

FOR LEASE - STANBRIDGE PLAZA

\$18.00 PSF/YR NNN

AVAILABLE SPACE

Address	Suite	SF
9210	- C	- 1,125
9210	- E	- 1,500
9220	- D	- 1,147

**9210 & 9220 HWY 6 SOUTH
Houston, TX 77083**

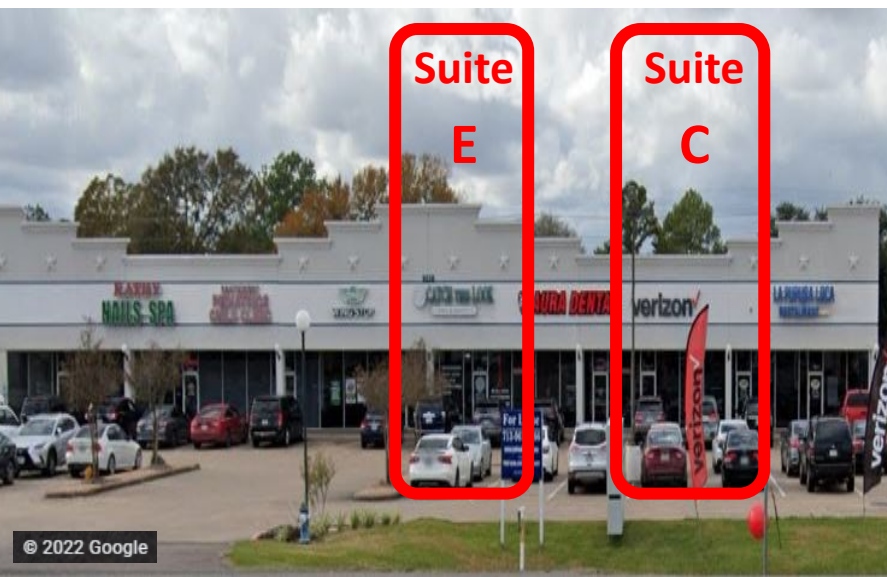
Northwest Corner - Hwy 6 at Stanbridge



cmj brokerage



**Suite
D**



**Suite
E**

**Suite
C**

- Retail Shopping center consists of two centers with national tenants. 9210 Plaza has 13,500 SF and 9220 Plaza has 12,000 SF.
- State Highway 6 is a tremendous location for retail with easy access and high traffic volume.

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Site Plan—Stanbridge Plaza



Demographic Summary Report

Phase I				
9210 Highway 6 S, Houston, TX 77083				
Building Type: General Retail	Total Available: 2,625 SF			
Secondary: Freestanding	% Leased: 80.56%			
GLA: 13,500 SF	Rent/SF/Yr: \$18.00			
Year Built: 2000				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	19,829	170,466	364,932	
2023 Estimate	19,268	166,650	356,392	
2010 Census	18,886	155,335	315,967	
Growth 2023 - 2028	2.91%	2.29%	2.40%	
Growth 2010 - 2023	2.02%	7.28%	12.79%	
2023 Population by Hispanic Origin	6,635	62,001	134,317	
2023 Population	19,268	166,650	356,392	
White	7,461 38.72%	72,074 43.25%	167,525 47.01%	
Black	5,240 27.20%	44,156 26.50%	93,079 26.12%	
Am. Indian & Alaskan	156 0.81%	1,546 0.93%	3,444 0.97%	
Asian	5,936 30.81%	44,857 26.92%	83,488 23.43%	
Hawaiian & Pacific Island	13 0.07%	172 0.10%	346 0.10%	
Other	461 2.39%	3,844 2.31%	8,509 2.39%	
U.S. Armed Forces	0	33	259	
Households				
2028 Projection	5,771	51,785	120,088	
2023 Estimate	5,588	50,511	117,224	
2010 Census	5,362	46,294	103,156	
Growth 2023 - 2028	3.27%	2.52%	2.44%	
Growth 2010 - 2023	4.21%	9.11%	13.64%	
Owner Occupied	4,550 81.42%	35,053 69.40%	69,684 59.45%	
Renter Occupied	1,038 18.58%	15,458 30.60%	47,540 40.55%	
2023 Households by HH Income	5,589	50,510	117,225	
Income: <\$25,000	585 10.47%	7,904 15.65%	20,518 17.50%	
Income: \$25,000 - \$50,000	1,451 25.96%	12,827 25.39%	28,572 24.37%	
Income: \$50,000 - \$75,000	1,019 18.23%	10,030 19.86%	21,892 18.68%	
Income: \$75,000 - \$100,000	849 15.19%	6,759 13.38%	14,276 12.18%	
Income: \$100,000 - \$125,000	594 10.63%	4,950 9.80%	11,456 9.77%	
Income: \$125,000 - \$150,000	453 8.11%	2,576 5.10%	6,327 5.40%	
Income: \$150,000 - \$200,000	379 6.78%	3,426 6.78%	7,408 6.32%	
Income: \$200,000+	259 4.63%	2,038 4.03%	6,776 5.78%	
2023 Avg Household Income	\$86,185	\$78,371	\$81,245	
2023 Med Household Income	\$69,595	\$61,028	\$60,365	

Traffic Count Report

Phase I
9210 Highway 6 S, Houston, TX 77083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **13,500 SF**
 Year Built: **2000**
 Total Available: **2,625 SF**
 % Leased: **80.56%**
 Rent/SF/Yr: **\$18.00**

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Stanbridge Dr	Woodleigh Dr	0.02 E	2022	573	MPSI	.09
2 Bissonnet St	Addicks-Howell Rd	0.08 E	2022	14,066	MPSI	.16
3 Charlmont Dr	Woodleigh Dr	0.05 W	2022	2,793	MPSI	.18
4 Parkesgate Dr	Charlmont Dr	0.05 W	2022	788	MPSI	.20
5 Bissonnet St	Addicks-Howell Rd	0.10 W	2022	16,621	MPSI	.22
6 Addicks-Howell Rd	Berrington Dr	0.05 N	2018	33,353	MPSI	.26
7 Addicks-Howell Rd	Atterbury Dr	0.13 S	2022	45,709	MPSI	.31
8 Addicks-Howell Rd	Atterbury Dr	0.13 S	2018	48,031	MPSI	.31
9 TX 45;RM 620	Atterbury Dr	0.00	2020	50,319	AADT	.39
10 Addicks-Howell Rd	Berrington Dr	0.13 S	2022	46,600	MPSI	.44



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.

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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