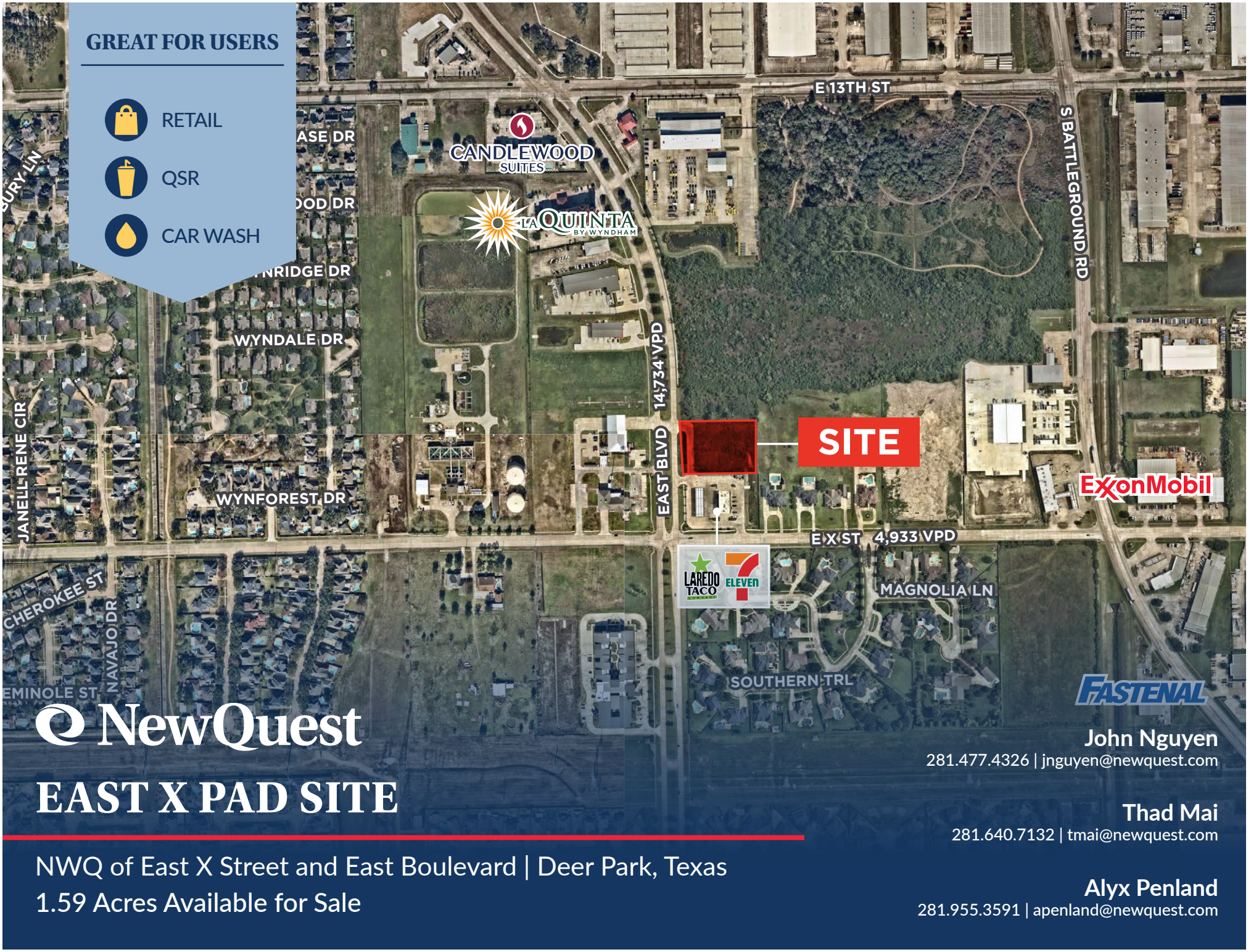


NewQuest

EAST X PAD SITE

NWQ of East X Street and East Boulevard | Deer Park, Texas
1.59 Acres Available for Sale

