

**For Sale
or Lease**

HARRINGTON TRAILS/THE CANOPIES

GATEWAY AT HARRINGTON TRAILS

**UNDER CONTRACT
FUTURE C-STORE/
FUEL STATION**

**FUTURE SHOPPING
CENTER**

**AVAILABLE PAD
1 ACRE**

**AVAILABLE PAD
1 ACRE**

**AVAILABLE PAD
1 ACRE**

**AVAILABLE PAD
1 ACRE**

242
TEXAS

NewQuest

PADS AND RETAIL SPACE AVAILABLE AT THE GATEWAY AT HARRINGTON TRAILS

NEC of Highway 242 and Harrington Dr
±9.0 Acres Ideal Commercial Development Site in Montgomery County

Jeanie Gibbs
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Austen Baldrige
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Diandra Breen
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Retail Space For Lease and Pads Available For Sale or Lease in New Caney, Texas

- Located in one of the largest retail submarkets in the Houston MSA (Metropolitan Statistical Area), this tract is 40 miles north of the city of Houston and includes several cities like Conroe, Magnolia, and Willis that regularly lead the nation for population growth.
- Site is easily accessible by major highways such as I-45 (North), I-69 (North), and the Grand Parkway 99 (North).
- Median household incomes are above the Houston median, impacting the overall potential purchasing power among area residents.
- Three entrances on FM 242 (North) with a median cut allowing for eastbound traffic left turn access (see Site Plan).
- Two curb cuts on Harrington Drive with full cross access between sites (see Site Plan).
- No detention required and all utilities are available for each pad site.
- ±24,000 SF total of retail space coming soon.

Pad Sites:

Jeanie Gibbs

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Austen Baldrige

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281.477.4363

Retail Space:

Diandra Breen

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223%
POPULATION GROWTH
WITHIN 2 MILES
FROM 2020 TO 2025



