NewQuest

# MEYER PARK SHOPPING CENTER

600 - 21,115 SF
AVAILABLE FOR LEASE

NEC of South Post Oak Road & West Bellfort Avenue | Houston, Texas







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# Project Highlights

## Available For Lease:

- 600 SF of retail space
- 1,200 SF 2nd-gen retail space
- 1,773 SF of retail space
- 1,200 SF 2nd-gen auto shop
- 13,000 SF of future retail space
- 21,115 SF of potential lease
- 4,921 SF of retail space
- 3,900 SF of retail space
- 5,440 SF 2nd-gen medical space
- 2,147 SF 2nd-gen medical space


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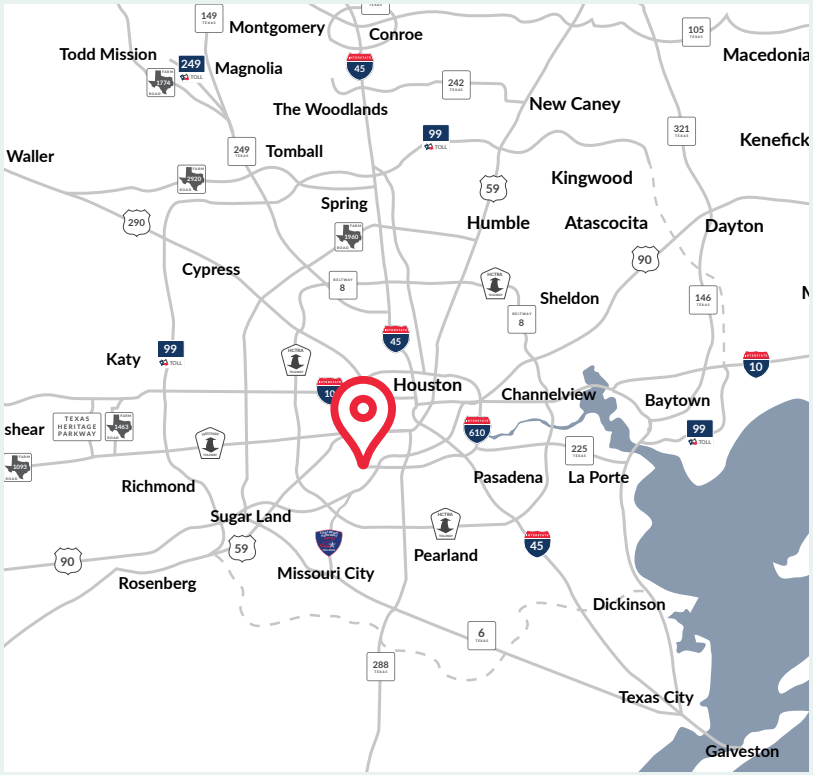
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**69K**
VEHICLES PER DAY
ON BELLFORT AVENUE & SOUTH POST OAK ROAD

**$196K**
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

**457K**
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026




## MAJOR AREA BUSINESSES

WELLS FARGO · KOHL'S · Burlington · Walmart · Kroger · EMLER SWIM SCHOOL · Chick-fil-A · DOLLAR TREE

# Project Highlights



Daily shopping destination for majority of local residents from center's strong tenant mix of national and local retailers.

