

NewQuest

HONG KONG MARKET

9820 Gulf Freeway | Houston, TX 77034

1,320-SF - 1,998-SF Retail Space Available For Lease

62,182-SF Warehouse Available For Lease

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Project Highlights

The Hong Kong shopping center has prime visibility on Airport Boulevard, near William P. Hobby Airport off I-45. Located in South Houston, it benefits from a diverse economy driven by manufacturing, retail, and petroleum-related industries. Its proximity to the airport supports logistics, and it's minutes from major highways, downtown Houston, University of Houston, Almeda Mall, and more.

- 1,300-SF - 1,998-SF of retail available
- 62,182-SF warehouse available with 136 parking spaces
- ±103,610-SF Hong Kong Food Market anchored shopping center at the entrance of Airport Boulevard leading to William P. Hobby Airport
- 6.4 million people use Houston's Hobby Airport per year with approximately 600,000 passengers using it monthly

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19%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024

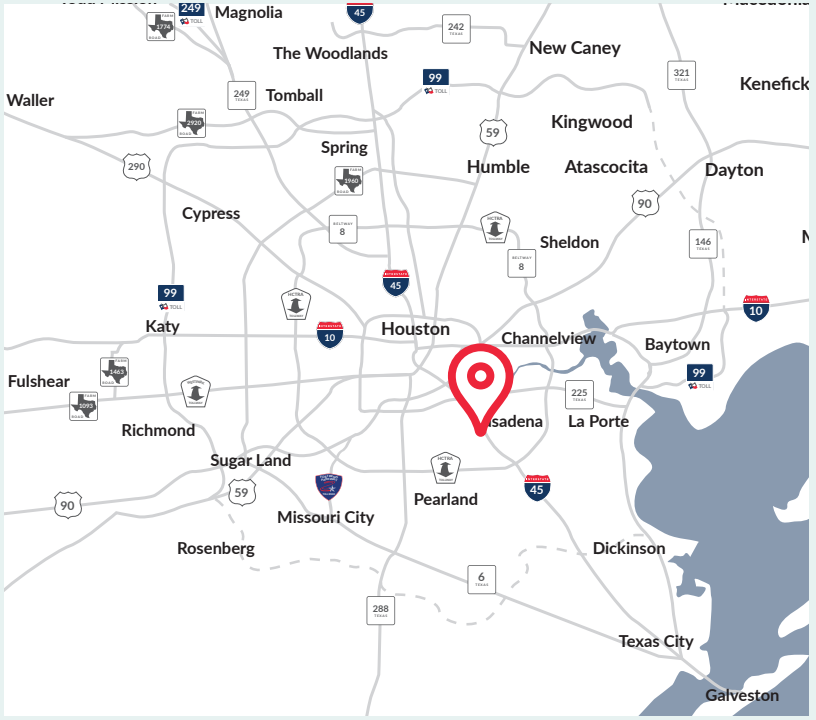
$82K
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

352K
CURRENT POPULATION
WITHIN 5 MILES

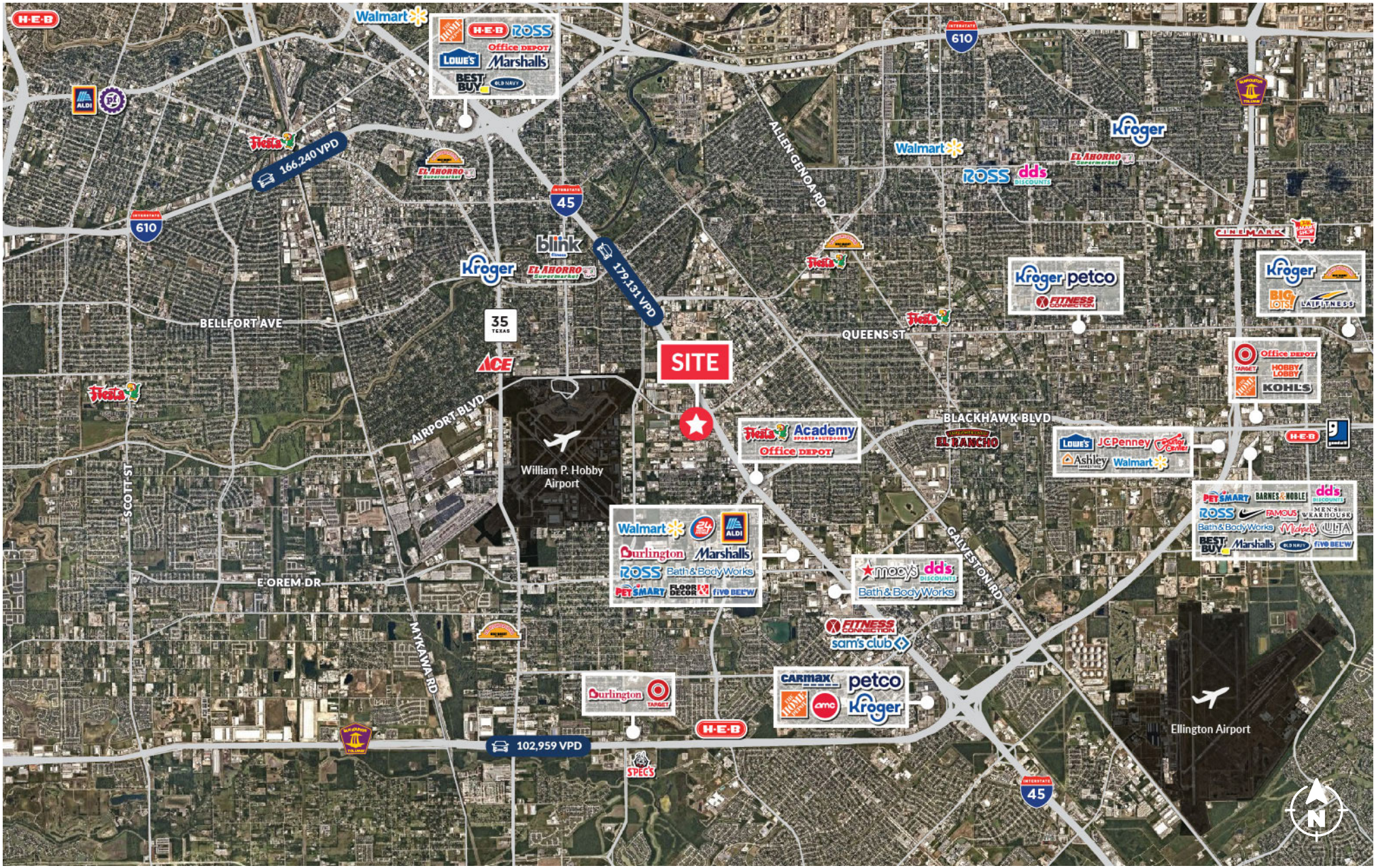
2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

MAJOR AREA RETAILERS

Denny's, Waffle House, Starbucks, McDonald's, Subway, Walmart, Ross, Family Dollar



Aerial



TxDot Traffic Counts as of 2024

10.24 | 01.24

Site Plan

KEY	BUSINESS	LEASE AREAS
1	Available for Lease	1,998 SF
2	Available for Lease	1,450 SF
3	Available for Lease	1,450 SF
4	Available for Lease	1,320 SF
5	Warehouse Available for Lease	62,182 SF



10.24 | 10.24



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,797	45,912	113,499
Current Population	12,173	143,689	352,307
2020 Census Population	10,238	132,411	331,400
Population Growth 2020 to 2024	18.90%	8.52%	6.31%
2024 Median Age	33.7	33.5	34.1

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	42.96%	44.06%	43.86%
Black or African American	18.22%	17.02%	17.40%
Asian or Pacific Islander	7.83%	8.03%	7.54%
Other Races	30.51%	30.16%	30.46%
Hispanic	46.94%	43.66%	43.82%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$65,676	$77,365	$81,547
Median Household Income	$54,390	$57,639	$59,701
Per Capita Income	$21,005	$25,079	$26,716

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	17.64%	24.57%	23.28%
2 Person Households	37.30%	36.68%	37.86%
3+ Person Households	45.05%	38.76%	38.86%
Owner-Occupied Housing Units	48.57%	48.21%	50.57%
Renter-Occupied Housing Units	51.43%	51.79%	49.43%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

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.

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.

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
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H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	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

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