

Available January 1st, 2025

LEASE
20,000 SF - 34,750 SF



 **NewQuest**
6425 SAN FELIPE

6425 San Felipe Street | Houston, Texas
20,000-SF - 34,750-SF Box Space Available For Lease January 1st, 2025

Bob Conwell
281.477.4324 | bconwell@newquest.com

Josh Friedlander
281.477.4381 | jfriedlander@newquest.com

Project Highlights

- 44,000-SF shopping center with 214 parking spaces
- Easy access and great visibility from San Felipe Street
- Nearby grocers include Kroger, Whole Foods and Trader Joe's

Available:

- 20,000- SF - 34,750-SF box space - Available January 1st, 2025

Bob Conwell

bconwell@newquest.com
281.477.4324

Josh Friedlander

jfriedlander@newquest.com
281.477.4381



13%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2024



\$145K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

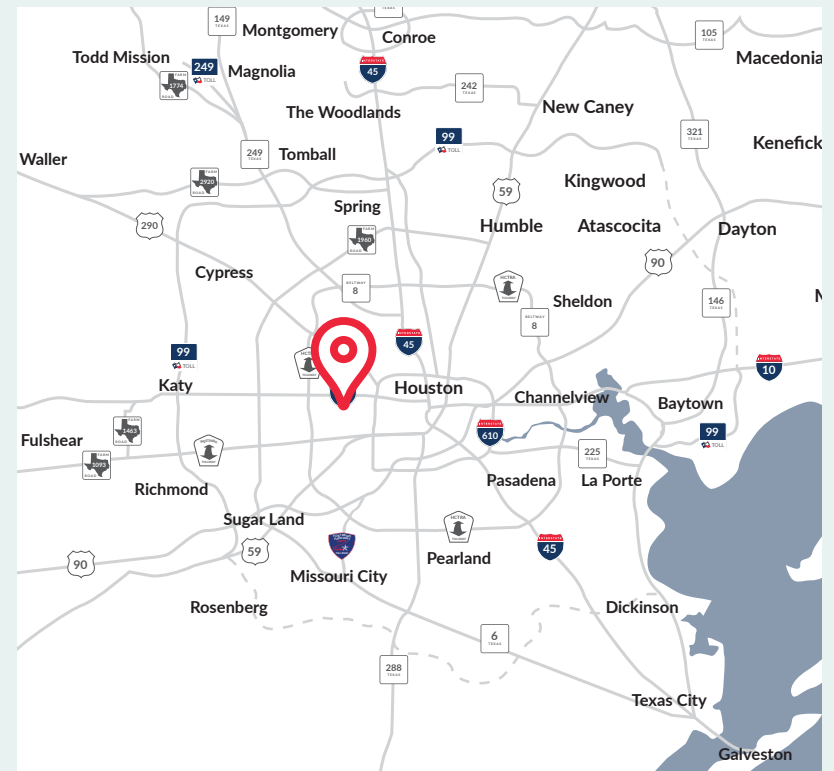


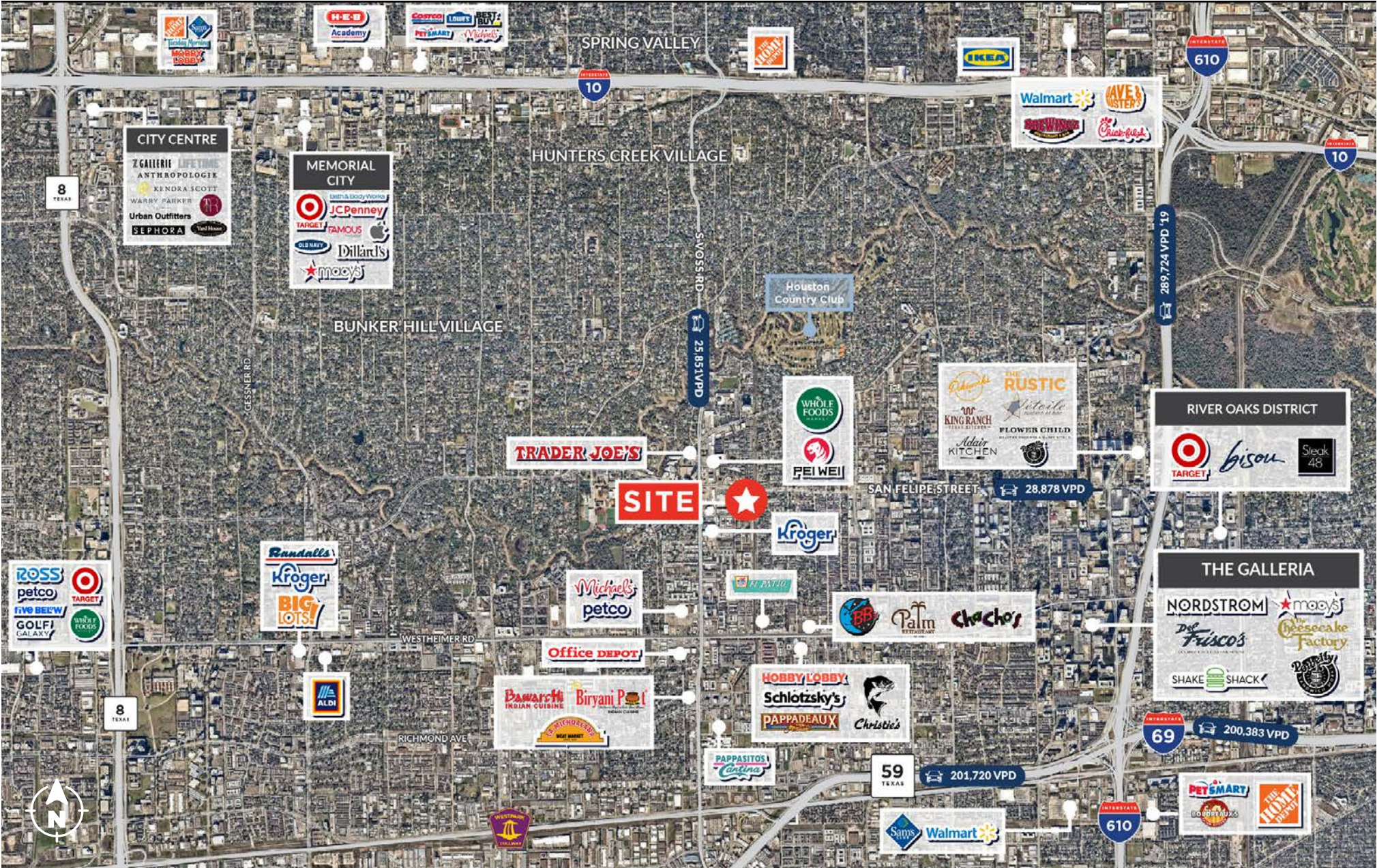
551K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

