

KEY PLAYERS

PROPERTY GROUP HIVE AT HIGHLAND HEIGHTS

5.17 Acres | TC Jester Blvd & West Tidwell / Paul Quinn
Houston, Texas 77091 | Highland Heights / Acres Homes



PRIMARY FOCUS: Food-Store Anchored Neighborhood Retail Center

SECONDARY EMPHASIS: Residential / Mixed-Use Opportunity

Prepared by	Contact	Date
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1. Executive One-Pager

A rare 5.17-acre Opportunity Zone site at the high-visibility southwest corner of TC Jester Boulevard and West Tidwell Road / Paul Quinn Street in Houston's Highland Heights / Acres Homes submarket. Published 2022 AADT at the intersection: W Tidwell 15,853 (TxDOT 102U256, 600 ft west of TC Jester) and 15,444 (TxDOT 102HP6598, 250 ft east of TC Jester); TC Jester 18,166 (TxDOT 102HP6589, 850 ft south of Tidwell). The property is positioned for a food-store anchored neighborhood retail center that directly addresses documented grocery leakage and food-access gaps in northern Harris County.



Key Property Statistics

Attribute	Detail
Total Acreage	±5.173 acres (225,353 SF) — replatted to a single tract
Account / Legal	HCAD 1495950010001 RES A BLK 1 HIVE
Common Address	5505 / 0 TC Jester Blvd; 3529 Paul Quinn St; W Tidwell frontage
Zoning / Use	Unrestricted Reserve; public water & sewer available; Opportunity Zone
Frontage / Traffic	W Tidwell 15,853 AADT (102U256) and 15,444 AADT (102HP6598); TC Jester 18,166 AADT (102HP6589). Source: TxDOT STARS II, 2022.
Flood Status	Zone AE (BFE 71.7); portion floodway; White Oak Bayou channel improvements complete; MAAPnext drafts under review; drainage plan prepared
Proposed Commercial	Building #1: 33,795 SF multi-tenant retail/showrooms; Building #2: ±8,800 SF (office + take-out/restaurant)
Parking	173 required / 183–185 provided (meets or exceeds COH standards)
Utilities Capacity	WCR letter issued Feb 24, 2025 for proposed SF; impact fees (~\$76k) paid

Work Already Completed — Ready-to-Advance Checklist

- Architectural Master Site Plan (Scott Griffith Architects) with unit layouts, parking, loading, landscaping and setbacks
- Perspective renderings and cladding concept for a modern retail building
- Pre-construction Elevation Certificate (Zone AE, BFE 71.7)
- Preliminary Drainage & Mitigation Plan (Dunaway) — City of Houston conceptual approval stamp Feb 2025
- Wastewater Capacity Reservation (WCR) letter + impact fees paid for the proposed retail/office/restaurant program
- Existing-conditions survey, topographic survey (Windrose), and 2015 geotechnical report
- Trade-area demographic packages (1.0 / 1.5 / 2.0-mile radii) + 2015 NNMD grocery survey + 2020–2026 food-access confirmation

Food-Anchor Thesis: The 1–2 mile trade area contains ~31,400 residents with median household income ≈ \$41,740 and a high concentration of budget-conscious, family-oriented Tapestry segments that preferentially shop at discount grocery stores. The 2015 Near Northwest Management District survey documented that 55% of respondents traveled more than 5 miles for groceries, with substantial monthly dollars leaving the district. A grocery or limited-assortment food store at this corner is designed to capture that leakage and fit the already-drawn multi-tenant retail plan.

