



NOW
PRE-LEASING

POINT HEIGHTS CENTER

24,950 SF of New Development

5802 N. Main Street | Houston, Texas

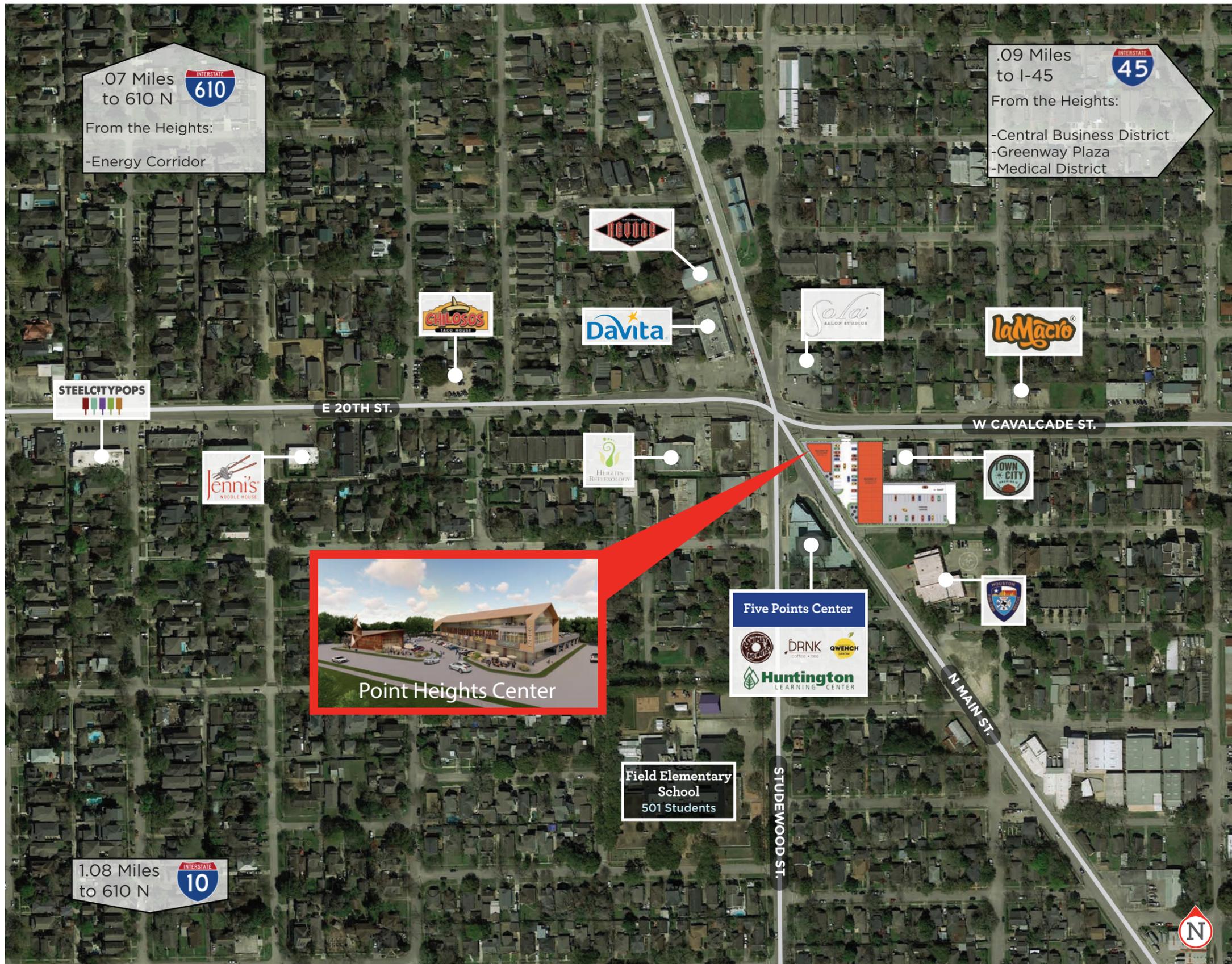


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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Point Heights Center

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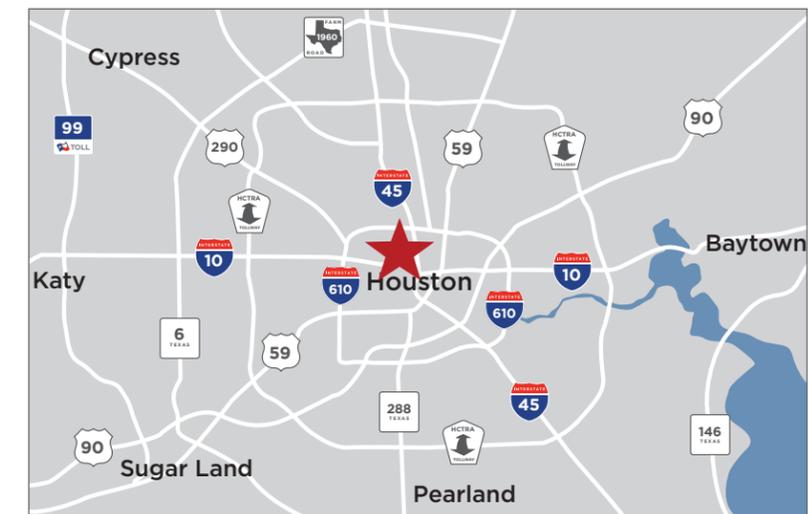


24,950 SF of new development including a 3,000 SF restaurant out parcel with patio space across from the newly developed 9,000 SF Five Points Center. New developments coming south of this project on N. Main to the east along Airline with the new Heights Farmers Market and developments from Lincoln Property group and Weekley Homes.

