For Lease



NewQuest

SHOPS AT CLEAR LAKE

SWC of Clear Lake City Boulevard & Galveston Road | Webster, Texas

1,500 SF 2nd-Gen Space For Lease

Ben Postma
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Project Highlights

- 32,000 VPD on Clear Lake City Boulevard and 20,000 VPD on Galveston Road
- Convenient access to I-45
- Average household income of approximately $133,000 within 1 mile
- Ideal for retail, restaurant, service, or office users

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80%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2026

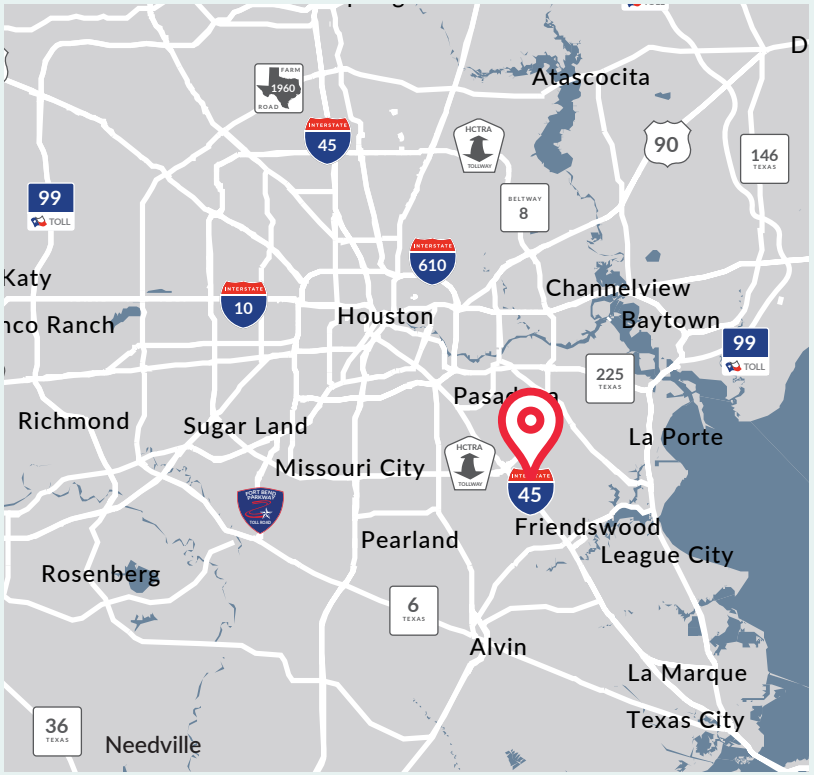
$133K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