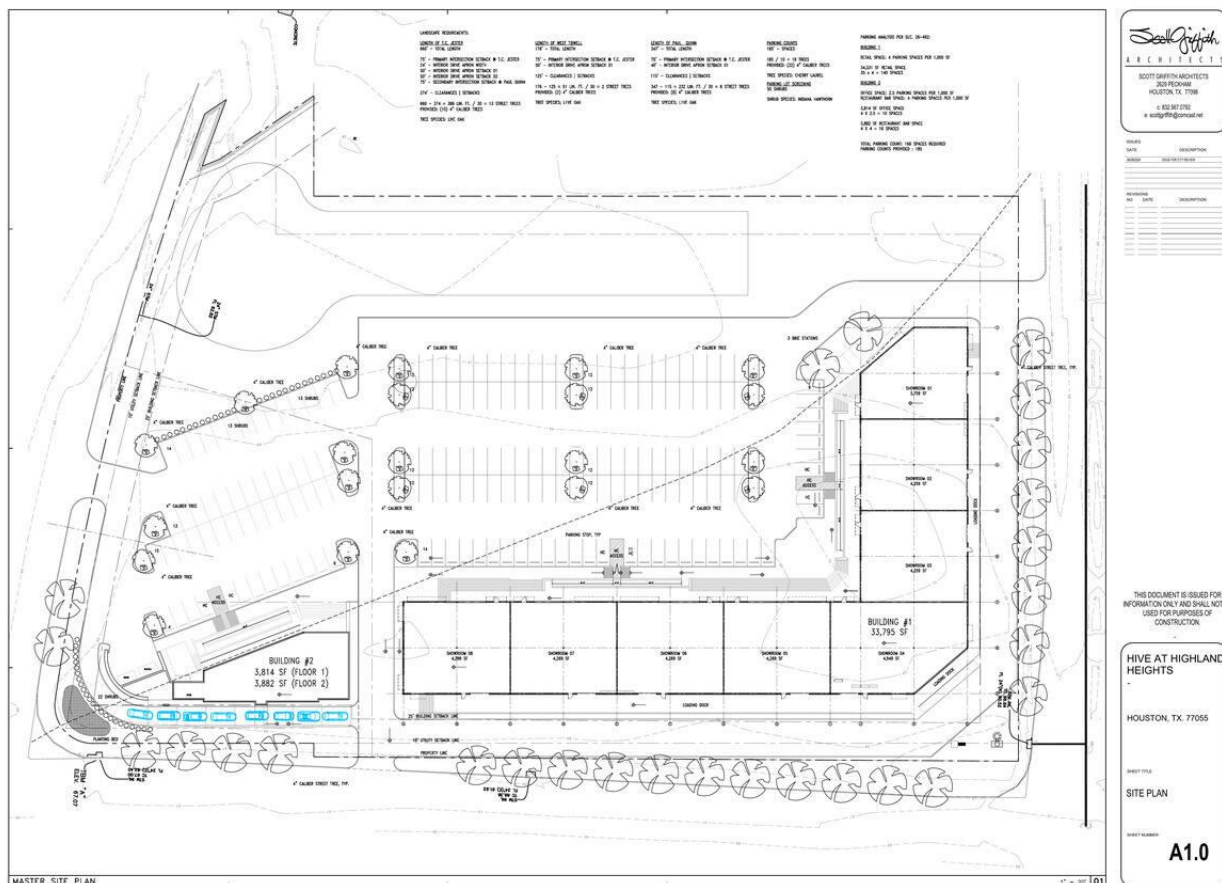
Current food-access confirmation (2020–2026): The 2015 NNMD survey is local demand history, not the current access map. Newer sources still show a gap at this corner: Houston State of Health's 2025 Food Insecurity Index ranks ZIP 77091 at 5 (highest need; index 98.5); Rice Kinder and the Acres Homes Complete Community work continue to map most of the neighborhood as low supermarket access, with only edge stores (Joe V's east, Foodarama west); USDA's Food Access Research Atlas still flags this part of northwest Houston. The accurate underwriting point is remaining leakage at TC Jester / W Tidwell — not that northwest Houston has zero grocers.



