

Point Nasa Shopping Center

1020 W Nasa Rd 1
Webster, Texas 77598

Retail
For Lease



\$12-22 PSF

NNNs - \$3.50 PSF

For more Information:

Simon Ha

713.568.5500

simon@centriccommercial.com

Daniel Hollek

713.568.5500

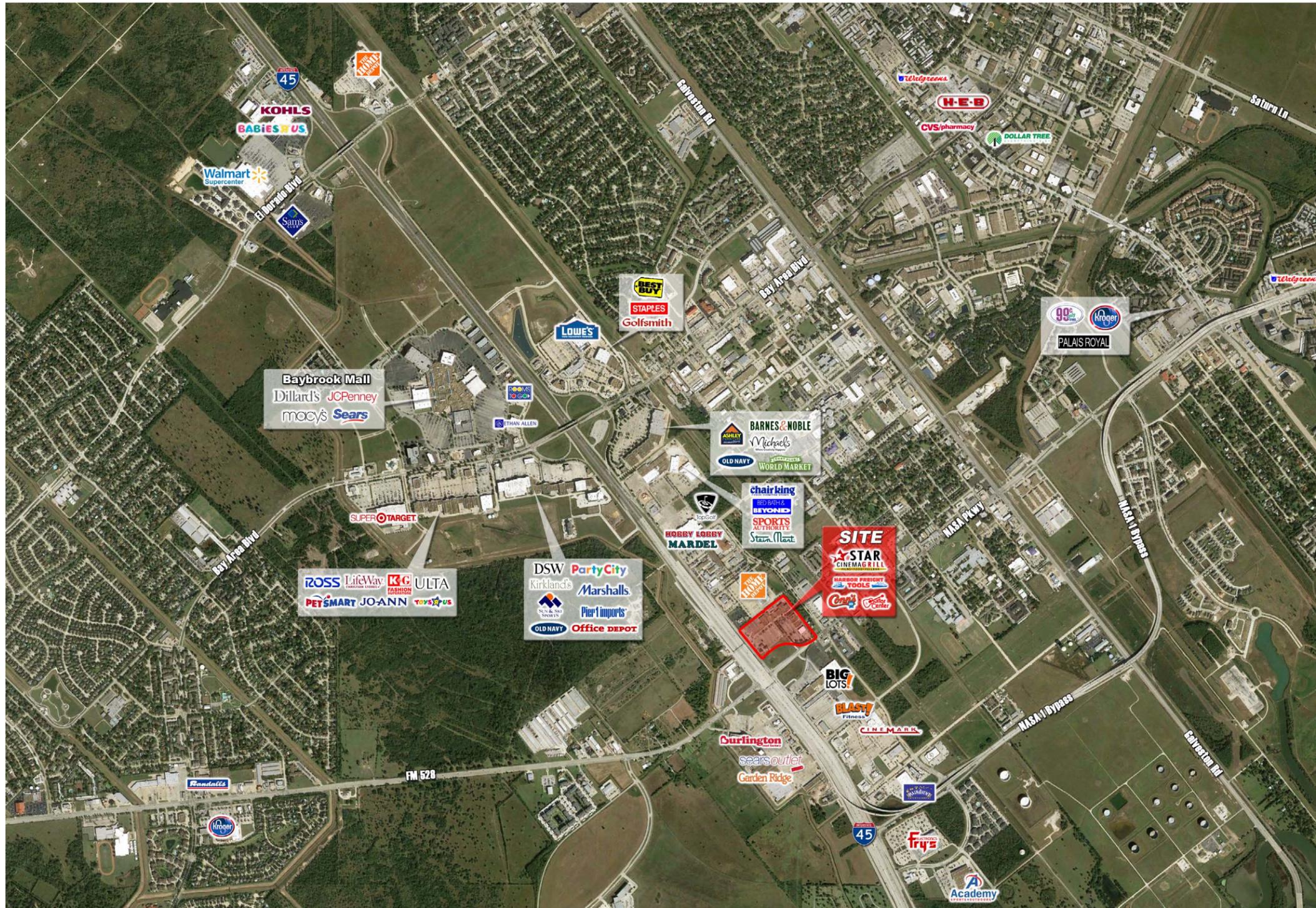
daniel@centriccommercial.com



Point Nasa Shopping Center

1020 W Nasa Rd 1
Webster, Texas 77598

Retail
For Lease



Located at the NEQ of Interstate 45 & W Nasa Rd 1
1020 W Nasa Rd 1 - Webster, Texas 77598