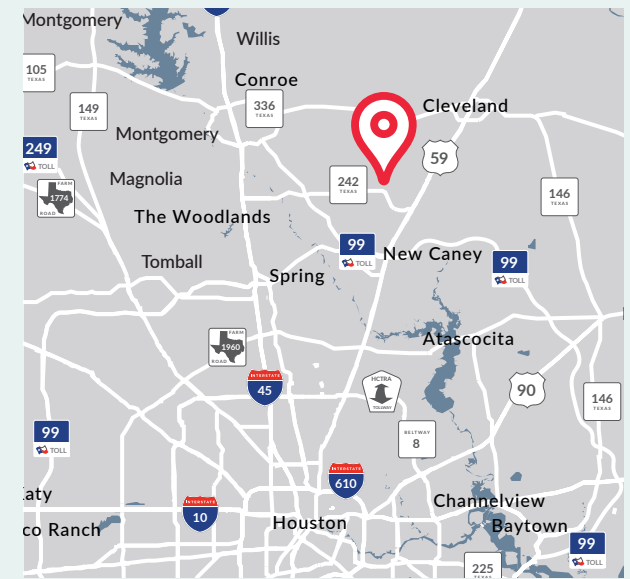
56K
CURRENT POPULATION
WITHIN 5 MILES



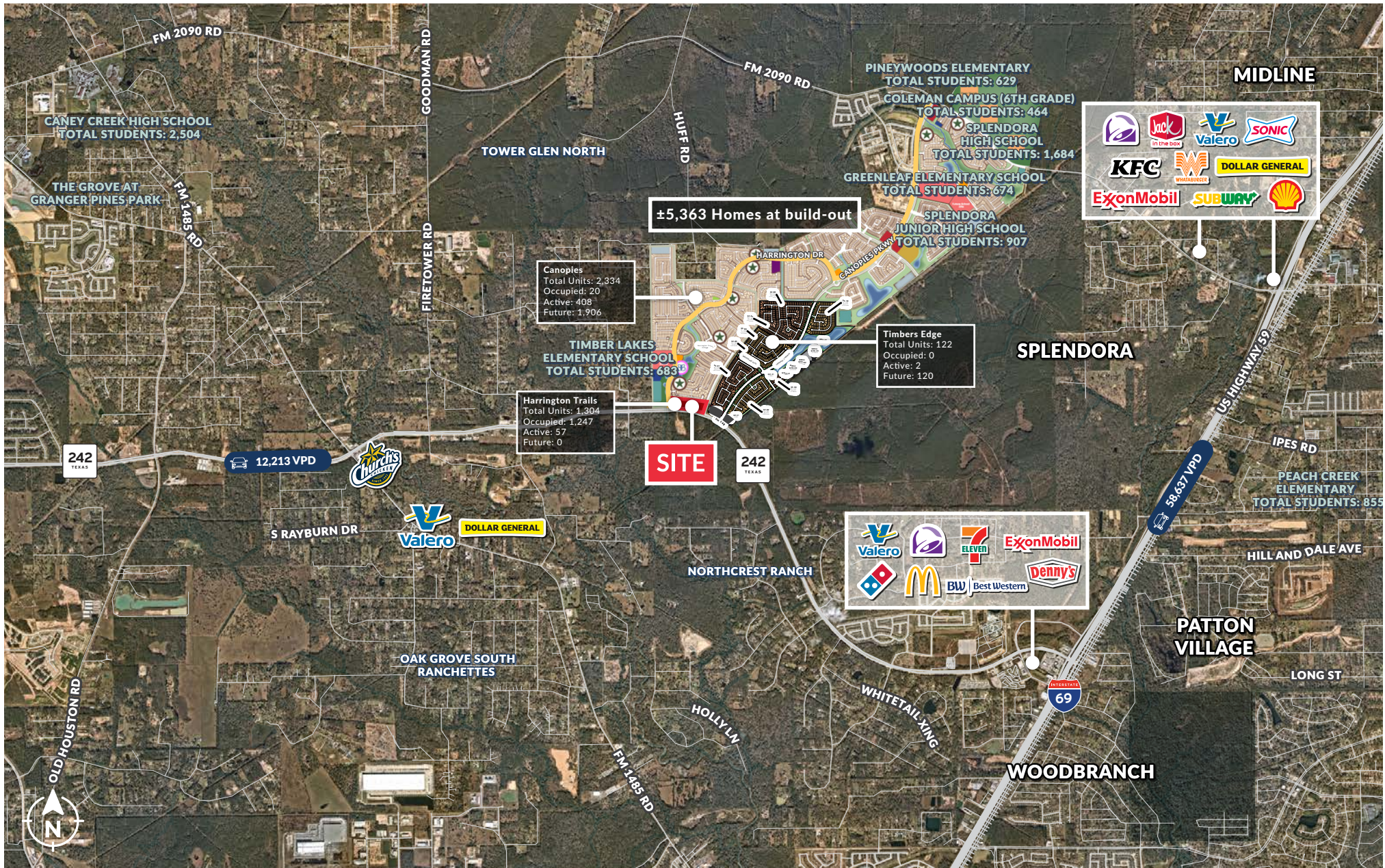
\$110K
AVERAGE HHI
WITHIN 2 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

- **Pad Size:**
±1 - 3 acres
- **Price:**
Contact Broker for Pricing
- **Retail Space:**
Two ±12,000 SF Buildings
- **Retail Rate:**
Contact Broker for Lease Rate
- **School District:**
Splendora ISD
- **Frontage:**
1,100 ft on SH 242
- **Traffic Counts:**
Approx. 12,213 VPD on SH 242
TxDOT Traffic Counts as of 2024



