

THE BEND

HUMBLE, TX

SHOP COS.

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ABOUT

PROJECT SCOPE

Phase 1 of The Bend will feature five restaurant/ retail pads located at the entrance of a future 60-acre mixed-use development just outside the Houston Loop. The Bend is designed to be a vibrant destination offering a curated mix of dining, living, working, and community experiences, featuring both beloved local concepts and nationally recognized brands. With the successful opening of Élevé at The Bend—a 322-unit multi-family development delivered in Q1 2024—the project is well-positioned for its next phase of activation.

DETAILS

- Call Broker for Pricing
- Phase 1: ±1-3 Acre Lots available for Ground Lease or BTS
- Delivery Q3 2025

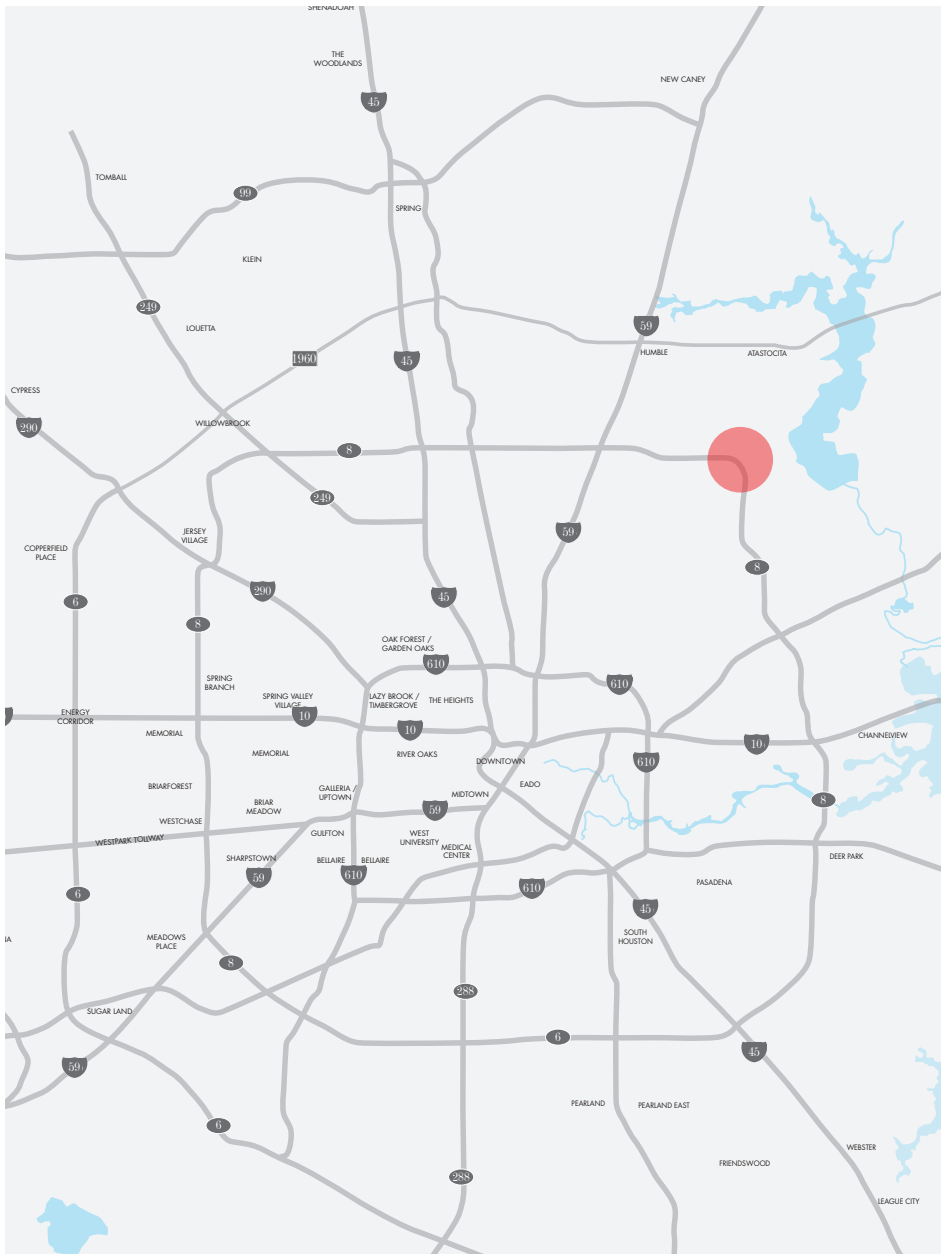
TRAFFIC COUNTS

- o Sam Houston Tollway: 111,379 VPD '25
- o Woodland Hills Dr: 30,300 VPD '23

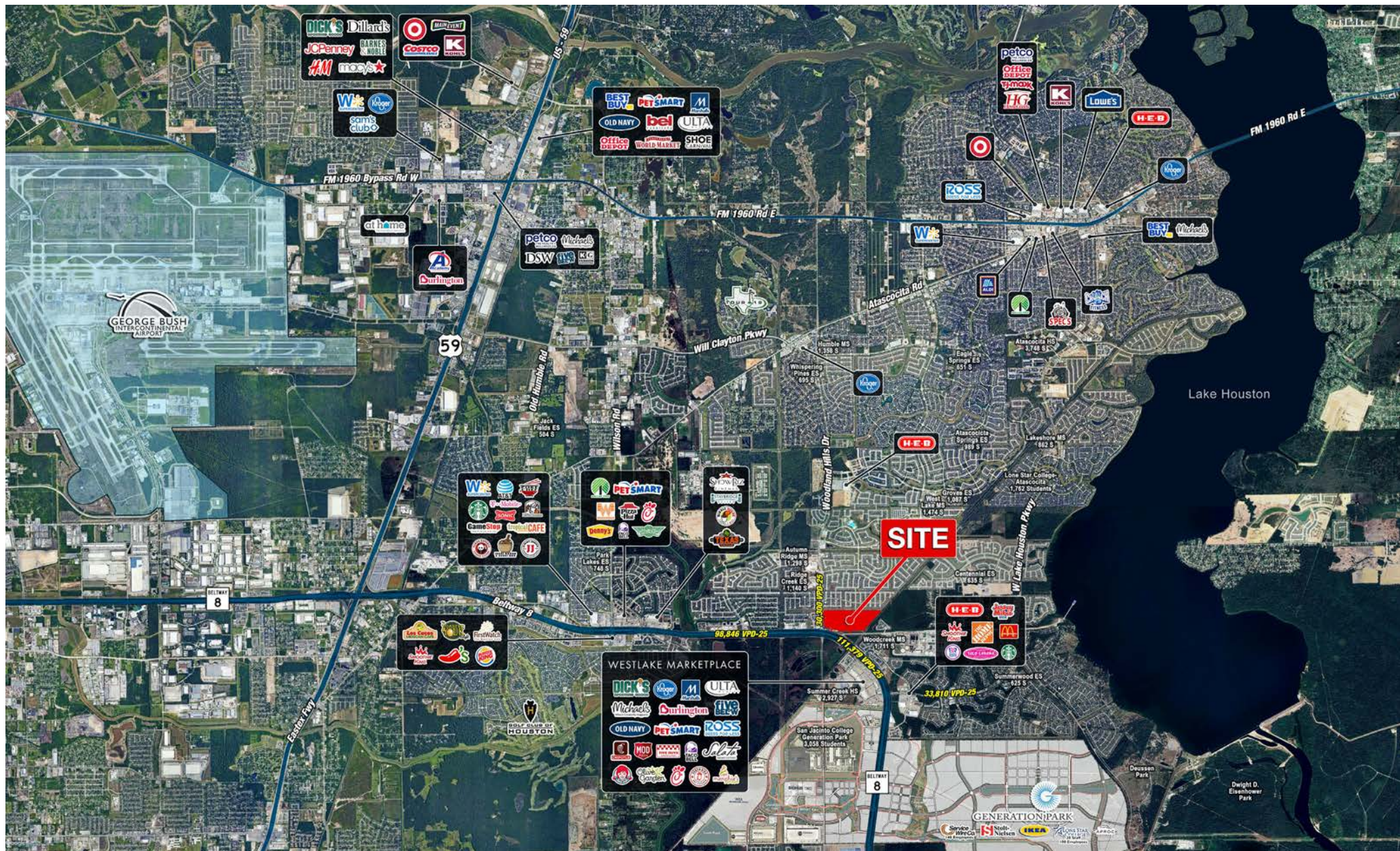
DEMOGRAPHICS

*updated March 2025

	1 mile	3 mile	5 mile
Est. Population	12,944	82,273	164,865
Avg. HH Income	\$114,351	\$131,872	\$123,908
Total Housing Units	4,532	27,524	55,827
Daytime Population	11,320	56,791	122,135
Median Home Value	\$338,218	\$326,312	\$295,907