AVAILABLE SPACE:

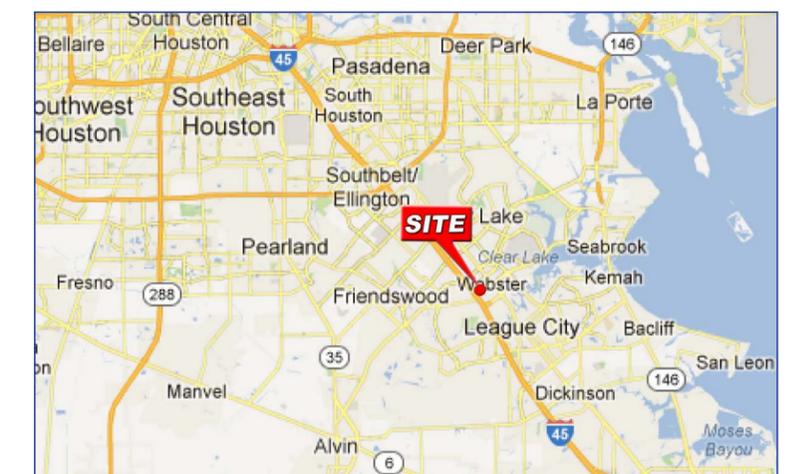
- 3,131 SF - 14,728 SF Available
- 15,962 SF Pad Site Available

TRAFFIC COUNTS:

Gulf Fwy / I-45: 250,000 VPD | Nasa Pkwy: 76,000 VPD

PROPERTY INFORMATION:

- Regional location with high traffic counts serving Webster, Clear Lake & Friendswood.
- Pad site available adjacent to Chili's - Build to Suit or Ground Lease.
- Junior Anchor, In-line, and Pad Opportunities.
- Freeway exposure to I-45, a major thoroughfare.
- Existing Anchors and National Tenants include Conn's Home Plus, Harbor Freight Tools, Star Cinema Grill, Chili's and Guitar Center.



For more Information:

Simon Ha
713.568.5500
simon@centriccommercial.com

Daniel Hollek
713.568.5500
daniel@centriccommercial.com



Point Nasa Shopping Center

1020 W Nasa Rd 1
Webster, Texas 77598

Retail
For Lease

OBLIQUE AERIAL



For more Information:

Simon Ha
713.568.5500
simon@centriccommercial.com

Daniel Hollek
713.568.5500
daniel@centriccommercial.com



Point Nasa Shopping Center

1020 W Nasa Rd 1
Webster, Texas 77598

Retail
For Lease
SITE PLAN



- 1 Conn's
- 2 ABCO Beauty Supply
- 3 Castle Dental
- 4 Massage
- 5 Alpine Haus Restaurant
- 6 Harbor Freight Tools
- 7 AVAILABLE - 14,728 SF**
- 8 Clariday Aesthetics
- 9 Ooh's & Aah's
- 10 Army/Navy Recruiting
- 11 Simple Supplements
- 12 Auto Insurance Discounters
- 13 AVAILABLE - 3,131 SF**
- 14 Star Cinema Grill
- 15 Brazilian Jiu-Jitsu
- 16 School of Rock
- 17 Guitar Center
- 18 Las Haciendas
- 19 Plaza Salons
- 20 Chili's

For more Information:

Simon Ha
713.568.5500
simon@centriccommercial.com

Daniel Hollek
713.568.5500
daniel@centriccommercial.com



Point Nasa Shopping Center

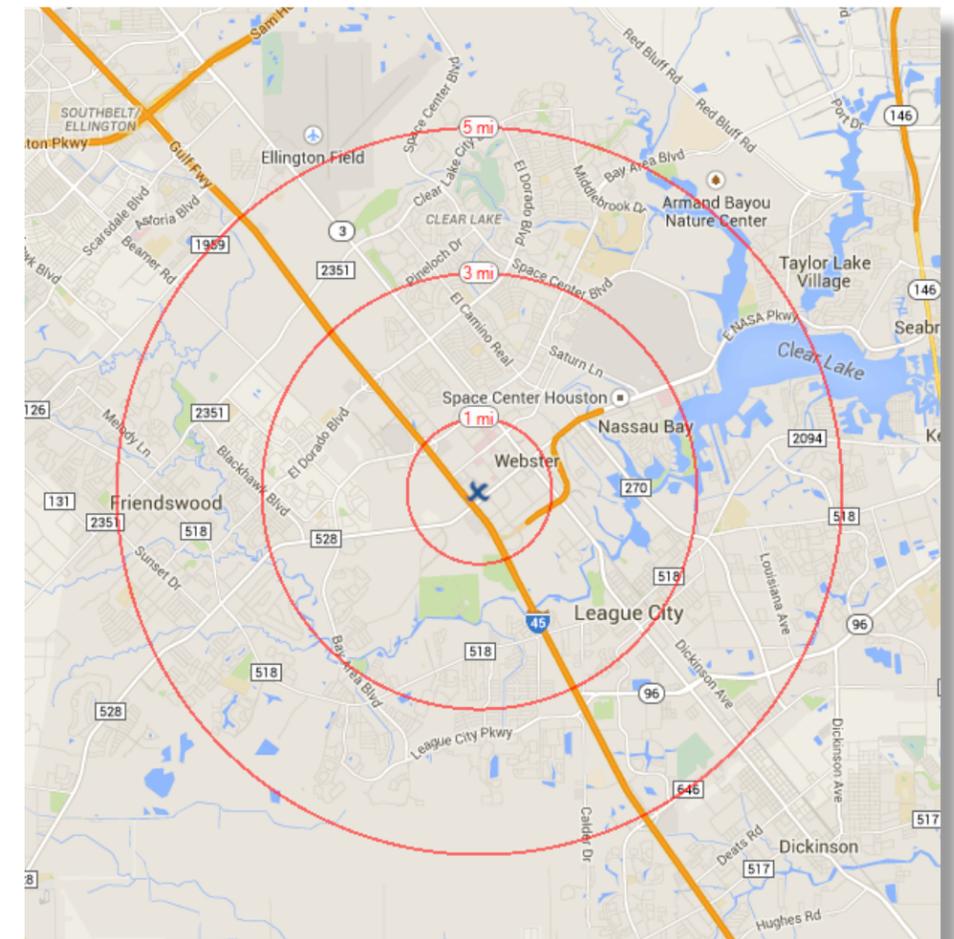
1020 W Nasa Rd 1
Webster, Texas 77598

Retail
For Lease

DEMOGRAPHICS

| | 1 mi Ring | 3 mi Ring | 5 mi Ring |
|---------------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2000 Population | 2,631 | 65,738 | 140,051 |
| 2010 Population | 3,101 | 78,523 | 174,950 |
| 2014 Population | 3,190 | 82,251 | 186,646 |
| % Proj Growth 2014 - 2019 | 6.7% | 7.2% | 9.4% |
| HOUSEHOLDS | | | |
| 2014 Households | 1052.824 | 32734.57 | 70303.44 |
| Persons per Household | 2.9 | 2.5 | 2.6 |
| EMPLOYMENT | | | |
| Daytime Employees | 10,667 | 47,061 | 91,603 |
| RACE | | | |
| % White | 47.9% | 70.7% | 76.2% |
| % Black | 18.6% | 9.4% | 6.9% |
| % Asian | 2.9% | 8.4% | 8.2% |
| % Other | 30.7% | 11.6% | 8.7% |
| % Hispanic | 45.7% | 23.3% | 17.9% |
| White | 1,529 | 58,152 | 142,229 |
| Black | 592 | 7,700 | 12,945 |
| Asian | 91 | 6,890 | 15,280 |
| Other | 978 | 9,508 | 16,192 |
| Hispanic | 1,457 | 19,180 | 33,485 |
| HOUSING | | | |
| Median Home Value | \$134,500 | \$147,643 | \$174,309 |
| % Renter Occupied Housing | 78.8% | 49.0% | 35.0% |
| % Owner Occupied Housing | 21.2% | 51.0% | 65.0% |
| INCOME | | | |
| 2014 Median Household Income | \$67,197 | \$68,863 | \$84,386 |
| 2014 Average Household Income | \$79,068 | \$82,554 | \$98,910 |
| 2014 Per Capita Income | \$27,569 | \$33,052 | \$37,430 |
| HIGHEST EDUCATIONAL ATTAINMENT | | | |
| Education Base - Age 25+ | 1,853 | 54,103 | 123,426 |
| Less than 9th Grade | 2.9% | 3.0% | 2.2% |
| Some High School | 4.9% | 5.1% | 3.8% |
| High School or GED | 21.3% | 19.2% | 16.9% |
| Some College | 24.2% | 24.6% | 22.9% |
| Associates Degree | 7.9% | 8.9% | 8.7% |
| Bachelors Degree | 27.5% | 25.4% | 28.7% |
| Post-Graduate Degree | 10.7% | 12.9% | 16.1% |

| | 1 mi Ring | 3 mi Ring | 5 mi Ring |
|--|-----------|-----------|-----------|
| AGE | | | |
| Median Age | 28.3 | 33.6 | 36.2 |
| % Age 0 - 5 | 10.2% | 7.2% | 6.6% |
| % Age 5 - 10 | 8.3% | 6.5% | 6.9% |
| % Age 10 - 15 | 6.5% | 6.4% | 7.4% |
| % Age 15 - 20 | 6.7% | 6.2% | 6.7% |
| % Age 20 - 25 | 10.2% | 8.0% | 6.2% |
| % Age 25 - 30 | 12.3% | 10.0% | 7.5% |
| % Age 30 - 35 | 9.9% | 8.0% | 6.9% |
| % Age 35 - 40 | 7.0% | 7.4% | 7.3% |
| % Age 40 - 45 | 5.9% | 6.7% | 7.1% |
| % Age 45 - 50 | 5.7% | 6.8% | 7.8% |
| % Age 50 - 55 | 4.8% | 6.8% | 7.9% |
| % Age 55 - 60 | 3.4% | 5.6% | 6.4% |
| % Age 60 - 65 | 2.4% | 4.6% | 5.0% |
| % Age 65 - 70 | 2.0% | 3.4% | 3.8% |
| % Age 70 - 75 | 1.3% | 2.4% | 2.6% |
| % Age 75 - 80 | .8% | 1.6% | 1.7% |
| % Age 80 - 85 | 1.1% | 1.1% | 1.1% |
| % Age 85+ | 1.3% | 1.1% | 1.1% |
| Children Age 0 to 9 | 591 | 11,275 | 25,276 |
| HOUSEHOLDS BY VEHICLE COUNT | | | |
| No Vehicles | 69 | 1,210 | 2,137 |
| 1 Vehicle | 522 | 14,310 | 23,972 |
| 2 Vehicles | 345 | 12,171 | 30,515 |
| 3 Vehicles | 100 | 3,904 | 10,369 |
| 4 Vehicles | 9 | 823 | 2,466 |
| 5+ Vehicles | 7 | 318 | 845 |
| HOUSING VALUES (OWNER OCCUPIED) | | | |
| Owner Occupied Housing Units | 230 | 16,705 | 45,612 |
| \$100,000 or less | \$34 | \$2,128 | \$3,884 |
| \$100,000 to \$124,999 | \$60 | \$2,890 | \$5,095 |
| \$125,000 to \$149,999 | \$50 | \$3,675 | \$7,100 |
| \$150,000 to \$174,999 | \$11 | \$2,434 | \$6,946 |
| \$175,000 to \$199,999 | \$1 | \$1,520 | \$5,037 |
| \$200,000 to \$249,999 | \$18 | \$1,852 | \$7,009 |
| \$250,000 to \$299,999 | \$15 | \$848 | \$3,784 |
| \$300,000 to \$399,999 | \$19 | \$724 | \$3,965 |
| \$400,000 to \$499,999 | \$15 | \$394 | \$1,525 |
| \$500,000 to \$749,999 | \$3 | \$150 | \$936 |
| \$750,000 to \$999,999 | \$0 | \$21 | \$180 |
| \$1,000,000 or greater | \$0 | \$57 | \$205 |



For more information:

Simon Ha
713.568.5500
simon@centriccommercial.com

Daniel Hollek
713.568.5500
daniel@centriccommercial.com





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

