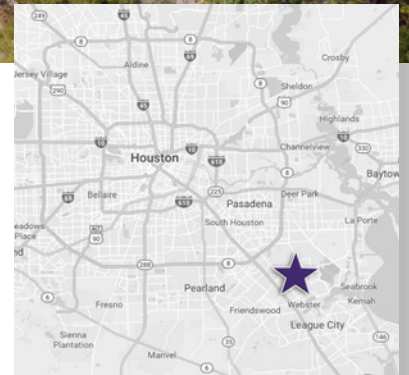




# Pineloch Retail Center



- Diverse tenant base with a mix of veterinary, beauty, optical, & other neighborhood services
- Situated in the heart of Clear Lake, the acclaimed master-planned coastal community is located within miles of NASA/Johnson Space Center that receives approximately one million visitors per year
- High barriers to entry for development in the Greater Clear Lake Area that result in a limited number of leasing options in the immediate trade area
- Strong curb appeal with appealing finishes on building exterior

## LOCATION

14870 Space Center Blvd  
Houston, TX 77062

## AVAILABLE

3,125 Square Feet

## Contact Anthony Buzbee

713.523.2929

abuzbee@newregionalplanning.com

## Contact Charlie Scott

601.398.5083

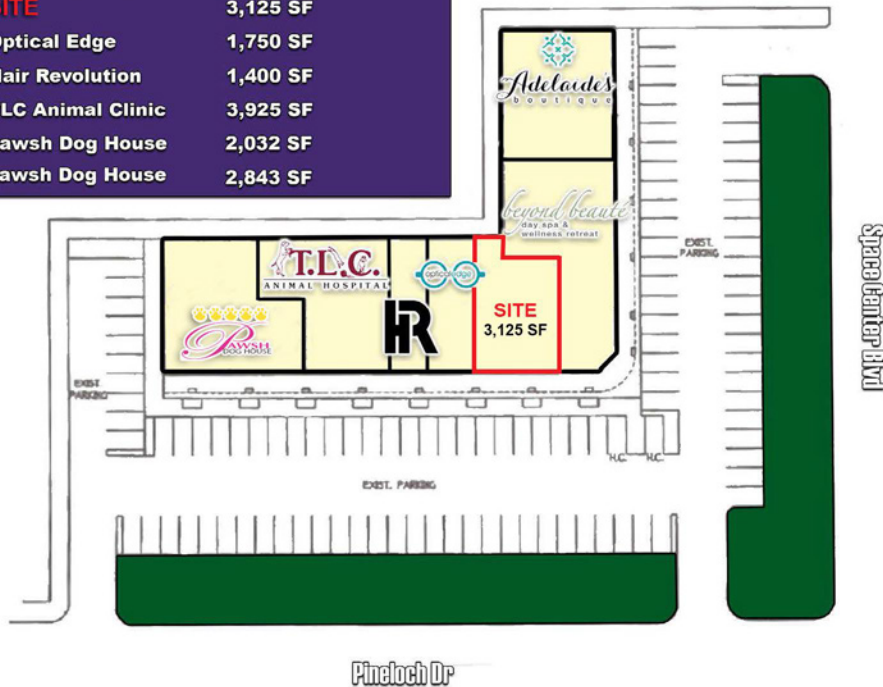
cscott@newregionalplanning.com

# Pineloch Retail Center

14870 SPACE CENTER BLVD

## SITE SUMMARY - 24,835 SF

A	Adelaide's Boutique	3,055 SF
B	Adelaide's Boutique	1,300 SF
F	Beyond Beaute	5,405 SF
G	<b>SITE</b>	3,125 SF
H	Optical Edge	1,750 SF
J	Hair Revolution	1,400 SF
K	TLC Animal Clinic	3,925 SF
M	Pawsh Dog House	2,032 SF
N	Pawsh Dog House	2,843 SF



## Demographics



### POPULATION

162,320 (5 mi)



### HOUSEHOLDS

64,349 (5 mi)



### AVERAGE HH INCOME

\$115,179 (5 mi)

## Traffic Counts



### SPACE CENTER BLVD

North of Pineloch Drive

17,380 VPD ('22)

South of Pineloch Drive

23,660 VPD ('22)



### PINELOCH DRIVE

West of Space Center Blvd

5,940 VPD ('22)

For more information, visit  
[newregionalplanning.com/](http://newregionalplanning.com/)

