

# LIFETIME PLAZA: UP TO 5,700 SF OF NEW RETAIL REMAINING

8141 - 8145 HIGHWAY 6 SOUTH | MISSOURI CITY, TEXAS 77459



S&P INTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056



# PROPERTY OVERVIEW

**ADDRESSES**  
8141 - 8145 Hwy 6, Missouri City, Texas 77459

**PROJECT**  
20,000 SF on 3.2 Acres

**CURB CUTS**  
Multiple driveways

**POPULATION**  
72,925 within 3 miles

**AVERAGE HH INCOME**  
\$141,754 within 3 miles

**TRAFFIC COUNT**  
63,800 cars per day on Hwy 6



**S&P** INTERESTS

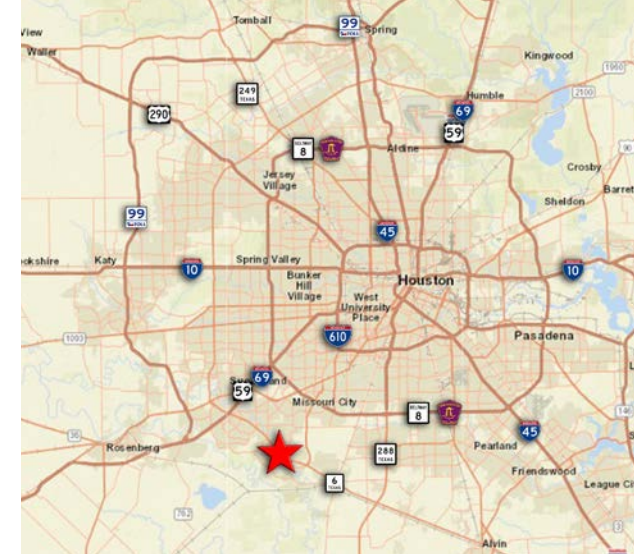
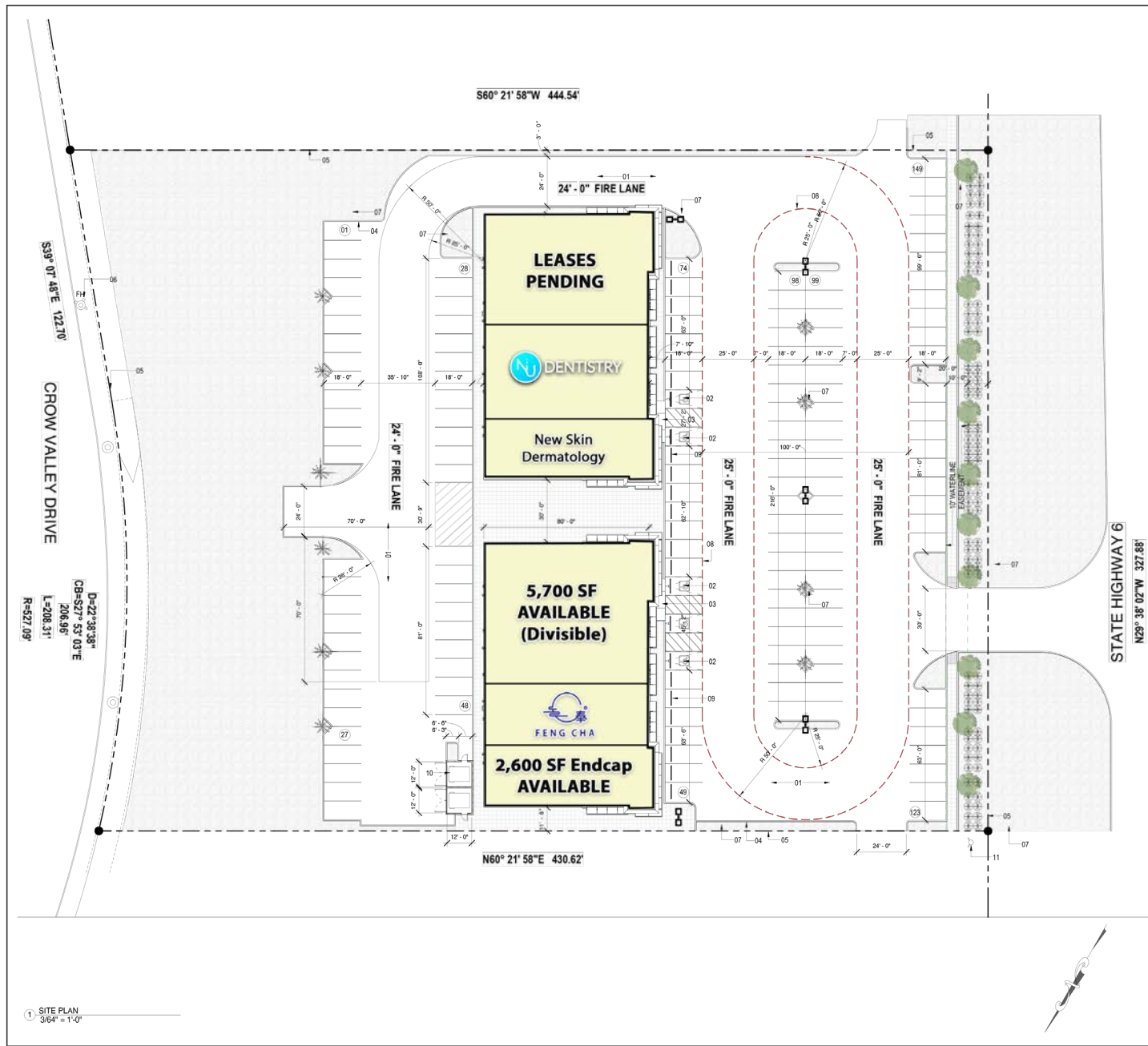
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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.





