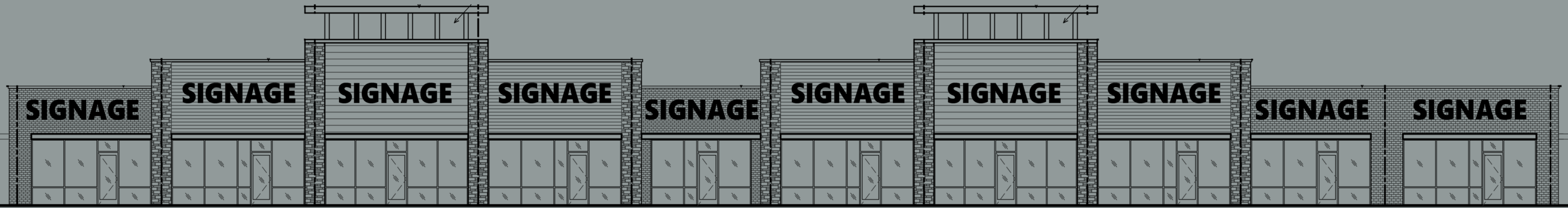


SHOPS AT DELLROSE PHASE II



17150 BECKER ROAD, HOCKLEY, TEXAS 77447



MAIN STREET
COMMERCIAL PARTNERS

SHOPS AT DELLROSE PHASE II DEMOGRAPHICS

TOTAL POPULATION

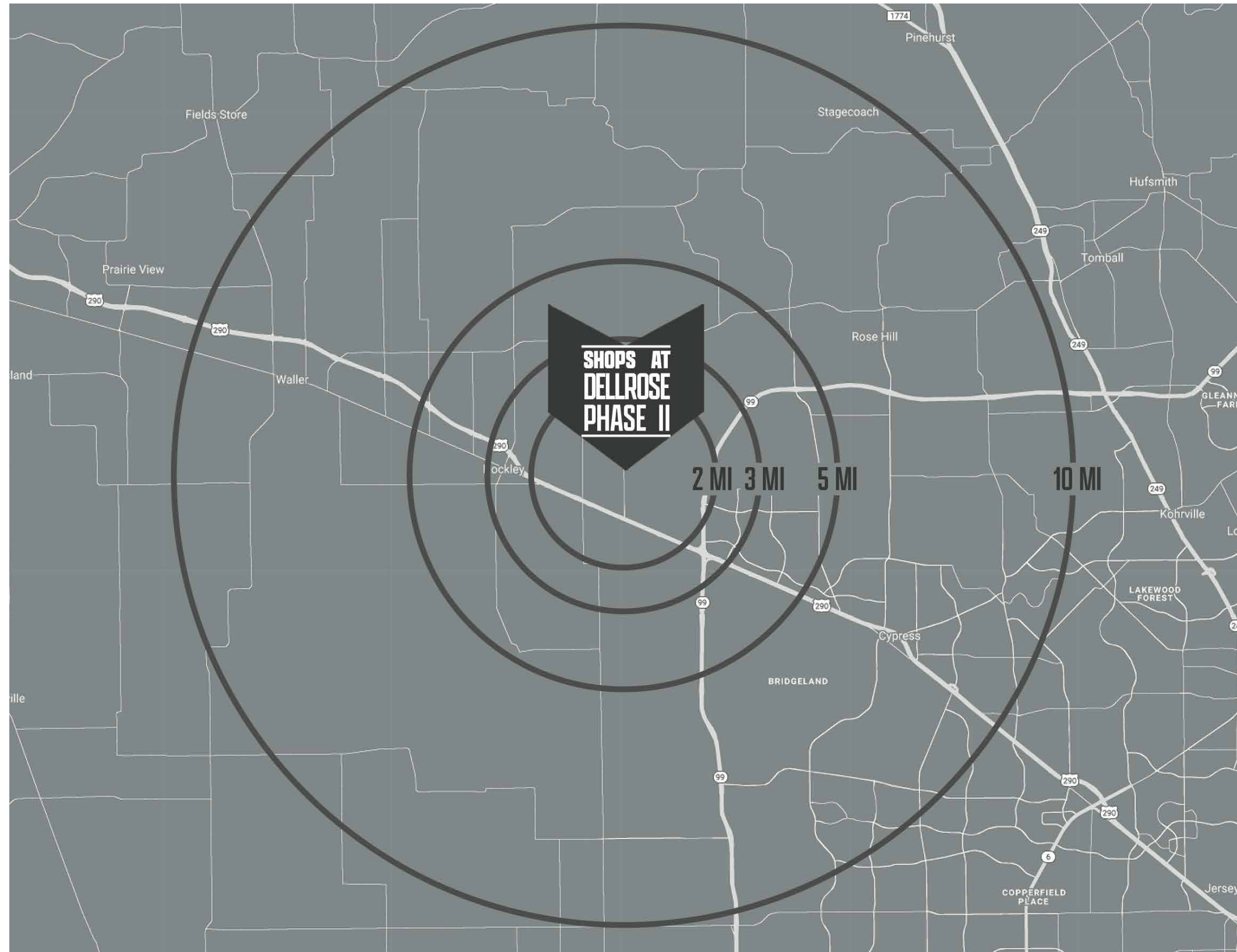
YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2024	17,024	30,406	55,019	253,040

FUTURE TOTAL POPULATION

2029 TOTAL POPULATION	2 MILES	3 MILES	5 MILES	10 MILES
	25,278	42,634	73,050	302,979

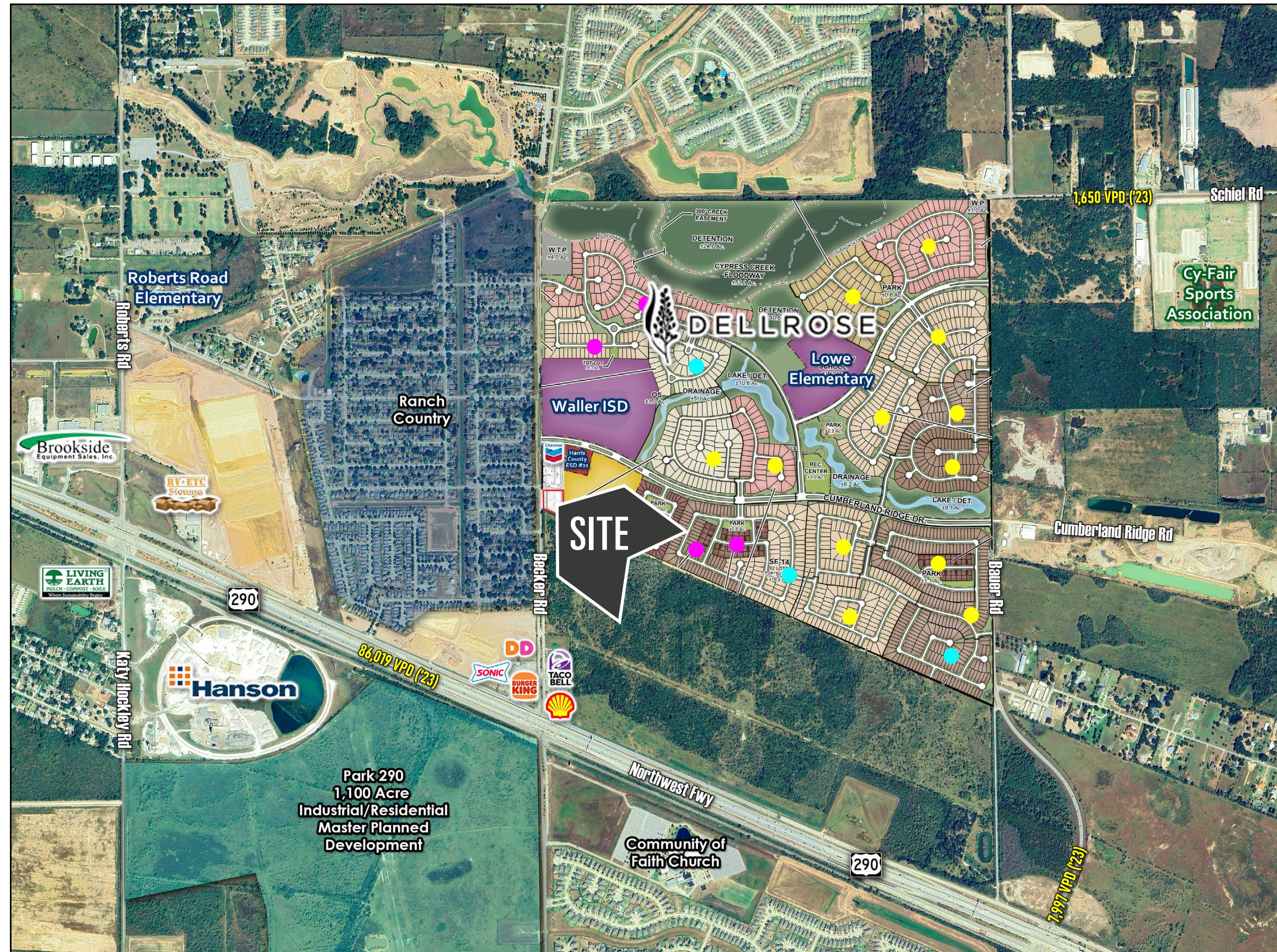
MEDIAN HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES	10 MILES
2024	\$101,106	\$117,365	\$118,570	\$128,860