2. Site Plan & Renderings Packet

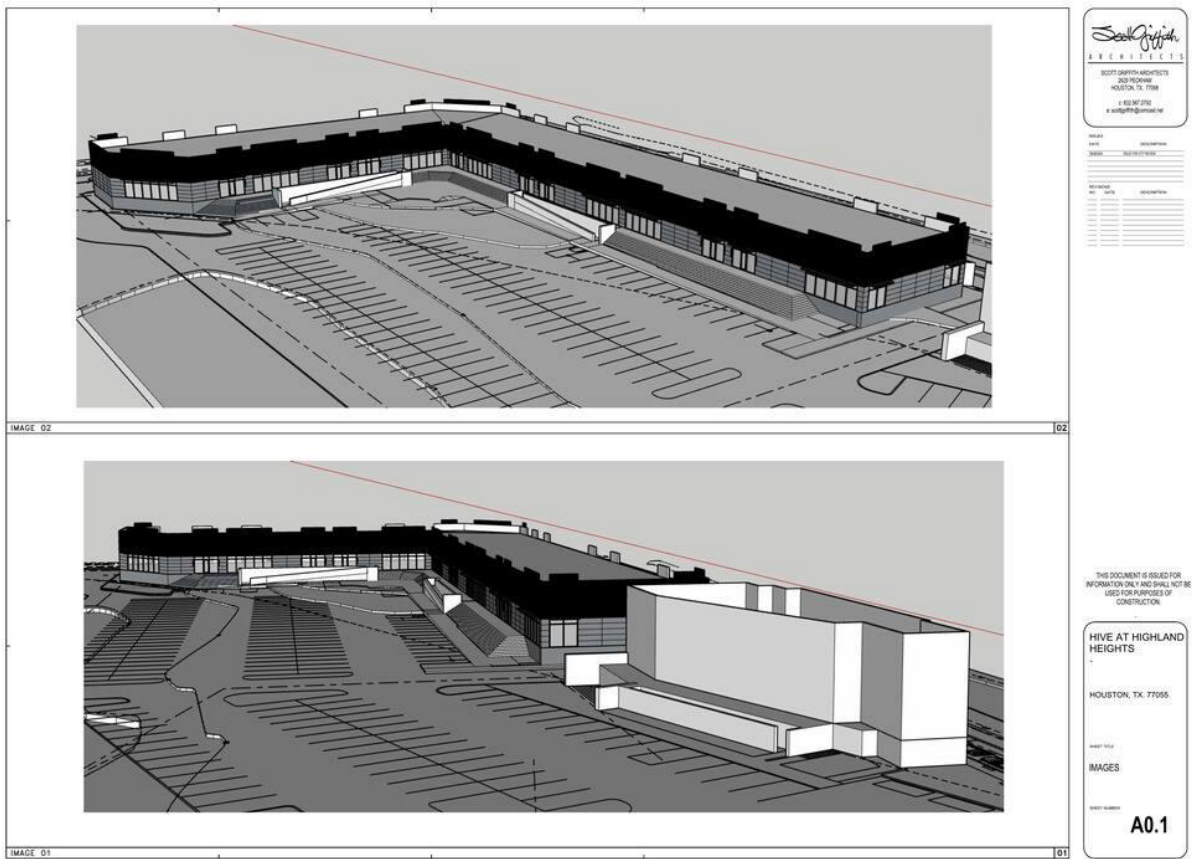
The current Master Site Plan (A1.0, Scott Griffith Architects, latest revision December 2025) organizes the 5.17 acres into a cohesive neighborhood retail center with two buildings, surface parking, loading, and extensive landscaping.

Master Site Plan — Building #1 (33,795 SF) + Building #2 (±8,800 SF)

