

THE HOUSTON FARMERS MARKET

2520 AIRLINE DRIVE | HOUSTON, TEXAS



HOUSTON'S NEWEST CULINARY AND RETAIL DESTINATION
AT THE HISTORIC HOUSTON FARMER'S MARKET



DINE

PLAY

SHOP

UNWIND

EXPLORE

JOHN NGUYEN | NICK RAMSEY
281.477.4300



Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

The Houston Farmers Market's

massive redevelopment project includes over 100K SF of newly-constructed retail space sitting on 17 acres and is surrounded by spacious green spaces and outdoor patios.

Featuring curated concepts by James Beard award-winning chefs, unique shopping, and a one-acre event lawn designed to create a thoughtful and activated destination for the surrounding community.

- Excellent access, positioned just south of the 610 Loop. **Visitors city-wide can access site within 20 minutes.**
- **Largest site for free surface parking within Houston's inner loop**, solidifying The Houston Farmers Market as the premiere destination for restaurants and shopping.
- Unique shopping and dining destination with hand-crafted goods, local retailers, **and chef-driven restaurants.**
- Restaurant spaces provided with **grease traps ready to be connected.**
- A beloved **site attraction for both locals and tourists**, The Houston Farmers Market has been operating daily since 1942.



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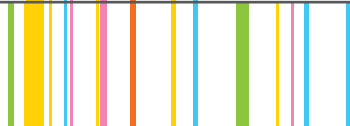
AVAILABILITY

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AVAILABLE:

Building A 18,521 SF Will Divide	Building B 3,976 SF	Building C 4,670 SF
Building F 2,951 SF	Building H 11,675 SF Will Divide	2526 Airline 4,244-SF Freestanding 2nd-Gen Restaurant



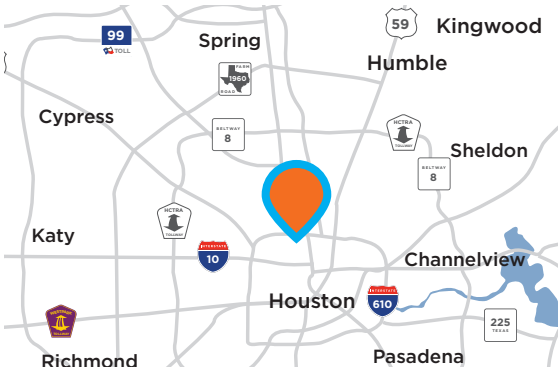
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HIGHLIGHTS

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LOCATION



POPULATION

447,433
Within 5 Miles

Current
Population

HHI

\$117,453
Within 2 Miles

Average
Household
Income

TRAFFIC

17,669 VPD
Airline Drive

170,183 VPD
I-610

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21

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JOIN CHEF-DRIVEN RESTAURANTS

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Underbelly Burger from James Beard award-winning chef Chris Shepherd, boasts a curated menu inspired by Underbelly Hospitality's most iconic dishes. Featuring locally sourced ingredients from RC Ranch Texas Craft Meats (a fellow HFM tenant), a hand-selected beer and wine menu, and milkshakes from pastry director Victoria Dearmond, Underbelly Burger continues to serve up some of Houston's favorite dishes.

CRAWFISH & NOODLES



Crawfish & Noodles is the restaurant concept from James Beard semi-finalist chef Trong Nguyen. Chef Nguyen has been featured on CBS, the Food Network, the Travel Channel, and David Chang's Ugly Delicious, and has solidified Viet / Cajun as a new and innovative line of cuisine. Featuring dishes spanning traditional Vietnamese noodles and rice plates to Cajun-style wings and seafood, Crawfish and Noodles gives customers a taste of two (delicious) worlds.