148K
CURRENT POPULATION
WITHIN 5 MILES

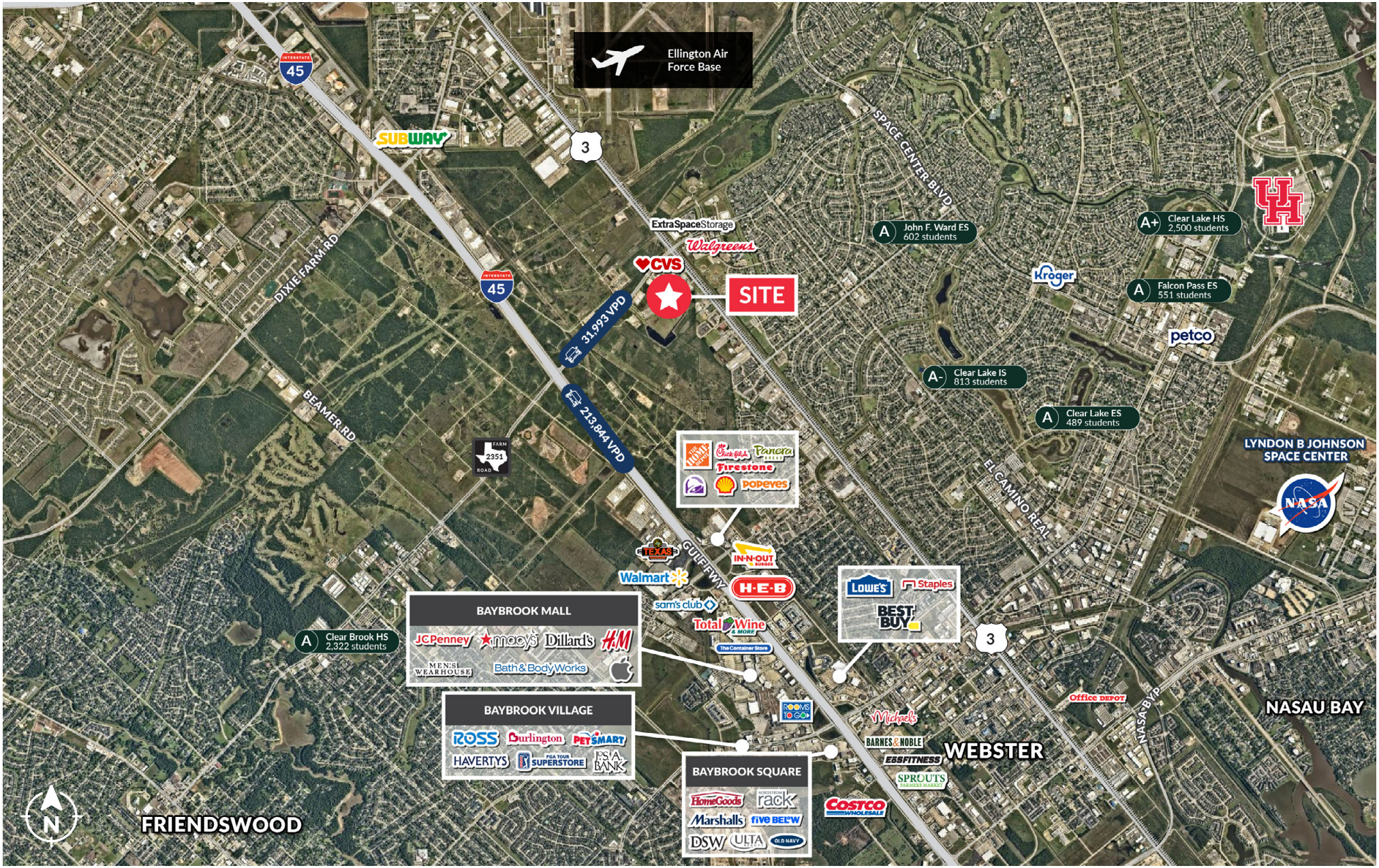
2020 Census, ESRI 2026

MAJOR AREA BUSINESSES

Walgreens · CVS · ExtraSpaceStorage



Aerial

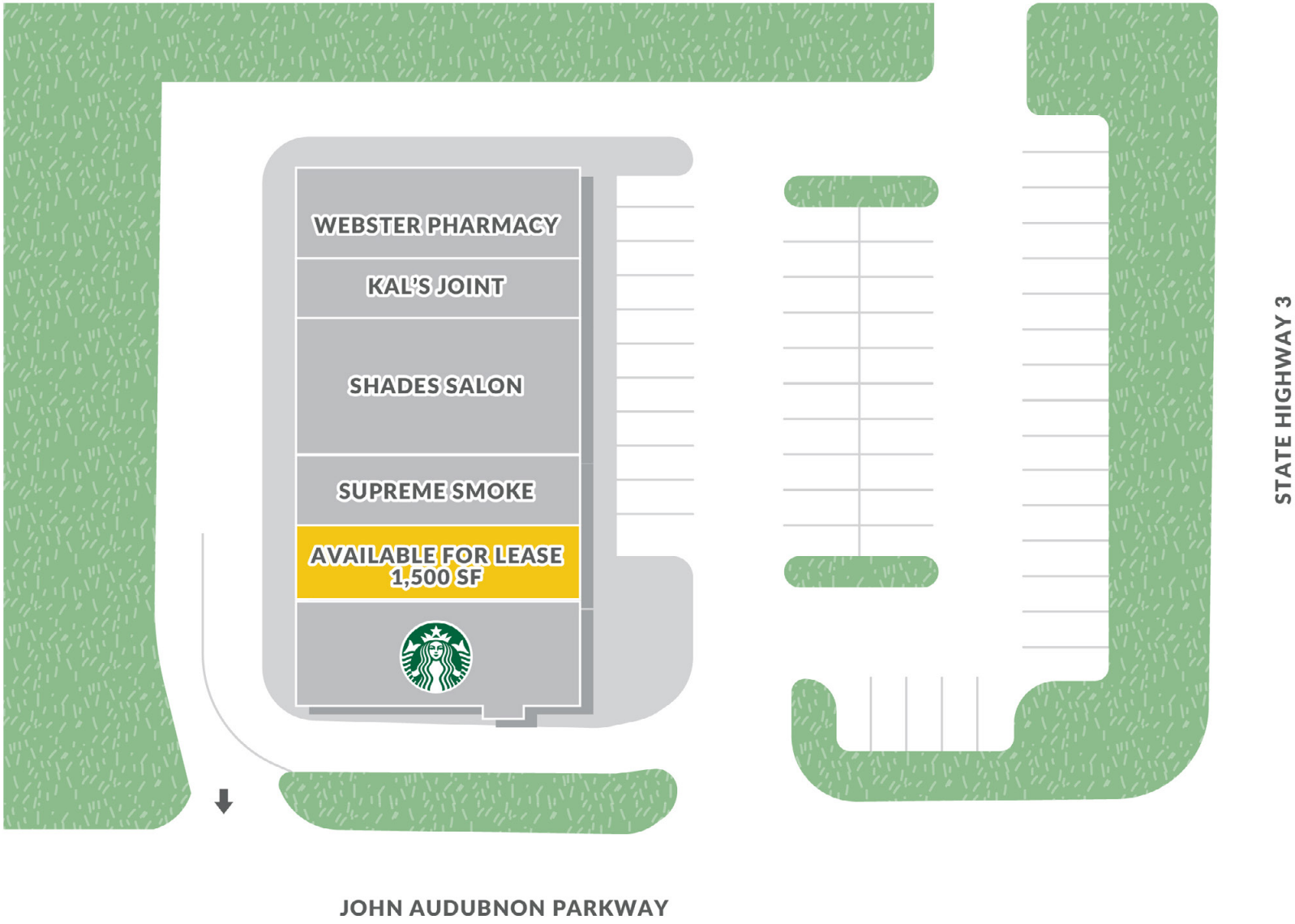


TxDOT Traffic Counts as of 2026

11.26 | 05.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan



10.26 | 10.26

Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	18.60%	15.99%	16.20%
POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Current Households	4,375	33,194	62,090
Current Population	11,165	78,826	147,586
2020 Census Average Persons per Household	2.55	2.37	2.38
2020 Census Population	6,216	73,749	149,452
Population Growth 2020 to 2026	79.62%	6.88%	-1.25%
2026 Median Age	31.2	26.5	27.9
CENSUS HOUSEHOLDS	**1 MILE**	**3 MILES**	**5 MILES**
1 Person Households	24.36%	28.84%	29.32%
2 Person Households	34.03%	34.45%	34.39%
3+ Person Households	41.61%	36.71%	36.29%
Owner-Occupied Housing Units	47.43%	30.23%	36.47%
Renter-Occupied Housing Units	52.57%	69.77%	63.53%
RACE AND ETHNICITY	**1 MILE**	**3 MILES**	**5 MILES**
White	63.73%	59.27%	57.71%
Black or African American	10.87%	10.23%	8.84%
Asian or Pacific Islander	6.34%	15.96%	19.34%
Other Races	18.19%	14.07%	13.67%
Hispanic	23.52%	19.09%	18.49%
INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Average Household Income	$132,626	$81,632	$86,071
Median Household Income	$77,446	$55,377	$63,171
Per Capita Income	$52,667	$32,491	$32,868
EDUCATION	**1 MILE**	**3 MILES**	**5 MILES**
Estimated High School Graduate	18.60%	15.99%	16.20%
Estimated Bachelor's Degree	26.76%	28.18%	28.38%
Estimated Graduate Degree	23.43%	24.39%	25.16%

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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