

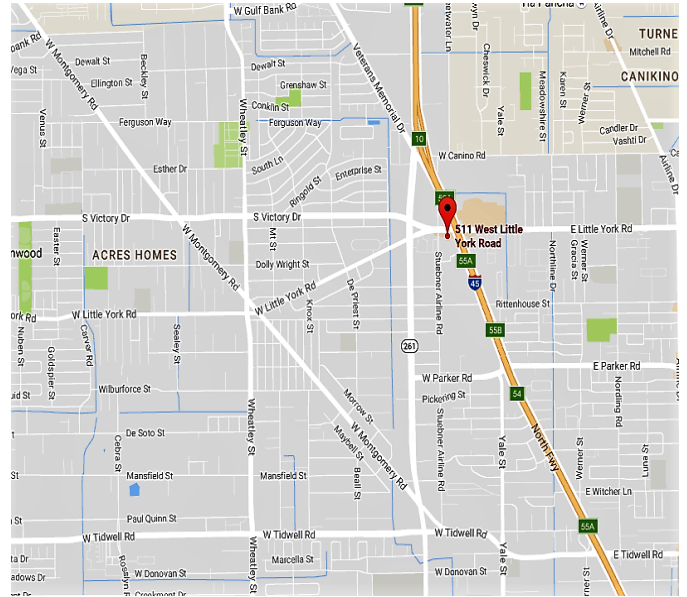
FOR LEASE - 511 West Little York

Rental Rate
\$16.00 Gross PSF/YR

AVAILABLE SPACE

Suite B 1,000 SF

Located near I-45 North Corridor
511 W. Little York Road
Houston, TX 77091



Blush
BOUTIQUE & JEWELRY
NOW OPEN

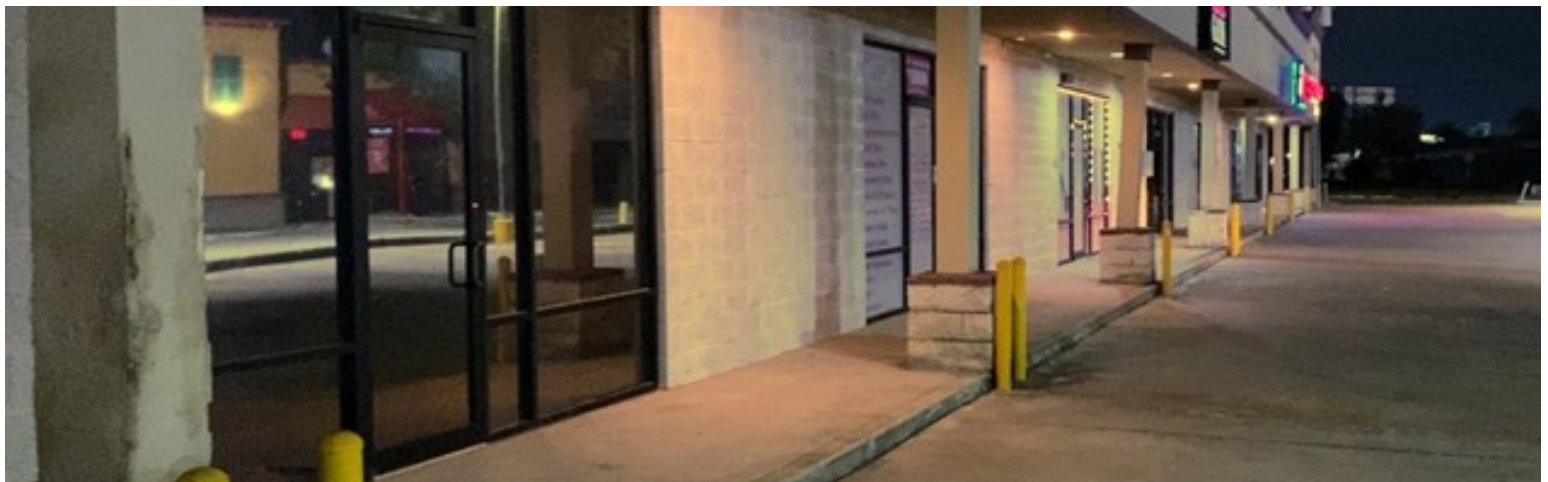
BOUTIQUE

JEWELRY

Blush