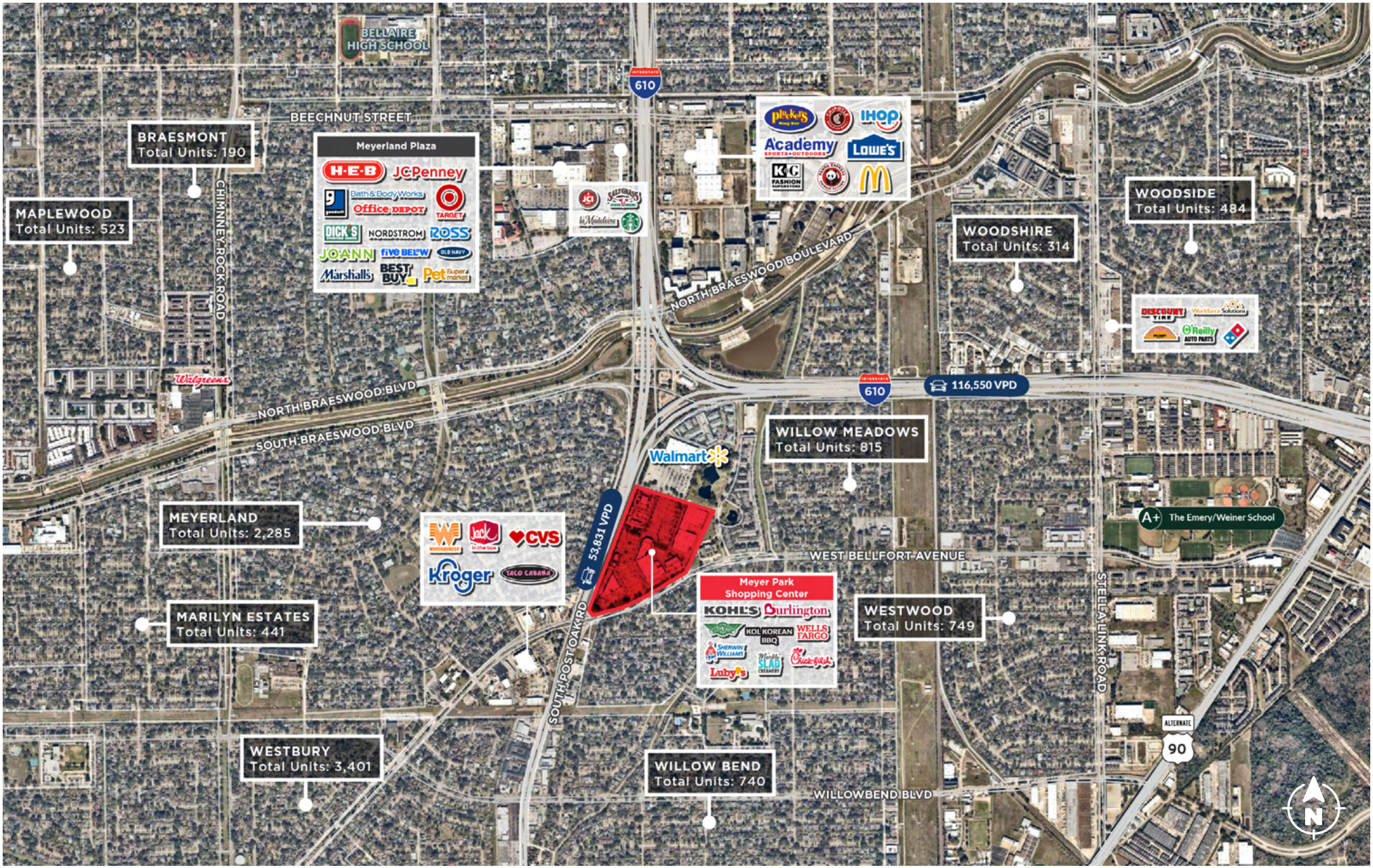
400,000+ square feet of retail space located on the northeast corner of South Post Oak and West Bellfort in the Meyerland community.

The center services the surrounding neighborhoods and high daytime population from Loop 610 business corridor.

The Meyerland area is one of Houston's historic communities, with 6,000+ acres between Loop 610 and Beltway 8 in SW Houston.

Developed in the 1950's, Meyerland has evolved into one of the city's prestige trade areas, with solid residential, retail and home values.