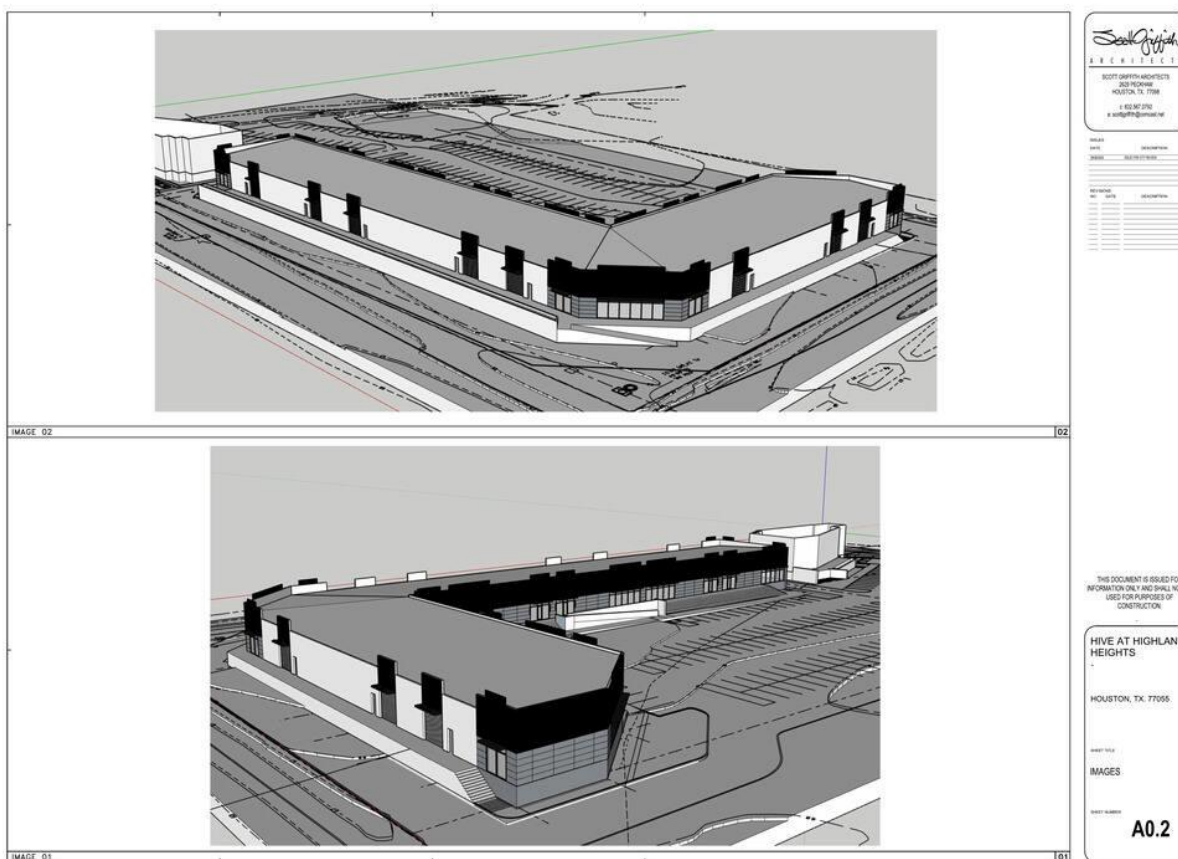


Source: Master Site Plan revision A1.0 (Scott Griffith Architects). Parking: 183–185 spaces provided vs. 173 required.

Perspective Renderings



Aerial / elevated perspective of the retail center.



Additional massing and street-level perspectives.

The modern horizontal cladding, storefront glazing, and clean massing are designed for multi-tenant retail. Larger contiguous space for a grocery or food-store anchor can be created by combining adjacent showroom units. Building #2 is configured for office and/or quick-service / take-out restaurant use.