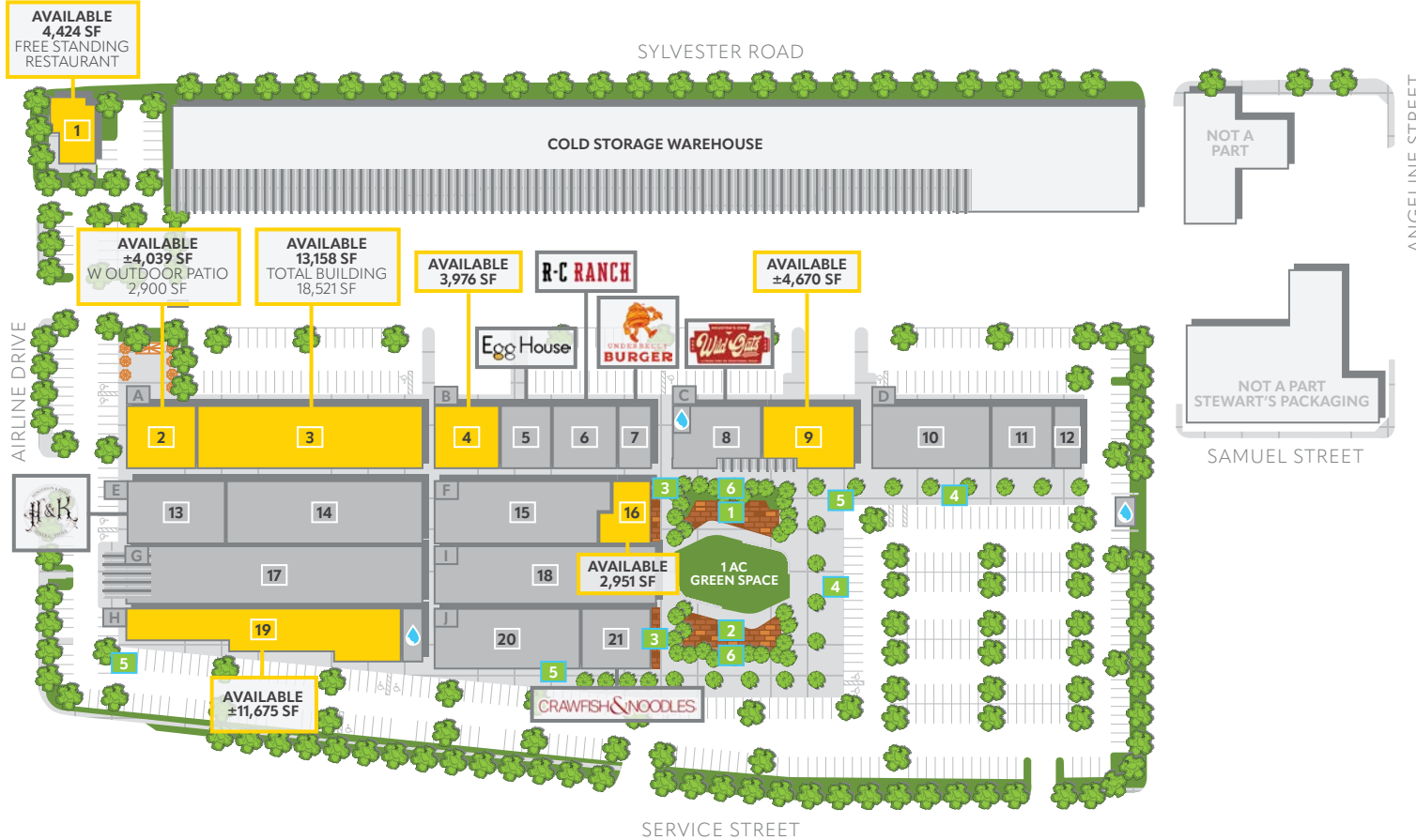


Wild Oats is the new concept from Underbelly Hospitality's culinary director Nick Fine, which will highlight local ingredients and food traditions with a Texas focus. Wild Oats will be opening early 2022, and will solidify The Houston Farmer's Market as the premiere destination for local, farm-to-table dining.

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SITE PLAN

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KEY	SITE	AREA (SF) SUITES
1	Available	4,424 SF
2	Available	±4,039 SF
3	Available	13,158 SF - Divisible
4	Available	3,976 SF
5	Egg House	Suite 205
6	R-C Ranch Meats	Suite 205
7	Underbelly Burger	Suite 215
8	Wild Oats	Suite 315
9	Available	±4,670 SF
10	Manzano's Produce	Suite 410
11	Rivera's Produce	Suite 420
12	HST Produce	Suite 430
13	Henderson and Kane General Store	Suite 100
14	Market Merchants	7 Suites
15	Open Air Market	11,395 RSF
16	Available	2,951 SF
17	Open Air Market	Suites 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754
18	Open Air Market	Suites 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794
19	Available	±11,675 SF - Divisible
20	Open Air Market	Suites 900, 905, 910, 915, 920, 925, 930, 935, 940, 945
21	Crawfish & Noodles	Suite 955

LEGEND

- ◆ Public Restroom
- Leased
- Available For Lease
- A to J Building Name
- Pending Lease
- Outdoor Patio