# Aerial




10.26 | 12.25

# Aerial




10.26 | 01.26

# Aerial




10.26 | 01.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

# Site Plan

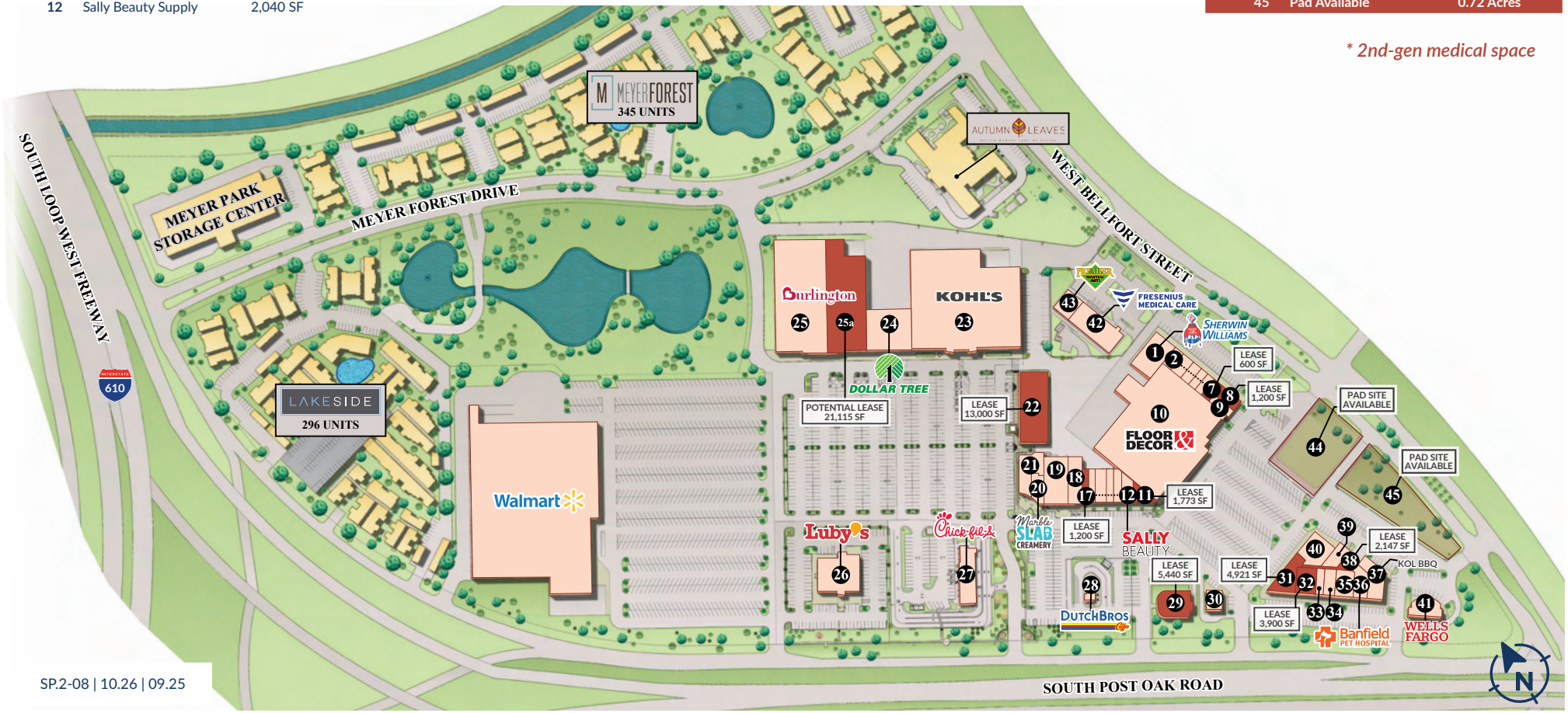
| TENANT | BUSINESS | LEASE AREAS |
|---|---|---|
| 1 | Sherwin-Williams | 6,000 SF |
| 2 | Beam Orthodontics | 1,225 SF |
| 3 | Meyer Park Dental Care | 1,475 SF |
| 4 | Just For Kids Dental | 1,500 SF |
| 5 | Tip Top Cleaners | 750 SF |
| 6 | Colony Liquors | 2,250 SF |
| 7 | Available For Lease | 600 SF |
| 8 | Available For Lease | 1,200 SF |
| 9 | Cut Away Salon | 1,300 SF |
| 10 | Floor & Decor | 56,208 SF |
| 11 | Available For Lease | 1,773 SF |
| 12 | Sally Beauty Supply | 2,040 SF |

