



NEIGHBORHOOD RETAIL CENTER POSITIONED ALONG STATE HIGHWAY 6 IN MISSOURI CITY, TX TRADE AREA



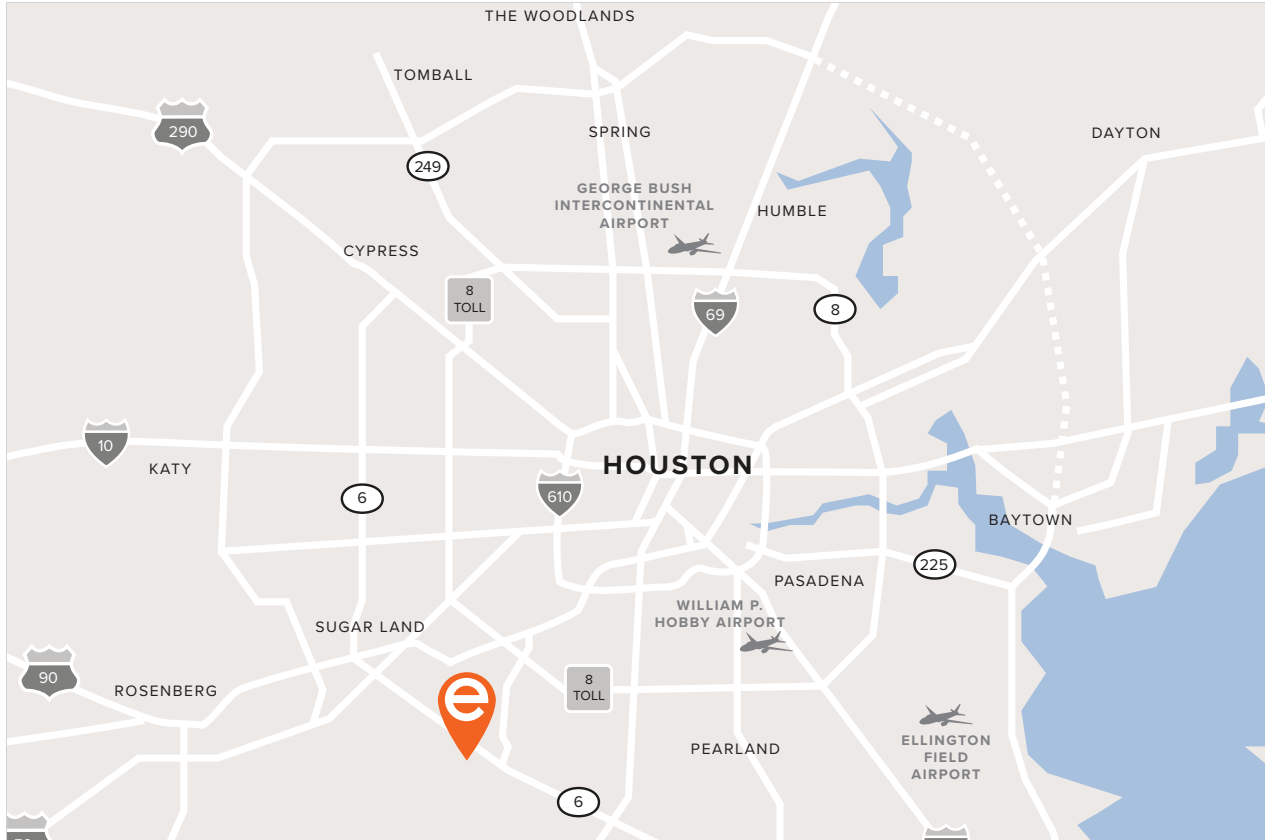
Oyster Creek Crossing

9402 SH 6, Missouri City, Texas 77459

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LOCATION

9402 SH 6
Missouri City, Texas 77459



AVAILABLE

±1,839 SF



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2026)

56,432 CPD

Hwy 6

36,032 CPD

Sienna Pkwy



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,615	81,401	186,595
ADULT DAYTIME POP.	6,109	39,000	101,531
AVG HH INCOME	\$112,565	\$124,915	\$117,072

