

# THE BEND

HUMBLE, TX



Leasing by:

SHOP<sup>cos.</sup>

Development by:



**IIG**  
INTERNATIONAL  
INVESTORS GROUP, LLC

**PONTIKES**

# TABLE OF CONTENTS

---

PG. **3** ABOUT

PG. **4-7** RENDERINGS

PG. **8-12** AERIALS

PG. **13** PHASE I PLAN

PG. **14** PARCEL SITE PLAN

PG. **15** CONSUMER PROFILE

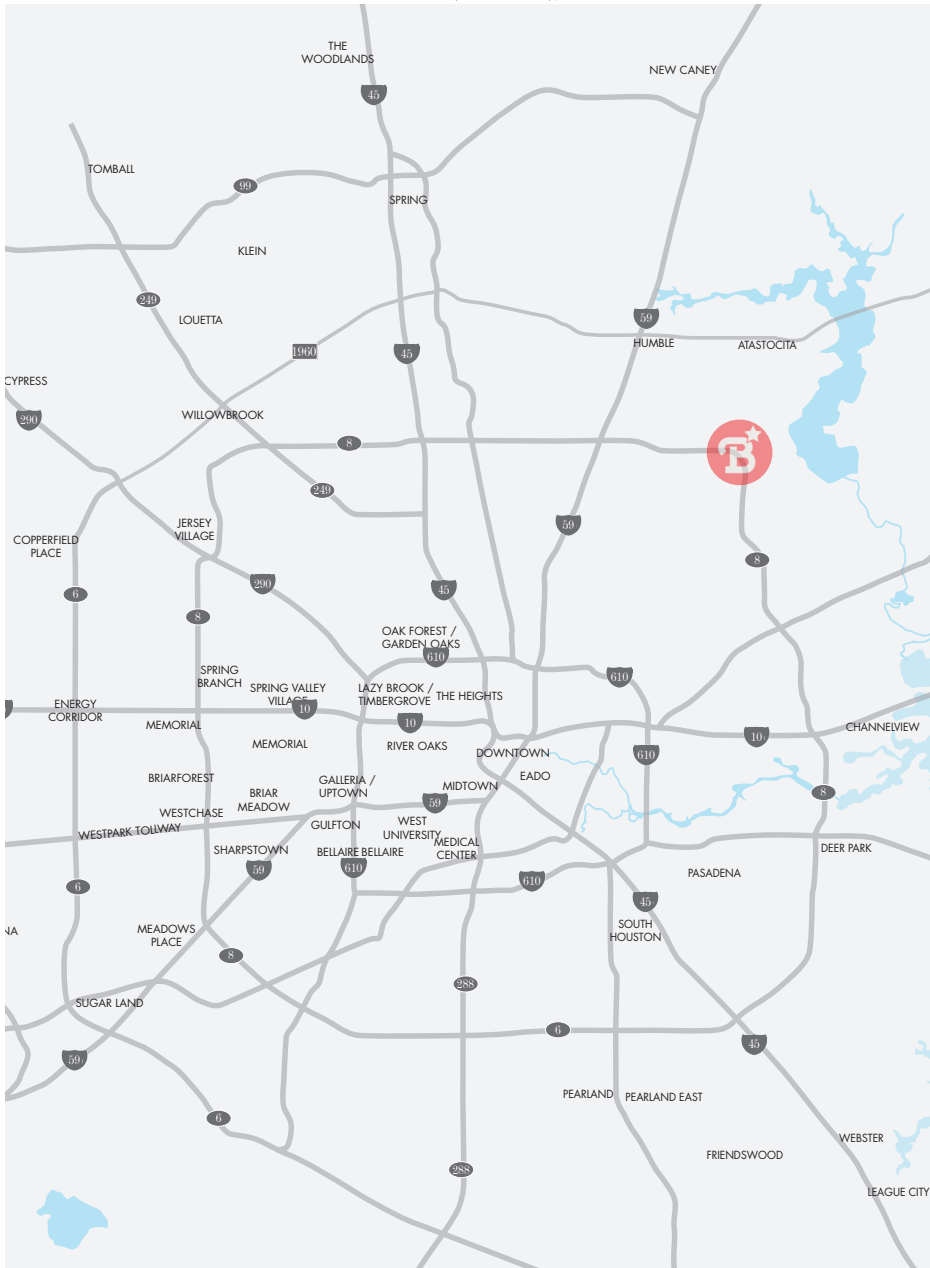
PG. **16** INSPIRATION PHOTOS

PG. **17** ELEVE APARTMENT

PG. **18** HISTORY

# ABOUT

## HOUSTON (HUMBLE), TX



## PROJECT SCOPE

The Bend is a ±60-acres mixed use development at the NEC of the Beltway & Woodland Hills in Humble, TX. The project is designed to be a vibrant destination offering a curated mix of dining, shopping, medical, living, working and community experiences, featuring both beloved local concepts and nationally recognized brands. Phase I to kick off construction 1Q27.

## DETAILS

- Call Broker for Pricing
- Delivery 1Q28

PARCEL	BLDG SF	PARCEL	BLDG SF	PARCEL	BLDG SF
A-1	4,529	B-1	5,600	C-1	5,266
A-2	4,707	B-2	5,250	C-2	3,876
A-3	4,018	B-3	6,240		
A-4	4,627	B-4	4,894		
		B-5	5,158		

## TRAFFIC COUNTS

- o Sam Houston Tollway: 111,379 VPD '25
- o Woodland Hills Dr: 30,300 VPD '25

## DEMOGRAPHICS

\*updated May 2026

	1 mile	3 mile	5 mile
Est. Population	13,058	84,242	165,344
Avg. HH Income	\$124,467	\$138,564	\$128,418
Total Housing Units	4,253	26,945	53,828
Daytime Population	8,937	55,593	120,487
Median Home Value	\$357,794	\$345,468	\$319,996

