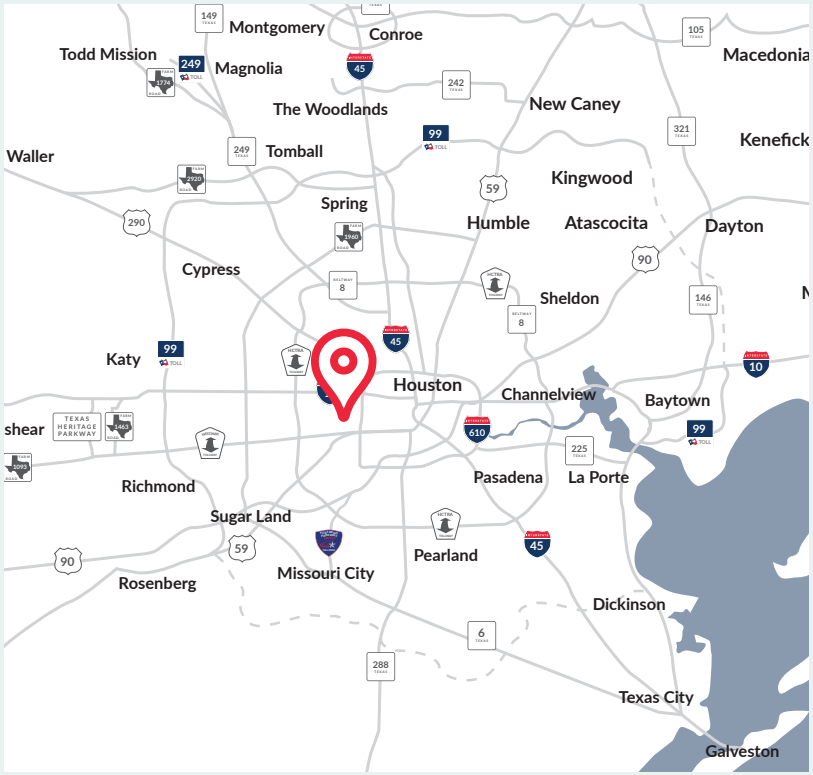
$165K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

504K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026

MAJOR AREA RETAILERS

Kroger · Whole Foods Market · Wells Fargo · CVS · Capital One · Trader Joe's · Whataburger



Aerial

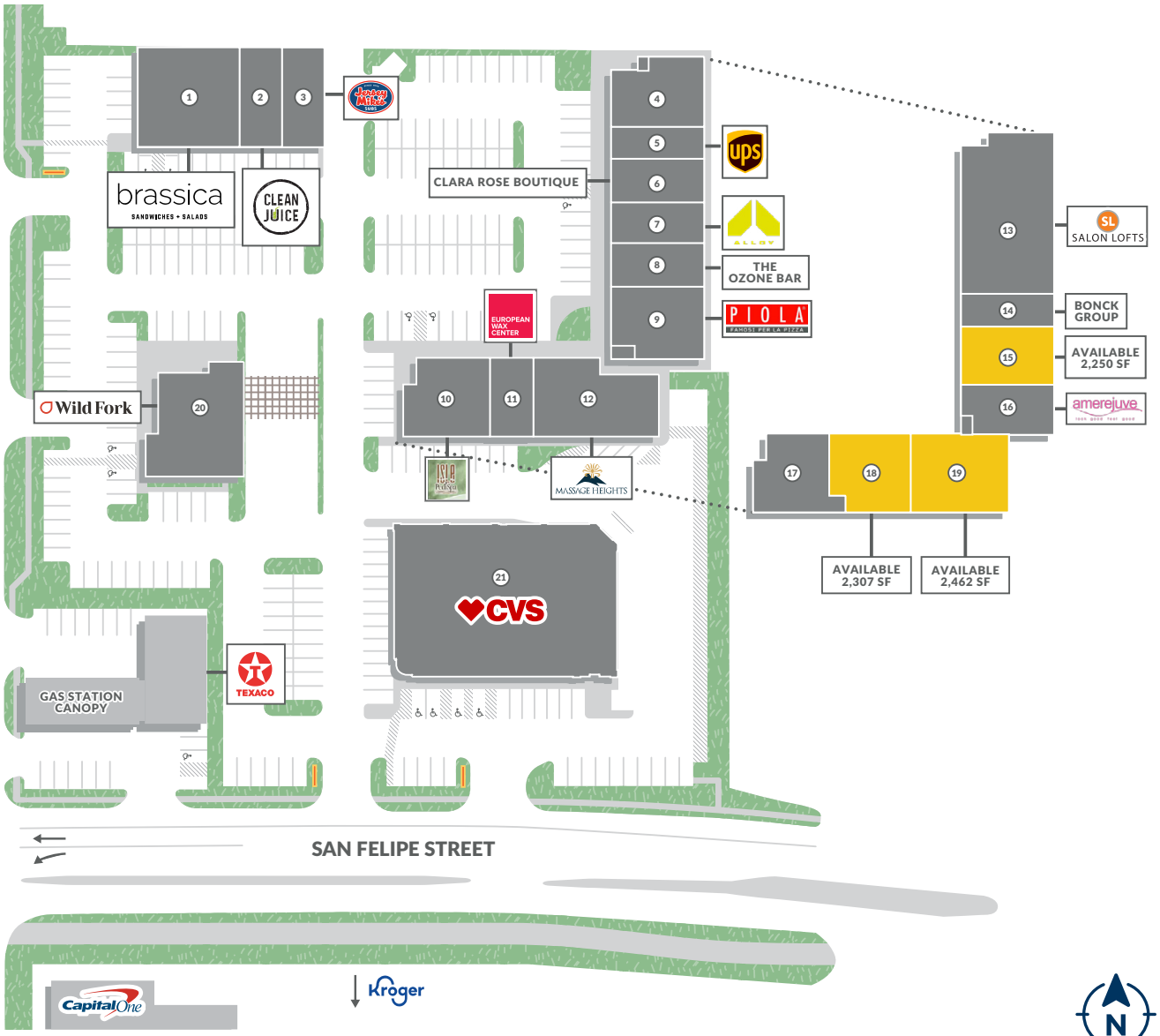


TxDOT Traffic Counts as of 2026

10.26 | 07.26

Site Plan

KEY	BUSINESS	LEASE AREAS
1	Brassica	3,000 SF
2	Clean Juice	1,253 SF
3	Jersey Mike's	1,250 SF
4	Distinct Dental	2,500 SF
5	UPS	1,235 SF
6	Clara Rose Boutique	1,690 SF
7	Alloy Personal Training	1,575 SF
8	The Ozone Bar	1,690 SF
9	PIOLA Pizza	2,670 SF
10	ISLE Pedi Spa	2,695 SF
11	European Wax Center	1,421 SF
12	Massage Heights	3,707 SF
13	Salon Lofts	6,094 SF
14	Bonck Group	1,275 SF
15	**Coming Available for Lease**	**2,250 SF**
16	Amerejuve	1,839 SF
17	School of Rock	3,199 SF
18	**Coming Available for Lease**	**2,307 SF**
19	**Coming Available for Lease**	**2,462 SF**
20	Wild Fork Foods	4,084 SF
21	CVS Pharmacy	13,013 SF



10.26 | 07.19

Photos


Wild Fork
BEEF
PORK
POULTRY
LAMB
SEAFOOD
SPECIALTY MEATS
DESSERTS
VEGETABLES
ISLE PEDISPA


CVS/pharmacy
CVS/pharmacy
PIOLA
CLEAN JUICE


SCHOOLROCK
ISLE PEDISPA
PIOLA
PIOLA


SINCE 1956
Jersey Mike's
SUBS



Demographics

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	12,975	102,790	241,182

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	11,669	93,308	223,622
Total Population	22,710	195,043	504,015
2020 Total Population	22,409	192,665	490,179
Population Growth 2020 to 2026	1%	1%	3%
2026 Median Age	38.2	36.6	36.2

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	54.8%	41.2%	39.3%
Black/African American	10.4%	13.5%	11.9%
Asian	13.1%	11.6%	11.9%
Hispanic	21.6%	36.0%	40.5%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$165,304	$146,480	$147,972
Median Household Income	$90,326	$73,764	$77,111
Per Capita Income	$85,890	$70,201	$65,750

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	44.9%	40.8%	35.7%
2 Person Households	30.3%	29.6%	30.0%
3 Person Households	11.8%	12.4%	13.9%
Owner-Occupied Housing Units	61.9%	65.6%	69.6%
Renter-Occupied Housing Units	38.8%	44.1%	48.7%

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
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

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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.