



COLONIAL NORTH AND SOUTH

FOR
LEASE

SEC of Belfort Avenue and S. Post Oak Road | Houston, Texas
Pad Sites and Retail Spaces Available



Kolter ES
744 students

Meyerland MS
1,141 students

Red ES
590 students

MEYERLAND CENTER
HER BLOCK
CAFO
Aarons

COLONIAL NORTH
PRESENTUS MEDICAL CARE
MCDONALD'S

COLONIAL SOUTH

KOLACHE SHOPPE
MIDAS
Clear Water Express Wash
POPEYES
O'Reilly AUTO PARTS
SUNOCO

Walgreens
EZPAWN
Little Caesars

Burlington KOHL'S
LENSCRAFTERS
DOLLAR TREE
EMLER swim school
SALLY BEAUTY
SHERWIN WILLIAMS
MEMORIAL HERMANN

Rebecca Le
281.477.4327 | rle@newquest.com

Project Highlights

- This location serves the Meyerland, Willow Meadows and Willow Bend neighborhoods
- 493,098 population in a 5-mile radius with an average HHI of \$118,249
- VPD of 83K+ at intersection of W. Belfort Avenue and S. Post Oak Road

Rebecca Le

rl@newquest.com

281.477.4327

Available For Lease/Ground Lease:

Colonial North: 0.64 acres pad site

Colonial South: 3,109 SF endcap | 0.84 acres pad site



10%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



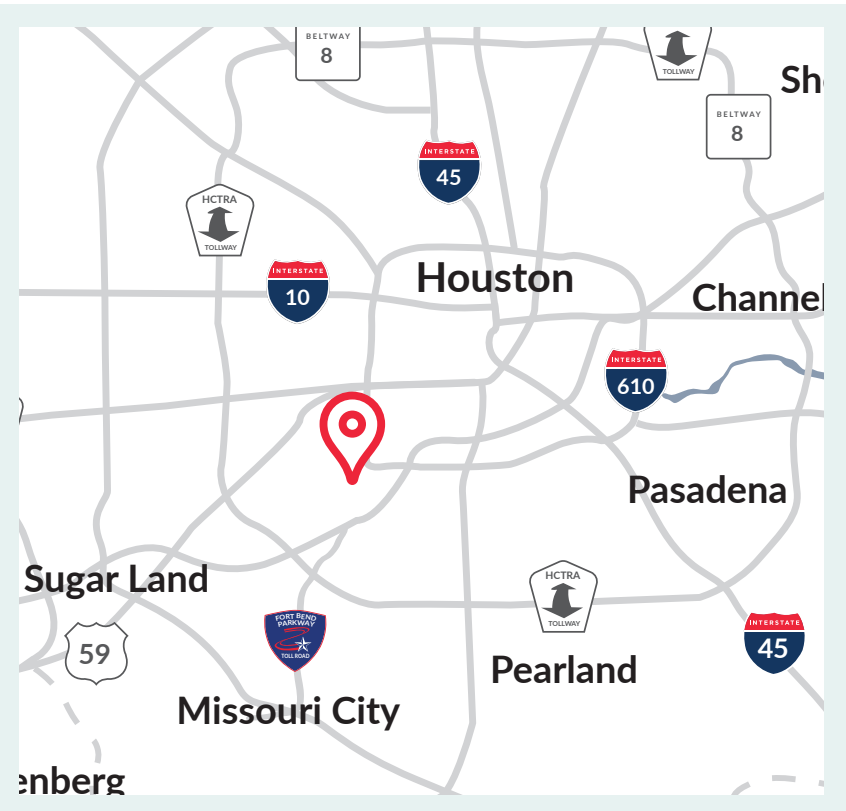
\$161K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES

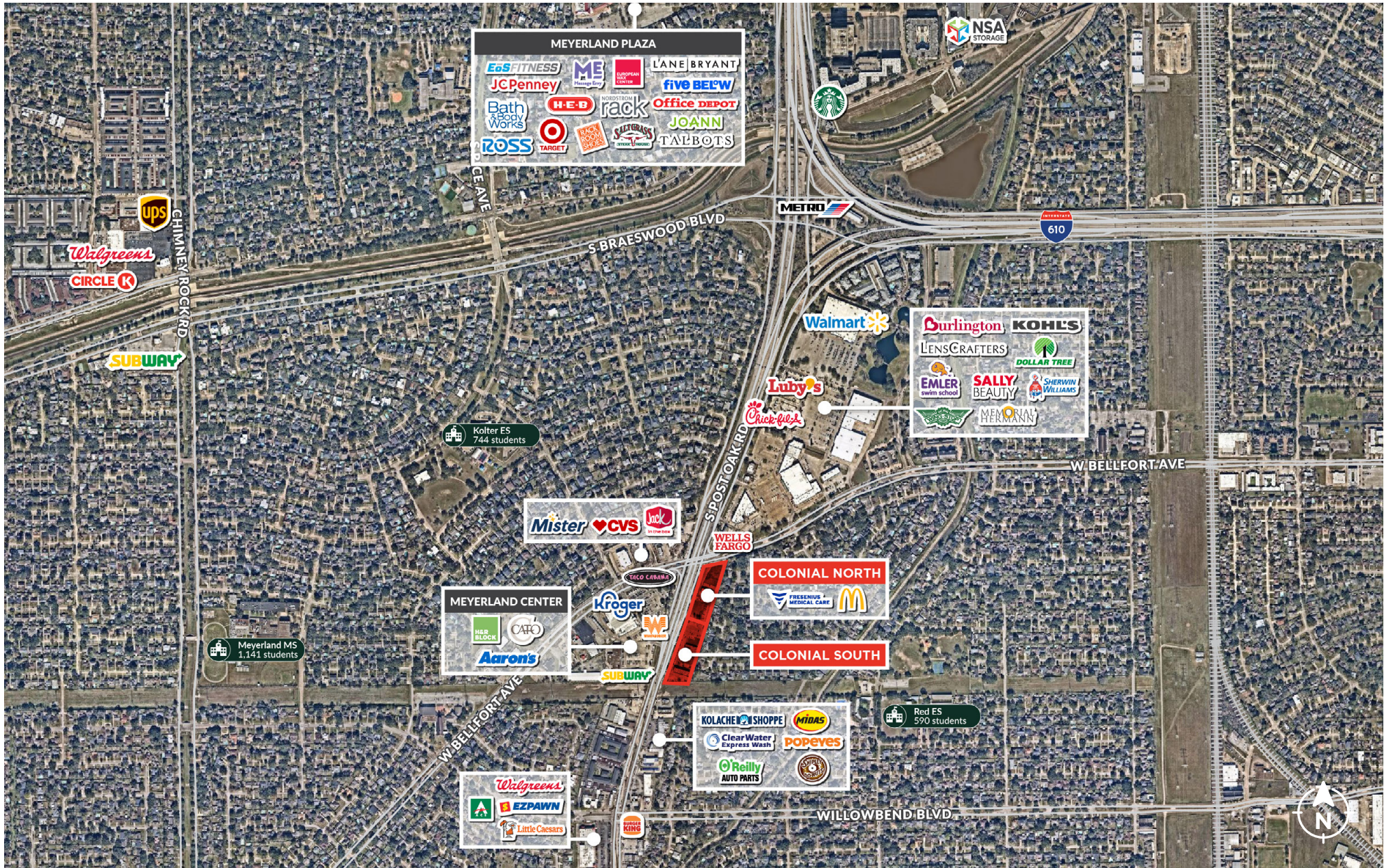


493K
CURRENT
POPULATION
WITHIN 5 MILES

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

MAJOR AREA RETAILERS





02.26 | 01.26

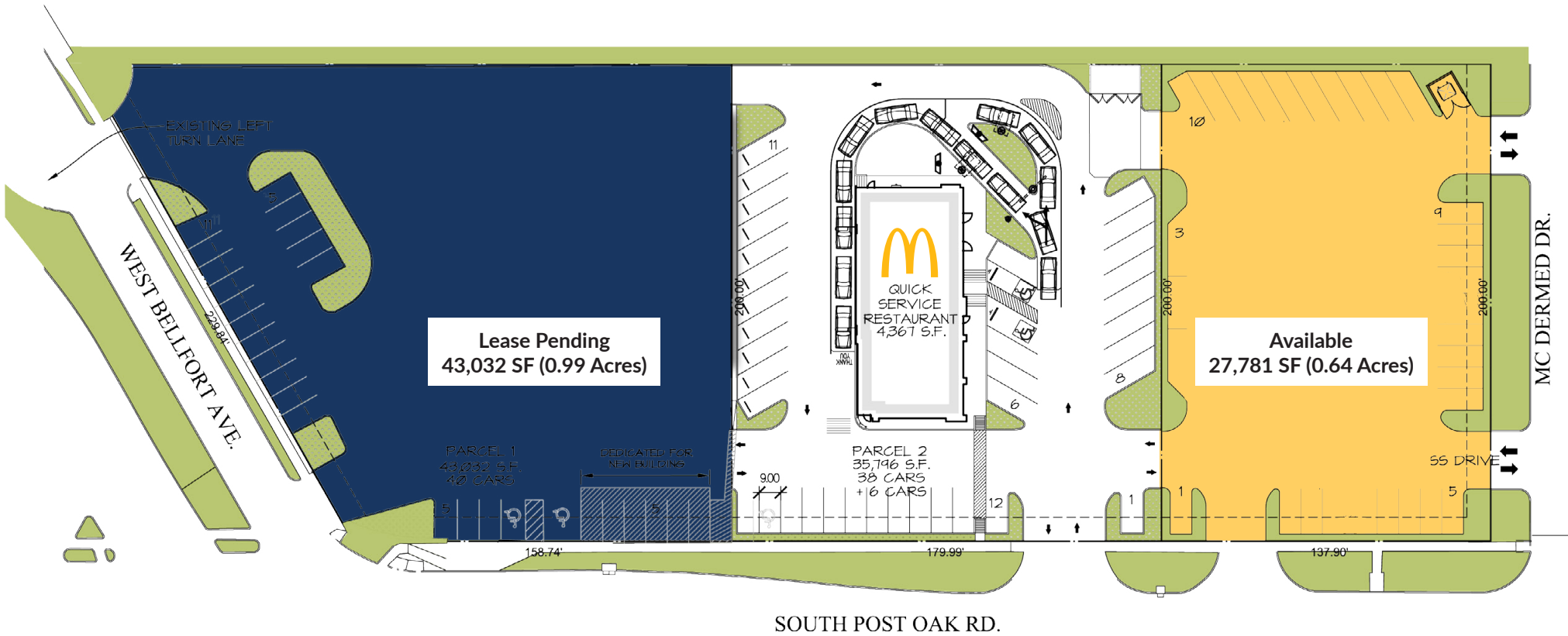


TxDot Traffic Counts as of 2024

02.26 | 01.26

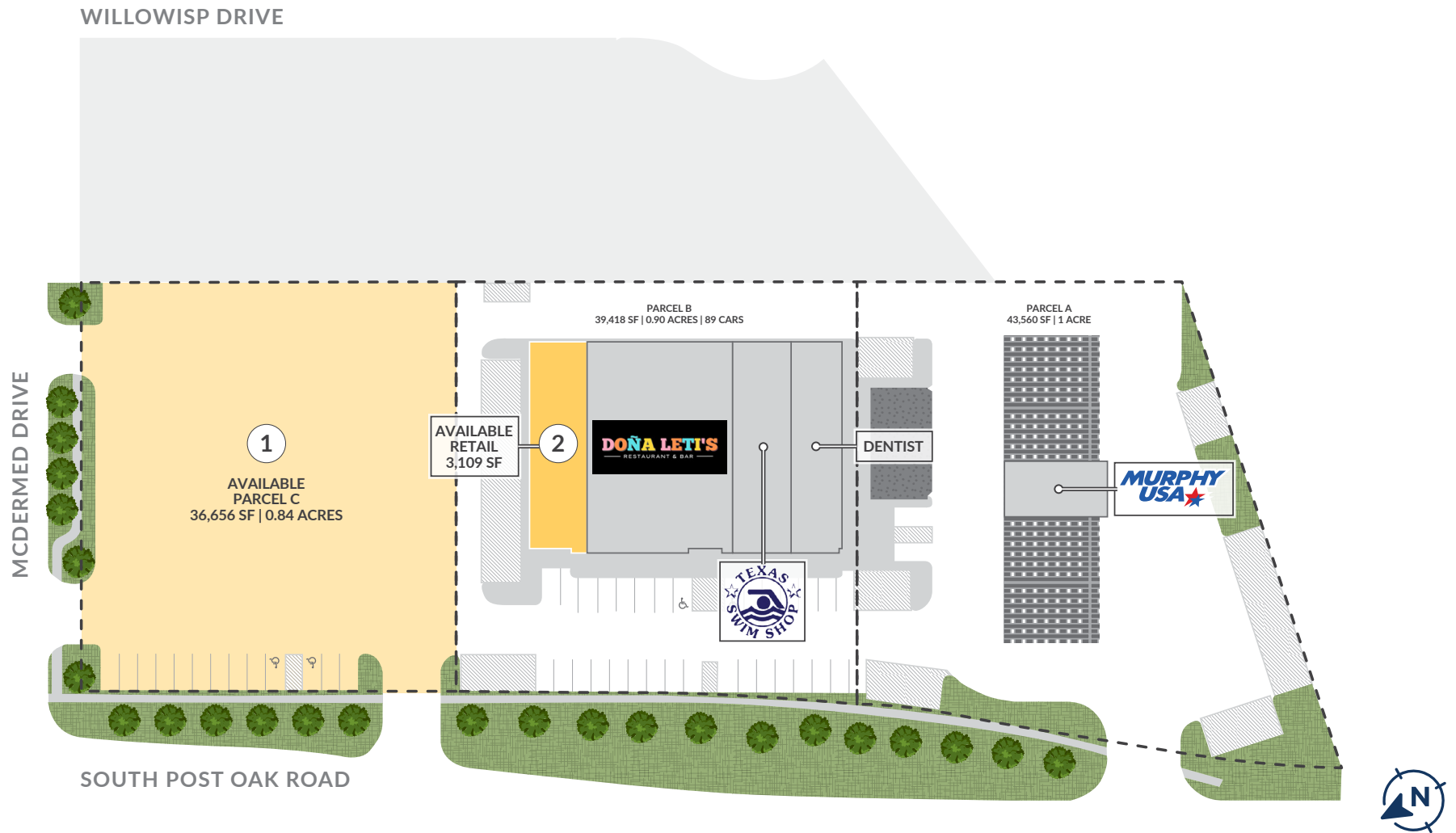
Site Plan: Colonial North

PARCEL	LAND AREA	BUILDING AREA	PARKING PROVIDED	KEY	DENSITY %
1	43,032 SF 0.99 Acres	9,000 SF	40 CARS	4.4/1000	20.9%
2	35,796 SF 0.82 Acres	4,367 SF	44 CARS	10.1/1000	12.1%
3	27,781 SF 0.64 Acres	2,722 SF	31 CARS	11.4/1000	9.8%
Total	106,609 SF 2.45 Acres	16,089 SF	115 CARS	7.1/1000	15.1%



11.25 | 05.19

KEY	BUSINESS	AREAS