## FOR MORE INFORMATION, PLEASE CONTACT

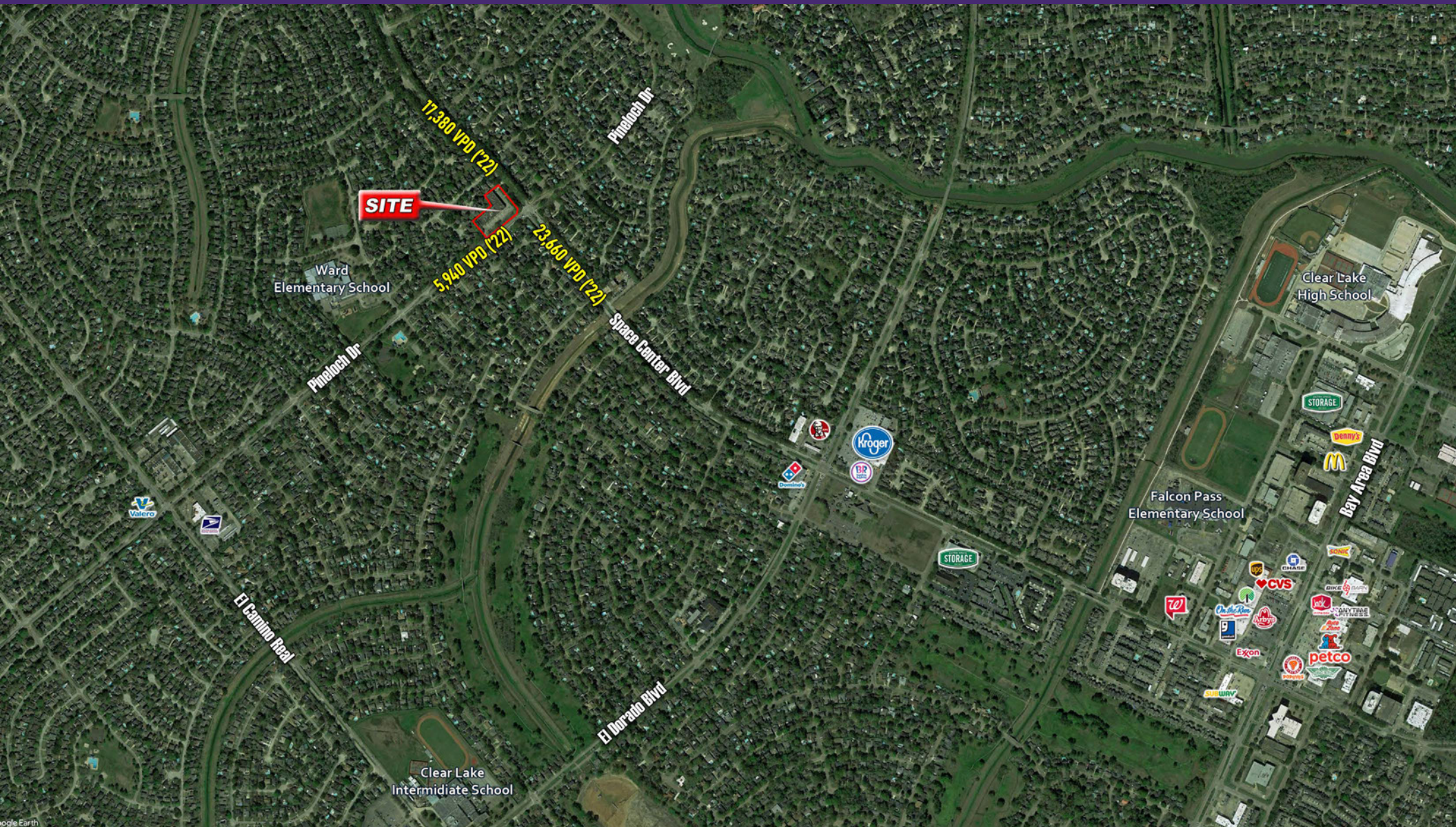
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CHARLIE SCOTT | [cscott@newregionalplanning.com](mailto:cscott@newregionalplanning.com) | 601.398.5083