BOUTIQUE & JEWELRY
632-929-6470
BUSINESS HOURS
MONDAY - SATURDAY
11 AM - 7 PM
SUNDAY
CLOSED

cmi brokerage

TENANTS
Boost Mobile
NS International
PR Multiservices
Solid Cuts



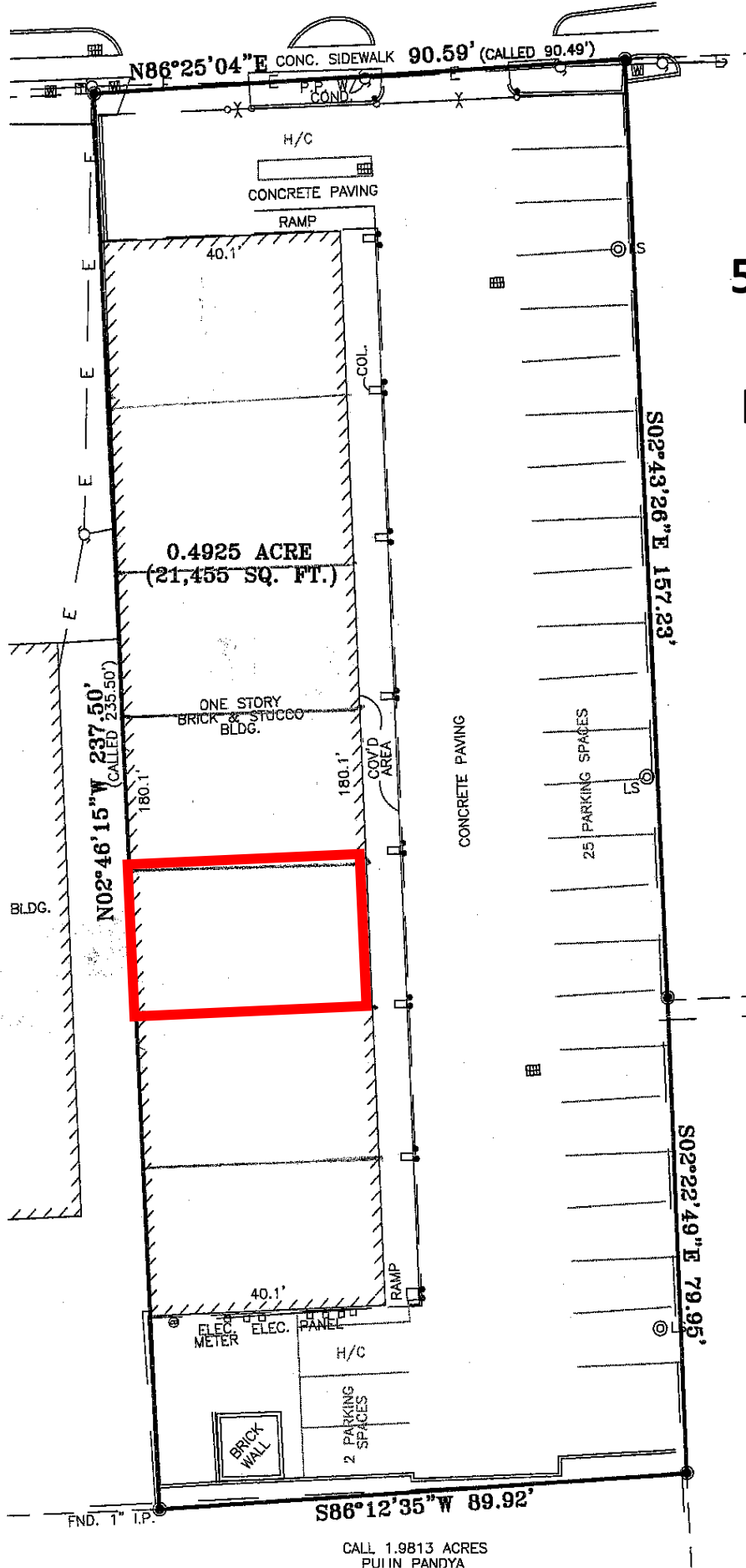
For Leasing inquiries, please contact: 713-961-4666
James W. Sinclair, Jr. CCIM CPM® RPA®
Trent Vacek, CCIM, Vice President

