

# COMMERCE PARK NORTH

15719-15895 N I-45 | HOUSTON, TEXAS 77090



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### AVAILABLE SPACE

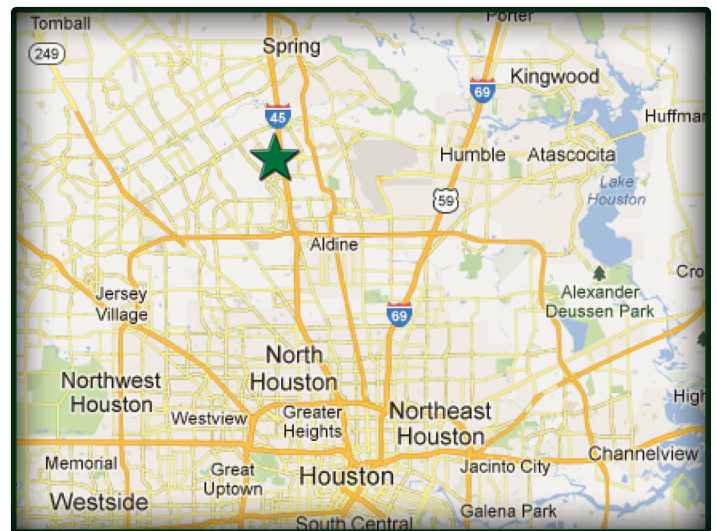
2,250 SF - 11,688 SF

### PRICING

Contact Broker

## DESCRIPTION

- Located at the SWC of I-45 & Richey Rd
- Excellent visibility from I-45
- Over 265,000 cars per day
- Anchored by Movie Tavern & Bel Furniture
- Close proximity to many high volume restaurants
- Call for Pricing



4615 Southwest Freeway, Suite 550 | Houston, TX 77027

## FOR MORE INFORMATION:

▶ JOEY LUMSDEN

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▶ LILLY GOLDEN

713.664.3634

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## LOCATION

Southwest corner of Interstate 45 & Richey Rd, Houston, Texas

## DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
Population	11,920	96,605	249,519
Workplace Emp.	5,107	47,397	140,526
Avg. HH Income	\$50,670	\$53,661	\$61,658

## TRAFFIC COUNTS

Interstate 45: 268,000 VPD  
(TXDOT 2012)  
Ridhey Rd: 26,990 VPD  
(TXDOT 2006)

