

# FOR LEASE - STANBRIDGE PLAZA

**\$18.00 PSF/YR NNN**

## AVAILABLE SPACE

Address	Suite	SF
<b>9210</b>	<b>- C</b>	<b>- 1,125</b>

**9210 & 9220 HWY 6 SOUTH**

**Houston, TX 77083**

**Northwest Corner - Hwy 6 at Stanbridge**

## Property Information

- Retail Shopping center consists of two centers with national tenants.
  - 9210 Plaza has 13,500 SF
  - 9220 Plaza has 12,000 SF
- Facing State Highway 6, it is a tremendous location for retail with high volume traffic.
- Property is surrounded by well established subdivisions.
- Easy access and excellent visibility.



**cmj brokerage**

9210

**Suite**

**C**

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# Site Plan — Stanbridge Plaza



## Demographic Summary Report

### Stanbridge Plaza

9210 Highway 6 S, Houston, TX 77083

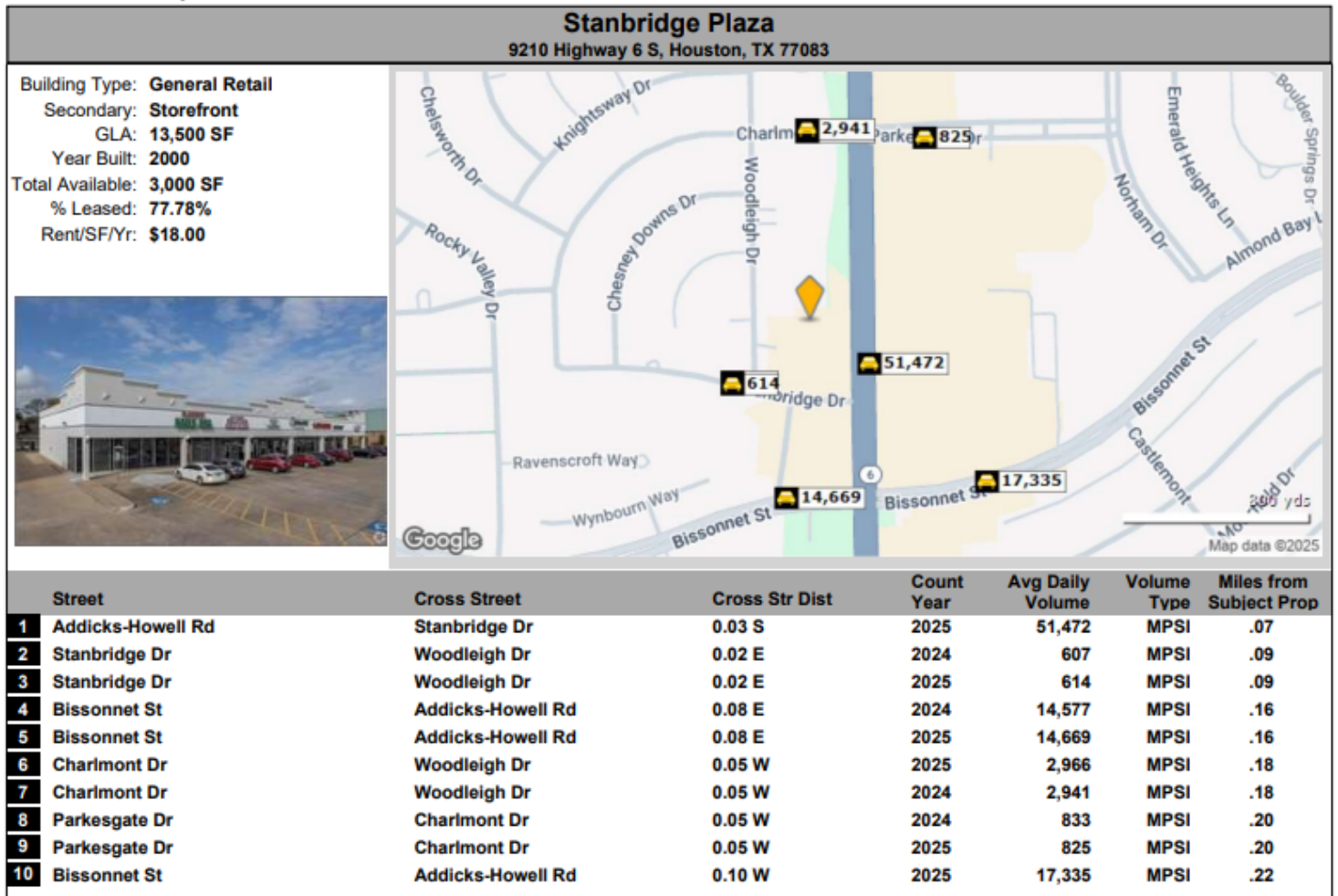
Building Type: **General Retail**  
 Secondary: **Storefront**  
 GLA: **13,500 SF**  
 Year Built: **2000**

Total Available: **3,000 SF**  
 % Leased: **77.78%**  
 Rent/SF/Yr: **\$18.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	21,632	184,435	407,873
2024 Estimate	18,849	166,880	372,152
2020 Census	18,709	167,711	364,684
Growth 2024 - 2029	14.76%	10.52%	9.60%
Growth 2020 - 2024	0.75%	-0.50%	2.05%
<b>2024 Population by Hispanic Origin</b>	6,409	60,081	129,399
<b>2024 Population</b>	18,849	166,880	372,152
White	2,640 14.01%	24,898 14.92%	64,930 17.45%
Black	4,884 25.91%	40,587 24.32%	90,820 24.40%
Am. Indian & Alaskan	168 0.89%	1,853 1.11%	4,150 1.12%
Asian	5,319 28.22%	45,071 27.01%	92,710 24.91%
Hawaiian & Pacific Island	29 0.15%	176 0.11%	410 0.11%
Other	5,809 30.82%	54,296 32.54%	119,132 32.01%
U.S. Armed Forces	0	13	377
<b>Households</b>			
2029 Projection	6,489	56,083	133,778
2024 Estimate	5,643	50,689	122,175
2020 Census	5,617	51,063	120,151
Growth 2024 - 2029	14.99%	10.64%	9.50%
Growth 2020 - 2024	0.46%	-0.73%	1.68%
Owner Occupied	4,025 71.33%	32,641 64.39%	68,045 55.69%
Renter Occupied	1,618 28.67%	18,048 35.61%	54,131 44.31%
<b>2024 Households by HH Income</b>	5,643	50,690	122,175
Income: <\$25,000	592 10.49%	7,866 15.52%	21,602 17.68%
Income: \$25,000 - \$50,000	1,418 25.13%	12,608 24.87%	28,916 23.67%
Income: \$50,000 - \$75,000	824 14.60%	9,706 19.15%	22,811 18.67%
Income: \$75,000 - \$100,000	868 15.38%	6,735 13.29%	15,040 12.31%
Income: \$100,000 - \$125,000	709 12.56%	4,974 9.81%	12,355 10.11%
Income: \$125,000 - \$150,000	568 10.07%	2,560 5.05%	6,042 4.95%
Income: \$150,000 - \$200,000	280 4.96%	3,675 7.25%	8,137 6.66%
Income: \$200,000+	384 6.80%	2,566 5.06%	7,272 5.95%
<b>2024 Avg Household Income</b>	\$90,909	\$81,366	\$81,839
<b>2024 Med Household Income</b>	\$74,661	\$62,774	\$61,530

## Traffic Count Report





## 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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Designated Broker of Firm	License No.	Email	Phone
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