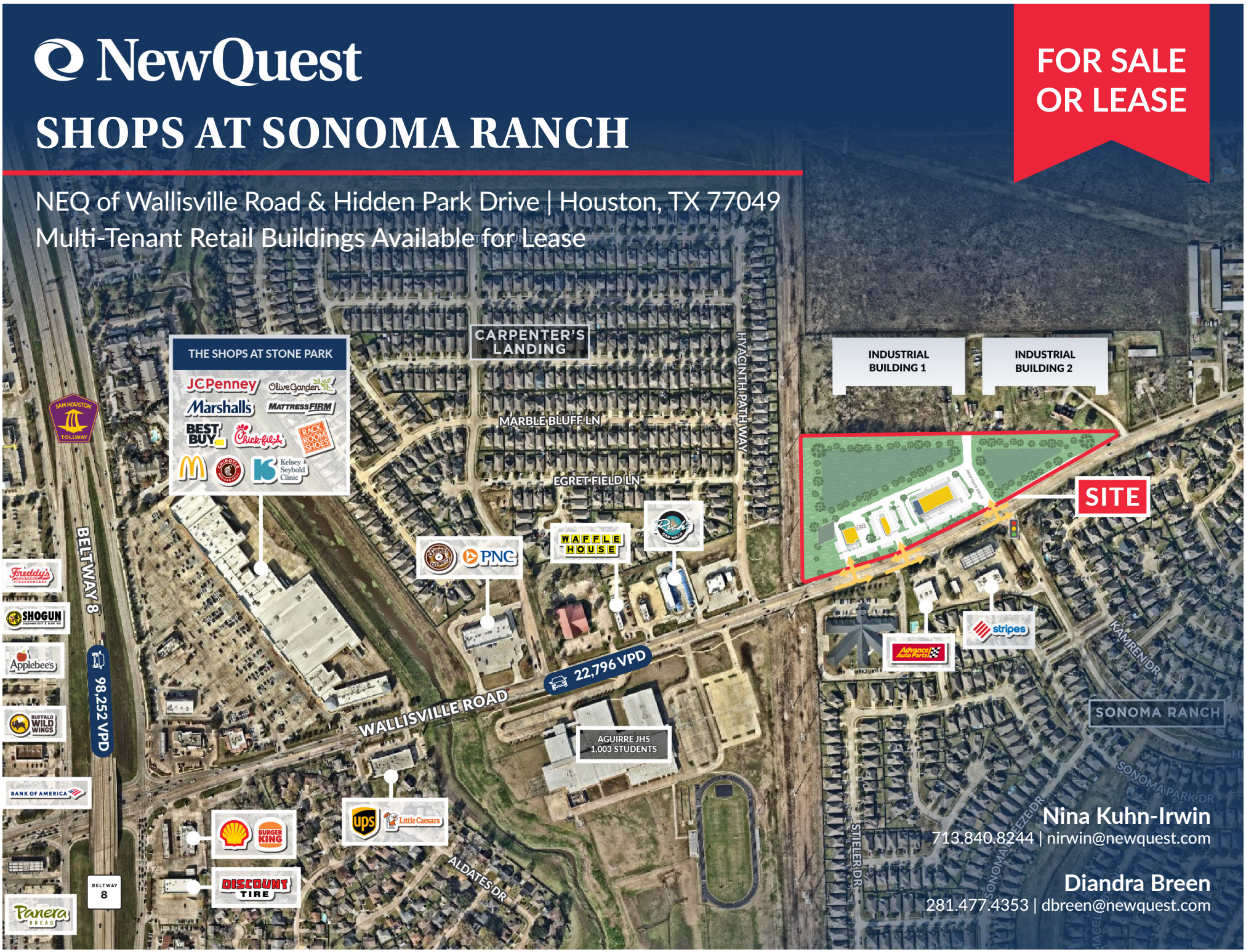
NewQuest

SHOPS AT SONOMA RANCH

FOR SALE OR LEASE

NEQ of Wallisville Road & Hidden Park Drive | Houston, TX 77049
Multi-Tenant Retail Buildings Available for Lease