## TRAFFIC GENERATORS



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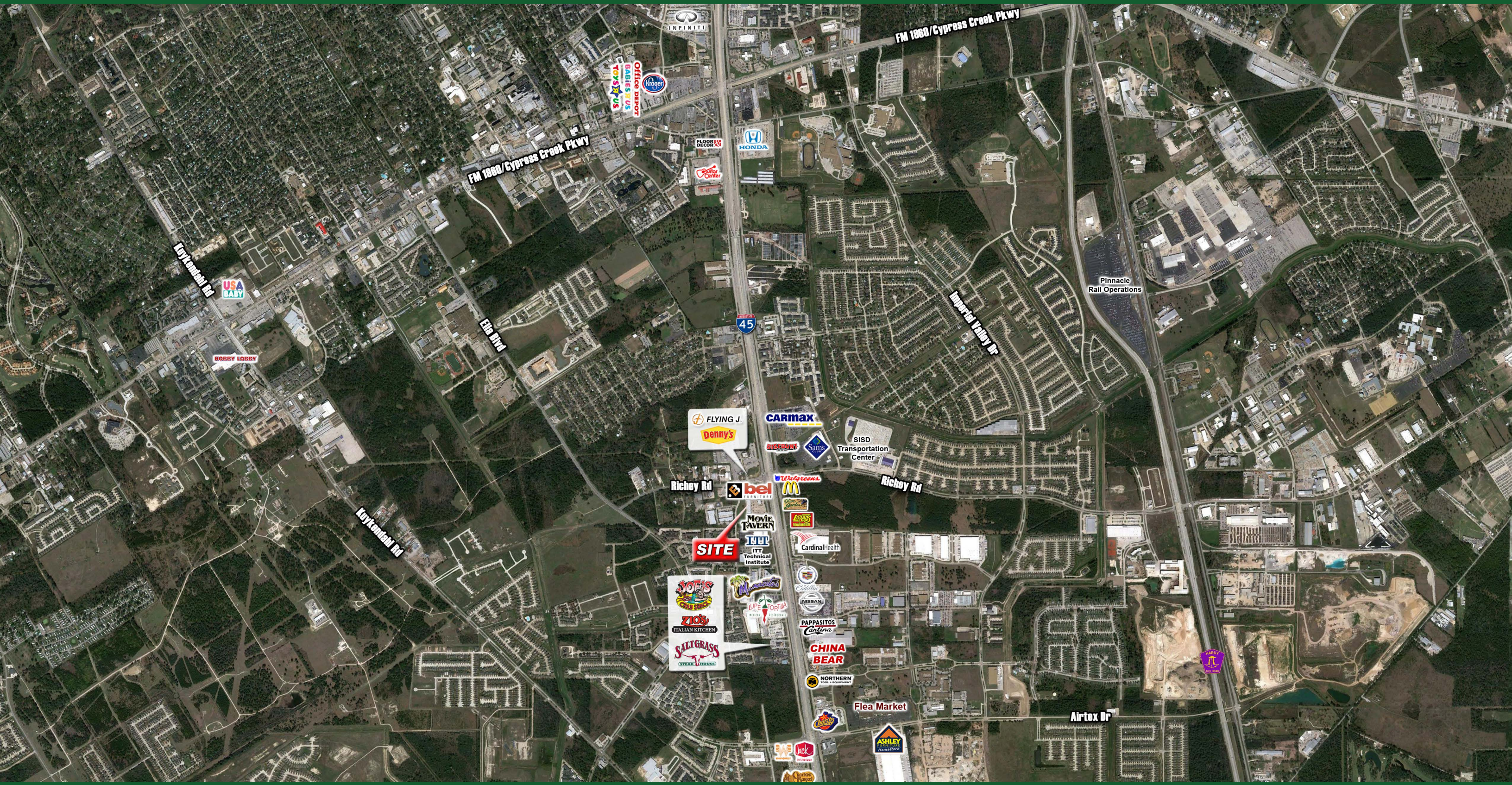
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# EXPANDED AERIAL

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# SITE PLAN

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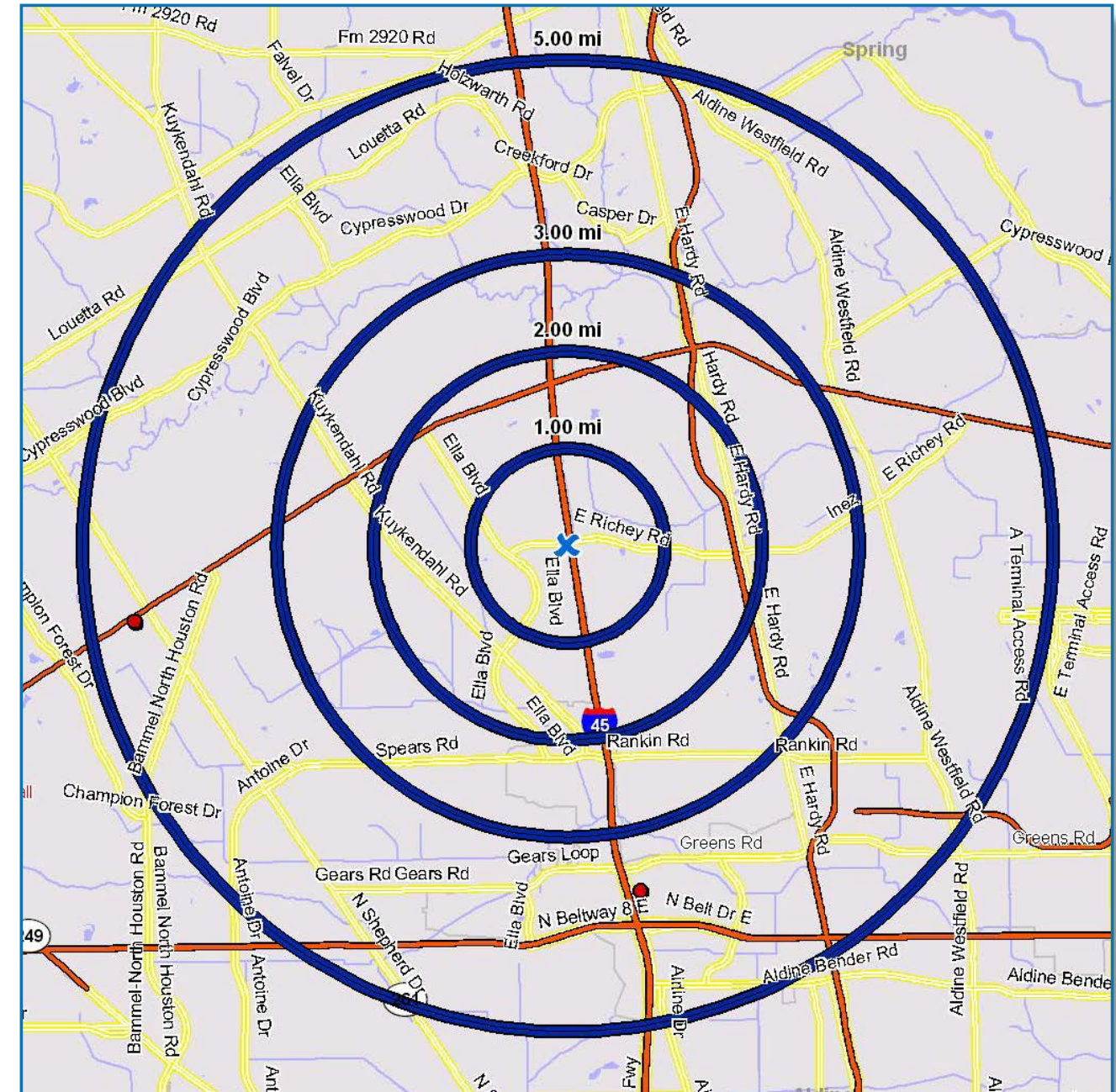
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# DEMOGRAPHICS