Major intersection with access from 20th Street/Calvalcade and N. Main and Studewood. Surrounded by an affluent population of \$164,000+ with an average household income of \$94,000+ within 3 miles. The Site is strategically located within the most desirable areas of the Heights community allowing for easy access from Garden Oaks, Downtown, Washington Corridor, and Rice Military. Highly walkable and bikeable area. The project will have a parking deck and surface parking for quick, convenient access and with more than 103 parks to support all types of tenant use.

High visibility intersection that has grown dramatically from redevelopment and affluence with the past two years. Home values range from \$400k to \$950k to the north and from \$400k to \$3M to the south. Houston Heights was selected as one of America's Friendliest neighborhoods by National Geographic Travel and one of only two neighborhoods in the state of Texas to be so honored.

- Building A: 22,500 SF Retail/Office
 - Floor 1 - ±9,000 SF
 - Floor 2 - ±9,000 SF
 - Floor 3 - ±4,000 SF
- Building B: 2,800 SF Restaurant
- Total: 24,950 GSF
- Parking: 103 Cars or 4.1 parking ratio



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Oak Forest
Avg HHI: \$124,283
Med HV: \$321,912

INTERSTATE 610
N LOOP W FWY 157,303 VPD

Shady Acres
Avg HHI: \$120,749
Med HV: \$340,727

Sunset Heights
Avg HHI: \$99,088
Med HV: \$308,090

INTERSTATE 45

290

Lazybrook/Timbergrove
Avg HHI: \$114,891
Med HV: \$339,967

E 20TH ST.



Greater Heights
Avg HHI: \$124,974
Med HV: \$425,875

Norhill District
Avg HHI: \$124,974
Med HV: \$425,875

N MAIN ST.

11TH ST.

N SHEPHERD DR.

YALE ST.

STUDEWOOD ST.

Woodland Heights
Avg HHI: \$160,106
Med HV: \$578,171

INTERSTATE 10
KATY FREEWAY 273,454 VPD



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WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 03/19

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	9,720	70,030	176,248
Current Population	22,147	169,663	426,793
2010 Census Average Persons per Household	2.28	2.42	2.42
2010 Census Population	18,334	138,808	357,709
Population Growth 2010 to 2019	20.89%	23.85%	25.66%
CENSUS HOUSEHOLDS			
1 Person Household	38.87%	35.57%	36.76%
2 Person Households	31.66%	29.95%	29.34%
3+ Person Households	29.47%	34.48%	33.90%
Owner-Occupied Housing Units	55.86%	50.41%	47.58%
Renter-Occupied Housing Units	44.14%	49.59%	52.42%
RACE AND ETHNICITY			
2019 Estimated White	69.20%	60.17%	55.28%
2019 Estimated Black or African American	8.19%	14.24%	21.19%
2019 Estimated Asian or Pacific Islander	2.65%	3.00%	3.33%
2019 Estimated Other Races	19.42%	21.86%	19.57%
2019 Estimated Hispanic	49.34%	53.40%	47.63%
INCOME			
2019 Estimated Average Household Income	\$135,360	\$110,258	\$106,154
2019 Estimated Median Household Income	\$80,369	\$76,566	\$72,330
2019 Estimated Per Capita Income	\$63,213	\$47,452	\$44,989
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	15.57%	17.67%	20.89%
2019 Estimated Bachelors Degree	27.59%	24.33%	21.80%
2019 Estimated Graduate Degree	22.14%	17.23%	16.26%
AGE			
2019 Median Age	36.3	35.0	34.4

Our quest is your success.

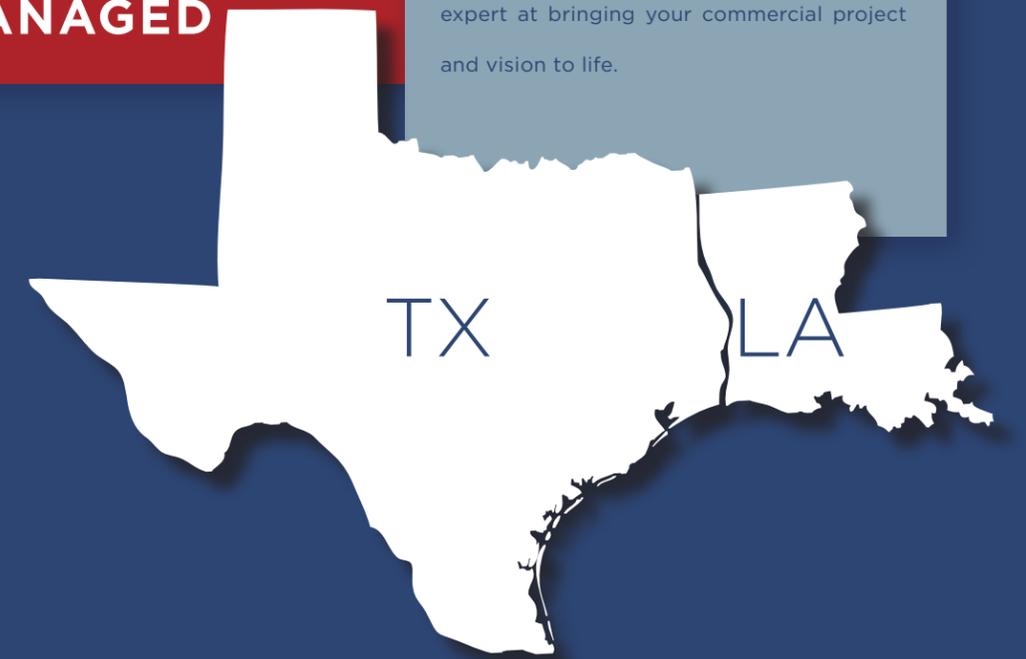
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property 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, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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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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