| TENANT | BUSINESS | LEASE AREAS |
|---|---|---|
| 13 | Frame Design | 1,200 SF |
| 14 | Miracle Ear | 1,165 SF |
| 15 | SAS Shoes | 2,400 SF |
| 16 | Tic Tac Nails & Spa | 1,200 SF |
| 17 | Available for Lease | 1,200 SF |
| 18 | Vision Source | 3,000 SF |
| 19 | Emler Swim School | 7,697 SF |
| 20 | Marble Slab Creamery | 2,027 SF |
| 21 | Yu's Garden Chinese | 4,068 SF |
| 22 | Future Retail For Lease | 13,000 SF |
| 23 | Kohl's | 64,250 SF |

| TENANT | BUSINESS | LEASE AREAS |
|---|---|---|
| 24 | Dollar Tree | 11,000 SF |
| 25 | Burlington | 60,211 SF |
| 25A | Potentially Available For Lease | 21,115 SF |
| 26 | Luby's Cafeteria | 9,943 SF |
| 27 | Chick-fil-A | 1.77 Acres |
| 28 | Dutch Bros Coffee | 1.38 Acres |
| 29 | Available For Lease* | 5,440 SF |
| 30 | The Catch | 2,075 SF |
| 31 | Available For Lease | 4,921 SF |
| 32 | Available For Lease | 3,900 SF |

| TENANT | BUSINESS | LEASE AREAS |
|---|---|---|
| 33 | TLN Family Dental | 2,280 SF |
| 34 & 35 | WingStop | 2,664 SF |
| 36 | Banfield Pet Hospital | 2,938 SF |
| 37 | KOL BBQ | 3,505 SF |
| 38 | Available For Lease* | 2,147 SF |
| 39 | JC Alterations | 999 SF |
| 40 | Watershed | 3,427 SF |
| 41 | Wells Fargo Bank | 3,500 SF |
| 42 | Fresenius Kidney Care | 7,474 SF |
| 43 | Premier Martial Arts | 2,637 SF |
| 44 | Pad Available | 0.65 Acres |
| 45 | Pad Available | 0.72 Acres |

