



Champions Center Village

NWQ of Cutten and FM 1960 | Houston, Texas

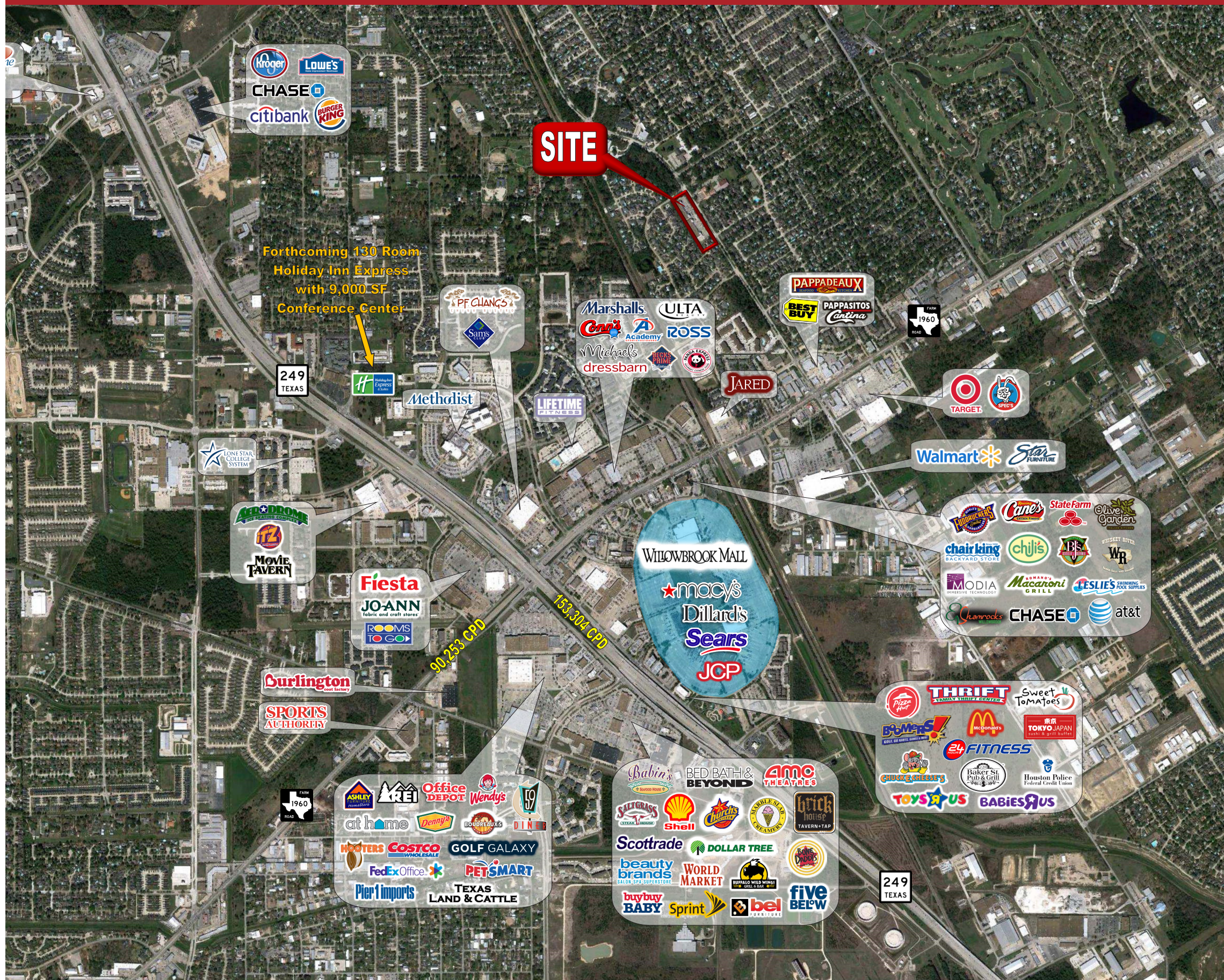
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Champions Area Multi-Use Units Available for Lease



06.19.16

NWQ of Cutten Road and FM 1960 | Houston, Texas



Property Information:

Champions Center Village at 13455 Cutten Road is a pristine Northwest Houston golf-course neighborhood center, just a half mile north of the key intersection of FM 1960 and Cutten Road. Cradled by Champions Golf Club and Raveneaux Country Club, the Village offers retail, medical and traditional office tenants a tremendous opportunity both to service the immediate neighborhood comprised of over 5,000 households as well as the trade area totaling over 40,000 households.