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>				
2000 Population	5,343	19,262	53,818	174,622
2010 Population	10,934	41,503	89,869	239,515
2013 Population	11,920	45,605	96,605	249,519
% Growth 2000 - 2010	51.1%	53.6%	40.1%	27.1%
% Growth 2013 - 2018	14.3%	14.7%	12.5%	8.7%
<b>HOUSEHOLDS</b>				
2013 Households	4,132	15,960	34,266	85,251
Avg Household Size	2.9	2.9	2.8	2.9
<b>EMPLOYMENT</b>				
2013 Total Employers	232	1,014	1,967	5,997
2013 Workplace Employees	5,107	23,933	47,397	140,526
<b>RACE</b>				
% White	10.5%	10.5%	14.6%	22.1%
% Hispanic	40.2%	41.6%	38.5%	39.4%
% Black	44.8%	42.9%	41.1%	31.2%
% Asian	2.5%	3.2%	3.8%	5.5%
% Other	1.9%	1.8%	2.0%	1.8%
White	1,255	4,801	14,146	55,173
Hispanic	4,795	18,967	37,200	98,362
Black	5,344	19,544	39,665	77,782
Asian	303	1,464	3,702	13,655
Other	223	828	1,891	4,548
<b>HOUSING</b>				
% Renter Occupied Housing Units	61.1%	61.0%	59.1%	50.6%
% Owner Occupied Housing Units	38.9%	39.0%	40.9%	49.4%
Median Home Value	\$99,515	\$126,069	\$132,493	\$128,990
<b>INCOME</b>				
2013 Median Household Income	\$44,702	\$46,163	\$45,332	\$52,774
2013 Average Household Income	\$50,670	\$52,119	\$53,661	\$61,658
2013 Per Capita Income	\$17,565	\$18,263	\$19,096	\$21,105
<b>COLLEGE EDUCATION (Age 25+)</b>				
% < 9th Grade	7.6%	7.1%	9.0%	10.8%
% Some High School	17.3%	12.9%	11.5%	10.5%
% High School	24.6%	28.8%	28.3%	26.7%
% Some College	26.6%	25.0%	24.2%	24.4%
% College - Associates Degree	6.2%	7.8%	7.9%	7.1%
% College - Bachelors Degree	11.9%	12.8%	13.5%	14.6%
% College - Masters Degree	4.6%	4.7%	4.5%	4.6%
% College - Professional Degree	1.1%	0.9%	0.9%	1.0%
% College - Doctorate Degree	0.2%	0.1%	0.2%	0.3%
<b>AGE</b>				
Median Age	24.2	25.6	26.5	27.5



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**EVERGREEN**  
COMMERCIAL REALTY



## 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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