WINDCLIFF TOWN CENTER BANK BUILDING

4,032-SF Former Wells Fargo Bank Building Available For Lease

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



NewQuest

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Project Highlights

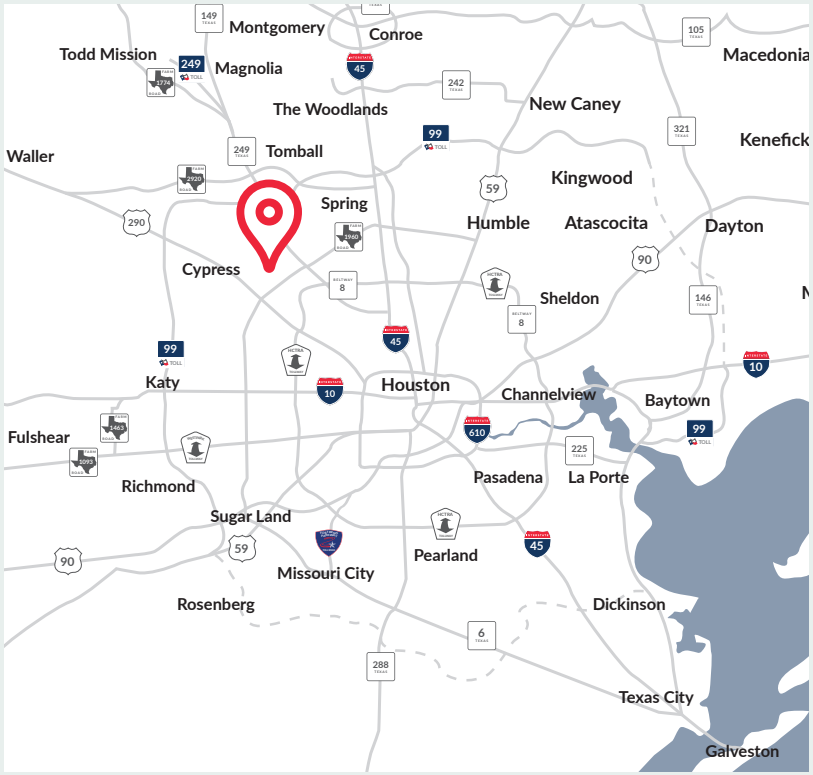


271K
CURRENT POPULATION WITHIN 5 MILES

$123K
AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES

126K+
TOTAL EMPLOYEES WITHIN 5 MILES

2020 Census, ESRI 2025



ESTABLISHED RESIDENTIAL

411 ANNUAL HOME CLOSINGS | **$345,339** AVERAGE HOME SALE PRICE

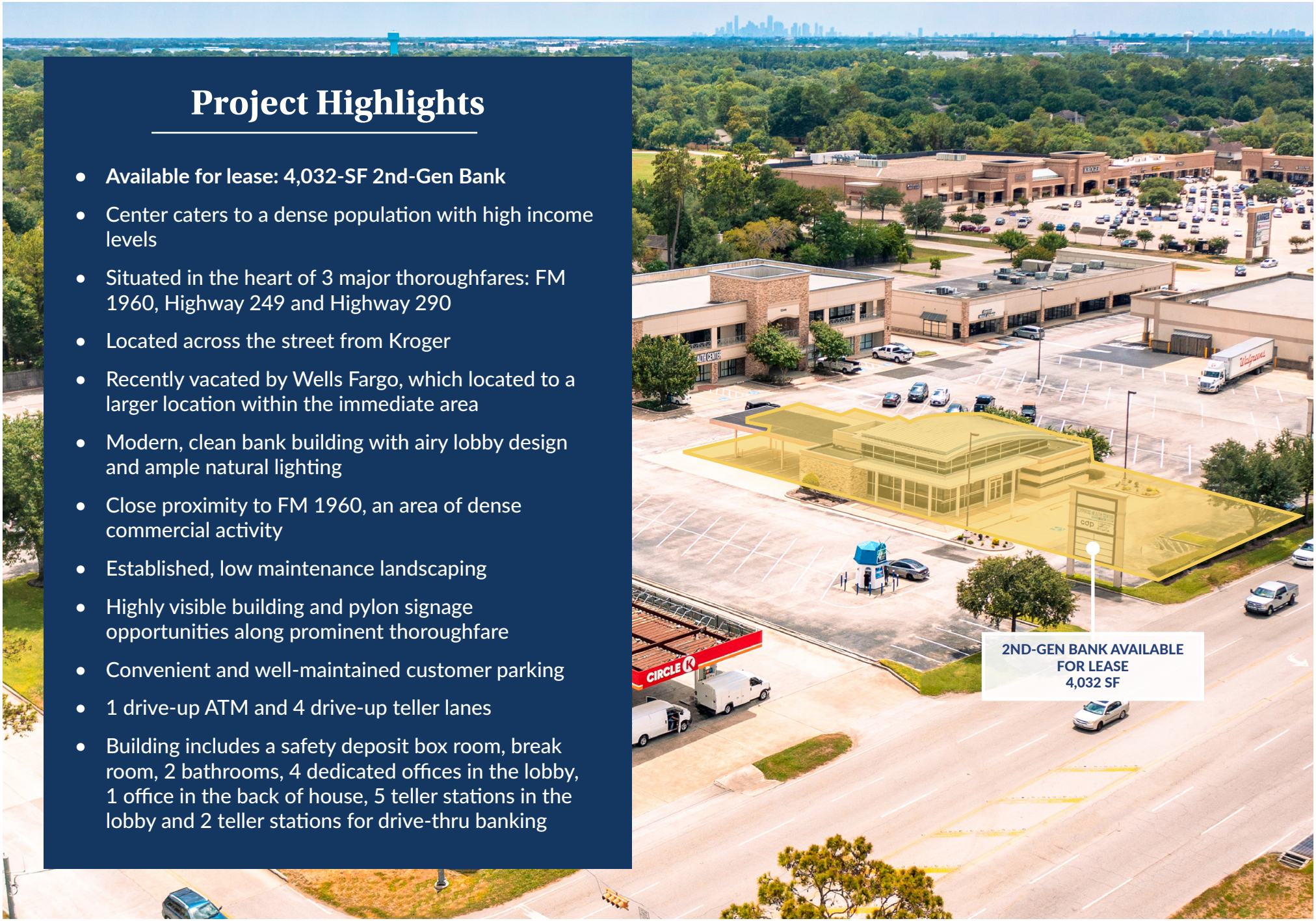
MOST ACTIVE SUBDIVISIONS: LAKEWOOD FOREST (27), HARVEST BEND (15), WINCHESTER COUNTRY (14)

102,760 **TOTAL HOUSEHOLDS**

Zonda Estimates as of 3Q 2025 & 2020 Census, ESRI 2025 within a 5-mile radius

Project Highlights

- **Available for lease: 4,032-SF 2nd-Gen Bank**
- 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
- Recently vacated by Wells Fargo, which located to a larger location within the immediate area
- Modern, clean bank building with airy lobby design and ample natural lighting
- Close proximity to FM 1960, an area of dense commercial activity
- Established, low maintenance landscaping
- Highly visible building and pylon signage opportunities along prominent thoroughfare
- Convenient and well-maintained customer parking
- 1 drive-up ATM and 4 drive-up teller lanes
- Building includes a safety deposit box room, break room, 2 bathrooms, 4 dedicated offices in the lobby, 1 office in the back of house, 5 teller stations in the lobby and 2 teller stations for drive-thru banking

