SHOPS AT STONE PARK

NEC of Beltway 8 and Wallisville Road
Houston, Texas



NewQuest

Nina Kuhn-Irwin
713.840.8244 | nirwin@newquest.com

Project Highlights

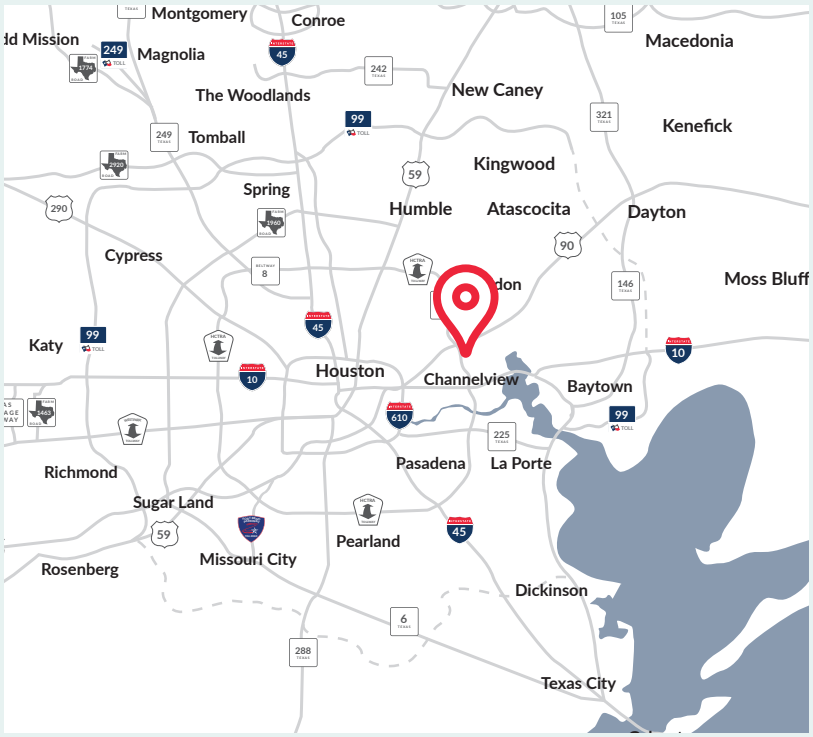


65K+
VEHICLES PER DAY ON BELTWAY 8

$113K
AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

171K
CURRENT POPULATION WITHIN 5 MILES

2020 Census, ESRI 2026



ESTABLISHED RESIDENTIAL

498 FUTURE HOME UNITS & 34 ACTIVE HOME UNITS
38 ANNUAL HOME STARTS & 51 ANNUAL HOME CLOSINGS
$309,740 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q2 2026

Project Highlights



250,000-SF (23-ACRE) REGIONAL POWER CENTER LOCATED IN ONE OF **HOUSTON'S MOST SUCCESSFUL SALES MARKETS** AND MINUTES AWAY FROM I-10 AND HWY. 90-ALT

EXCELLENT FREEWAY ACCESSIBILITY AND VISIBILITY: 1,000 FT ON BELTWAY 8 AND 600 FT ON WALLISVILLE ROAD

HOUSTON'S PORT AND SHIP CHANNEL OFFERS 785,000 JOBS AND **$1.2 BILLION IN LOCAL ECONOMY** FROM BAYPORT CONTAINER AND CRUISE TERMINAL

AVAILABLE:
1,515-SF 2ND-GEN RETAIL SPACE

12,000-SF 2ND-GEN RETAIL SPACE

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	Burlington	20,350 SF
2	Best Buy	30,038 SF
3	**2nd-Gen Retail Available**	**12,000 SF**
4	Oasis Nails	1,575 SF
5	Rack Room Shoes	6,050 SF
6	Marshalls	26,978 SF
7	JCPenney	104,788 SF
8	Kelsey-Seybold	12,500 SF
9	Mattress Firm	4,000 SF
10	**2nd-Gen Retail Available**	**1,515 SF**
11	Tutti Frutti	1,200 SF
12	Amazing Suites	1,948 SF
13	Subway	1,400 SF
14	Star Wok Asian Bistro	2,000 SF
15	Donald Donuts	1,200 SF
16	Yummy Crab	1,828 SF
17	Select Physical Therapy	3,525 SF
18	Aqua Dental	1,958 SF
19	Chick-fil-A	4,227 SF
20	Chipotle	2,200 SF
21	Feng Cha	1,000 SF
22	Eyemasters	4,000 SF
23	Olive Garden	7,537 SF



SP75 | 10.26 | 08.24

Photos


Olive Garden


Kelsey-Seybold Clinic
Kelsey-Seybold Clinic


1,515 SF 2nd-Gen Retail Available
DONUTS
AQUA DENTAL


Marshalls

Demographics



USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	4,959	35,386	56,903

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	4,855	34,123	54,161
Total Population	14,931	107,413	170,781
2020 Total Population	15,319	105,942	168,112
Population Growth 2020 to 2026	1%	5%	5%
2026 Median Age	34.4	32.2	32.0

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	19.8%	22.3%	22.8%
Black/African American	26.0%	18.8%	19.0%
Asian	4.2%	1.9%	1.5%
Hispanic	61.2%	69.9%	69.9%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$113,123	$87,893	$84,014
Median Household Income	$90,721	$69,274	$66,639
Per Capita Income	$36,912	$28,061	$26,736

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	17.8%	17.3%	17.7%
2 Person Households	24.3%	22.8%	22.8%
3 Person Households	18.3%	19.0%	18.7%
Owner-Occupied Housing Units	86.1%	83.8%	83.2%
Renter-Occupied Housing Units	59.3%	69.9%	69.9%

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.

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

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