



BINGLE CROSSING

U.S. HIGHWAY 290 & BINGLE ROAD | HOUSTON, TEXAS

UP TO 1 ACRE PAD SITE AND PRIME END CAP AVAILABLE WITH SUPERIOR 290 VISIBILITY



PROJECT HIGHLIGHTS



123,524

CURRENT
HOUSEHOLDS
WITHIN 5 MILE RADIUS



\$89K

AVERAGE
HOUSEHOLD INCOME
WITHIN 5 MILES



346,455

CURRENT
POPULATION
WITHIN 5 MILES

HIGH TRAFFIC with **SUPERIOR VISIBILITY** from Hwy 290 and Bingle Road intersection with **PYLON SIGNAGE**

Great ingress & egress with **3 ACCESS POINTS** from Hwy 290 feeder road, Bingle Road and Pinemont Drive

Situated in the **MIDDLE** of a **DIVERSE** and **ROBUST RESTAURANT HIGHWAY STRETCH** with high customer traffic

AVAILABLE FOR LEASE:

End Cap: Up to 3,009 SF
Inline Space: 1,559 SF
Adjoining 24 Hour Fitness

AVAILABLE FOR SALE OR LEASE:

Pad Site: 1 Acre
67 Parking Spaces
Fully detained
Utilities to accommodate:
6,000 SF restaurant
3,500 SF drive-thru restaurant
10,000 SF medical or office use



MAJOR AREA RETAILERS



TRAFFIC COUNTS
218,528 VPD

ON HIGHWAY 290

26,961 VPD

ON BINGLE ROAD

SOURCE: TXDOT

KEVIN SIMS
281.477.4366
ksims@newquest.com

AERIAL



SITE PLAN

| DEVELOPMENT SYNOPSIS | | | | | | |
|------------------------------------|----------------|-------------|---------------|------------------|----------------------|--------------|
| MAJOR LEASE SHOPPING CENTER TRACTS | | | | | | |
| TRACT # | LAND AREA | | BUILDING AREA | PARKING PROVIDED | PARKING RATIO / 1000 | DENSITY % |
| | (S.F.) | (ACRES) | | | | |
| TRACT '1' | 39,347 | 0.90 | 7,350 | 40 | 5.44 | 18.68 |
| TRACT '2' | 135,937 | 3.12 | 36,106 | 196 | 5.41 | 26.56 |
| TRACT '3' | 40,020 | 0.92 | 3,430 | 37 | 10.79 | 8.57 |
| TRACT '4' | 38,422 | 0.88 | 4,500 | 67 | 14.89 | 11.71 |
| SUBTOTAL | 253,726 | 5.82 | 51,386 | 340 | 6.62 | 20.25 |
| DETENTION | 24,153 | 0.55 | | | | |
| R.O.W. | 806 | 0.02 | | | | |
| SUBTOTAL | 24,959 | 0.57 | | | | |
| TOTAL | 278,684 | 6.40 | | | | |

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building stores, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP131 DATE: 28.07.19

| RETAIL BUILDING 1 | | |
|-------------------|----------------------------------|-------------------|
| NO. | NAME | LEASE AREA |
| 1 | BASKIN ROBBINS | 1,750 S.F. |
| 2 | METRO PCS | 2,757 S.F. |
| 3 | BASKIN ROBBINS DUNKIN' DONUTS | 2,800 S.F. |
| | USER ROOM | 43 S.F. |
| TOTAL | | 7,350 S.F. |

| RETAIL BUILDING 2 | | |
|-------------------|-----------------|--------------------|
| NO. | NAME | LEASE AREA |
| A | VIBETRONIX | 2,500 S.F. |
| B | AVAILABLE | 1,559 S.F. |
| C | 24 HOUR FITNESS | 28,000 S.F. |
| D | STATE FARM | 918 S.F. |
| E | AVAILABLE | 3,009 S.F. |
| TOTAL | | 35,986 S.F. |

AVAILABLE

CHASE
ATM DRIVE THRU

HIGHWAY 290

TRACT '3'

LEASE UP TO 4,500 S.F.

DETENTION
24,153 S.F.
(0.55 AC.)

PINEMONT DRIVE

metroPCS
2,757 S.F.



1,750 S.F.

baskin robbins
DUNKIN' DONUTS
2,800 S.F.



TRACT '2'

RETAIL 2



24 HOUR FITNESS

NOT A PART

BINGLE ROAD



SP140 | 10.23.19

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

POSTAL COUNTS

| | 1 MILE | 3 MILES | 5 MILES |
|---|---------|---------|---------|
| Current Households | 50,786 | 123,524 | 244,054 |
| Current Population | 145,105 | 346,455 | 657,521 |
| 2010 Census Average Persons per Household | 2.86 | 2.80 | 2.69 |
| 2010 Census Population | 129,322 | 304,634 | 568,409 |
| Population Growth 2010 to 2019 | 12.77% | 14.48% | 16.36% |

CENSUS HOUSEHOLDS

| | | | |
|-------------------------------|--------|--------|--------|
| 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% |

RACE AND ETHNICITY

| | | | |
|--|--------|--------|--------|
| 2019 Estimated White | 49.93% | 51.39% | 54.86% |
| 2019 Estimated Black or African American | 20.08% | 19.83% | 17.05% |
| 2019 Estimated Asian or Pacific Islander | 3.36% | 5.91% | 7.39% |
| 2019 Estimated Other Races | 25.69% | 22.05% | 19.97% |
| 2019 Estimated Hispanic | 58.04% | 49.66% | 46.84% |

INCOME

| | | | |
|---|----------|----------|-----------|
| 2019 Estimated Average Household Income | \$65,242 | \$89,090 | \$106,870 |
| 2019 Estimated Median Household Income | \$53,697 | \$64,437 | \$73,669 |
| 2019 Estimated Per Capita Income | \$23,750 | \$33,083 | \$41,417 |

EDUCATION (AGE 25+)

| | | | |
|-------------------------------------|--------|--------|--------|
| 2019 Estimated High School Graduate | 29.75% | 25.73% | 22.23% |
| 2019 Estimated Bachelors Degree | 13.37% | 18.22% | 21.78% |
| 2019 Estimated Graduate Degree | 6.64% | 10.31% | 13.93% |

EDUCATION (AGE 25+)

| | | | |
|-----------------|------|------|------|
| 2019 Median Age | 32.3 | 34.1 | 34.7 |
|-----------------|------|------|------|

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

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MAXIMIZING VALUE

EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

75+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS &
LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

CoStar™

metrostudy

LANDVISION

nearmap

REGIS
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ICSC

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