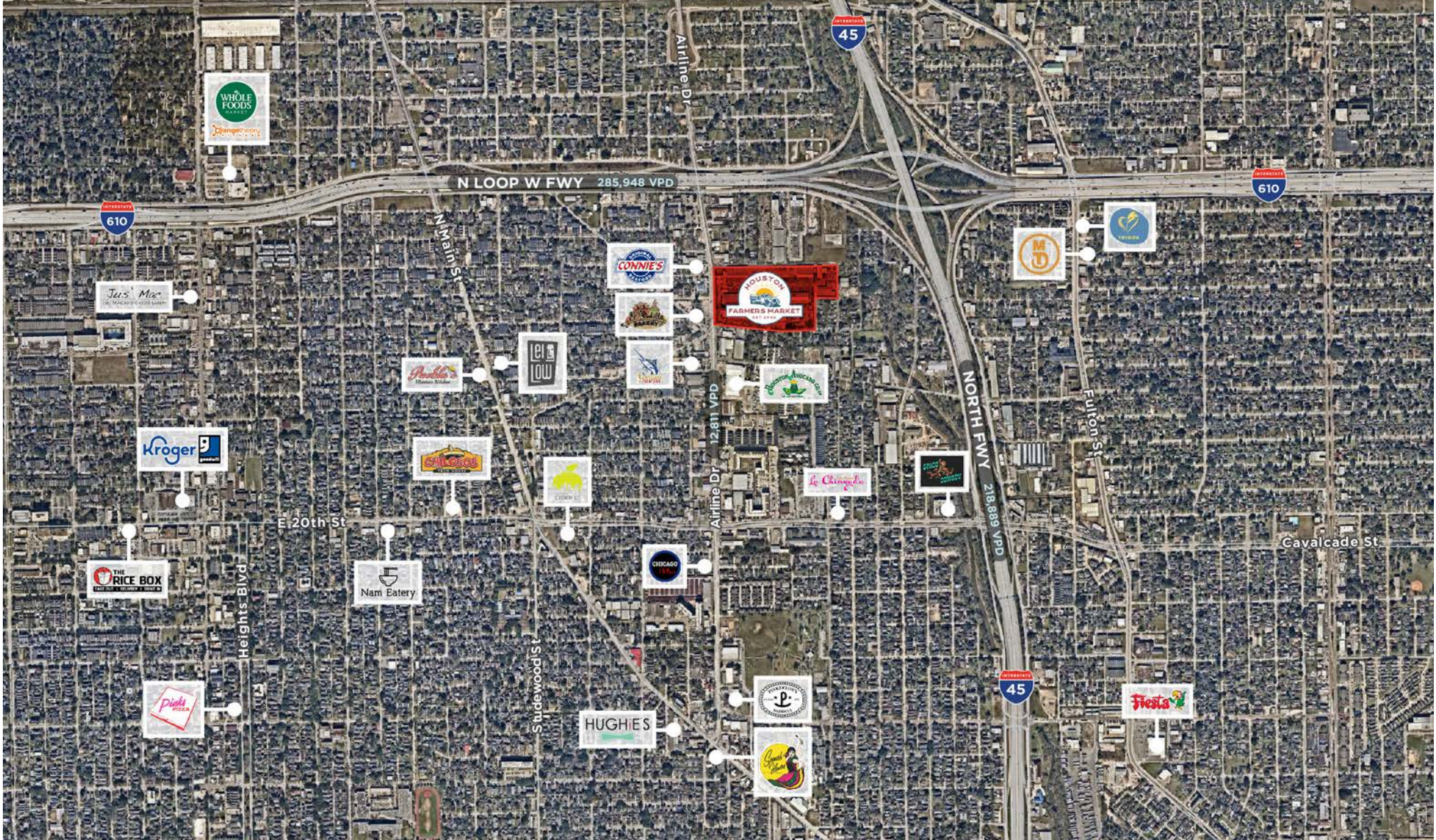
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RETAIL AERIAL

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LIFESTYLE

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BUILDING A

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LIFESTYLE

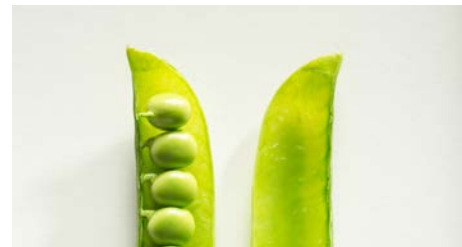
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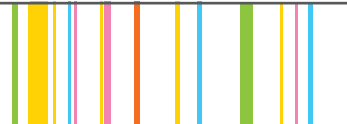
PICKLEBALL COURT



PYLON SIGN



ENTRANCE



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DEMOGRAPHICS

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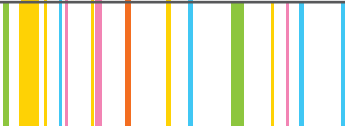
2010 Census, 2021 Estimates with Delivery Statistics as of 12/21

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	32,064	68,404	177,505
Current Population	82,662	179,349	447,433
2010 Census Population	67,388	136,231	352,157
Population Growth 2010 to 2021	22.67%	31.65%	27.05%
2021 Median Age	37.0	35.8	34.9

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$117,453	\$107,881	\$106,389
Median Household Income	\$78,219	\$76,512	\$77,864
Per Capita Income	\$46,620	\$42,307	\$43,614

RACE & ETHNICITY	2 MILES	3 MILES	5 MILES
White	38.63%	36.89%	35.95%
Black or African American	12.13%	14.43%	20.72%
Asian or Pacific Islander	1.77%	2.22%	2.98%
Hispanic	60.91%	58.91%	50.89%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	32.87%	32.08%	34.71%
2 Person Households	28.40%	28.14%	28.80%
3+ Person Households	38.72%	39.78%	36.49%
Owner-Occupied Housing Units	53.42%	51.07%	48.99%
Renter-Occupied Housing Units	46.58%	48.93%	51.01%



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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	(281)477-4300
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>



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