**PROPERTY FEATURES:**

- New 20,000 SF retail development (divisible)
- Ample parking
- Multiple access points
- Convenient access to Hwy 6
- Close proximity to grocers & national credit retailers
- Call for pricing

**DEMOGRAPHIC SUMMARY:**

Radius	1 Mile	3 Mile	5 Mile
2023 Population	6,750	72,925	198,234
2028 Population Est.	7,359	78,987	212,745
Households	2,243	23,875	64,169
Average HH Income	\$144,476	\$141,754	\$128,770

**TRAFFIC COUNTS:** (Kalibrate 2021)

Highway 6: 63,800 VPD  
 Oyster Creek Place Dr: 13,143 VPD

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	7,359	78,987	212,745
2023 Estimate	6,750	72,925	198,234
2010 Census	3,895	46,288	141,972
Growth 2023 - 2028	9.02%	8.31%	7.32%
Growth 2010 - 2023	73.30%	57.55%	39.63%

2023 Population by Age	6,750	72,925	198,234
Age 0 - 4	394 5.84%	4,141 5.68%	11,592 5.85%
Age 5 - 9	460 6.81%	4,793 6.57%	13,263 6.69%
Age 10 - 14	513 7.60%	5,430 7.45%	14,876 7.50%
Age 15 - 19	497 7.36%	5,378 7.37%	14,789 7.46%
Age 20 - 24	410 6.07%	4,531 6.21%	12,682 6.40%
Age 25 - 29	355 5.26%	3,916 5.37%	11,218 5.66%
Age 30 - 34	375 5.56%	4,008 5.50%	11,630 5.87%
Age 35 - 39	457 6.77%	4,699 6.44%	13,351 6.73%
Age 40 - 44	513 7.60%	5,252 7.20%	14,273 7.20%
Age 45 - 49	512 7.59%	5,356 7.34%	14,135 7.13%
Age 50 - 54	476 7.05%	5,111 7.01%	13,408 6.76%
Age 55 - 59	427 6.33%	4,673 6.41%	12,359 6.23%
Age 60 - 64	396 5.87%	4,407 6.04%	11,726 5.92%
Age 65 - 69	351 5.20%	3,968 5.44%	10,507 5.30%
Age 70 - 74	279 4.13%	3,196 4.38%	8,311 4.19%
Age 75 - 79	176 2.61%	2,054 2.82%	5,211 2.63%
Age 80 - 84	93 1.38%	1,128 1.55%	2,788 1.41%
Age 85+	68 1.01%	883 1.21%	2,115 1.07%
Age 65+	967 14.33%	11,229 15.40%	28,932 14.59%

