

FOR SUBLEASE

NewQuest

RARE WEST HOUSTON / MEMORIAL BOX SPACE AVAILABLE

14540 Memorial Drive | Houston, TX 77079

Rare 28,640 SF Large-Format Retail Opportunity in Houston's Energy Corridor

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Project Highlights

- **Rare Large-Format Opportunity:** 28,640 SF of retail sublease space in the established Memorial Drive corridor of West Houston
- **Prime Corner Location:** Strategically positioned at Memorial Drive and Dairy Ashford Road, offering visibility along two well-traveled thoroughfares.
- **Established Retail Synergy:** Surrounded by national retailers including Kroger, Randall's, Chick-fil-A, AutoZone, Starbucks, and Spec's
- **Major Employment Corridor:** Located near Houston's Energy Corridor, home to major employers including BP, Shell, and ConocoPhillips
- **Existing Retail Infrastructure:** Features a loading dock, established parking areas, and signage opportunities along Memorial Drive and Dairy Ashford Road

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6%
POPULATION GROWTH
WITHIN 2 MILES
FROM 2020 TO 2026

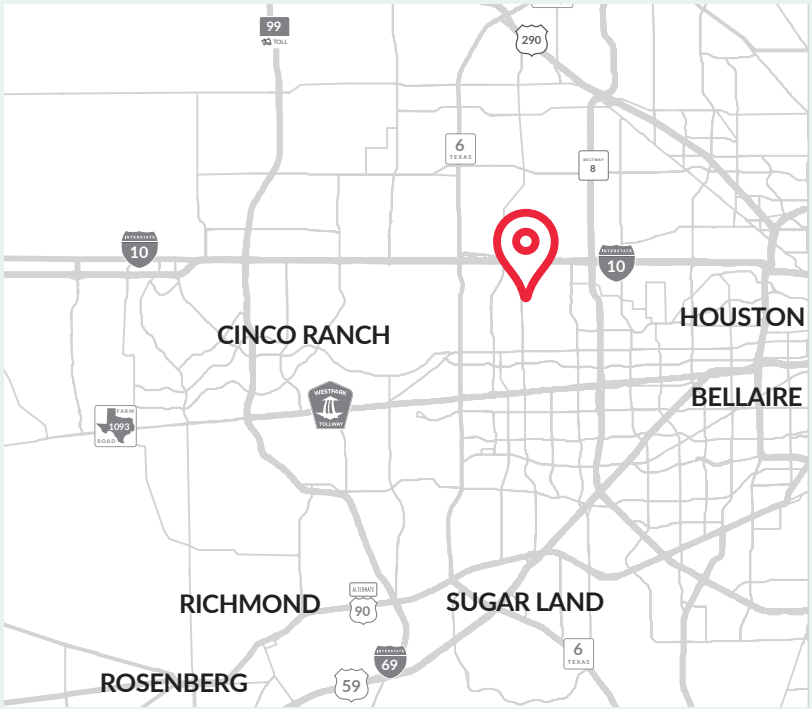
$154K
AVERAGE HOUSEHOLD INCOME
WITHIN 2 MILES

301K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026

MAJOR AREA RETAILERS

AutoZone · Randalls · Kroger · Spec's · Wing Stop · PNC · Starbucks · Firehouse Subs