John Nguyen
281.477.4326 | jnguyen@newquest.com

Thad Mai
281.640.7132 | tmai@newquest.com

Alyx Penland
281.955.3591 | apenland@newquest.com

Project Highlights

- **Great for users: retail, QSR, car wash**
- Cross access from 7-Eleven to East X Street
- Next door to a top-performing 7-Eleven
- Strong residential and industrial growth nearby

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$161K
AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

122K
CURRENT POPULATION WITHIN 5 MILES

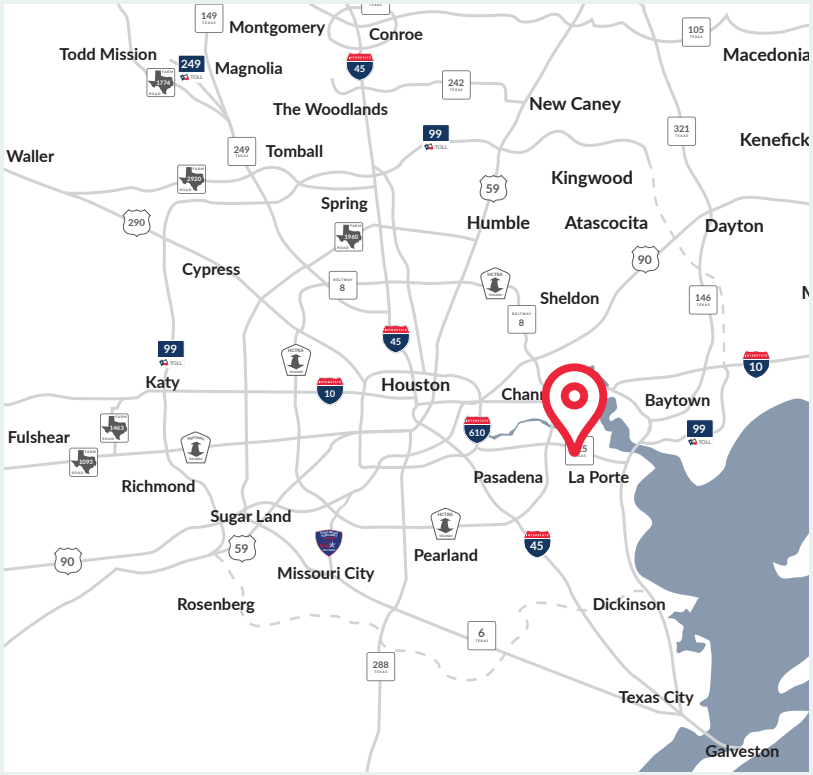
LA QUINTA BY WYNDHAM
15%
GROWTH
VISITS YO3Y