Northwest Houston's "Champions" area began almost 50 years ago with the debut of Champions Golf Club and its tournament-level golf course. The club's popularity and prestige lent the Champions name to the dynamic surrounding area, spawning residential development and limitless commercial development. Space offerings include:

SUITE 1A - 8,400 SF former Credit Card Processing and Data Center space with 400kw back-up generator

SUITE 1B - 2,200 SF former consign and design retail space

SUITE 11 - 2,190 SF office space

SUITE 1J - 4,245 SF former title company space

SUITE 2C - 2,150 SF shell space

SUITE 2H - 1,440 SF former medical spa space

Contact broker for more details.

Sale/Lease: Lease

Approximate Size: 41,768 SF

Price: Contact Broker

School District: Cypress-Fairbanks ISD

Demographics

Demographics	1.00 Mi	3.00 Mi	5.00 Mi
Active Population	18,515	64,842	146,416
Residential Count:	19,880	69,635	157,161
Avg Household Income	17,420	60,996	137,781
Historic 5YR Growth	13,308	50,604	123,401

Source: USPS Postal Count, 3/15

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DEMOGRAPHICS

2010 Census, 2015 Estimates with
Delivery Statistics as of 3/16

	1.00 Mi	3.00 Mi	5.00 Mi
POSTAL COUNTS			
Current Households	5,571	40,571	107,131
Current Population	11,541	102,662	303,775
2010 Census Average Persons per Household	2.07	2.53	2.84
2010 Census Population	11,272	88,799	267,731
Population Growth 2010 to 2016	2.95%	15.83%	13.78%
CENSUS HOUSEHOLDS			
1 Person Household	40.23%	28.04%	21.88%
2 Person Households	33.16%	32.06%	29.73%
3+ Person Households	26.60%	39.90%	48.39%
Owner-Occupied Housing Units	46.06%	59.05%	64.74%
Renter-Occupied Housing Units	53.94%	40.95%	35.26%
RACE AND ETHNICITY			
2016 Estimated White	67.58%	61.67%	56.21%
2016 Estimated Black or African American	12.59%	14.28%	17.50%
2016 Estimated Asian or Pacific Islander	11.29%	12.05%	11.45%
2016 Estimated American Indian or Native Alaskan	0.56%	0.55%	0.56%
2016 Estimated Other Races	7.98%	11.45%	14.26%
2016 Estimated Hispanic	15.81%	25.19%	30.67%
INCOME			
2016 Estimated Average Household Income	\$97,813	\$95,537	\$90,798
2016 Estimated Median Household Income	\$69,534	\$78,015	\$75,038
2016 Estimated Per Capita Income	\$48,537	\$38,708	\$32,693
EDUCATION (AGE 25+)			
2016 Estimated High School Graduate	15.21%	19.11%	21.96%
2016 Estimated Bachelors Degree	30.17%	26.81%	23.05%
2016 Estimated Graduate Degree	19.38%	12.66%	10.47%
AGE			
2016 Median Age	40	36.6	34.8

Our quest
is your success.

10,746,775 SF
OWNED

12,135,000 SF
LEASED

11,718,969 SF
MANAGED

Specializing in retail space leasing,
management, development, land brokerage,
investment sales and tenant representation,
NewQuest Properties is one of the premier
commercial real estate brokerage firms in
Texas and Louisiana.

Our dedicated team excels at meeting
your needs and exceeding all expectations.
From retail center development, leasing,
acquisition and financing to architectural
design, marketing, space planning, and
property management, NewQuest is an
expert at bringing your commercial project
vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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.

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.

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.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

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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REV 06.30.16 MS