** 2nd-gen medical space*




SP.2-08 | 10.26 | 09.25

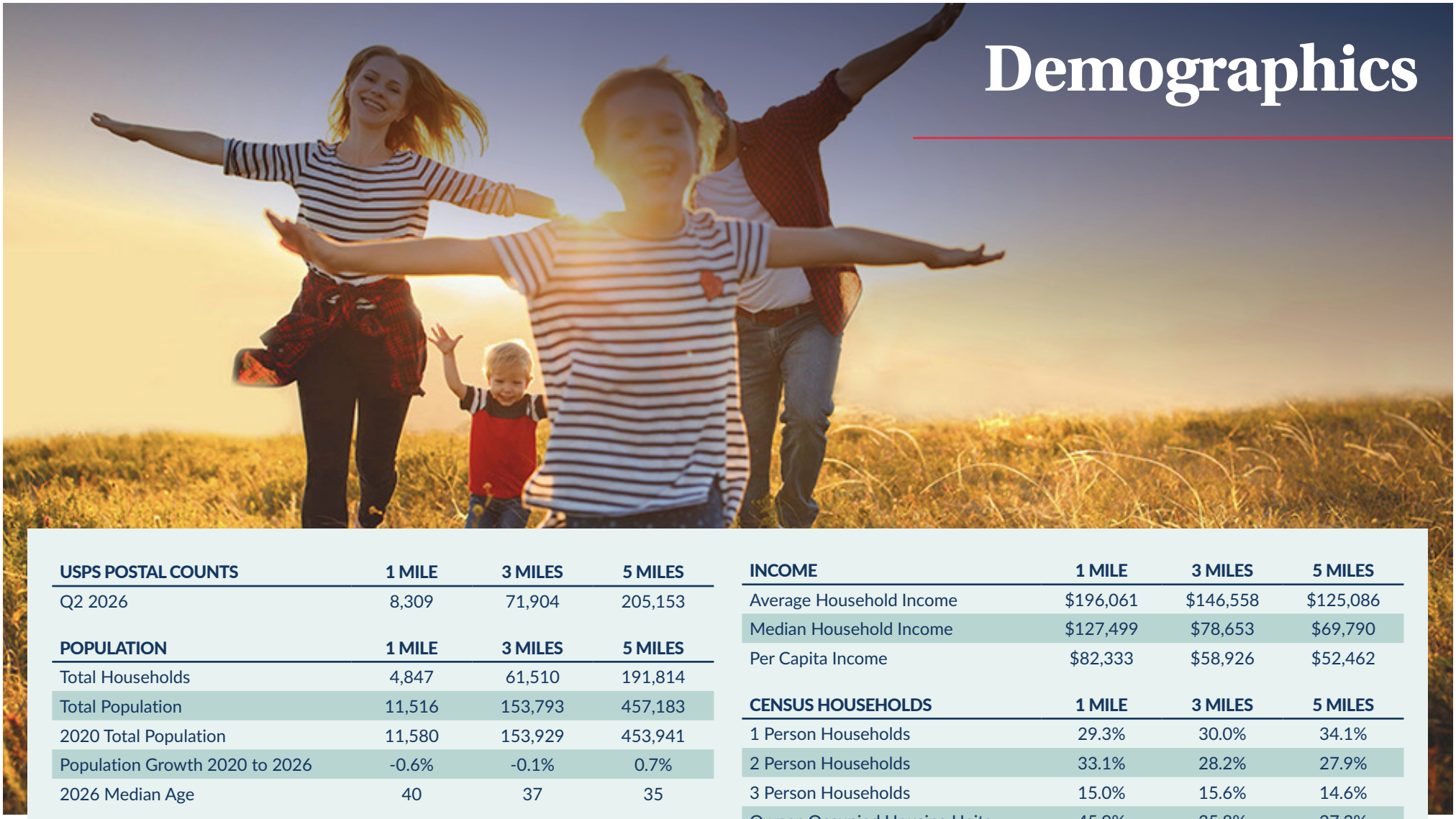
# Photos


KOHL'S


LEASE
1,200 SF
LEASE
600 SF
CUT AWAY SALON


LEASE
3,900 SF


Luby's



# Demographics

| USPS POSTAL COUNTS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Q2 2026 | 8,309 | 71,904 | 205,153 |

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 4,847 | 61,510 | 191,814 |
| Total Population | 11,516 | 153,793 | 457,183 |
| 2020 Total Population | 11,580 | 153,929 | 453,941 |
| Population Growth 2020 to 2026 | -0.6% | -0.1% | 0.7% |
| 2026 Median Age | 40 | 37 | 35 |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 54.9% | 35.2% | 29.8% |
| Black/African American | 12.0% | 19.6% | 22.0% |
| Asian | 11.5% | 11.1% | 11.3% |
| Hispanic | 21.2% | 37.2% | 40.6% |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $196,061 | $146,558 | $125,086 |
| Median Household Income | $127,499 | $78,653 | $69,790 |
| Per Capita Income | $82,333 | $58,926 | $52,462 |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 29.3% | 30.0% | 34.1% |
| 2 Person Households | 33.1% | 28.2% | 27.9% |
| 3 Person Households | 15.0% | 15.6% | 14.6% |
| Owner-Occupied Housing Units | 45.9% | 35.8% | 27.3% |
| Renter-Occupied Housing Units | 54.1% | 64.2% | 72.7% |

2020 Census, ESRI 2026

# 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 |
| **Heather Nguyen** | **458142** | **hnguyen@newquest.com** | **281.477.4358** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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