



**5228 HWY 6 N,
HOUSTON, TX 77084**

CYNTHIA CANTU-TUCKER

Commercial Realtor

KW Commercial Texas

1220 Augusta Drive, #300

Houston, Tx 77057

Email: Cynthiakw@kwcommercial.com

Cell: 832-675-6093



Inline Retail Space – 2,200 SF

Prime inline suite in a high-visibility retail center on Highway 6 North, benefiting from ~17,642 VPD and long-standing co-tenancy including ACE Hardware. Previously built out for a tortilla factory and most recently used as a tortilla market and restaurant, the space is well-suited for a restaurant, a remodeling company storefront, a grocery store, a meat market, or service-based concepts. Surrounded by dense neighborhoods, schools, restaurants, and shopping, the property offers easy ingress and egress, as well as over 45 surface parking spaces for convenient customer access.



Retail - For Lease

Highlights

- 2,200 SF inline suite with open, adaptable plan
- Hwy 6 frontage; excellent signage & access
- 45+ parking spaces; next to ACE Hardware
- Ideal for restaurant, food service, grocery market, meat market, office, or professional use
- Strong nearby residential and retail mix
-



FOR LEASE

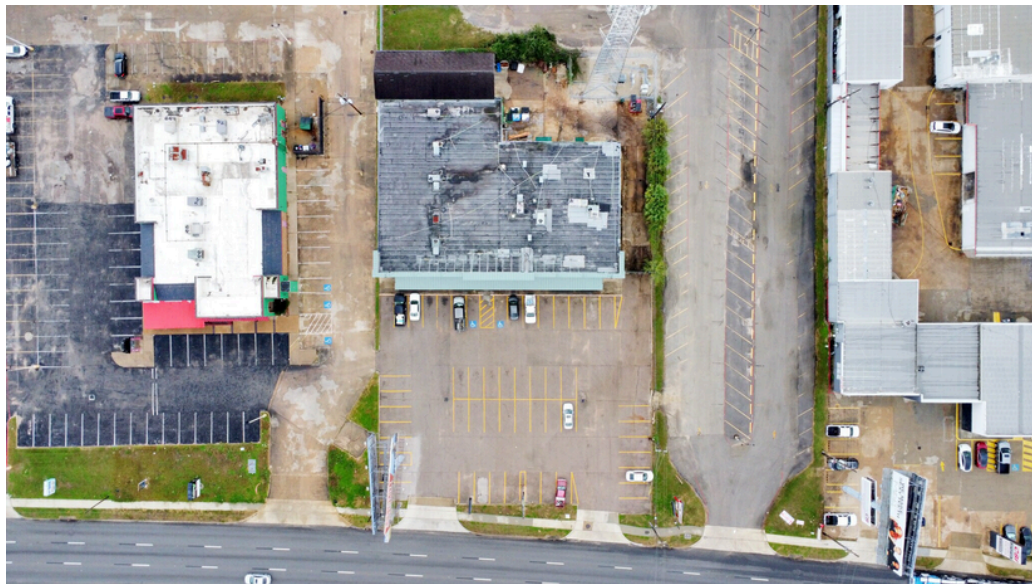


Financials

Base Rent:	\$16.00/SF/Year
NNN:	\$5.00/SF/Year
Term:	3-5 Years
Service Type:	NNN
Condition:	Spec Suite
Use:	Retail
Size:	2,200 SF



PROPERTY DETAILS



Available Sq Ft:	2,200 SF
Lot Size:	1 Acre
Tenancy:	Multi
Class:	C
Stories:	1
Construction:	Masonry
Property Type:	Retail
Year Built:	1978
Year Renovated:	2013

PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION (2024)

1 MILE

23,435

3 MILE

110,057

5 MILE

273,056



AVERAGE HOUSEHOLD INCOME (2024)

1 MILE

\$78,229

3 MILE

\$94,354

5 MILE

\$96,230



TRAFFIC COUNT

Timber Creek Place Ln |
Addicks Satsuma Rd W

6,553 VPD

Kieth Harrow Blvd | Keith Harrow Blvd E

17,888 VPD

Loch Katrine Ln |
Addicks Satsuma Rd E

3,963 VPD

Addicks Satsuma Rd |
Boulder Oaks Dr SW

7,256 VPD





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

KW Commercial Texas	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cynthia Cantu-Tucker	0709914	cynthia.tucker@kw.com	(832) 675-6093
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1