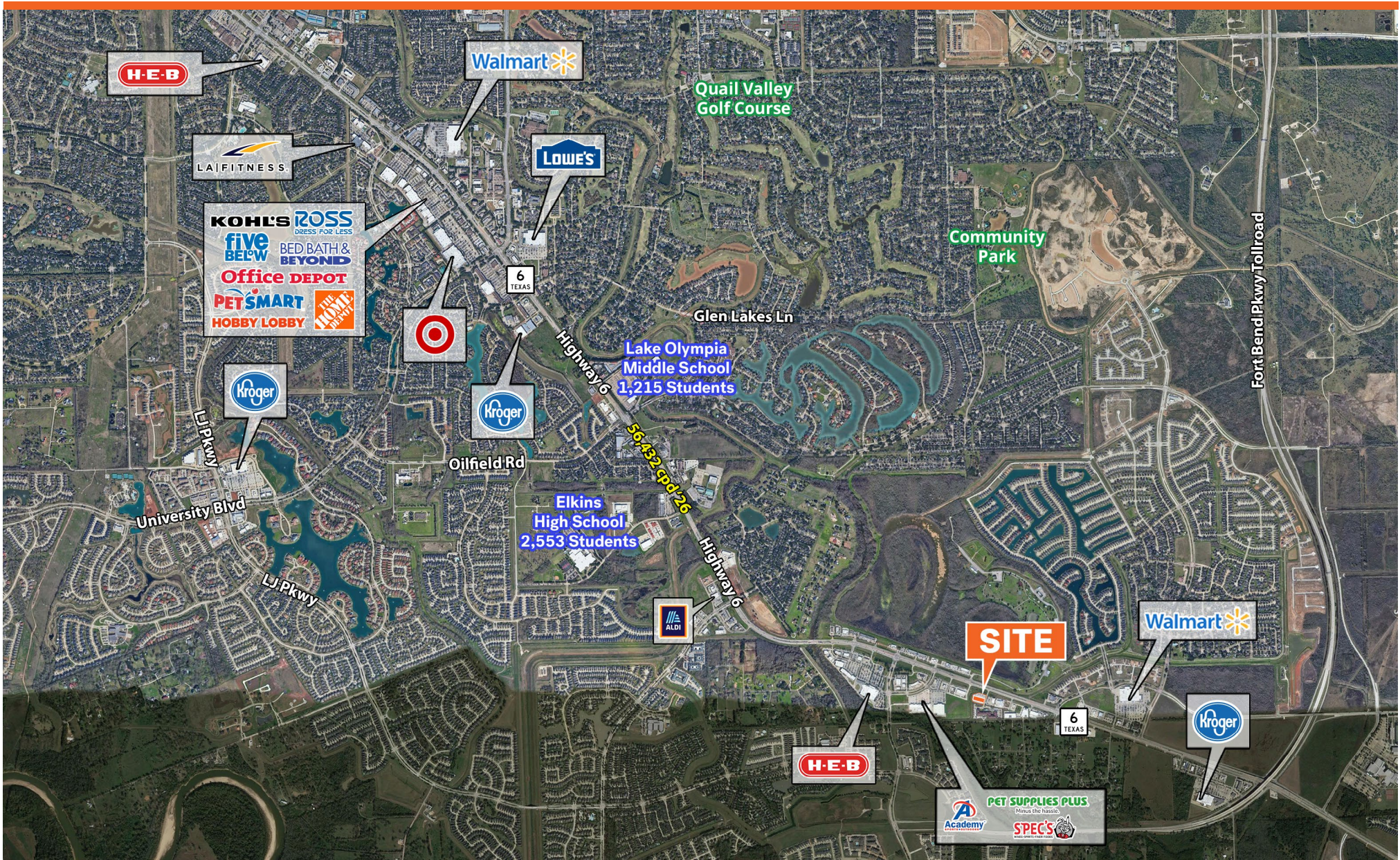
AREA RETAILERS

Academy Sports + Outdoors, LA Fitness, Spec's, Pet Supply Plus, UT Physicians, Memorial Hermann Convenient Care, Next Level Urgent Care, Discount Tire, CVS, Akashi Japanese, Jersey Mike's Subs, Whataburger, Sports Clips, Hand and Stone Spa, Wells Fargo, Leslie's Pools, Bar Kada, Smoothie King