17150 BECKER ROAD, HOCKLEY, TEXAS 77447

- › New Shopping Center in the Dellrose master planned community
- › Convenient access located northwest of Hwy 290 and Grand Parkway
- › Dellrose spans 600 acres and is surrounded by existing and future residential with a void for retail, restaurant, and service users
- › Dellrose already has more than 1,200 homes in the community
- › Available:
 - ›› 14,092 SF



17150 BECKER ROAD, HOCKLEY, TEXAS 77447

> MARKET AERIAL



DAIKIN
Goodman
Air Conditioning & Heating

BUS
290

2,673 VPD (23)

290

79,961 VPD (23)

SBS

GCC

**Hockley
Community Center
& Recreation Center**

**Westgreen
Square**

**Greenland
Square**

**Johnson Development
Future Community
+/- 1,600 Acres**

86,019 VPD (23)

**Park 290
1,100 Acre
Industrial/Residential
Master Planned
Development**

**Ranch
Country**

DELLROSE

SITE

Cumberland Ridge Rd

CVS

**Weaver
Sports
Complex**

**Fairfield
3,200 Acres
+/- 5,800 Homes**

Fairfield Town Center

Durlington CINEMARK
Marshalls Academy ULTA
Party City HomeGoods OLD NAVY ROOMS TO GO

**Stone Creek
Ranch**

**BRIDGELAND
11,400 Acres
21,000 Homes at Buildout**

Houston Premium Outlets

AMERICAN EAGLE OUTFITTERS Famous Footwear NIKE GAP
chico's LANE BRYANT DISNEY COACH OFF 5TH FOSSIL LOFT