Regional Aerial

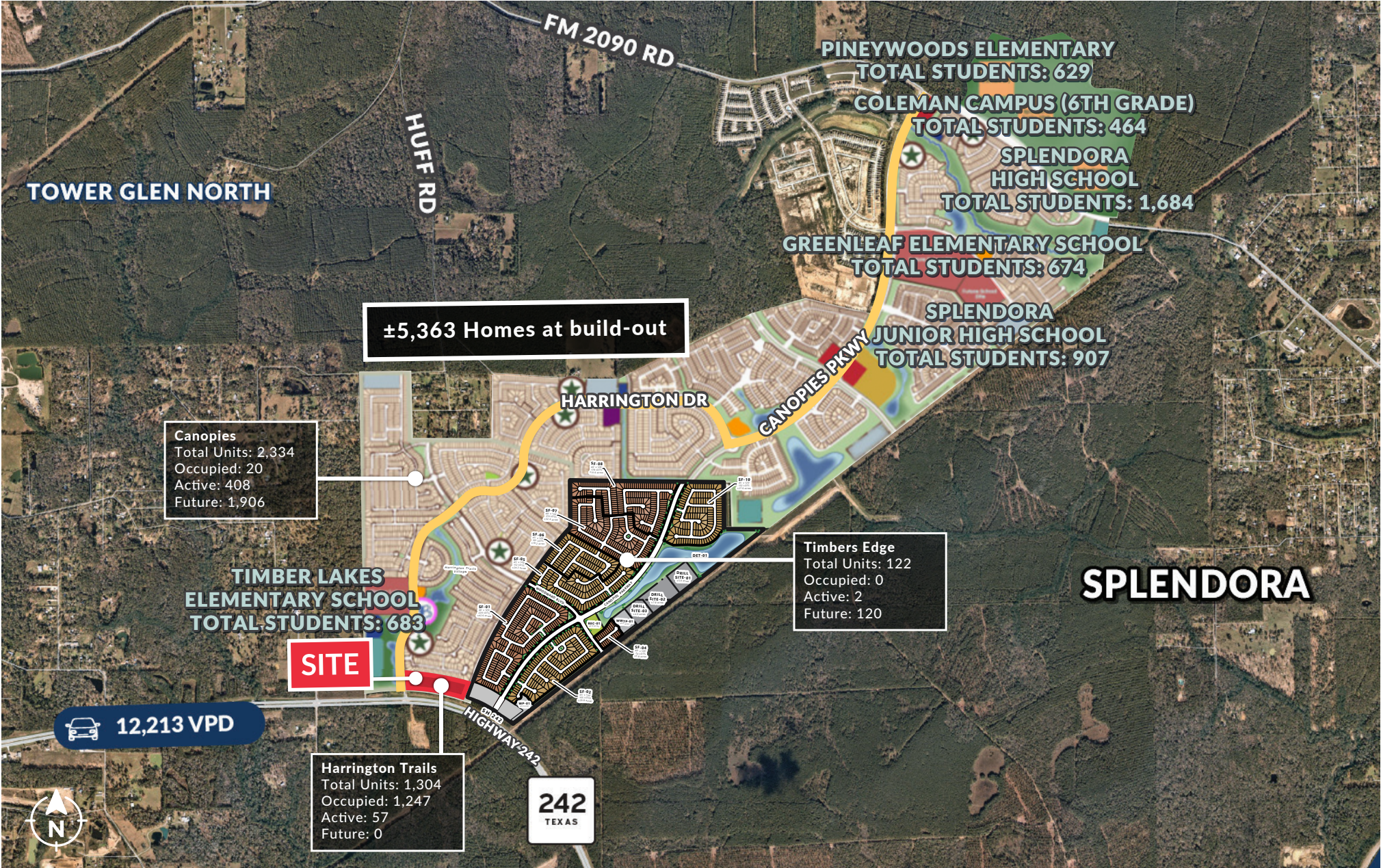


TxDOT Traffic Counts as of 2024

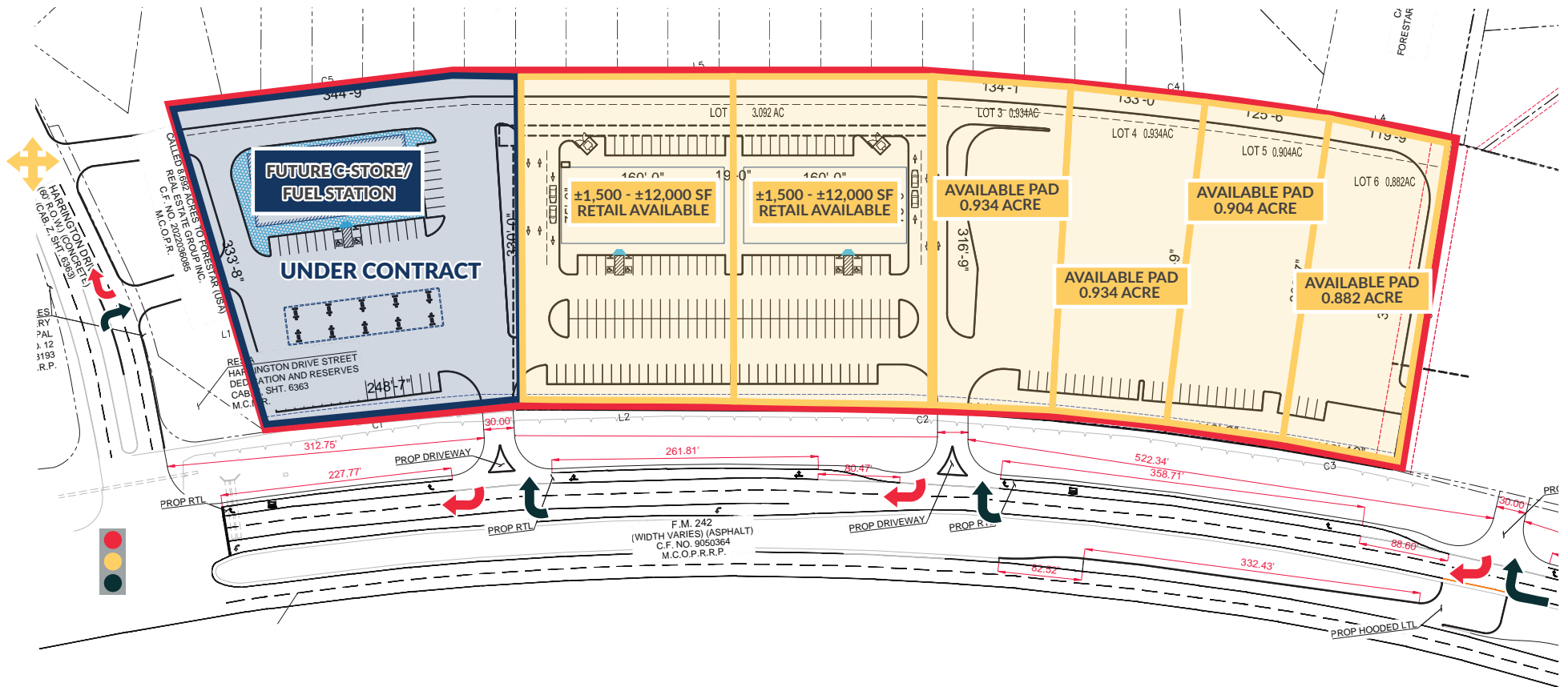
04.26 | 07.25



Gateway at Harrington Trails



Site Plan



01.26 | 07.25



Renderings



Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26

POPULATION	2 MILE	3 MILES	5 MILES
Current Households	2,051	4,749	18,355
Current Population	5,917	14,490	56,506
2020 Census Average Persons per Household	2.89	3.05	3.08
2020 Census Population	1,410	6,689	27,111
Population Growth 2020 to 2025	319.70%	116.61%	108.42%
CENSUS HOUSEHOLDS	2 MILE	3 MILES	5 MILES
1 Person Households	15.26%	10.96%	14.24%
2 Person Households	35.39%	37.22%	33.13%
3+ Person Households	49.35%	51.82%	52.62%
Owner-Occupied Housing Units	83.06%	80.16%	76.36%
Renter-Occupied Housing Units	16.94%	19.84%	23.64%
RACE AND ETHNICITY	2 MILE	3 MILES	5 MILES
White	68.95%	67.58%	63.82%
Black or African American	5.19%	4.49%	6.00%
Asian or Pacific Islander	2.10%	1.77%	1.99%
Other Races	23.34%	25.25%	26.95%
Hispanic	25.22%	30.49%	34.55%
INCOME	2 MILE	3 MILES	5 MILES
Average Household Income	\$112,196	\$105,042	\$106,017
Median Household Income	\$87,938	\$84,268	\$87,012
Per Capita Income	\$35,848	\$33,770	\$35,073
EDUCATION	2 MILE	3 MILES	5 MILES
Estimated High School Graduate	26.24%	31.03%	32.93%
Estimated Bachelor's Degree	14.60%	13.14%	13.73%
Estimated Graduate Degree	9.27%	8.33%	6.94%
AGE	2 MILE	3 MILES	5 MILES
Median Age	39.7	37.7	34.5

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Jeanie Gibbs	577767	jjibbs@newquest.com	281.640.7129
Sales Agent/Associate's Name	License No.	Email	Phone
Austen Baldrige	672771	abaldrige@newquest.com	281.477.4363
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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