1600 West Loop South, Suite 600 | Houston, TX 77027

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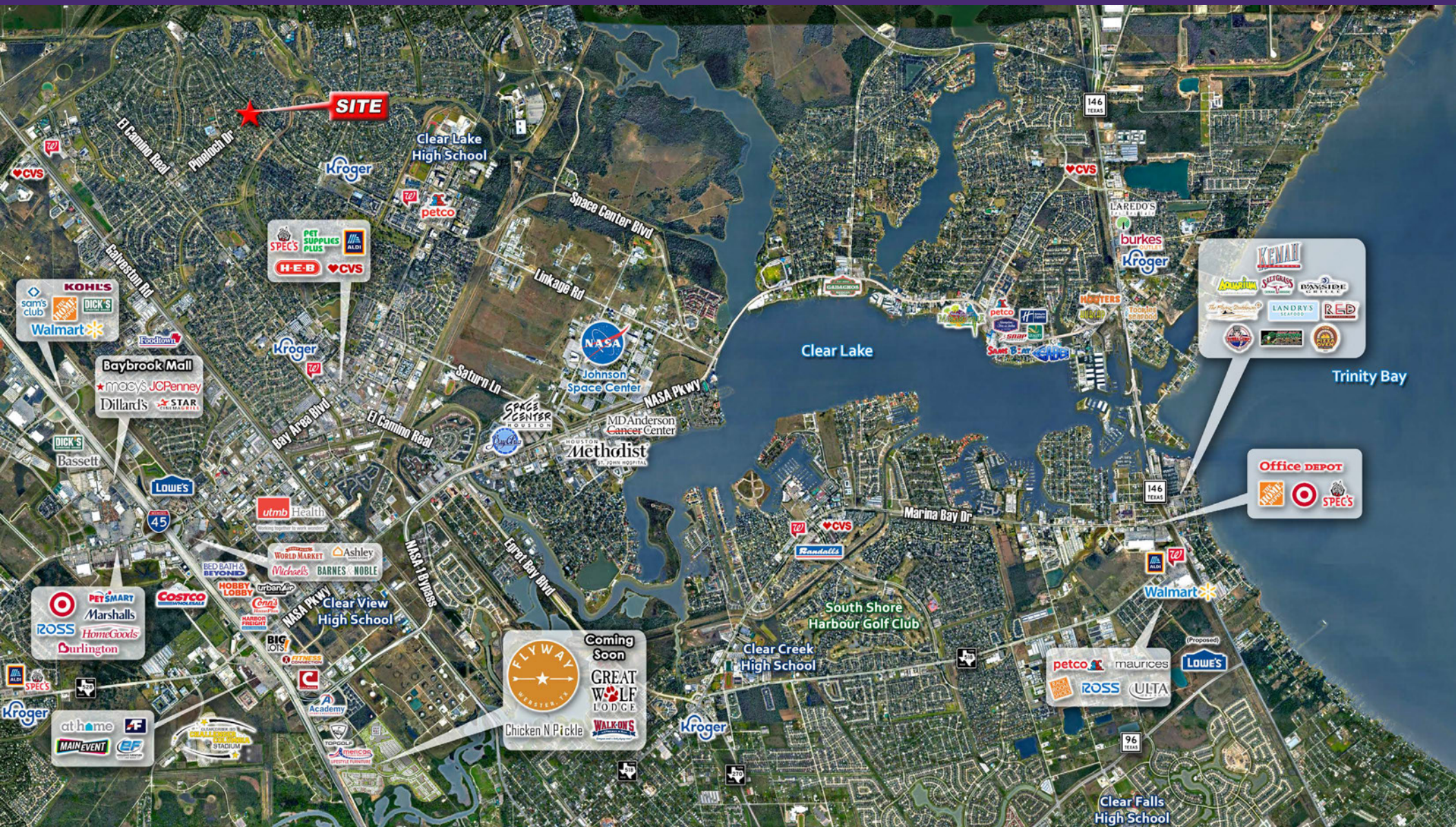
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2022 Total Population	13,145	71,659	162,320
2022 Group Quarters	0	128	586
2027 Total Population	13,115	73,179	165,982
2022-2027 Annual Rate	-0.05%	0.42%	0.45%
2022 Total Daytime Population	9,645	77,887	180,027
Workers	3,045	45,129	104,282
Residents	6,600	32,758	75,745
<b>Household Summary</b>			
2022 Households	4,809	29,604	64,349
2022 Average Household Size	2.73	2.42	2.51
2027 Households	4,813	30,331	66,064
2027 Average Household Size	2.72	2.41	2.50
2022-2027 Annual Rate	0.02%	0.49%	0.53%
2022 Families	3,933	18,266	41,131
2022 Average Family Size	3.07	3.11	3.19
2027 Families	3,938	18,764	42,289
2027 Average Family Size	3.05	3.09	3.17
2022-2027 Annual Rate	0.03%	0.54%	0.56%
<b>Housing Unit Summary</b>			
Vacant Housing Units	2.8%	6.1%	6.6%
2022 Housing Units	4,937	31,670	68,975
Owner Occupied Housing Units	88.5%	50.5%	52.5%
Renter Occupied Housing Units	8.9%	43.0%	40.8%
Vacant Housing Units	2.6%	6.5%	6.7%
2027 Housing Units	5,002	32,838	71,693
Owner Occupied Housing Units	87.8%	50.2%	52.4%
Renter Occupied Housing Units	8.4%	42.2%	39.8%
<b>Median Home Value</b>			
2022	\$258,304	\$248,728	\$243,218
2027	\$286,551	\$293,016	\$289,896
<b>Median Age</b>			
2022	46.4	38.9	37.7
2027	47.4	39.9	38.6
<b>2022 Households by Income</b>			
Household Income Base	4,809	29,604	64,349
<\$15,000	1.6%	5.4%	4.9%
\$15,000 - \$24,999	1.5%	4.6%	5.2%
\$25,000 - \$34,999	2.6%	6.2%	6.7%
\$35,000 - \$49,999	4.2%	11.0%	10.1%
\$50,000 - \$74,999	11.4%	18.7%	18.7%
\$75,000 - \$99,999	14.8%	13.4%	13.6%
\$100,000 - \$149,999	22.7%	17.5%	19.2%
\$150,000 - \$199,999	16.6%	10.2%	10.3%
\$200,000+	24.6%	13.2%	11.4%
Average Household Income	\$174,742	\$120,767	\$115,175

162,320

Population



Average  
Household Size

37.7

Median Age

\$81,580

Median Household  
Income

4.3%

Unemployment  
Rate

8%

No High School  
Diploma



19%  
High School  
Graduate



29%  
Some College



45%  
Bachelor's/Grad/Pi  
of Degree

### FOR MORE INFORMATION, PLEASE CONTACT

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BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

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# 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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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