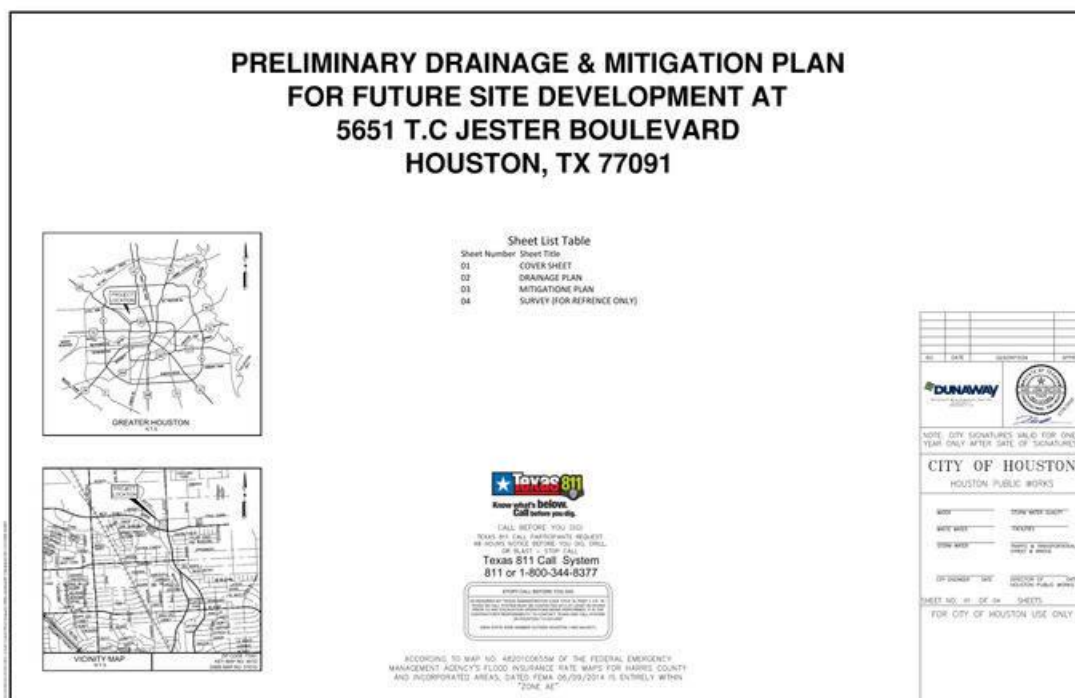
3. Engineering & Entitlements Binder — Summary

Substantial soft-cost and time risk has already been removed. The following documents form a ready-to-advance entitlement and engineering package.

A. Wastewater & Water Capacity (Houston Public Works)

WCR Letter dated February 24, 2025 (ILMS Project 25006737 / WCR File 0007125) reserves capacity for 33,795 SF retail + 4,408 SF office + 4,408 SF fast-food restaurant. Service units = 19.7979 each for water and wastewater. Impact fees: Water \$41,398 + \$33.10 admin; Wastewater \$34,573.47 + \$33.10 admin (total ≈ \$76,038) — paid. Connection points identified (on-site 8-inch sewer in dedicated easement; 12-inch water in TC Jester or West Tidwell; alternatives on Paul Quinn). Note: the “retail” designation excludes high-volume food uses without a new application — grocery-anchor capacity can be reconfirmed against the existing reservation baseline.

B. Drainage & Mitigation Plan (Dunaway Associates)



Preliminary Drainage & Mitigation Plan for 5651 TC Jester Blvd, City of Houston conceptual approval stamps dated February 20, 2025. Includes detention pond, storm piping, 2-year and 100-year peak-flow calculations, mitigation volume, and floodplain considerations. The plan demonstrates that the proposed impervious cover can be managed with on-site detention and mitigation.

C. Elevation Certificate & Surveys

- Pre-construction Elevation Certificate for 3529 Paul Quinn St — Zone AE, BFE 71.7 (FIRM 48201C0655M, effective 6/9/2014). Benchmarks by Windrose Land Services.
- Existing Conditions Survey (WT Group / Tommy Q. Burks, March 2025) showing unrestricted reserve, property lines, easements, and flood-control district adjacency.
- Topographic Survey (Windrose, July 2023) with elevations, tree table, and FIRM panel reference.
- 2015 Geotechnical Investigation (RAM Testing) for proposed metal buildings at the SW corner of TC Jester & Paul Quinn.

D. Tax & Ownership History

Harris Central Appraisal District official 2026 Appraised/Market Value for the primary tract (Account 1495950010001 — RES A BLK 1 HIVE): \$2,473,028. Historical records (2014–2025) show consistent upward movement in land values, supporting both equity and debt underwriting.

4. Market Support — Food-Store Demand Evidence

Multiple independent data sources converge on the same conclusion: the immediate trade area has a demonstrated need for convenient, affordable grocery / food retail and is currently leaking substantial grocery dollars to stores outside the district.