# RENDERINGS

---



# RENDERINGS

---



# RENDERINGS

---

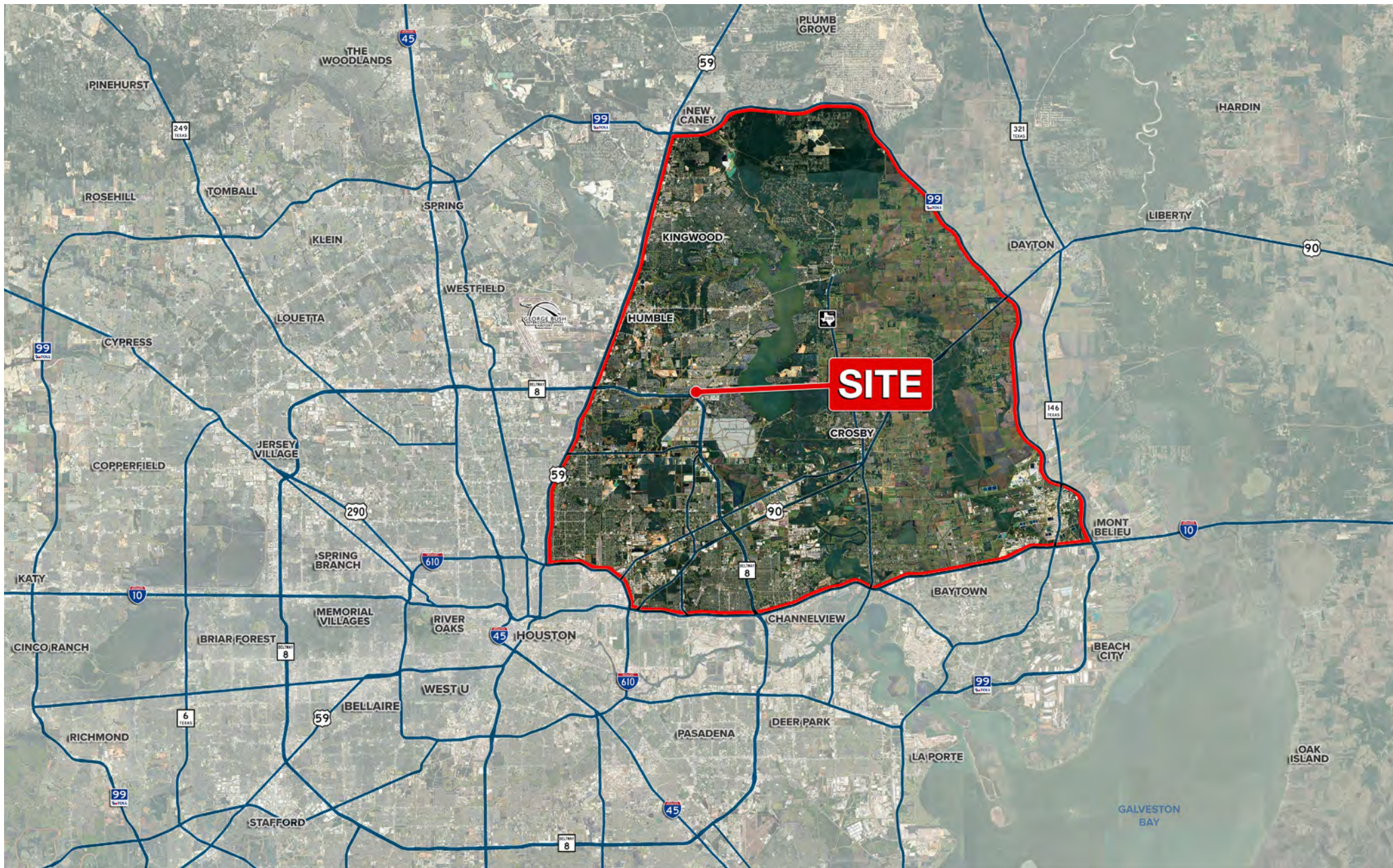


# RENDERINGS

---



# TRADE AREA AERIAL





# RESIDENTIAL AERIAL

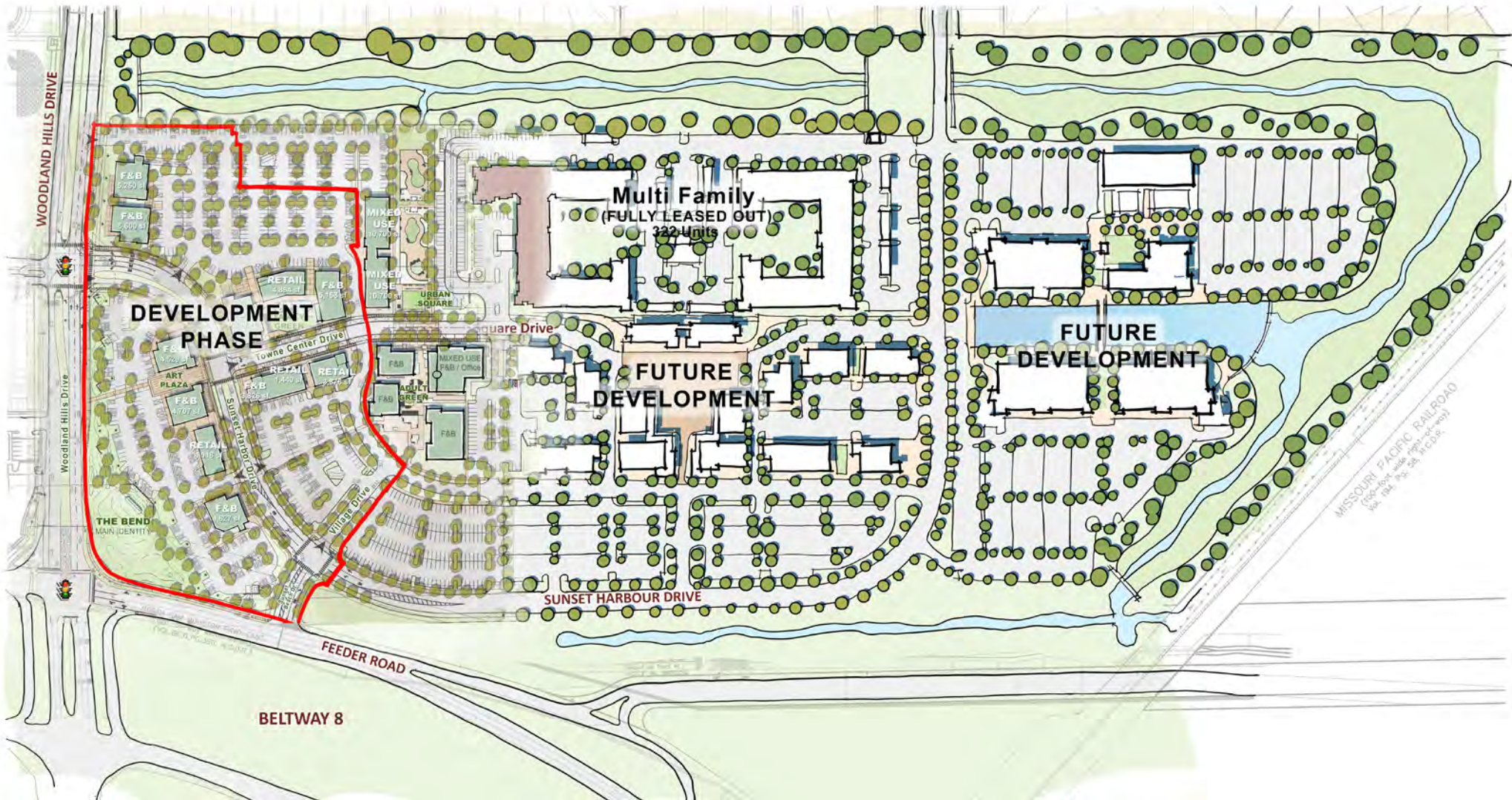




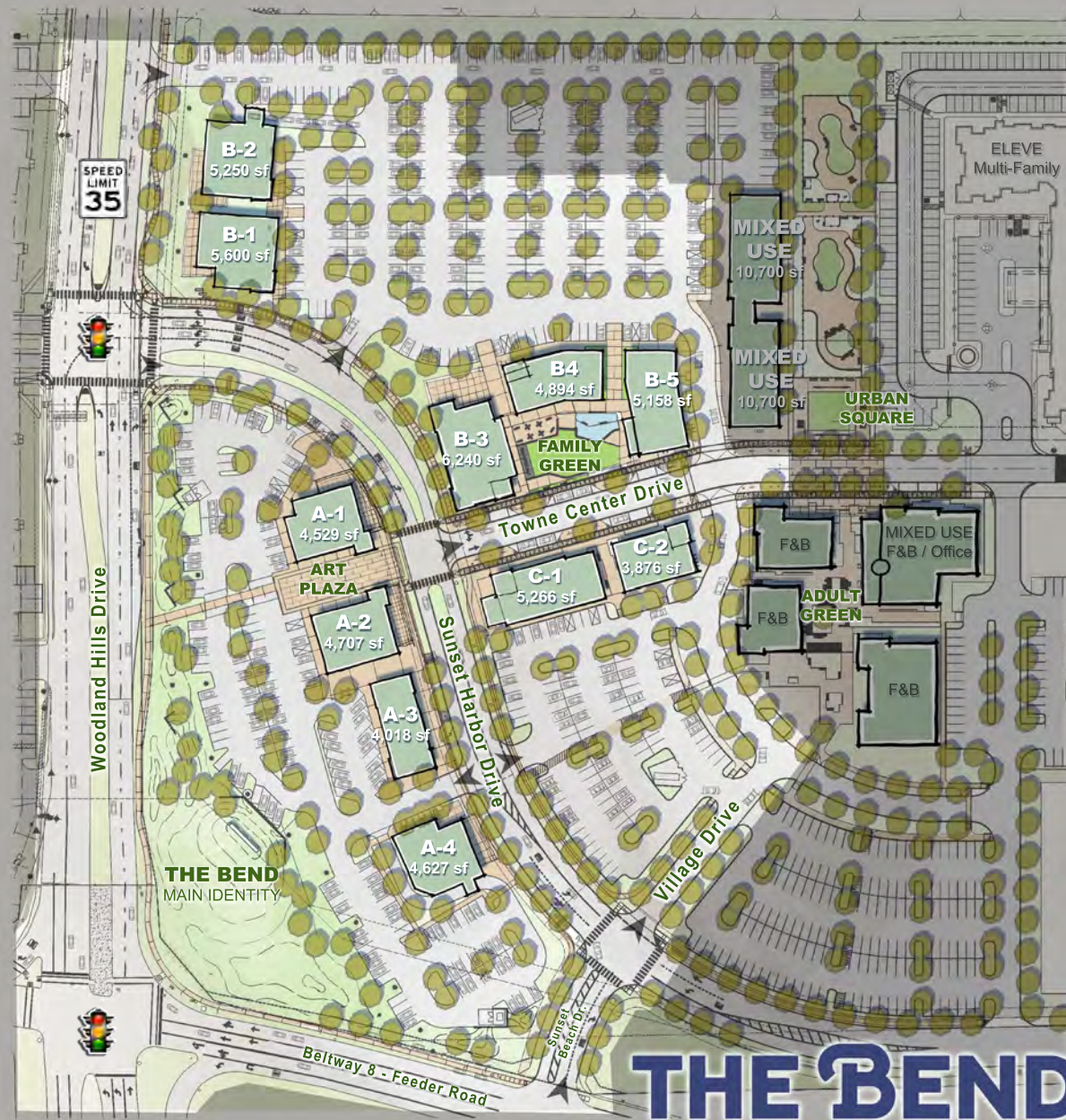
# ACCESS AERIAL



# PHASE I PLAN



# PARCEL SITE PLAN



# CONSUMER PROFILE - ESRI

---

## MEET THE BOOMBURBS...



ESRI's **Boomburbs (H2)** are the dominant tapestry segment for The Bend!

- 67.1% of households within 1 mile
- 55.3% of households within 3 miles
- 33.3% of households within 5 miles

## BOOMBURBS: FAMILY PROSPERITY LIFEMODE:

These neighborhoods are primarily located in the suburbs of metro areas with populations exceeding 500,000, and is characterized by high-earning suburban families in the South and West.