Nina Kuhn-Irwin
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Diandra Breen
281.477.4353 | dbreen@newquest.com

Project Highlights

- Dominant retail market and co-tenancy
- Multi-tenant retail buildings for lease
- One mile from the San Jacinto College North Campus, which spans 105 acres and serves 5,160 students and staff
- Close proximity to Walmart's $100M, 4M SF distribution center
- High population growth attributed to $50B development in petrochemical construction underway
- Local developments, such as Sonoma Ranch and New Forest Crossing, have contributed to a 26% population increase since the 2010 census

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98K+
VEHICLES PER DAY
ON BELTWAY 8

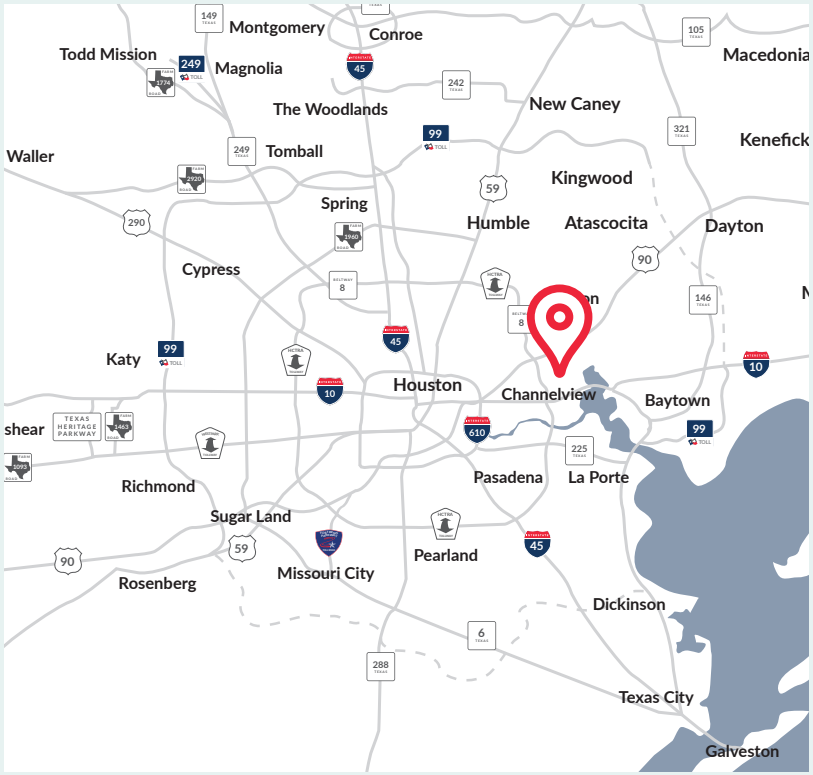
$107K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