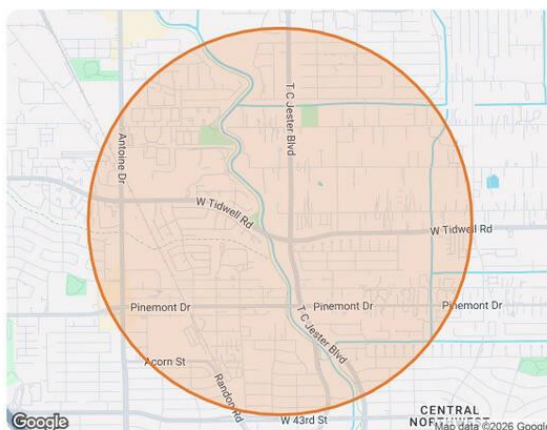
Trade Area Demographics (HAR.com RPR — 1.0 / 1.5 / 2.0-mile radii, Aug 2026)





TCJ Trade Area 1.0

1 mile radius near Houston, TX 77091



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RPR 8/19/2026

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1-mile radius map centered on the site (TC Jester / West Tidwell).

Attribute	Detail
Total Population	≈ 31,430
Median Age	35.6 years
Median Household Income	≈ \$41,740
Dominant Tapestry Segment	Welcome Waves (≈29% of households)
Next Segments	Southwestern Families, Family Foundations, Kids & Kin, Modest Income Homes
Lifestyle Pattern	Shop at discount grocery & department stores; prioritize children's products and necessities

2015 NNMD Grocery Store Survey — Key Findings

- 282 respondents in the Greater Inwood / Near Northwest area.
- 55% traveled more than 5 miles for groceries; only a small minority traveled less than 2 miles.
- Over half purchased groceries 4–6 times per month.



- Estimated \$93,675+ in monthly grocery spending left the district from the surveyed households alone.
- Half of respondents spent \$301–\$500 per month on groceries; roughly a quarter spent over \$500.

Current Food-Access Confirmation (2020–2026)

The 2015 NNMD survey remains useful as local demand history. It is not the current access map. Newer sources still support a gap at this corner: Houston State of Health's 2025 Food Insecurity Index ranks ZIP 77091 at 5 (highest need; index 98.5). Rice Kinder and the Acres Homes Complete Community work continue to map most of the neighborhood as low supermarket access, with only edge stores (Joe V's on the east, Foodarama on the west). USDA's Food Access Research Atlas still flags this part of northwest Houston. Treat that as remaining leakage at TC Jester / W Tidwell — not as a claim that northwest Houston has zero grocers.

5. Flood & Infrastructure Narrative

Flood risk is a known constraint but is being addressed by private engineering already performed on this site and by public White Oak Bayou channel improvements that are now complete.

Current Regulatory Status

- FIRM Panel 48201C0655M (effective June 9, 2014): Zone AE with Base Flood Elevation 71.7 (NAVD 1988).
- Pre-construction Elevation Certificate on file documents existing grades and the proposed finish-floor strategy.
- A portion of the property lies in the floodway. White Oak Bayou channel improvements are complete. A buyer can pursue FEMA / Harris County Flood Control map revision to reflect the completed work. Parking in residual floodway areas requires careful design but is engineerable.

Historical Context (Owner-Provided)

In 2014 the floodway line was located farther west. Harris County had completed its study and authorized the start of detention improvements based on that line. The original development concept utilized the land between the then-existing floodway and floodplain boundaries. Between 2016 and 2019, post-Harvey flood studies tightened mapping criteria and expanded the line east of the bayou — even though the plan for deepening the channel was already in motion. The current 2025 Drainage & Mitigation Plan, Elevation Certificate, and capacity reservation reflect the present (more restrictive) regulatory condition. White Oak Bayou channel improvements are now complete and are expected to be reflected in future MAAPnext and FEMA map updates.

MAAPnext Draft Mapping

Harris County's MAAPnext program is producing updated floodplain maps using Atlas 14 rainfall, modern LiDAR, and completed flood-risk reduction projects. Draft maps have been released to local officials; preliminary maps for public review are expected in the current cycle. White Oak Bayou channel improvements are complete. The private drainage and mitigation plan already prepared for this site is designed to work with the current and evolving regulatory environment.