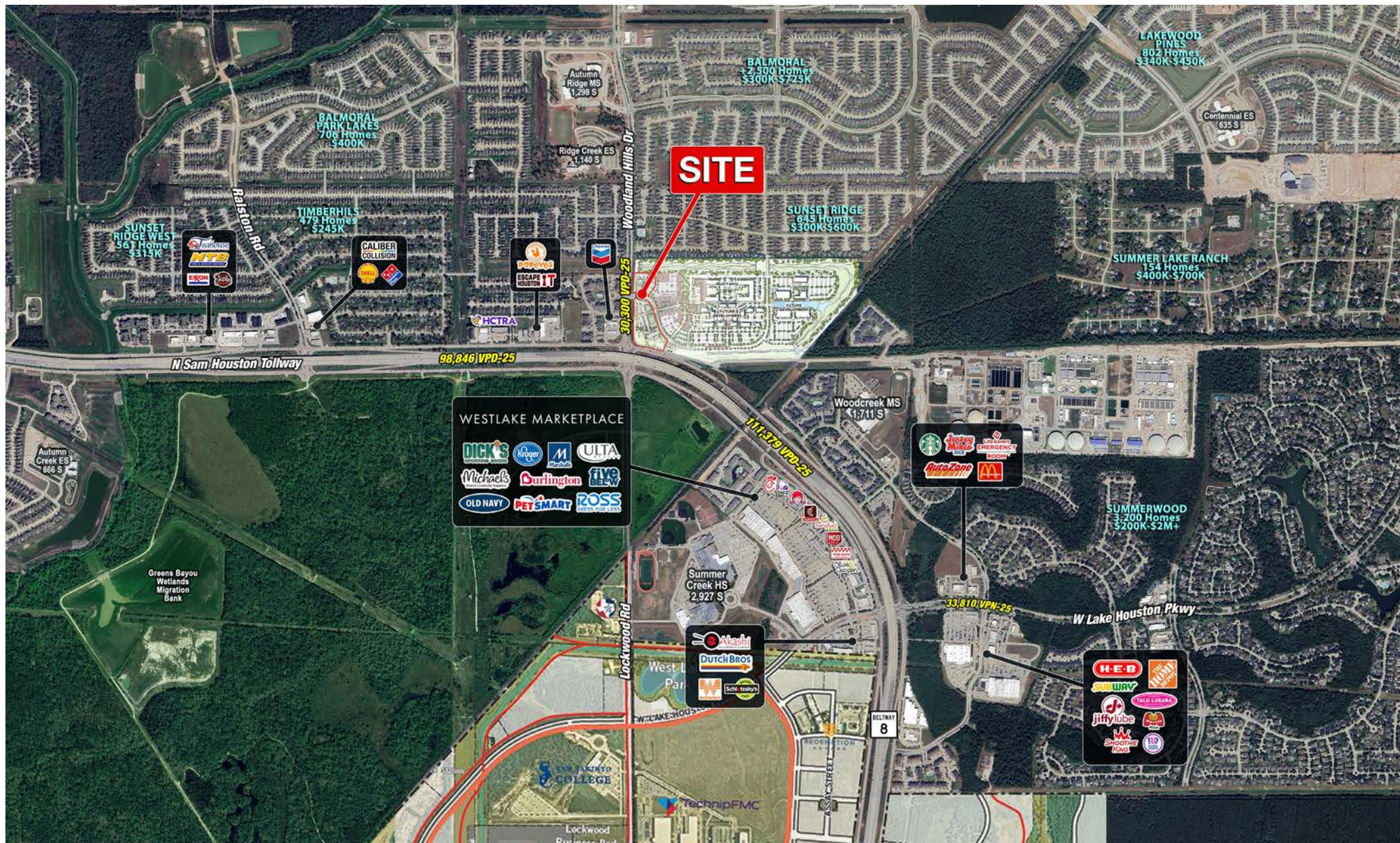


RETAIL AERIAL

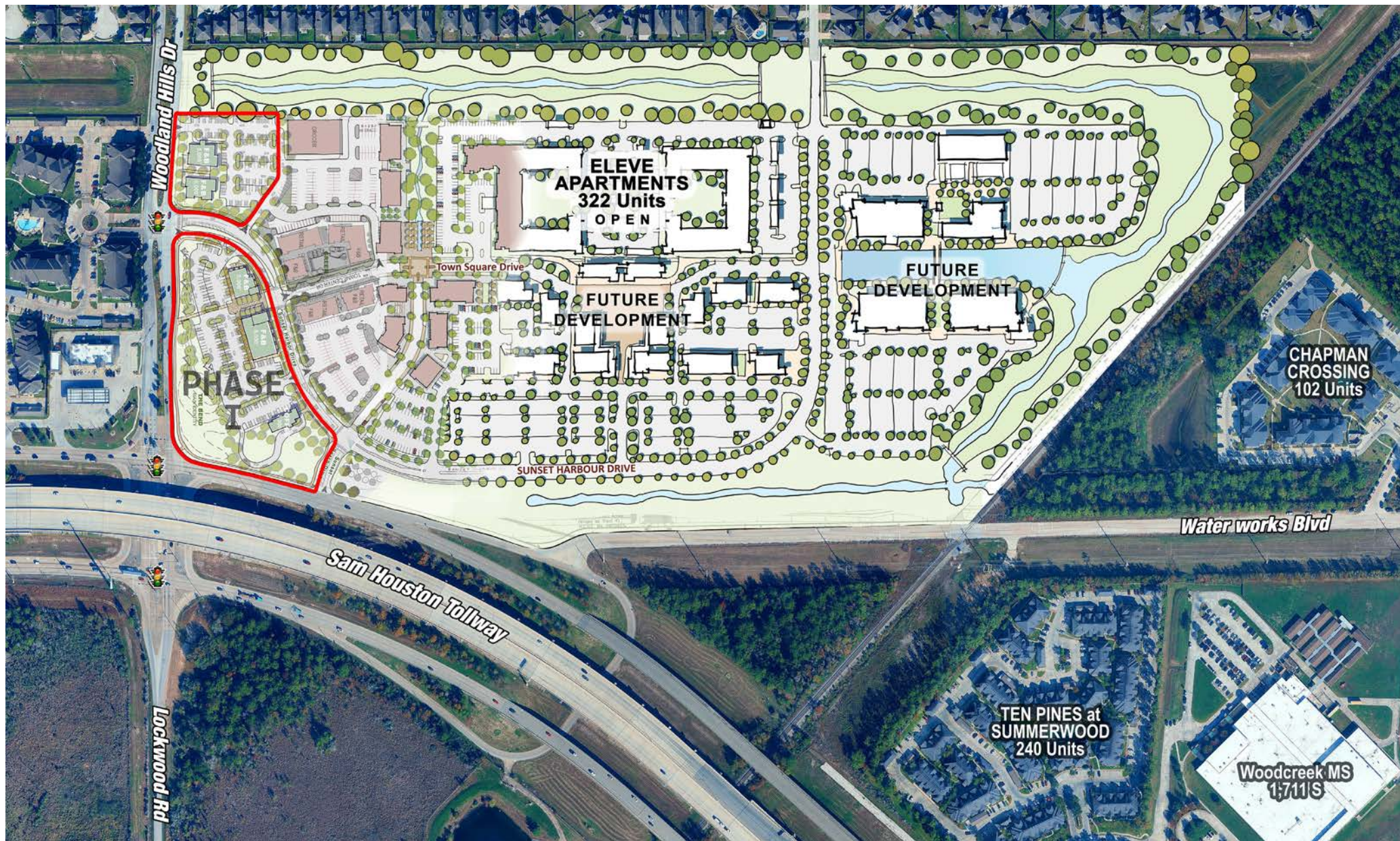


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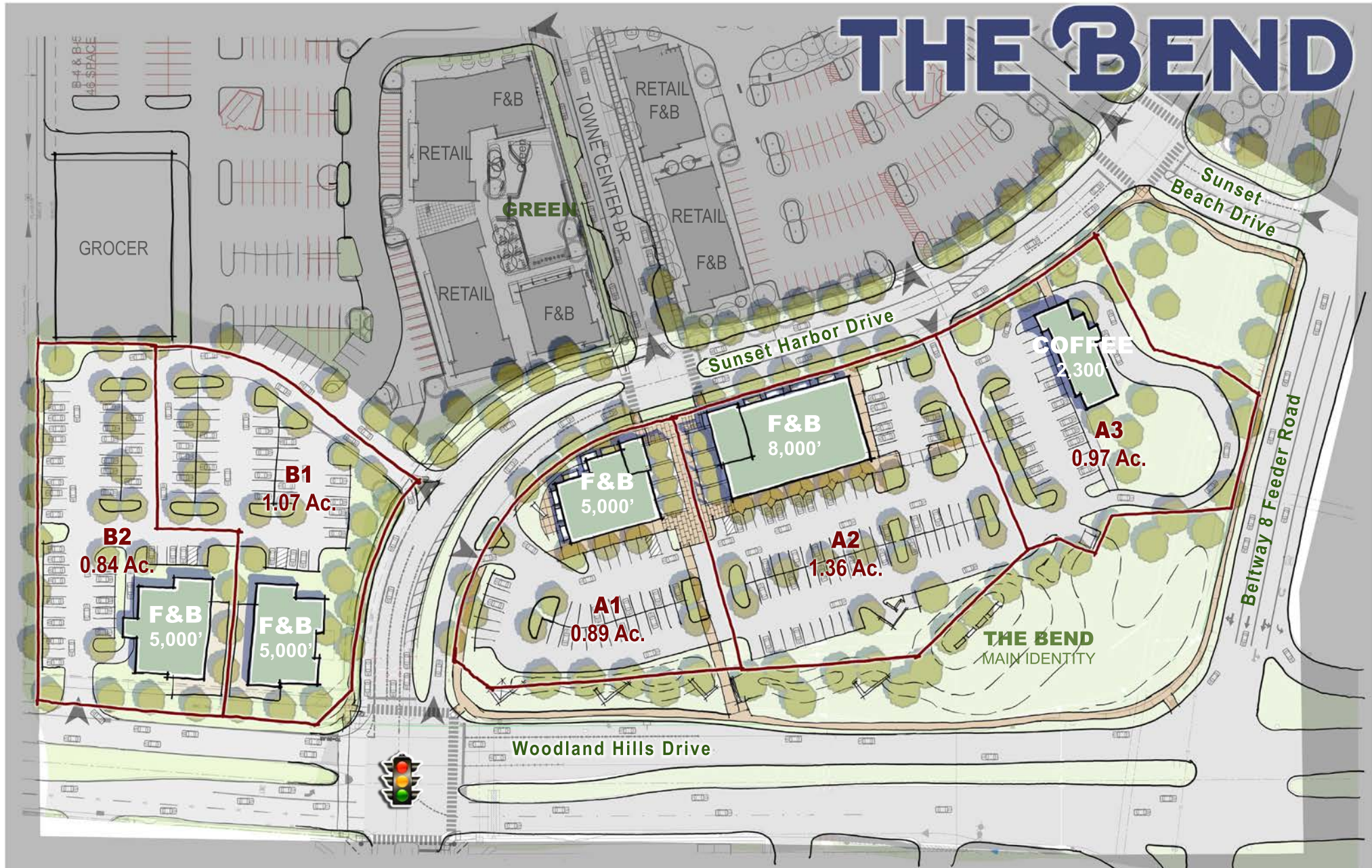
ZOOM AERIAL



PHASE I AERIAL



PARCEL SITE PLAN



RENDERINGS

THE BEND



RENDERINGS

THE BEND



TRADE AREA AERIAL



ACCESS AERIAL



CONSUMER PROFILE - ESRI

MEET THE BOOMBURBS...



ESRI's **Boomburbs (1C)** are the dominant tapestry segment for The Bend!

- 93.7% of households within 1 mile
- 64.6% of households within 3 miles
- 49.6% of households within 5 miles

BOOMBURBS: AFFLUENT ESTATES LIFEMODE:

This is the new growth market, with a profile similar to the original young professionals with families that have opted to trade up to the newest housing in the suburbs.



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



ELEVE APARTMENT PHOTOS



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:

S H O P ^{COS.}

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DEVELOPMENT TEAM:



PONTIKES

DESIGNWORKSHOP

S & P
SATTERFIELD & PONTIKES
CONSTRUCTION, INC.



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

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