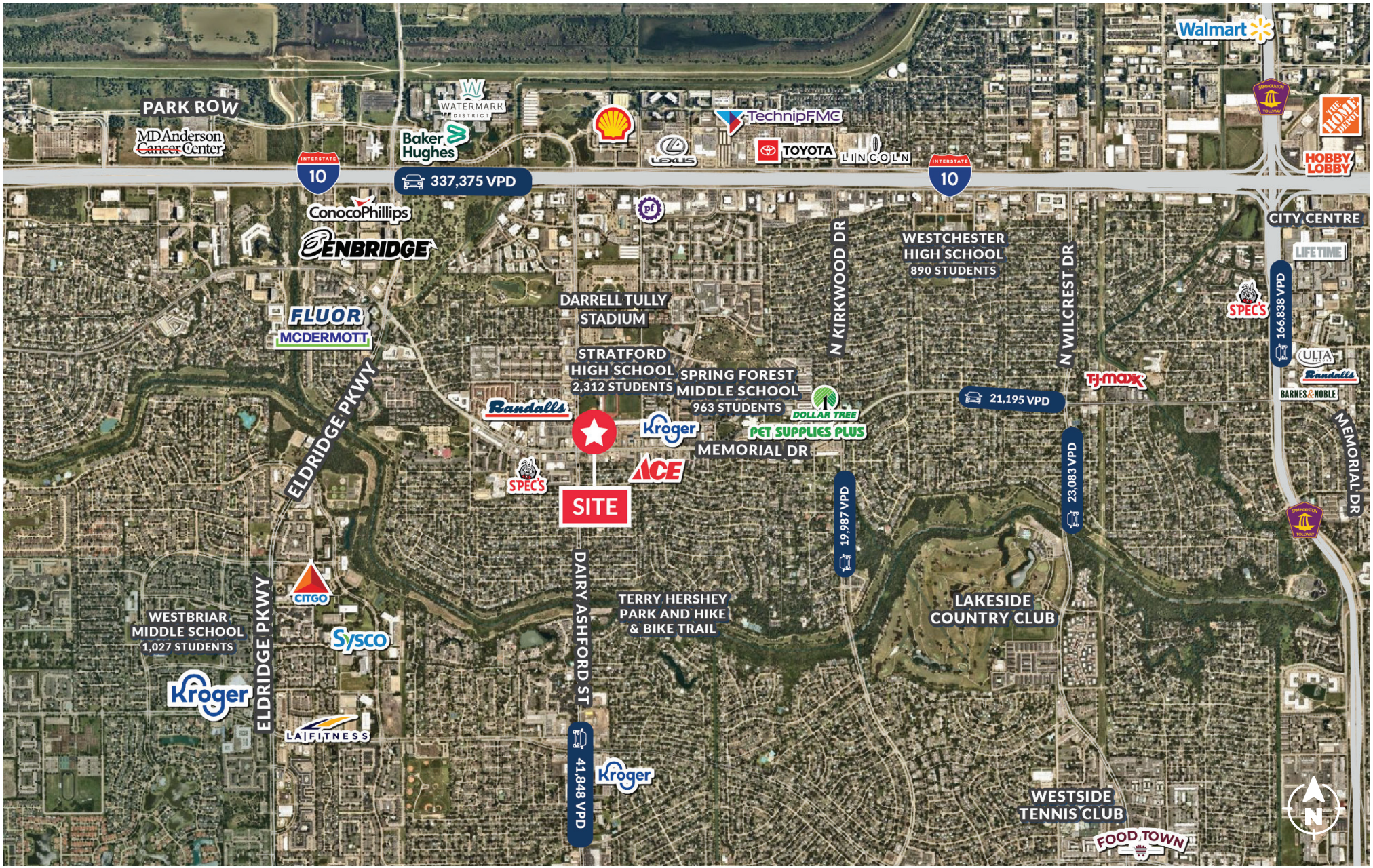
Aerial



TxDot Traffic Counts as of 2026

06.25 | 03.25

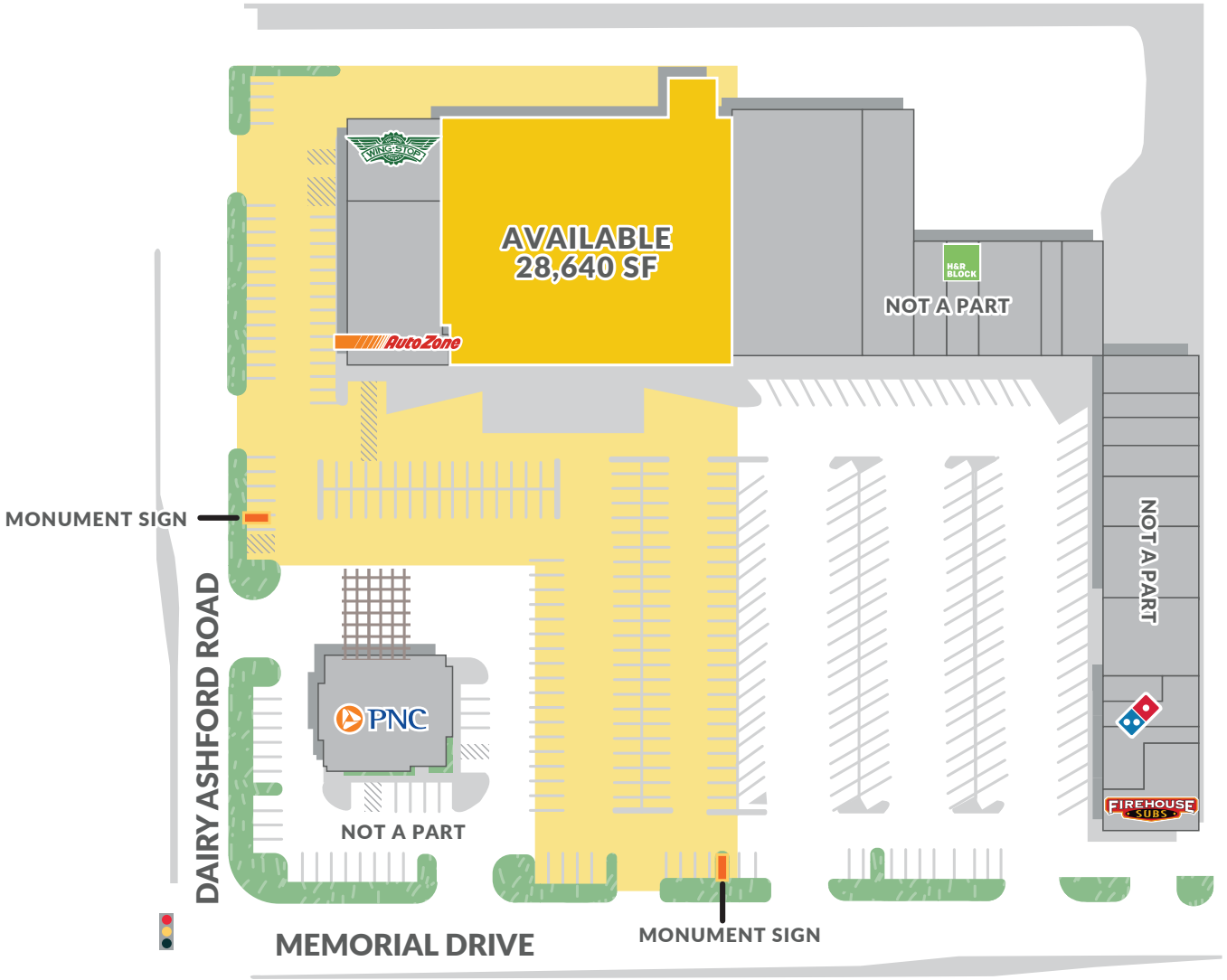
Aerial



TxDot Traffic Counts as of 2026

10.26 | 09.26

Site Plan





N

06.25 | 06.25

Demographics



USPS POSTAL COUNTS	2 MILES	3 MILES	5 MILES
Q2 2026	30,826	66,845	135,668

POPULATION	2 MILES	3 MILES	5 MILES
Total Households	28,837	62,297	129,668
Total Population	63,755	139,766	300,948
2020 Total Population	56,807	114,733	314,576
Population Growth 2020 to 2026	1%	4%	2%
2026 Median Age	37.7	36.7	36.7

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	48.4%	40.6%	34.3%
Black/African American	16.5%	22.2%	22.5%
Asian	11.9%	12.6%	13.5%
Hispanic	22.9%	25.3%	31.9%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$154,314	$139,628	$126,290
Median Household Income	$91,355	$81,702	$73,694
Per Capita Income	$69,674	$62,142	$54,358

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	33.7%	34.2%	32.8%
2 Person Households	31.4%	30.6%	30.1%
3 Person Households	14.3%	14.9%	15.5%
Owner-Occupied Housing Units	74.8%	73.6%	73.6%
Renter-Occupied Housing Units	48.7%	50.2%	52.5%

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
Rebecca Le	**519614**	**rle@newquest.com**	**281.477.4327**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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