**Durham Pointe
1,347 Acres
850 Homes**

HEB Kroger MARKETplace PET SUPERMARKET MEMORIAN

**Katy Prairie
Conservancy**

290

99 TOLL

Grand Pkwy

Northwest Fwy

Bauer Rd

Becker Rd

Robert's Rd

Bauer Hockley Rd

**Lennar at
Becker
Meadows**

LENNAR

LENNAR

**Windrow
by Centex**

Zube Park

**Cy-Fair
Sports
Association**

**Lakes of
Fairhaven**

Second Baptist Church

LAND PLAN

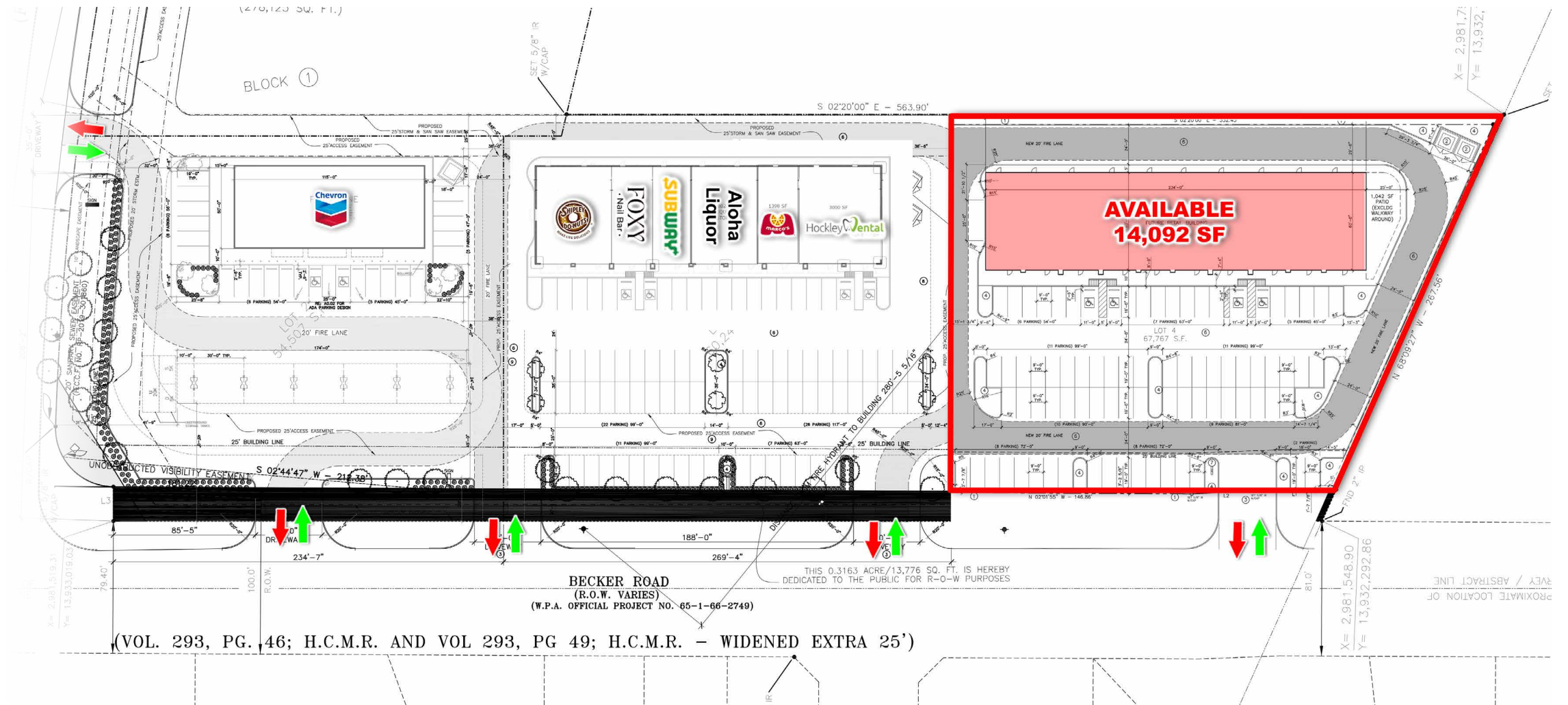


17150 BECKER ROAD, HOCKLEY, TEXAS 77447

> SITE MAP

AVAILABLE

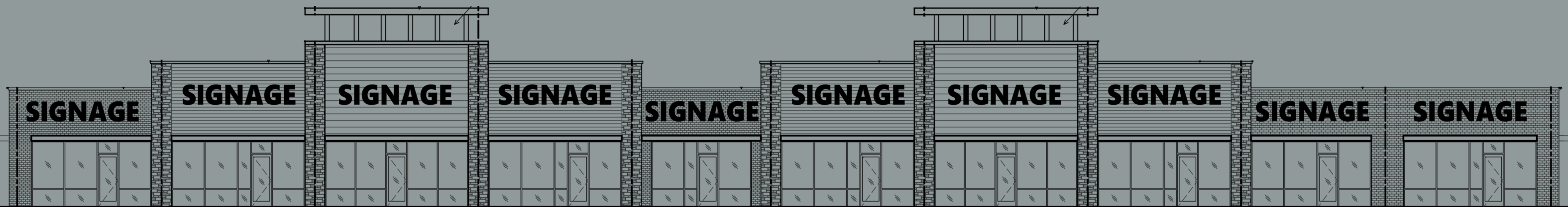
14,092 SF




17150 BECKER ROAD, HOCKLEY, TEXAS 77447

SHOPS AT DELLROSE PHASE II

17150 BECKER ROAD, HOCKLEY, TEXAS 77447



BRETT LEVINSON

 281.768.8000

 WWW.MAINSTCP.COM



MAIN STREET
COMMERCIAL PARTNERS

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE