



3600 N. Main

NWC of I-45 N. & N. Main Street | Houston, Texas

Chris Dray | Rachael Keener | 281.477.4300

Heights Retail For Lease - End Cap

**2,390 SF
Available**

N Main St

Pecore St



Property Description

- 2,390 SF end-cap lease, eastern entrance to the Heights.
- Whataburger and McDonald's are both in the top 10 locations for their chain
- Serves the high-income area of the Heights/Woodland Heights
- 3.4/1,000 parking (63 parking spots)
- O'Reilly and Whataburger are co-tenants

Lease Rate: Call Broker



Chris Dray
281.640.7682
cdray@newquest.com

Rachael Keener
281.477.4313
rkeener@newquest.com



DEMOGRAPHICS

2010 Census, 2016 Estimates with
Delivery Statistics as of 12/16

1 Mile3 Mile5 Mile

POSTAL COUNTS

Current Households	8,370	72,355	179,040
Current Population	21,248	168,653	427,532
2010 Census Average Persons per Household	2.54	2.33	2.39
2010 Census Population	19,870	149,384	367,396
Population Growth 2010 to 2016	9.10%	24.38%	23.03%

CENSUS HOUSEHOLDS

1 Person Household	33.01%	38.82%	37.66%
2 Person Households	28.93%	29.66%	29.37%
3+ Person Households	38.06%	31.51%	32.97%
Owner-Occupied Housing Units	53.58%	45.72%	46.27%
Renter-Occupied Housing Units	46.42%	54.28%	53.73%

RACE AND ETHNICITY

2016 Estimated White	65.72%	55.83%	55.20%
2016 Estimated Black or African American	7.40%	21.96%	22.12%
2016 Estimated Asian or Pacific Islander	1.94%	2.69%	2.90%
2016 Estimated American Indian or Native Alaskan	0.70%	0.61%	0.63%
2016 Estimated Other Races	24.24%	18.92%	19.14%
2016 Estimated Hispanic	61.80%	46.84%	47.29%

INCOME

2016 Estimated Average Household Income	\$94,984	\$94,851	\$95,005
2016 Estimated Median Household Income	\$69,535	\$71,150	\$69,735
2016 Estimated Per Capita Income	\$37,848	\$39,703	\$39,750

EDUCATION (AGE 25+)

2016 Estimated High School Graduate	20.85%	19.96%	19.98%
2016 Estimated Bachelors Degree	18.64%	21.03%	19.93%
2016 Estimated Graduate Degree	15.03%	15.08%	15.33%

AGE

2016 Median Age	35.8	34.2	34.6
-----------------	------	------	------

Our quest
is your success.

10,746,775 SF
OWNED

12,135,000 SF
LEASED

11,718,969 SF
MANAGED

Specializing in retail space leasing,
management, development, land brokerage,
investment sales and tenant representation,
NewQuest Properties is one of the premier
commercial real estate brokerage firms in
Texas and Louisiana.

Our dedicated team excels at meeting
your needs and exceeding all expectations.
From retail center development, leasing,
acquisition and financing to architectural
design, marketing, space planning, and
property management, NewQuest is an
expert at bringing your commercial project
vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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 Properties	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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.