MAJOR AREA RETAILERS

TRADER JOE'S

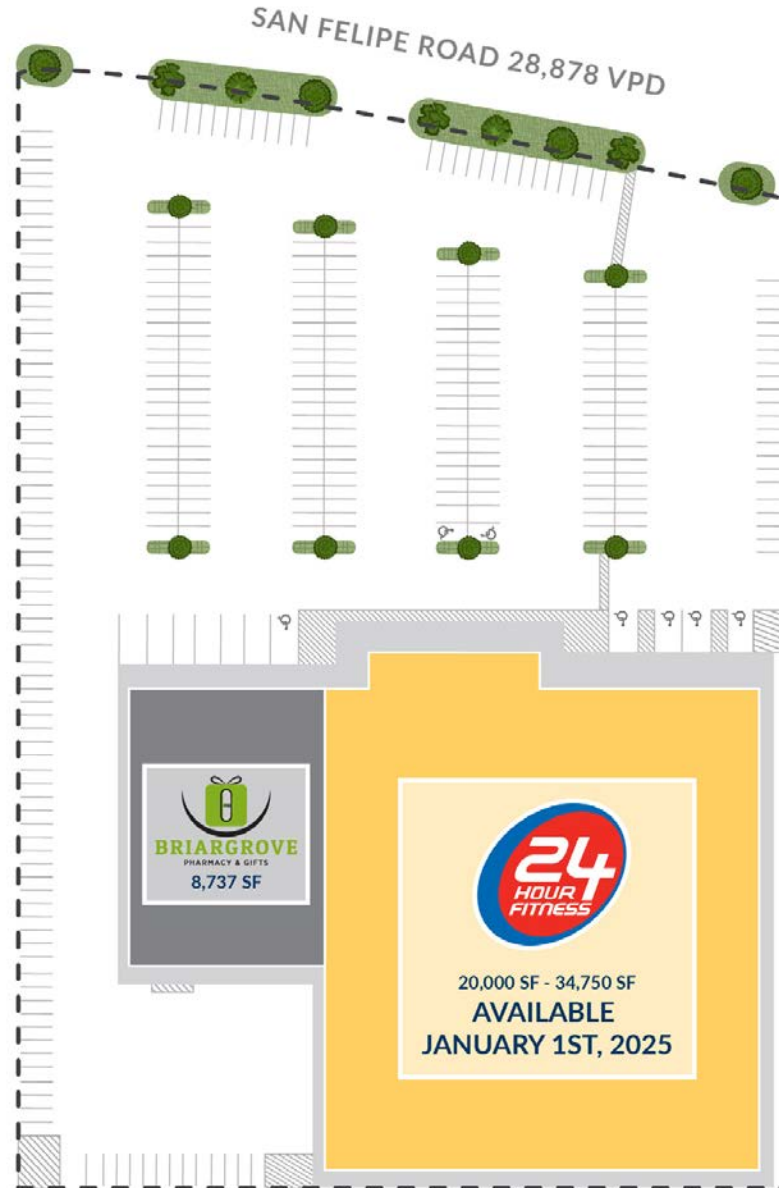




05.24 | 01.24



05.24 | 01.24



05.24 | 05.23

Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	14,588	99,683	239,274
Current Population	26,795	212,636	551,443
2020 Census Population	25,092	195,087	488,589
Population Growth 2020 to 2024	6.79%	9.00%	12.86%
2024 Median Age	33.8	34.0	34.1

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	33.63%	35.32%	37.04%
Black or African American	32.56%	24.39%	21.96%
Asian or Pacific Islander	4.63%	5.71%	6.03%
Other Races	28.11%	33.34%	33.84%
Hispanic	40.23%	46.49%	47.08%

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$145,256	\$138,393	\$142,980
Median Household Income	\$85,981	\$82,079	\$87,636
Per Capita Income	\$75,301	\$64,095	\$61,418

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Households	63.07%	53.55%	47.55%
2 Person Households	18.12%	22.97%	27.25%
3+ Person Households	18.81%	23.48%	25.20%
Owner-Occupied Housing Units	33.13%	30.91%	36.30%
Renter-Occupied Housing Units	66.87%	69.09%	63.70%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

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:
 - 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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Bob Conwell	319701	bconwell@newquest.com	281.477.4324
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS24_529_JM_06.25.24