1	Available Pad For Sale	0.84 AC
2	Available Retail	3,109 SF



10.24 | 02.17

Demographics



POPULATION	2 MILES	3 MILES	5 MILES	INCOME	2 MILES	3 MILES	5 MILES
Current Households	24,025	66,494	200,469	Average Household Income	\$160,785	\$132,595	\$118,249
Current Population	56,223	169,668	493,098	Median Household Income	\$118,758	\$95,878	\$83,978
2020 Census Population	53,041	155,460	446,408	Per Capita Income	\$64,417	\$51,000	\$47,179
Population Growth 2020 to 2025	6.00%	9.14%	10.46%	CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
2025 Median Age	38.6	35.9	34.6	1 Person Households	33.55%	30.25%	32.95%
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	2 Person Households	26.85%	27.44%	27.90%
White	47.88%	36.78%	32.87%	3+ Person Households	39.60%	42.31%	39.15%
Black or African American	17.28%	22.57%	23.72%	Owner-Occupied Housing Units	53.63%	45.92%	37.73%
Asian or Pacific Islander	12.27%	10.02%	10.67%	Renter-Occupied Housing Units	46.37%	54.08%	62.27%
Other Races	22.01%	29.74%	31.61%				
Hispanic	28.85%	37.58%	40.07%				

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

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.

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.

Home Asset, Inc., dba NewQuest	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
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.