



# Meyer Park Shopping Center

NEC of South Post Oak Rd. and West Bellfort Ave. | Houston, Texas

Heather Nguyen | Rebecca Le | 281.477.4300

Retail Space for Lease - Anchor Space Available



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Meyer Park Center is located on the northeast corner of South Post Oak and West Belfort, in the Meyerland community. Encompassing over 400,000 square feet of retail space, Meyer Park Shopping Center is a unique development that services both the surrounding neighborhoods and the high daytime population based off the Loop 610 business corridor. The strong tenant mix of national and local retailers makes Meyer Park a daily shopping destination for a majority of the residents in the immediate vicinity.

The Meyerland area is one of Houston's historic communities encompassing over 6,000 acres between Loop 610 and Beltway 8 in southwest Houston. Initially developed in the 1950's, Meyerland has evolved into one of the city's prestige trade areas, featuring a solidified residential and retail base with solid real estate values.

### Available Spaces:

- #7: 600 SF
- #18: 2,405 - 3,450 SF
- #22: 4,068 SF
- #23: Future Retail 13,000 SF
- #40: 3,425 SF

### Pad Sites:

- #27: 1.77 acres
- #28: 1.38 acres
- #41: 1.38 acres

### Demographics

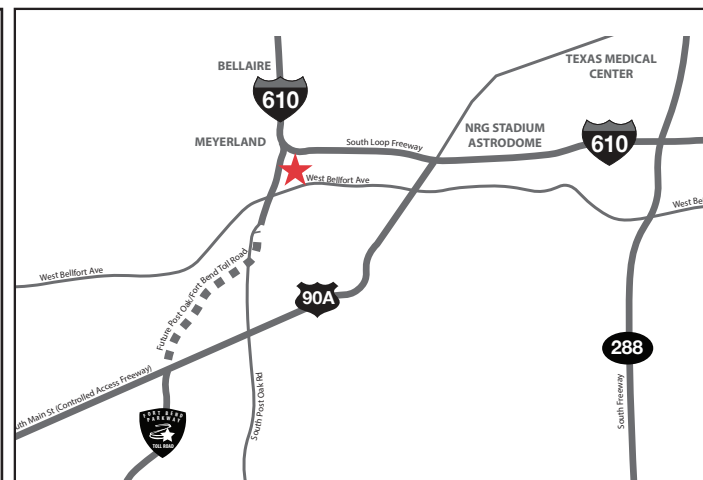
	2 Miles	3 Miles	5 Miles
Current Population	60,489	169,316	499,586
Current Households	24,940	64,570	195,789
Average Household Income	\$136,377	\$118,178	\$102,475
Growth Since 2010 Census	14.52%	16.45%	20.99%

Source: USPS Postal Count, 12/17

### Tenants



### Location



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## FOR LEASE

TENANT #	TENANT	SF	TENANT #	TENANT	SF
1	Sherwin Williams	6,000	21	Beijing Foot Reflexology	975
2	Orthodontist	1,225	22	Available	4,068
3	General Dentist	1,475	23	Future Retail	13,000
4	Children's Dentist	1,500	24	Kohl's	64,250
5	Tip Top Cleaners	750	25	Burlington	60,211
6	Colony Liquors	2,250	25A	Dollar Tree	11,000
7	Available	600	26	Luby's Cafeteria	9,943
8	Edward D. Jones	1,200	27	Available Pad Site	1.77 AC
9	Cut Away Salon	1,300	28	Available Pad Site	1.38 AC
10	Randall's	56,208	29	Fuddruckers	5,440
11	The Vision Source	1,773	30	The Catch	Pending
12	Sally Beauty Supply	2,040	31	Mattress One	4,921
13	Frame Design	1,200	32	Catherine's	3,900
14	Miracle Ear	1,165	33	T-Mobile	2,280
15	SAS Shoes	2,400	34	WingStop	850
16	Tic Tac Nails & Spa	1,200	35	WingStop	1,814
17	GNC	1,200	36	Banfield Pet Hospital	2,938
18	Available	2,405 - 3,450	37	Fuzzy's Tacos	3,505
19	Emler Swim School	7,697	38	Memorial Hermann	2,147
20	Marble Slab Creamery	1,052	39	State Farm Insurance	999
			40	Available	3,427
			41	Wells Fargo Bank	3,500
			42	Available Pad Site	1.38 AC



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Johnston M.S.  
(1,754 Students)

Kolter Elementary  
(662 Students)

Lovett Elementary  
(723 Students)

N & S Braeswood Blvd  
(19,682 VPD) OSS 2017

S Post Oak Rd (124,891 VPD) OSS 2017

Loop 610

Belfort Ave  
(9,192 VPD) OSS 2017

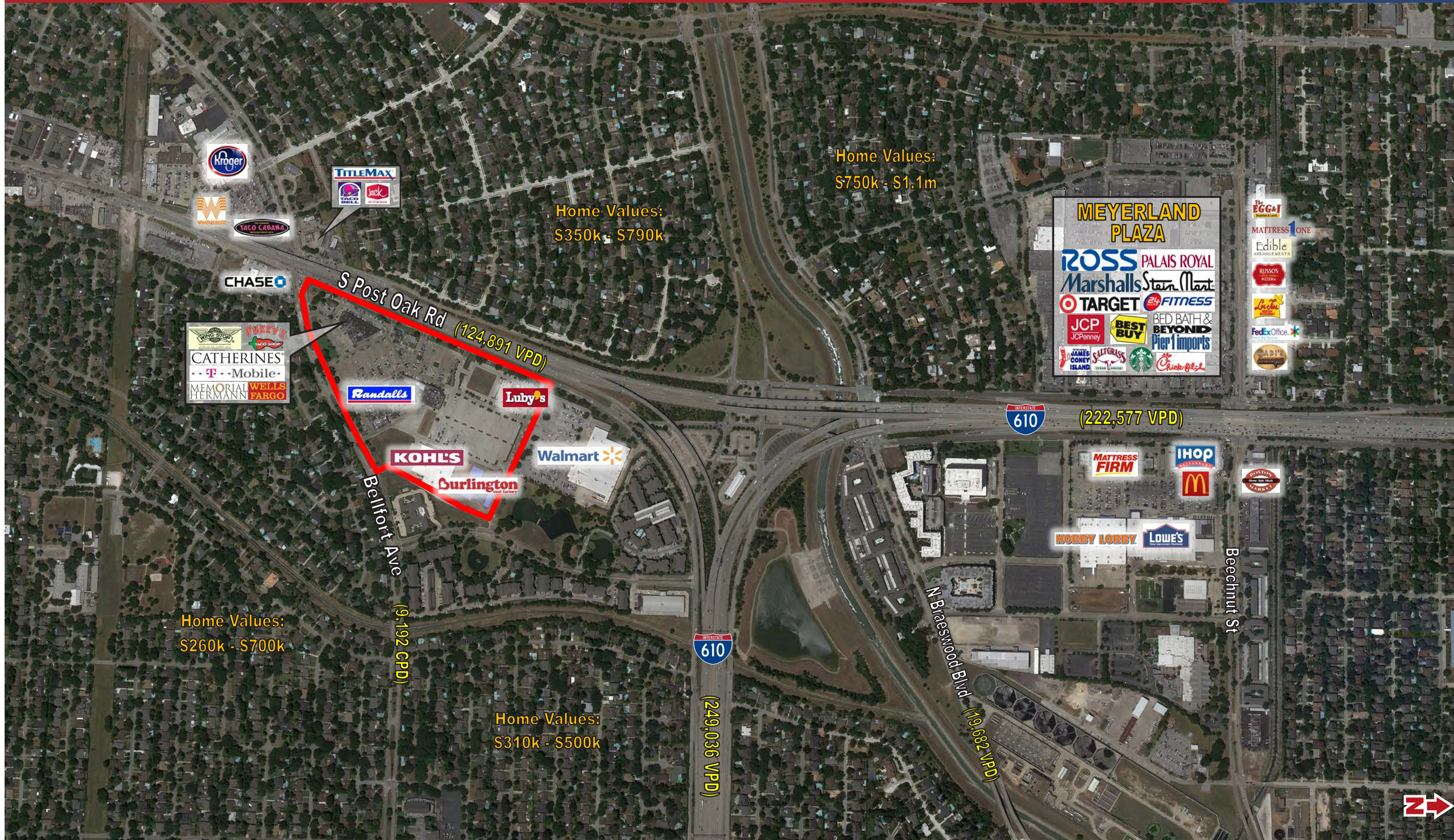
Autumn Leaves  
Assisted Living

The Reserve at  
Meyer Park  
(345 Units)



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2010 Census, 2017 Estimates with  
Delivery Statistics as of 12/17

	2 Miles	3 Miles	5 Miles
<b>POSTAL COUNTS</b>			
Current Households	24,940	64,570	195,789
Current Population	60,489	169,316	499,586
2010 Census Average Persons per Household	2.43	2.62	2.55
2010 Census Population	53,066	146,166	418,479
Population Growth 2010 to 2017	14.52%	16.45%	20.99%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	29.99%	28.51%	32.39%
2 Person Households	32.49%	29.22%	27.95%
3+ Person Households	37.52%	42.27%	39.66%
Owner-Occupied Housing Units	61.42%	52.96%	42.80%
Renter-Occupied Housing Units	38.58%	47.04%	57.20%
<b>RACE AND ETHNICITY</b>			
2017 Estimated White	62.21%	52.34%	47.91%
2017 Estimated Black or African American	14.71%	21.07%	23.31%
2017 Estimated Asian or Pacific Islander	12.46%	9.24%	10.15%
2017 Estimated Other Races	10.20%	16.78%	17.87%
2017 Estimated Hispanic	25.79%	37.75%	40.78%
<b>INCOME</b>			
2017 Estimated Average Household Income	\$136,377	\$118,178	\$102,475
2017 Estimated Median Household Income	\$97,277	\$82,545	\$72,241
2017 Estimated Per Capita Income	\$57,638	\$46,239	\$40,678
<b>EDUCATION (AGE 25+)</b>			
2017 Estimated High School Graduate	12.32%	17.95%	19.06%
2017 Estimated Bachelors Degree	27.93%	22.31%	22.09%
2017 Estimated Graduate Degree	29.74%	22.80%	19.37%
<b>AGE</b>			
2017 Median Age	38.2	34.9	33.1



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