## KEY CHARACTERISTICS:

Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans.



Style matters in the Boomburbs, from personal appearance to their homes. Consumers are still furnishing their new homes and already remodeling.



Financial planning is well under way for these professionals.



Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks.



Well connected, own the latest devices and understand how to use them efficiently - biggest complaints-too many devices and too many intrusions on personal time.

# INSPIRATION PHOTOS

DESIGNING PLACES FOR PEOPLE TO LIVE, WORK, SHOP, AND PLAY

---



# ELEVE APARTMENT PHOTOS

322 UNIT MULTI-FAMILY DEVELOPMENT OPENED 1Q24



# THE BEND HISTORY

---



By the late 1800s, Northeast Houston emerged as a center for oil and lumber, driven by pioneers like Charles Bender, who helped shape the town of Humble. Today, the area continues to grow rapidly, with over 25,000 new homes added in the past 20 years and Beltway 8 serving as a major connector across the region.

Located at Beltway 8 and Woodland Hills, The Bend is a new mixed-use development that honors the area's industrial roots while embracing the future. Anchored by Élevé at The Bend, a 322-unit multi-family community opened in early 2024, the project will feature walkable green space, curated dining, and local conveniences. Designed to blend urban energy with a neighborhood feel, The Bend is poised to become Northeast Houston's go-to destination to meet, eat, work, and play.

**LEASING TEAM:**

---

**SHOP<sup>COS.</sup>**

*Christie Amezquita, CCIM*

2500 SUMMER STREET, SUITE 3220, HOUSTON, TX

CHRISTIE@SHOPCOMPANIES.COM

713-814-3955 (DIRECT)

713-560-1161 (MOBILE)

*Clayton Medlenka*

2500 SUMMER STREET, SUITE 3220, HOUSTON, TX

CLAYTON@SHOPCOMPANIES.COM

281-845-3488 (DIRECT)

832-712-5782 (MOBILE)

*Renee Kaiser*

2500 SUMMER STREET, SUITE 3220, HOUSTON, TX

RENEE@SHOPCOMPANIES.COM

281-845-3112 (DIRECT)

713-302-1456 (MOBILE)

**DEVELOPMENT TEAM:**



**PONTIKES**

**DESIGNWORKSHOP**

**S & P**

**SATTERFIELD & PONTIKES  
CONSTRUCTION, INC.**



[thebendhtx.com](http://thebendhtx.com)



# 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. **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.

**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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone