

**FOR
SUBLEASE**

The NewQuest logo features a stylized white 'Q' icon followed by the word 'NewQuest' in a white serif font.

NewQuest

**RARE WEST HOUSTON / MEMORIAL
BOX SPACE AVAILABLE**

14540 Memorial Drive | Houston, TX 77079
28,640-SF Retail Sublease Space Near Energy Corridor

Rebecca Le
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Project Highlights

- Positioned at the corner of Memorial Drive and Dairy Ashford in Houston
- Serves a dynamic and affluent trade area in the Energy Corridor with energy companies such as BP, Shell, Citgo, Conoco Philips
- Loading dock, signage on memorial and Dairy Ashford.
- Benefits from high visibility and strong traffic at a well-traveled intersection

Rebecca Le

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15%
POPULATION
GROWTH
WITHIN 2 MILES
FROM 2020 TO 2025



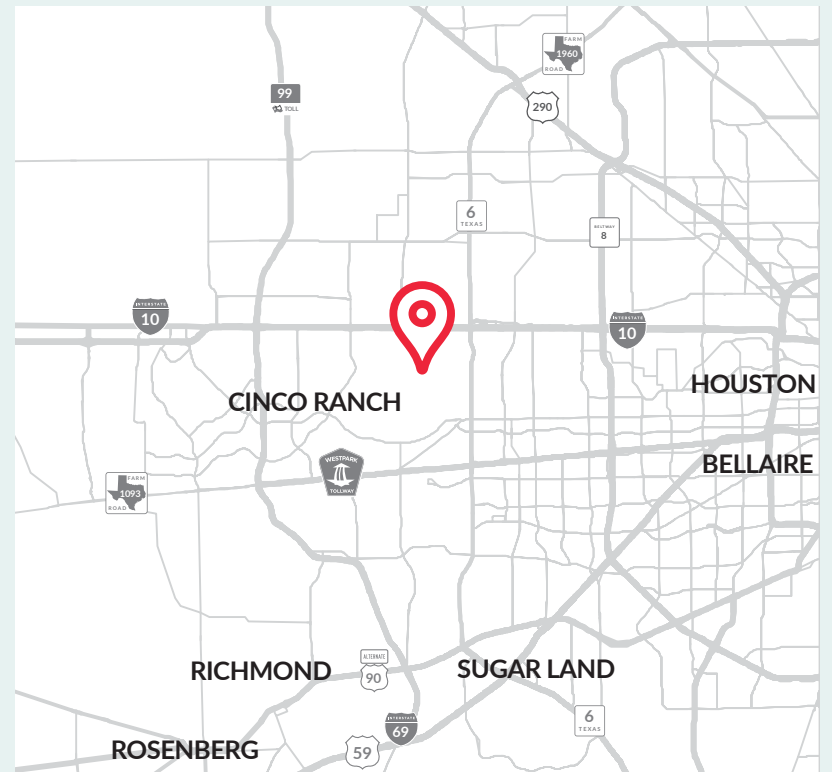
\$146K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES



322K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

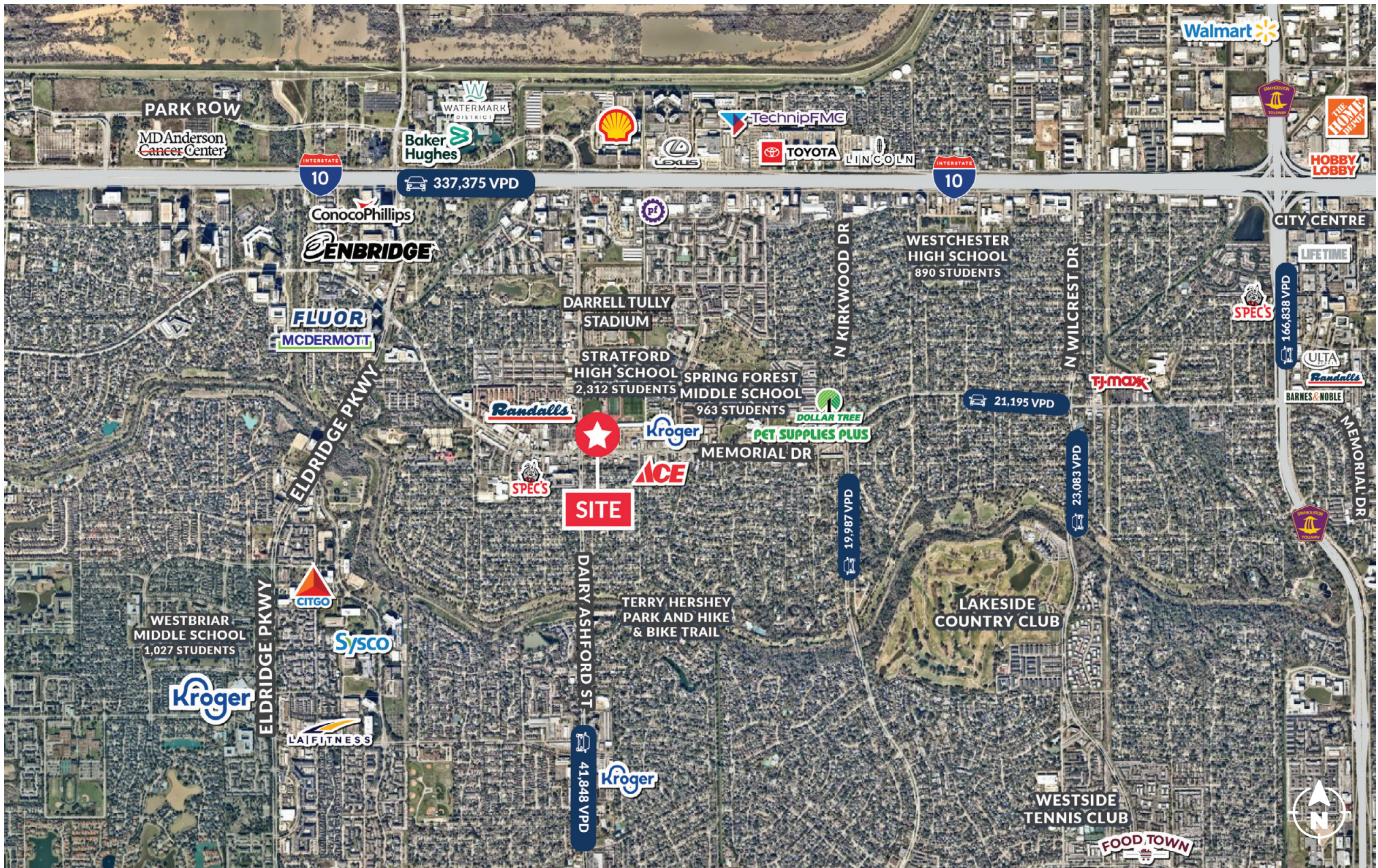
MAJOR AREA RETAILERS





TxDot Traffic Counts as of 2024

06.25 | 03.25



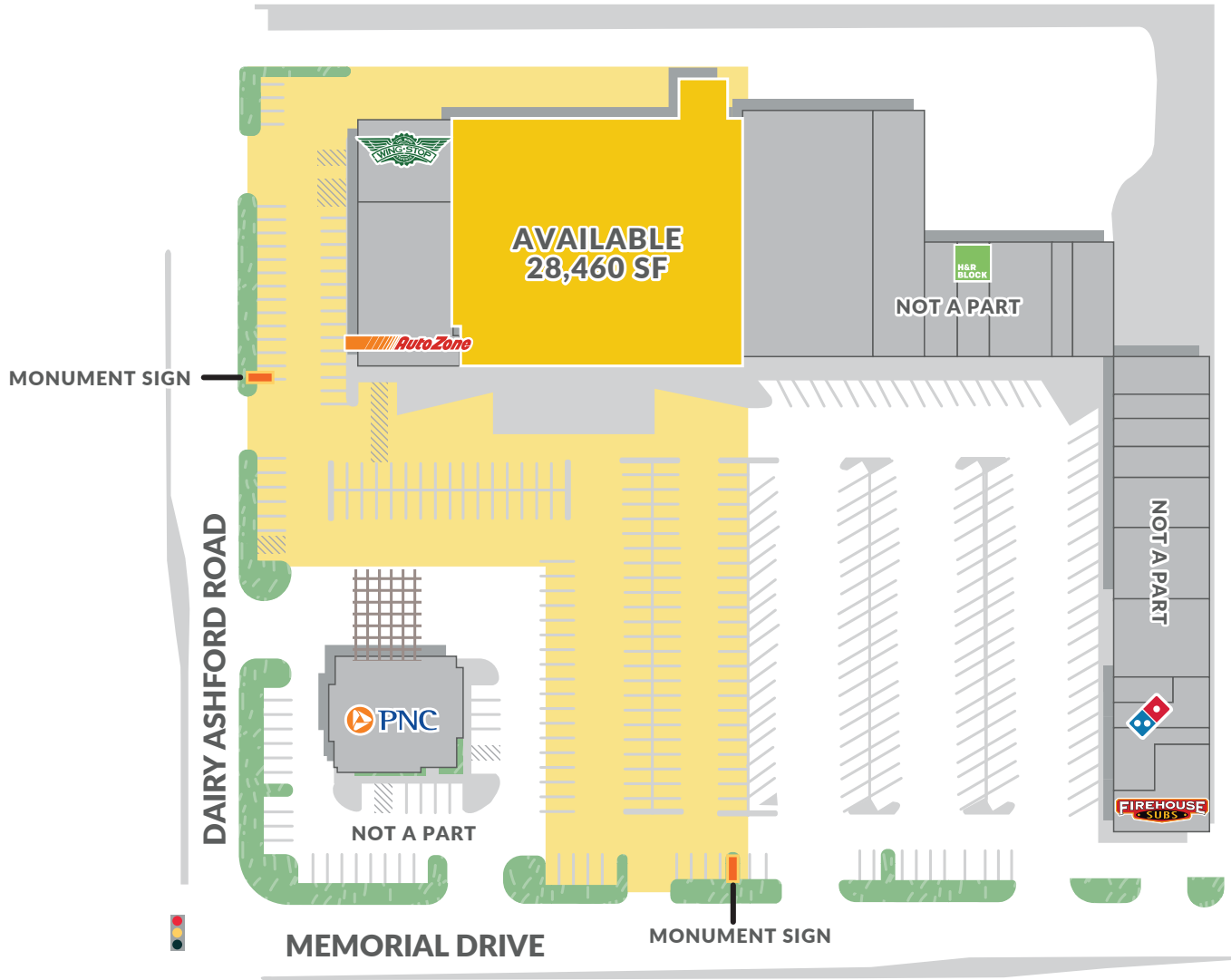
TxDot Traffic Counts as of 2024

06.25 | 03.25

AVAILABLE

NOT A PART

Site Plan



06.25 | 06.25

Demographics



**28,640-SF
RETAIL SUBLEASE
AVAILABLE**

POPULATION	2 MILES	3 MILES	5 MILES	INCOME	2 MILES	3 MILES	5 MILES
Current Households	32,281	66,710	137,879	Average Household Income	\$146,412	\$131,580	\$119,557
Current Population	71,746	147,569	322,619	Median Household Income	\$105,590	\$94,344	\$86,442
2020 Census Population	62,162	130,868	287,604	Per Capita Income	\$63,755	\$56,754	\$49,639
Population Growth 2020 to 2025	15.42%	12.76%	12.17%	CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
2025 Median Age	37.4	36.4	36.2	1 Person Households	41.09%	40.04%	36.39%
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	2 Person Households	23.57%	24.63%	25.88%
White	50.48%	43.61%	37.73%	3+ Person Households	35.34%	35.33%	37.73%
Black or African American	17.68%	22.82%	23.46%	Owner-Occupied Housing Units	42.92%	37.35%	37.07%
Asian or Pacific Islander	11.36%	11.89%	12.78%	Renter-Occupied Housing Units	57.08%	62.65%	62.93%
Other Races	19.98%	21.13%	25.23%				
Hispanic	25.59%	26.86%	31.92%				

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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. **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.

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 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
Rebecca Le	519614	rle@newquest.com	281.477.4327
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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