7-ELEVEN
47%
GROWTH
VISITS YO3Y

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

MAJOR AREA INDUSTRY

GRAINGER
HercRentals



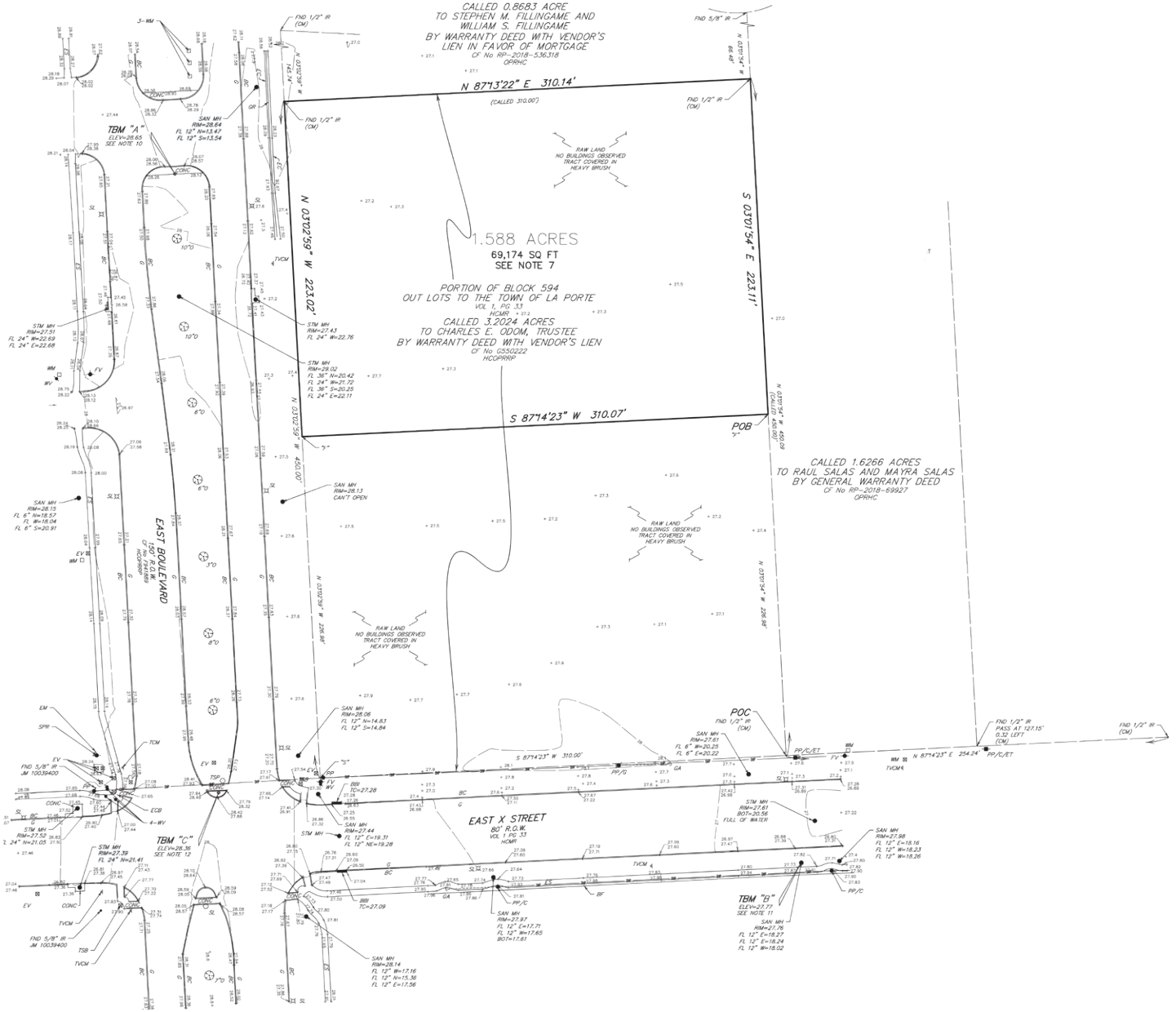
Aerial



TxDOT Traffic Counts as of 2024

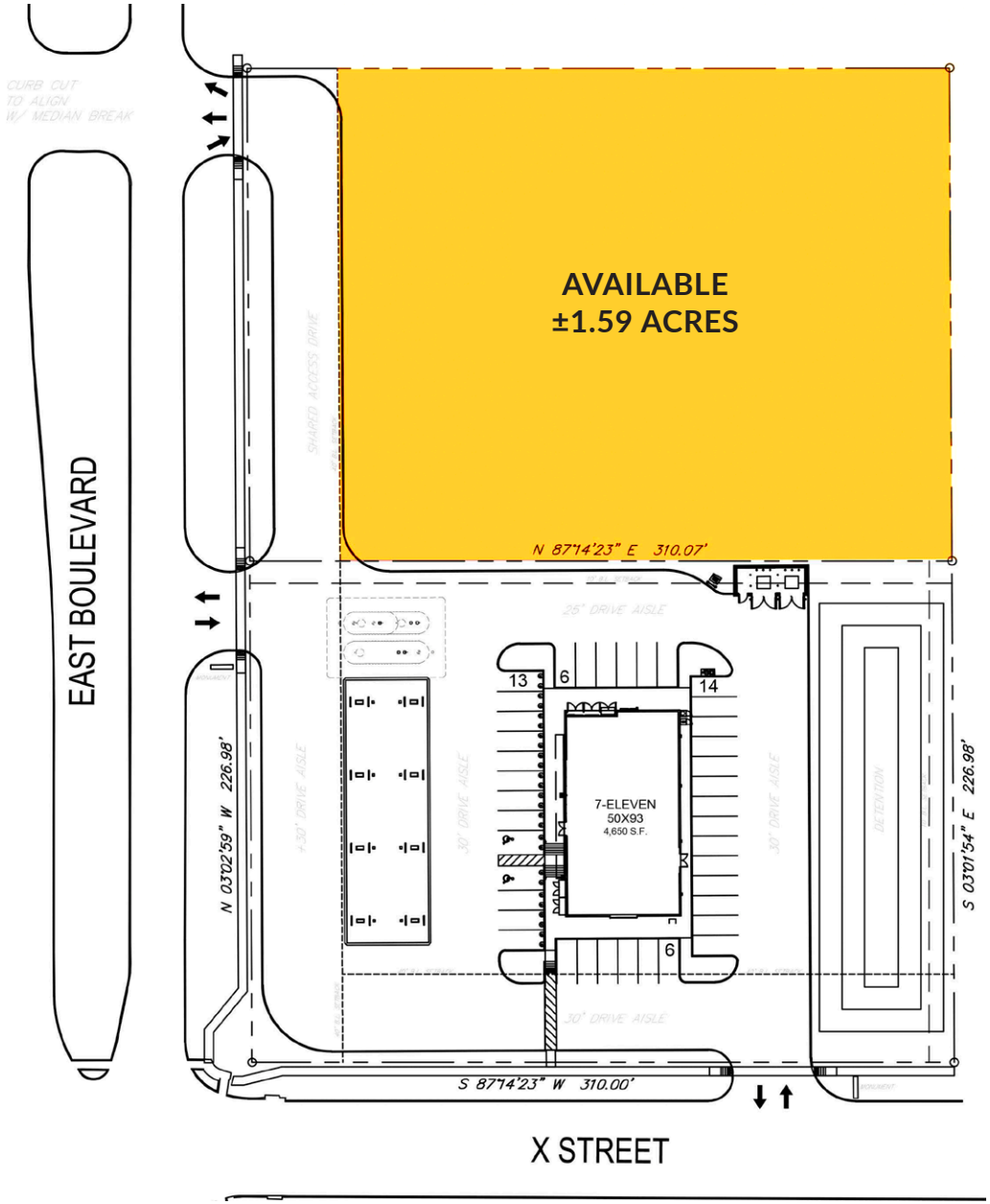
08.25 | 06.25

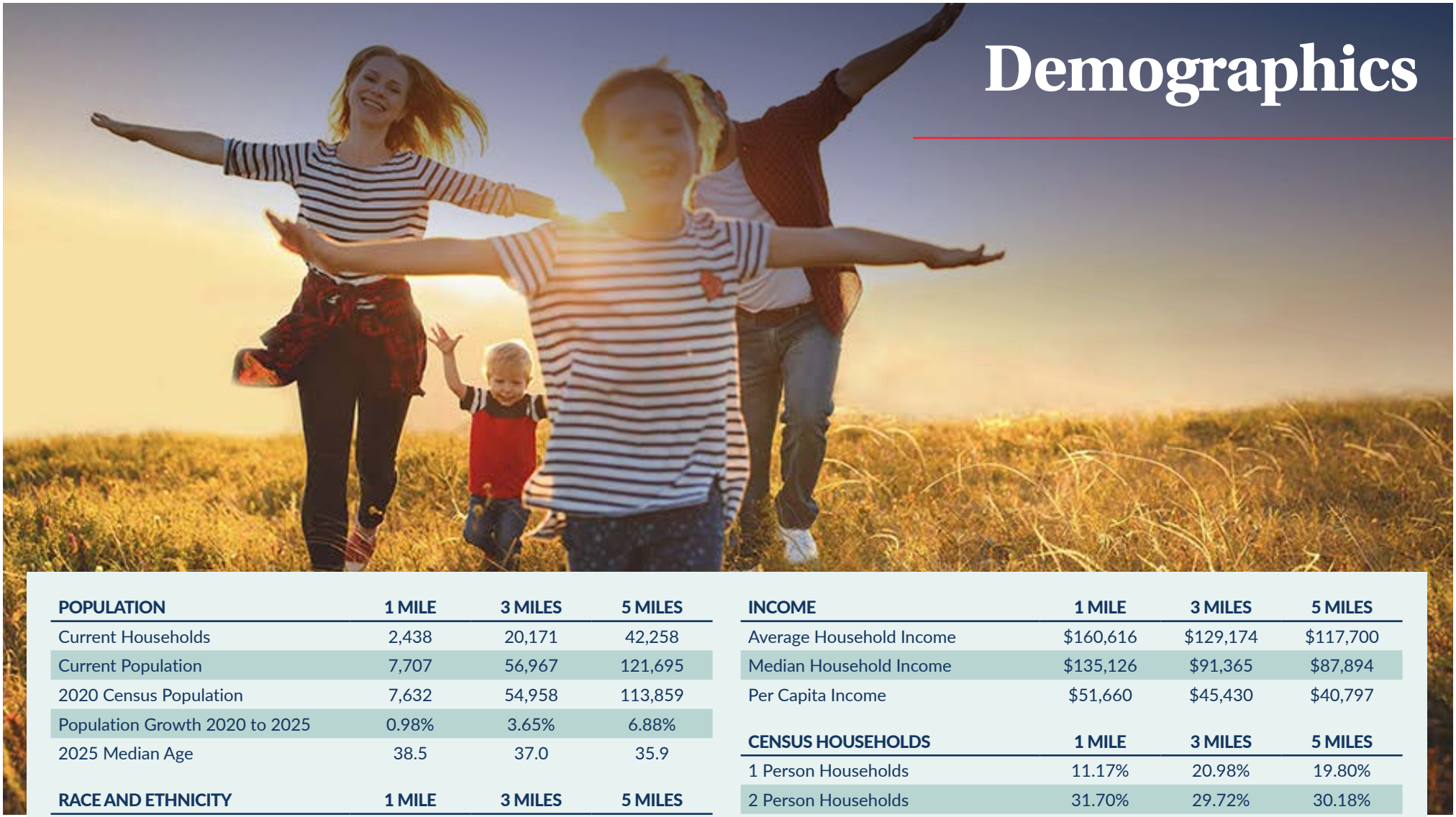
Survey



S.14646 | 08.23 | 06.20

Site Plan


AVAILABLE
±1.59 ACRES
EAST BOULEVARD
N 87°14'23" E 310.07'
N 0302'59" W 226.98'
S 0301'54" E 226.98'
S 87°14'23" W 310.00'
7-ELEVEN
50X93
4,650 S.F.
X STREET



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,438	20,171	42,258
Current Population	7,707	56,967	121,695
2020 Census Population	7,632	54,958	113,859
Population Growth 2020 to 2025	0.98%	3.65%	6.88%
2025 Median Age	38.5	37.0	35.9

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	67.62%	61.34%	54.81%
Black or African American	3.61%	6.20%	6.57%
Asian or Pacific Islander	3.29%	2.30%	2.51%
Other Races	24.83%	29.29%	35.16%
Hispanic	35.13%	41.54%	49.66%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$160,616	$129,174	$117,700
Median Household Income	$135,126	$91,365	$87,894
Per Capita Income	$51,660	$45,430	$40,797

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	11.17%	20.98%	19.80%
2 Person Households	31.70%	29.72%	30.18%
3+ Person Households	57.13%	49.30%	50.02%
Owner-Occupied Housing Units	94.05%	71.23%	67.51%
Renter-Occupied Housing Units	5.95%	28.77%	32.49%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

Information About Brokerage Services

2-10-2025

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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
John Nguyen	**622480**	**jnguyen@newquest.com**	**281.477.4326**
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

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

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