

FOR LEASE - STANBRIDGE PLAZA

\$18.00 PSF/YR + \$8.40 PSF/YR NNN

AVAILABLE SPACE

Address	Suite	SF
9210	- C	- 1,125
9210	- E	- 1,500

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

Northwest Corner - Hwy 6 at Stanbridge



cm1 brokerage



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Site Plan—Stanbridge Plaza



Demographic Summary 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: **3,000 SF**
 % Leased: **77.78%**
 Rent/SF/Yr: **\$18.00**

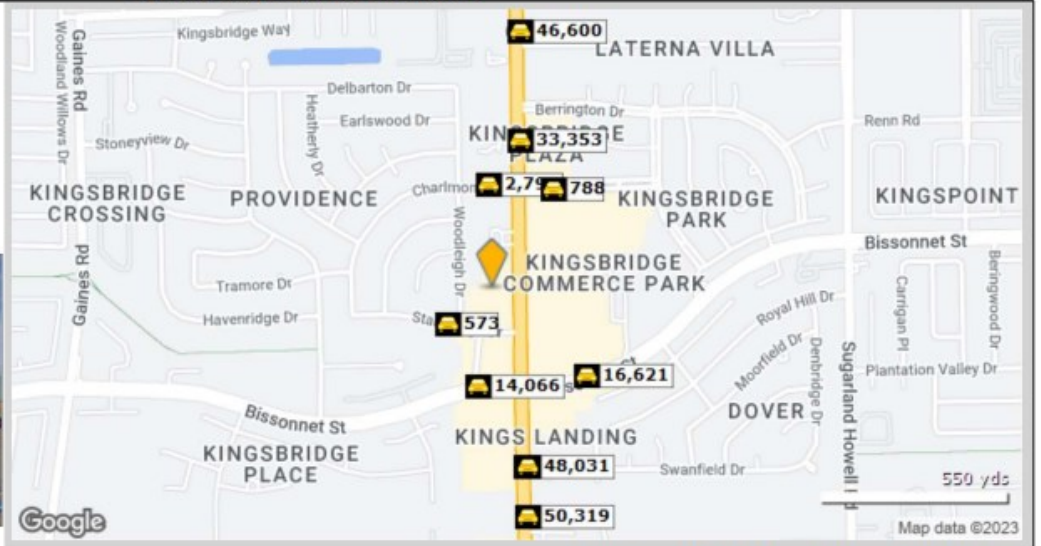


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	21,927	188,544	400,295
2022 Estimate	19,455	171,023	365,676
2010 Census	18,968	155,759	315,884
Growth 2022 - 2027	12.71%	10.24%	9.47%
Growth 2010 - 2022	2.57%	9.80%	15.76%
2022 Population by Hispanic Origin	6,598	62,270	134,975
2022 Population	19,455	171,023	365,676
White	7,591 39.02%	74,211 43.39%	172,954 47.30%
Black	5,232 26.89%	44,736 26.16%	94,081 25.73%
Am. Indian & Alaskan	152 0.78%	1,538 0.90%	3,439 0.94%
Asian	6,001 30.85%	46,425 27.15%	86,170 23.56%
Hawaiian & Pacific Island	14 0.07%	181 0.11%	360 0.10%
Other	466 2.40%	3,931 2.30%	8,671 2.37%
U.S. Armed Forces	0	39	286
Households			
2027 Projection	6,298	56,701	130,409
2022 Estimate	5,591	51,475	119,407
2010 Census	5,385	46,437	103,122
Growth 2022 - 2027	12.65%	10.15%	9.21%
Growth 2010 - 2022	3.83%	10.85%	15.79%
Owner Occupied	4,545 81.29%	35,677 69.31%	70,709 59.22%
Renter Occupied	1,046 18.71%	15,798 30.69%	48,698 40.78%
2022 Households by HH Income	5,589	51,474	119,407
Income: <\$25,000	702 12.56%	8,417 16.35%	21,293 17.83%
Income: \$25,000 - \$50,000	1,360 24.33%	12,663 24.60%	28,628 23.98%
Income: \$50,000 - \$75,000	870 15.57%	9,964 19.36%	22,410 18.77%
Income: \$75,000 - \$100,000	838 14.99%	7,097 13.79%	14,736 12.34%
Income: \$100,000 - \$125,000	854 15.28%	5,138 9.98%	11,471 9.61%
Income: \$125,000 - \$150,000	453 8.11%	2,706 5.26%	6,424 5.38%
Income: \$150,000 - \$200,000	356 6.37%	3,342 6.49%	7,467 6.25%
Income: \$200,000+	156 2.79%	2,147 4.17%	6,978 5.84%
2022 Avg Household Income	\$82,444	\$78,428	\$81,201
2022 Med Household Income	\$71,746	\$61,256	\$60,273

Traffic Count Report

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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 Charlont Dr	Woodleigh Dr	0.05 W	2022	2,793	MPSI	.18
4 Parkesgate Dr	Charlont 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