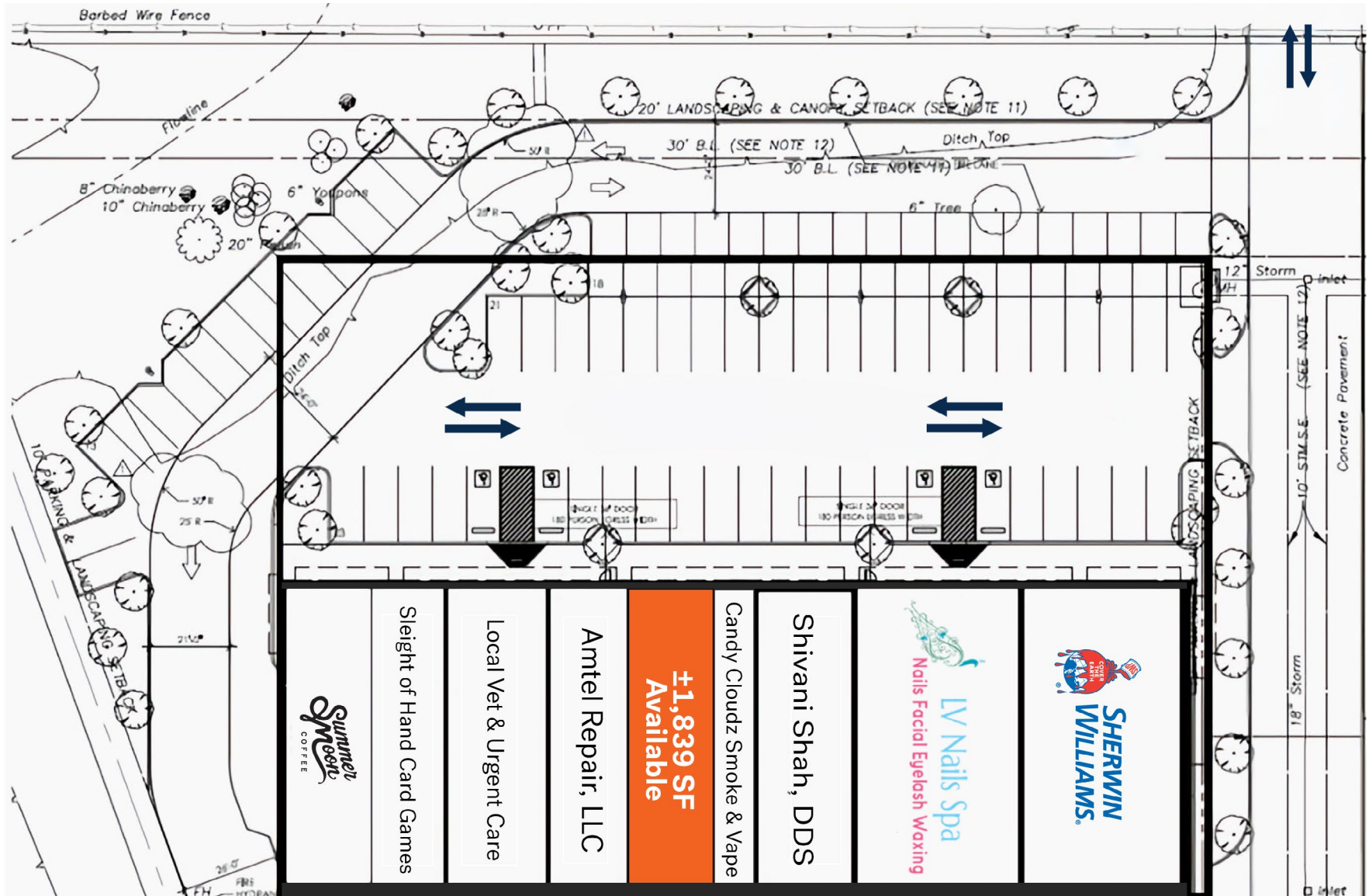
PROPERTY INFORMATION

- Summer Moon Coffee anchors the end cap location with over 67.6K yearly visitors*
- ±1,839 SF White Box Retail Space Available
- Surrounded by major national retailers and daily traffic drivers including Walmart, H-E-B, Academy, Kroger, CVS, Burlington, Ross, Petco, and Lifetime Fitness.
- Total Population over 190,000 in a 5 Mile Radius

Visitor data from PLacer.ai









	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	6,615	81,401	186,595
TOTAL DAYTIME POPULATION	8,286	54,972	140,573
PROJECTED POPULATION GROWTH 2025 TO 2030	9.88%	9.88%	5.24%
2030 PROJECTED POPULATION	7,269	87,750	197,136
% FEMALE POPULATION	54%	52%	52%
% MALE POPULATION	46%	48%	48%
MEDIAN AGE	40.6	40.4	39.8
BUSINESS			
TOTAL EMPLOYEES	2,018	10,507	27,480
TOTAL BUSINESSES	270	1,274	2,688
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$112,565	\$124,915	\$117,072
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$105,464	\$127,977	\$113,099
ESTIMATED PER CAPITA INCOME	\$54,557	\$50,742	\$47,657
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	2,646	26,457	59,816
% HOUSING UNITS OWNER-OCCUPIED	67%	81%	78.00%
% HOUSING UNITS RENTER-OCCUPIED	28%	15%	18.00%
RACE & ETHNICITY			
% WHITE	26.30%	28%	26%
% BLACK OR AFRICAN AMERICAN	32.98%	36%	36%
% ASIAN	27.19%	23%	20%
% OTHER	13.55%	14%	18%
% HISPANIC	10%	13%	19%
% NON-HISPANIC	90%	87%	81%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809