How Existing Civil Work Positions the Site

Because a full Preliminary Drainage & Mitigation Plan (with City conceptual approval), Elevation Certificate, topographic survey, and utility capacity reservation already exist, a developer or grocery operator can move directly into final engineering and permitting rather than starting from a raw-land baseline. The detention



and mitigation volumes shown are sized for the proposed commercial impervious cover. Any future map revision that reduces the floodplain/floodway footprint further improves insurance costs, financing terms, and residual land value.

6. Investment Highlights

Opportunity Zone. The property is in a designated Opportunity Zone, offering potential capital-gains tax deferral and exclusion benefits for qualified investments. Examples include equity in a Qualified Opportunity Fund (QOF) that develops or substantially improves the property, new construction of the retail center, or a QOF that acquires and holds the real estate as part of an Opportunity Zone business.

Rising Assessed Values. HCAD official 2026 Appraised/Market Value for Account 1495950010001: \$2,473,028. Historical records (2014–2025) show consistent upward movement in land values.

Utility Capacity Already Reserved. WCR letter issued and impact fees (~\$76k) paid for the proposed commercial program. Capacity is reserved and fees are satisfied.

Modern Retail Design Ready for Grocery Adaptation. The Scott Griffith Architects site plan and renderings already provide a contemporary multi-tenant building with parking, loading, and storefront presence. Combining adjacent units creates contiguous space suitable for a grocery or limited-assortment food-store anchor.

High-Visibility Multi-Frontage Corner. TC Jester + W Tidwell + Paul Quinn frontage. TxDOT STARS II 2022 AADT: 102U256 – 15,853 on W Tidwell (600 ft west of TC Jester); 102HP6598 – 15,444 on W Tidwell (250 ft east); 102HP6589 – 18,166 on TC Jester (850 ft south of Tidwell).

Engineering De-Risked. Drainage/mitigation plan, elevation certificate, surveys, and geotech report are already in hand.

Bayou / Greenbelt Amenity. Frontage and adjacency to open space and the bayou corridor add placemaking value for both commercial and residential scenarios.

Flexible Exit / Evolution. The same engineering supports a pure commercial play, a grocery-anchored center, or later mixed-use / residential densification once flood constraints are further mitigated or maps are updated.

The combination of an underserved food-retail market, advanced entitlements and engineering, Opportunity Zone status, and multi-frontage location creates a compelling risk-adjusted opportunity for a grocery-anchored neighborhood center.

7. Secondary Residential Addendum

While the primary recommended use is a food-store anchored retail center (supported by the already-completed commercial design and capacity reservation), the 5.17-acre assemblage also supports residential or mixed-use alternatives.

Residential Suitability Factors

- Unrestricted Reserve designation and a single replatted legal (RES A BLK 1 HIVE).
- Strong family-oriented demographics (young households, multi-generational living, preference for both single-family and multi-unit product).



- Opportunity Zone tax benefits remain available for residential investment structures.
- Bayou frontage and greenbelt adjacency provide amenity value for townhomes, multi-family, or patio homes.
- Public water and sewer already available; residential would require a new service-unit calculation.

How Existing Engineering Transfers

The topographic survey, existing-conditions survey, geotechnical report, Elevation Certificate, and Preliminary Drainage & Mitigation Plan all remain valuable for a residential or hybrid project. Detention and mitigation volumes can be re-sized for residential impervious cover. Flood constraints favor commercial development on the higher / better-drained portions of the site while residential or townhome product could occupy residual area once any map updates or additional mitigation are finalized. A mixed-use evolution (grocery-anchored retail at grade with residential above or adjacent) is a logical long-term path.

Relative Readiness

A pure residential play is viable but less advanced than the commercial package. The commercial site plan, renderings, WCR letter, and parking analysis are already tailored to retail/restaurant use. Residential would require a new site plan, new capacity application, and potentially different flood-mitigation detailing. Recommended sequence: advance the food-anchored retail center (or secure a grocery operator LOI) while preserving residential optionality for residual land or a later phase.

Next Steps & Contact

All source documents referenced in this package are available for detailed review under confidentiality. For access to the full document set, a site tour, or to discuss grocery-operator outreach and investment structures, contact:

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