820 Gessner, Ste 1525, Houston, TX 77024
jsinclair@cmirealestate.com
tvacek@cmirealestate.com

www.cmirealestate.com

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

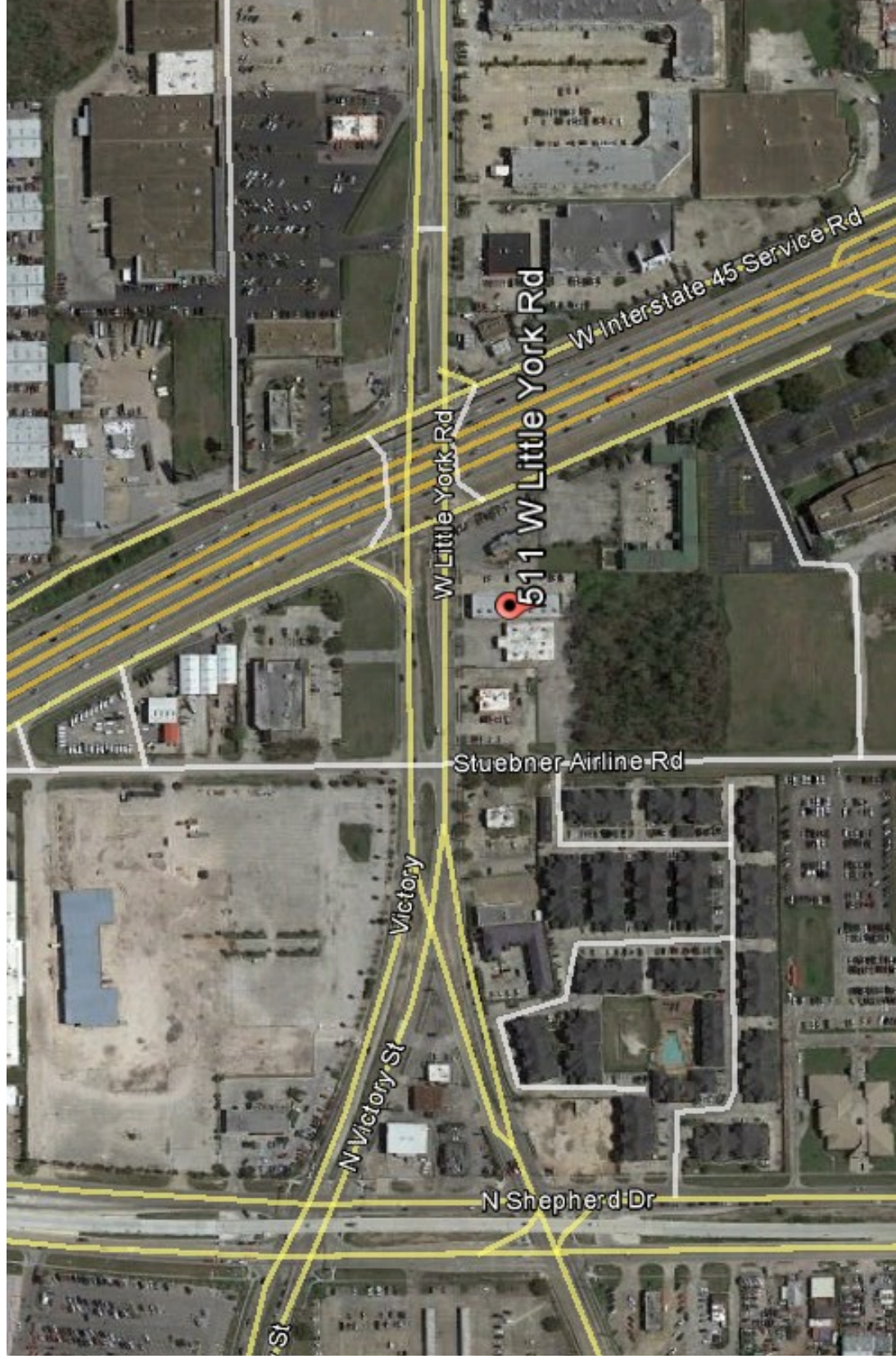
WEST LITTLE YORK
(WIDTH VARIES)
CONCRETE PAVING