166K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026

MAJOR AREA RETAILERS

BEST BUY · JCPenney · Marshalls · LOWE'S · ROSS · five BELOW · Walmart



Aerial

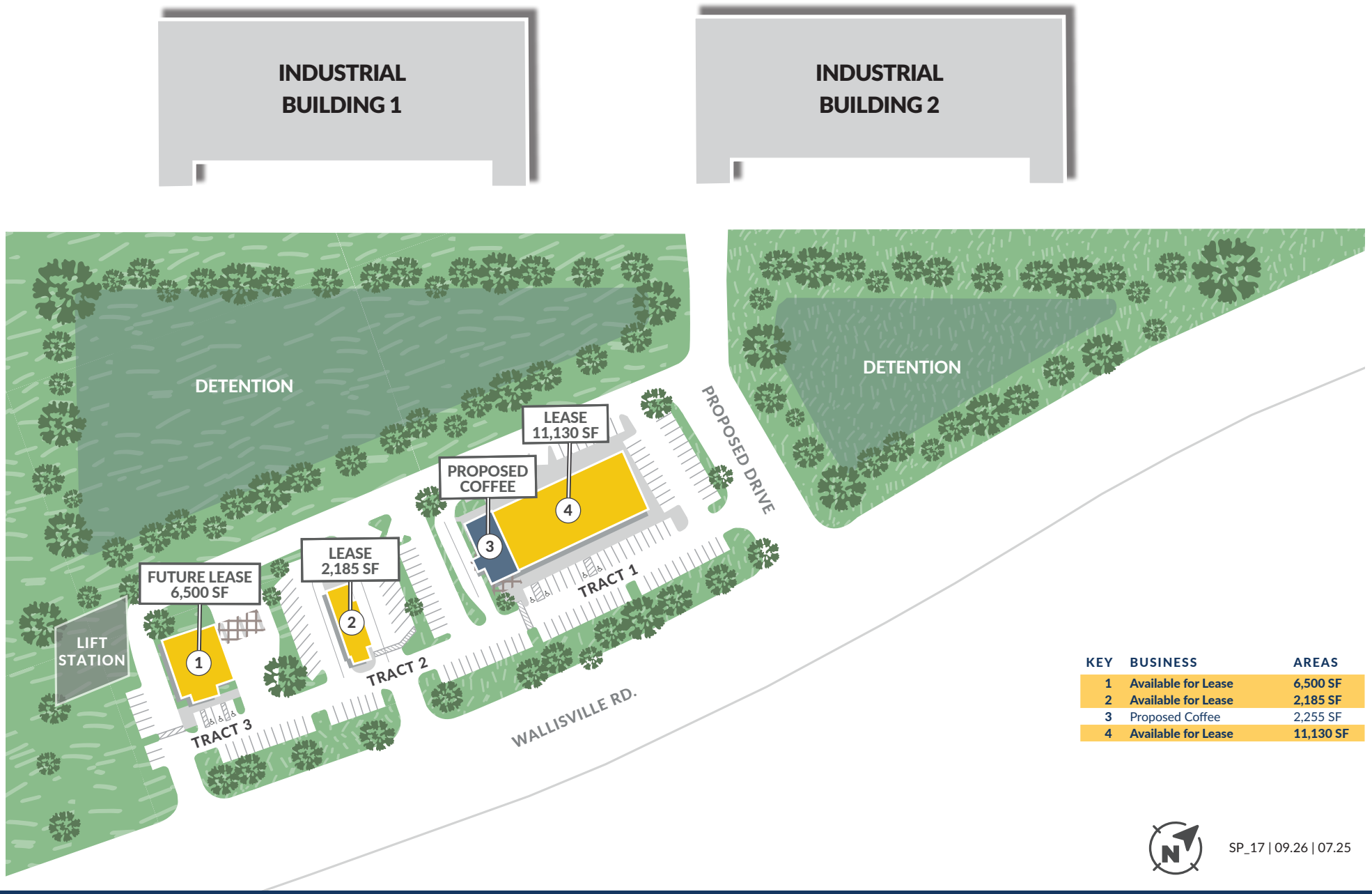


TxDOT Traffic Counts as of 2026

03.26 | 01.24

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan



KEY	BUSINESS	AREAS
1	Available for Lease	6,500 SF
2	Available for Lease	2,185 SF
3	Proposed Coffee	2,255 SF
4	Available for Lease	11,130 SF

SP_17 | 09.26 | 07.25



Demographics

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	1,934	18,632	47,751

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	4,612	31,453	52,905
Total Population	14,668	99,696	166,247
2020 Total Population	14,900	98,116	163,533
Population Growth 2020 to 2026	-1.6%	1.6%	1.7%
2026 Median Age	33	32	32

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	19.9%	22.6%	23.0%
Black/African American	22.1%	18.1%	18.9%
Asian	3.2%	1.9%	1.6%
Hispanic	67.2%	70.3%	69.8%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$107,097	$88,051	$84,632
Median Household Income	$84,456	$69,226	$67,052
Per Capita Income	$33,851	$27,976	$26,995

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	16.6%	16.8%	17.8%
2 Person Households	21.8%	22.7%	22.9%
3 Person Households	18.5%	19.1%	18.6%
Owner-Occupied Housing Units	60.8%	51.3%	48.4%
Renter-Occupied Housing Units	39.2%	48.7%	51.6%

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

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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