



HIGH-PROFILE SPACE

AVAILABLE AT **FAST-GROWING**
REGIONAL SHOPPING CENTER



SUPERIOR VISIBILITY AND ACCESS FROM HIGHWAY 290

BINGLE CROSSING

1-Acre Pad, 1,559-SF Inline Available

NWQ of U.S. Highway 290 & Bingle Road | Houston, Texas

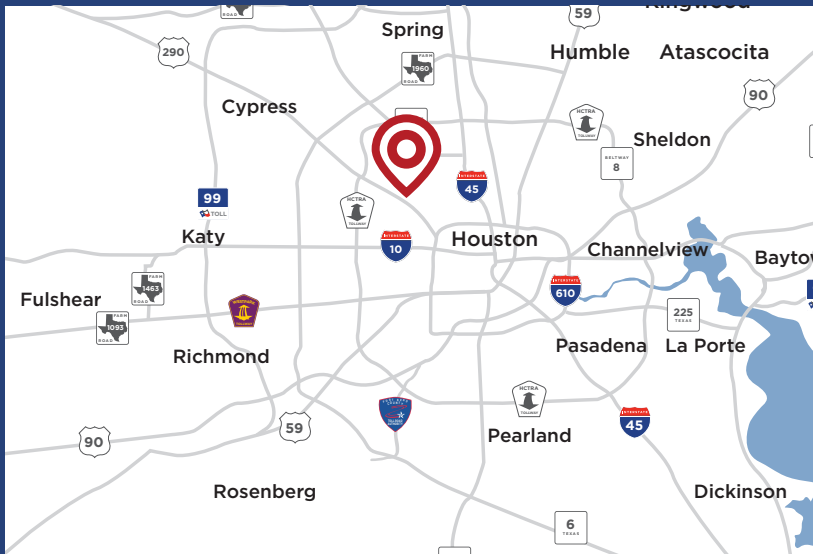
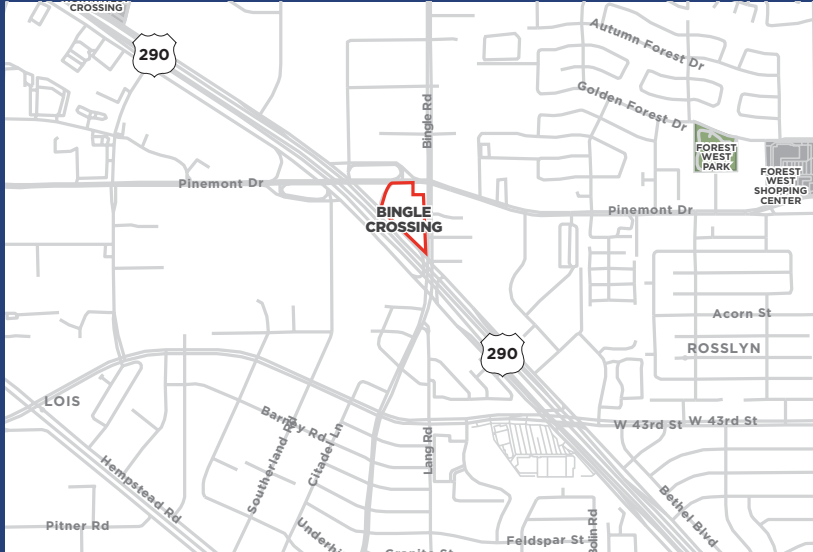
Kevin Sims | 281.477.4300

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

BINGLE CROSSING

HOUSTON, TEXAS

PROJECT HIGHLIGHTS



\$116K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 7 MILES

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



23%
POPULATION
GROWTH
WITHIN 7 MILES
2010-2021



**MORE THAN
218,520
VPD ON
HIGHWAY 290**

EXPLOSIVE RESIDENTIAL GROWTH

5,366 ANNUAL TRANSACTIONS

\$372,242 AVERAGE TRANSACTION VALUE

\$1,183,356,545 TOTAL TRANSACTION VALUE

TOP 3 SUBDIVISIONS | OAK FOREST, SPRING SHADOWS, GARDEN OAKS

130,509 TOTAL HOUSEHOLDS

Source: Mestrostudy & Regis Q4 2021

**MAJOR
AREA
RETAILERS**



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NewQuest
PROPERTIES®

A photograph of a Jimmy John's restaurant storefront at dusk. The building is a single-story commercial structure with a tan-colored facade. The Jimmy John's logo, featuring a circular emblem with 'JJ' and 'JIMMY JOHN'S SANDWICHES', is mounted on the wall above the entrance. To the right of the logo, the name 'JIMMY JOHN'S' is displayed in large, illuminated, white block letters. Below the main entrance, there are large glass windows and doors. A dark blue awning extends over the entrance area. To the right of the Jimmy John's entrance, another storefront for 'metro' is partially visible. In the foreground, a dark blue sedan is parked in a parking space. The sky is a deep blue, indicating twilight.

BINGLE CROSSING

HIGH TRAFFIC WITH SUPERIOR VISIBILITY FROM HIGHWAY 290 AND BINGLE ROAD

HIGH-PROFILE PYLON SIGNAGE VISIBLE FROM HIGHWAY 290

GREAT INGRESS & EGRESS WITH 3 ACCESS POINTS FROM HIGHWAY 290 FEEDER, BINGLE ROAD AND PINEMONT DRIVE

IN THE **MIDDLE OF A DIVERSE AND ROBUST RESTAURANT HIGHWAY** STRETCH WITH HIGH CUSTOMER TRAFFIC

GROWING RESIDENTIAL TRADE AREA: **18% HOUSING INCREASE** (2010 - 2021) | *REGIS Q2 2021*

AVAILABLE PAD:

1 ACRE WITH 67 PARKING SPACES AND FULLY DETAINED.
UTILITIES TO ACCOMMODATE:
6,000 SF RESTAURANT, 10,000 SF MEDICAL OR OFFICE USE

AVAILABLE FOR LEASE:

UP TO 3,009-SF END CAP
1,559-SF INLINE SPACE
918-SF INLINE SPACE

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 **NewQuest**
PROPERTIES®



SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available Pad	4,500 SF
2	Proposed Bank	3,430 SF
3	Jimmy John's	1,750 SF
4	Metro PCS	2,757 SF
5	Baskin Robbins/Dunkin Donuts	2,800 SF
6	Available For Lease	3,009 SF
7	Available For Lease	918 SF
8	Gold's Gym	28,038 SF
9	Available For Lease	1,559 SF
10	Vibetronix	2,500 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

10.21 | 03.20



DEMOGRAPHICS

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



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POPULATION	3 MILES	5 MILES	7 MILES
Current Households	54,607	130,509	258,832
Current Population	156,230	366,266	697,520
2010 Census Population	129,494	304,815	568,816
Population Growth 2010 to 2021	20.65%	20.16%	22.63%
2021 Median Age	32.9	34.7	35.5

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$73,513	\$99,832	\$116,184
Median Household Income	\$54,469	\$68,900	\$80,352
Per Capita Income	\$26,003	\$36,261	\$44,140

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	28.94%	33.37%	37.58%
Black or African American	16.99%	17.94%	15.39%
Asian or Pacific Islander	3.17%	5.50%	7.14%
Hispanic	60.68%	51.75%	47.92%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Household	26.39%	26.58%	29.00%
2 Person Households	26.06%	27.84%	28.49%
3+ Person Households	47.55%	45.58%	42.51%
Owner-Occupied Housing Units	43.61%	53.07%	55.66%
Renter-Occupied Housing Units	56.39%	46.93%	44.34%

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
Kevin Sims	515478	ksims@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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