511 West Little York
Suite B
Houston, TX 77091

HOUSTON, TX 77091

511 WEST LITTLE YORK SHOPPING CENTER



Demographic Summary Report

511 W Little York Rd

511 W Little York Rd, Houston, TX 77091

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **7,000 SF**

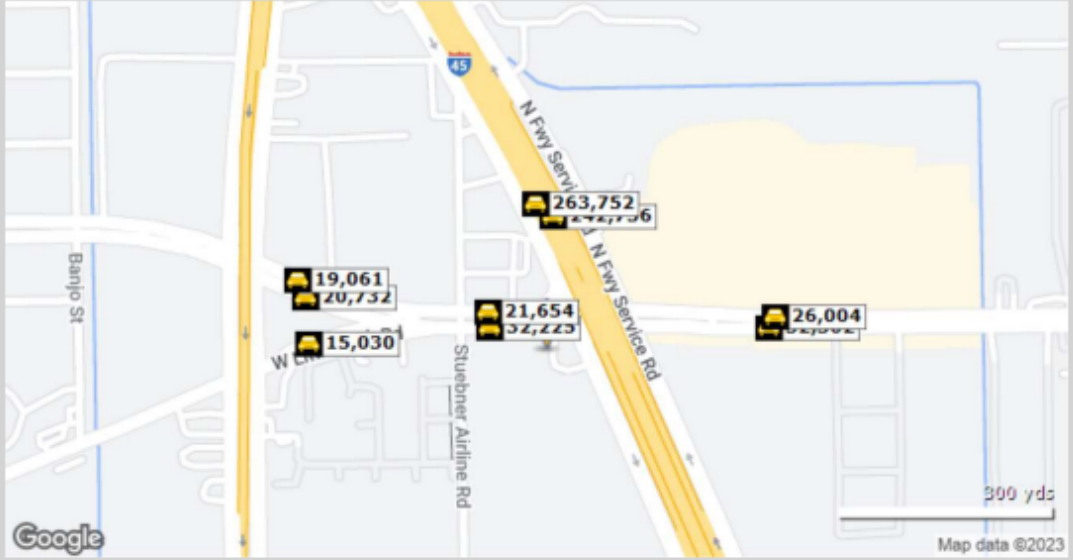

Rent/SF/Yr: -

Year Built: **2009**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	13,416		117,446		344,960	
2023 Estimate	13,561		118,599		345,900	
2010 Census	13,386		116,345		324,933	
Growth 2023 - 2028	-1.07%		-0.97%		-0.27%	
Growth 2010 - 2023	1.31%		1.94%		6.45%	
2023 Population by Hispanic Origin	8,099		77,301		226,371	
2023 Population	13,561		118,599		345,900	
White	8,357	61.63%	82,271	69.37%	256,259	74.08%
Black	4,805	35.43%	31,432	26.50%	71,799	20.76%
Am. Indian & Alaskan	143	1.05%	1,891	1.59%	5,498	1.59%
Asian	90	0.66%	1,381	1.16%	7,106	2.05%
Hawaiian & Pacific Island	11	0.08%	111	0.09%	337	0.10%
Other	155	1.14%	1,511	1.27%	4,900	1.42%
U.S. Armed Forces	0		8		39	
Households						
2028 Projection	4,046		35,262		110,476	
2023 Estimate	4,099		35,670		110,813	
2010 Census	4,096		35,282		104,032	
Growth 2023 - 2028	-1.29%		-1.14%		-0.30%	
Growth 2010 - 2023	0.07%		1.10%		6.52%	
Owner Occupied	1,742	42.50%	20,365	57.09%	60,319	54.43%
Renter Occupied	2,357	57.50%	15,305	42.91%	50,494	45.57%
2023 Households by HH Income	4,099		35,670		110,814	
Income: <\$25,000	1,833	44.72%	11,772	33.00%	30,922	27.90%
Income: \$25,000 - \$50,000	1,067	26.03%	9,803	27.48%	29,120	26.28%
Income: \$50,000 - \$75,000	589	14.37%	5,990	16.79%	17,305	15.62%
Income: \$75,000 - \$100,000	332	8.10%	3,080	8.63%	9,542	8.61%
Income: \$100,000 - \$125,000	207	5.05%	1,849	5.18%	7,014	6.33%
Income: \$125,000 - \$150,000	41	1.00%	1,083	3.04%	4,571	4.12%
Income: \$150,000 - \$200,000	16	0.39%	1,091	3.06%	5,052	4.56%
Income: \$200,000+	14	0.34%	1,002	2.81%	7,288	6.58%
2023 Avg Household Income	\$39,925		\$56,339		\$71,716	
2023 Med Household Income	\$28,447		\$38,304		\$44,827	

Traffic Count Report

511 W Little York Rd							
511 W Little York Rd, Houston, TX 77091							
Building Type: General Retail Secondary: - GLA: 7,000 SF Year Built: 2009 Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 W Little York Rd	Stuebner Airline Rd	0.02 W	2022	32,225	MPSI	.05	
2 West Little York Road	Stuebner Airline Rd	0.02 W	2022	21,654	MPSI	.06	
3 North Freeway	W Little York Rd	0.08 S	2022	242,736	MPSI	.11	
4 I-45	W Little York Rd	0.10 SE	2022	263,137	MPSI	.12	
5 I-45	W Little York Rd	0.10 SE	2021	263,752	MPSI	.12	
6 West Little York Road	North Fwy	0.11 W	2022	32,302	MPSI	.18	
7 W Little York Rd	North Fwy	0.12 W	2022	26,004	MPSI	.19	
8 W Little York Rd	N Shepherd Dr	0.05 SW	2022	15,030	MPSI	.19	
9 N Victory St	N Shepherd Dr	0.05 NW	2022	20,732	MPSI	.20	
10 Victory Drive	N Shepherd Dr	0.03 W	2022	19,061	MPSI	.21	



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor E. Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James W. Sinclair, Jr	398231	jsinclair@cmirealestate.com	(713) 961-4666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date