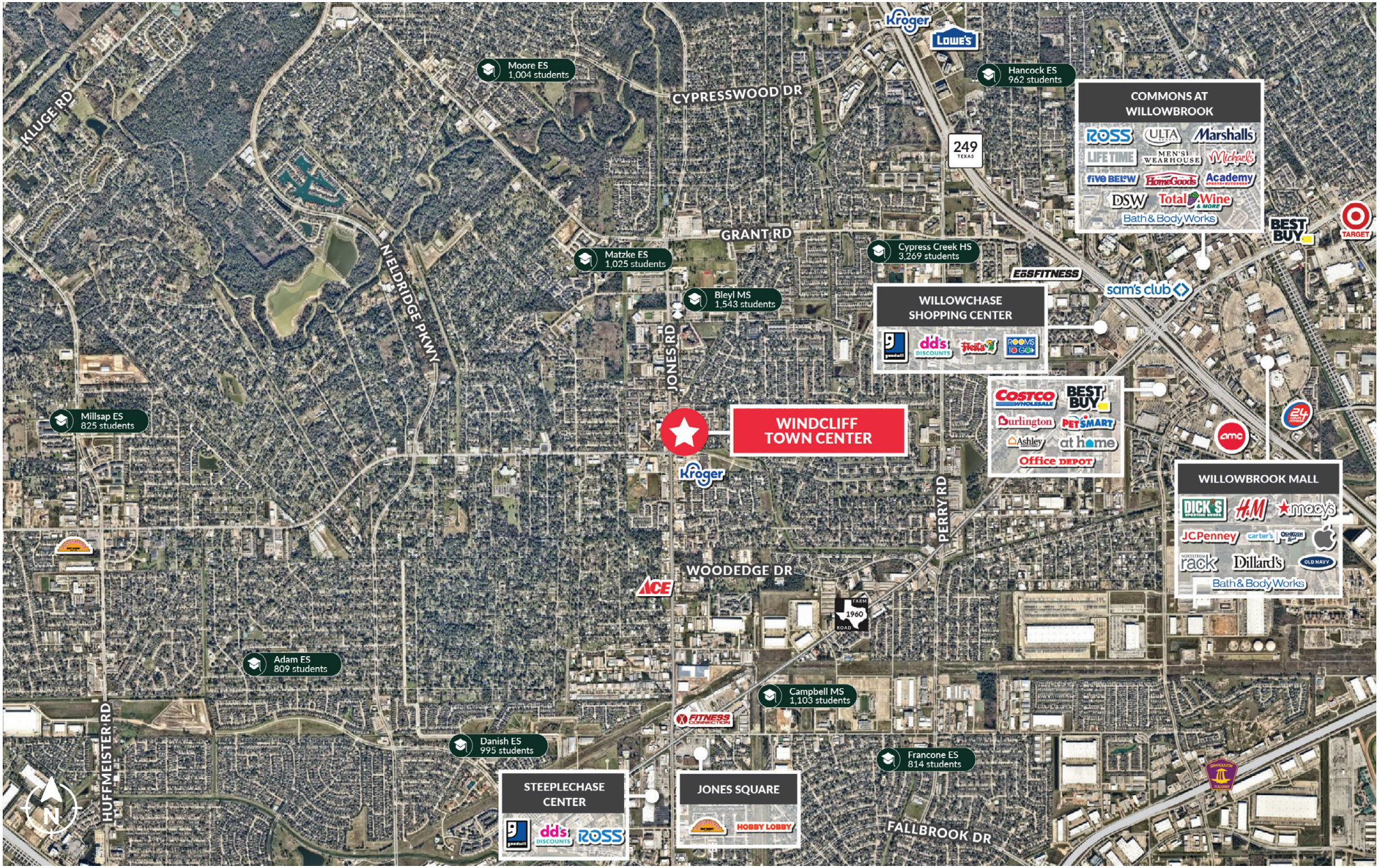


Bank Aerial



12.25 | 11.25

Retail Aerial



12.25 | 11.25

Aerial



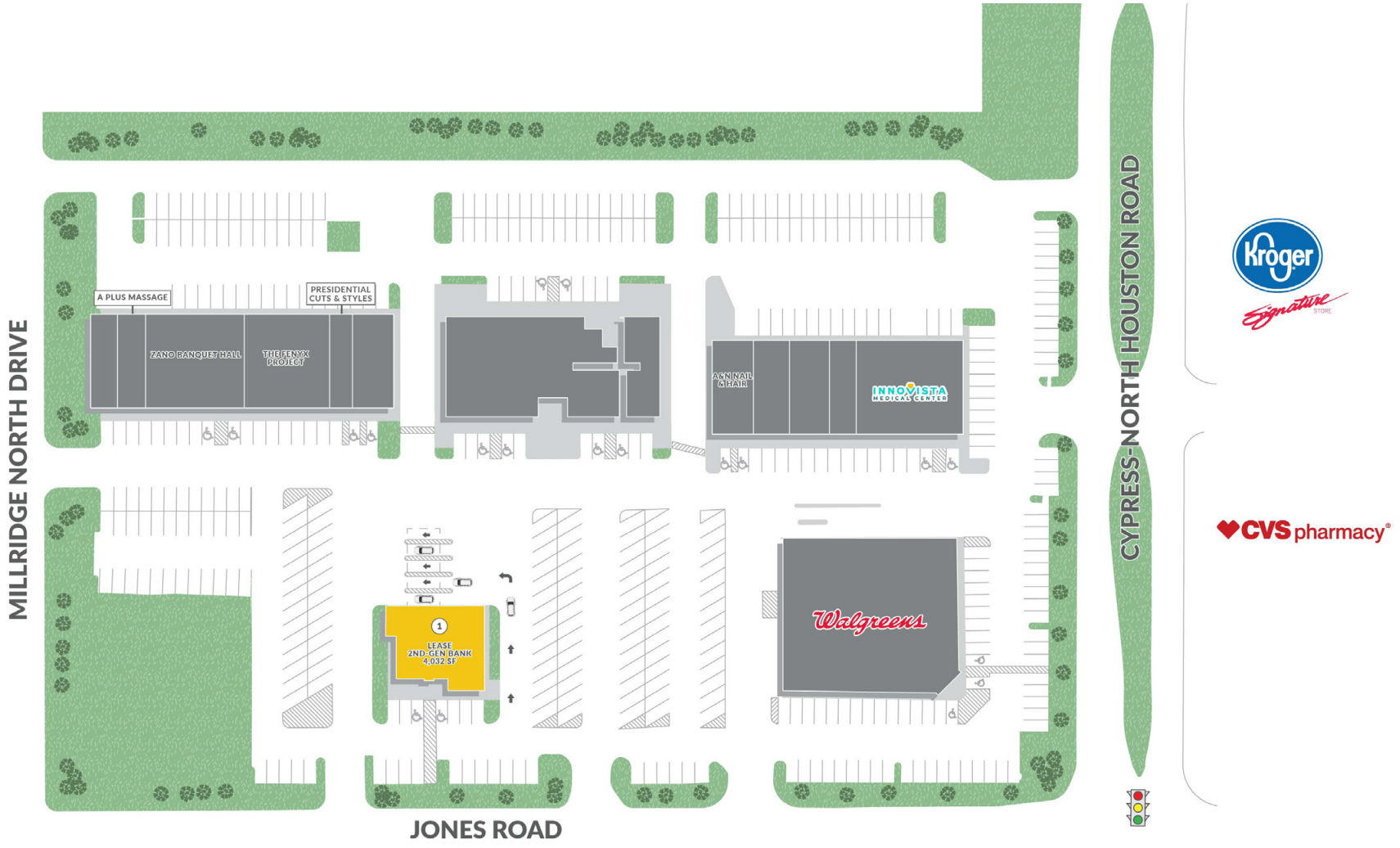
TxDot Traffic Counts as of 2024

03.26 | 03.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan

KEY	BUSINESS	LEASE AREAS
1	Available For Lease 2nd Gen Bank	4,032 SF



SP. 89 | 01.25 | 06.24

Photos


ATM
4 TELLER LANES
ATM
OPEN CLOSED
OPEN CLOSED
OPEN CLOSED
OPEN CLOSED
Clearance 9'-6"
Clearance 9'-6"


SAFETY DEPOSIT BOX ROOM


SAFETY DEPOSIT BOX ROOM
LOBBY

Photos


LOBBY



LOBBY


2 DEDICATED TELLER STATIONS
FOR DRIVE-THRU BANKING



5 DEDICATED TELLER STATIONS IN LOBBY

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,246	43,386	102,760
Current Population	16,290	112,621	270,632
2020 Census Population	15,767	110,558	268,938
Population Growth 2020 to 2025	3.3%	1.9%	0.6%
2025 Median Age	36.2	37.1	37.9

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	37.6%	38.3%	42.6%
Black or African American	19.4%	19.3%	16.9%
Asian or Pacific Islander	9.9%	11.4%	11.7%
Hispanic	35.61%	34.16%	32.44%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$93,698	$104,743	$122,685
Median Household Income	$68,943	$78,133	$87,814
Per Capita Income	$35,628	$40,187	$46,614

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	24.2%	25.4%	23.9%
2 Person Households	28.8%	30.0%	30.7%
3+ Person Households	18.7%	17.5%	17.3%
Owner-Occupied Housing Units	75.7%	78.9%	80.8%
Renter-Occupied Housing Units	24.3%	21.1%	19.2%

2020 Census, ESRI 2025

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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