<b>Median Age</b>	<b>39.10</b>	<b>39.50</b>	<b>38.40</b>
<b>Average Age</b>	<b>38.00</b>	<b>38.50</b>	<b>37.90</b>

2023 Population By Race	6,750	72,925	198,234
White	2,463 36.49%	26,429 36.24%	72,808 36.73%
Black	2,071 30.68%	21,899 30.03%	67,959 34.28%
Am. Indian & Alaskan	24 0.36%	271 0.37%	1,012 0.51%
Asian	1,988 29.45%	22,350 30.65%	51,531 26.00%
Hawaiian & Pacific Island	4 0.06%	47 0.06%	149 0.08%
Other	200 2.96%	1,929 2.65%	4,775 2.41%

Population by Hispanic Origin	6,750	72,925	198,234
Non-Hispanic Origin	5,862 86.84%	62,669 85.94%	161,801 81.62%
Hispanic Origin	888 13.16%	10,256 14.06%	36,433 18.38%

<b>2023 Median Age, Male</b>	<b>38.30</b>	<b>38.40</b>	<b>37.10</b>
<b>2023 Average Age, Male</b>	<b>37.30</b>	<b>37.70</b>	<b>37.00</b>

<b>2023 Median Age, Female</b>	<b>39.70</b>	<b>40.40</b>	<b>39.60</b>
<b>2023 Average Age, Female</b>	<b>38.60</b>	<b>39.30</b>	<b>38.80</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>5,283</b>	<b>57,487</b>	<b>155,551</b>
Civilian Employed	3,550 67.20%	37,045 64.44%	101,373 65.17%
Civilian Unemployed	165 3.12%	1,850 3.22%	4,863 3.13%
Civilian Non-Labor Force	1,562 29.57%	18,570 32.30%	49,263 31.67%
Armed Forces	6 0.11%	22 0.04%	52 0.03%

Households by Marital Status			
Married	1,575	16,698	42,175
Married No Children	749	7,850	19,667
Married w/Children	826	8,849	22,508

2023 Population by Education	4,686	51,120	137,414
Some High School, No Diploma	220 4.69%	2,965 5.80%	10,792 7.85%
High School Grad (Incl Equivalency)	547 11.67%	6,463 12.64%	22,142 16.11%
Some College, No Degree	1,073 22.90%	12,272 24.01%	32,832 23.89%
Associate Degree	209 4.46%	2,469 4.83%	6,383 4.65%
Bachelor Degree	1,602 34.19%	16,099 31.49%	39,380 28.66%
Advanced Degree	1,035 22.09%	10,852 21.23%	25,885 18.84%

2023 Population by Occupation	6,825	71,261	193,289
Real Estate & Finance	289 4.23%	2,804 3.93%	7,717 3.99%
Professional & Management	2,749 40.28%	26,559 37.27%	66,843 34.58%
Public Administration	97 1.42%	1,166 1.64%	3,275 1.69%
Education & Health	1,149 16.84%	10,937 15.35%	27,533 14.24%
Services	354 5.19%	4,237 5.95%	12,509 6.47%
Information	36 0.53%	620 0.87%	2,060 1.07%
Sales	655 9.60%	7,438 10.44%	21,199 10.97%
Transportation	39 0.57%	644 0.90%	1,573 0.81%
Retail	253 3.71%	3,410 4.79%	10,662 5.52%
Wholesale	208 3.05%	1,642 2.30%	3,498 1.81%
Manufacturing	349 5.11%	3,321 4.66%	8,912 4.61%
Production	201 2.95%	2,624 3.68%	8,925 4.62%
Construction	47 0.69%	1,005 1.41%	5,278 2.73%
Utilities	166 2.43%	1,898 2.66%	5,476 2.83%
Agriculture & Mining	151 2.21%	1,678 2.35%	3,854 1.99%
Farming, Fishing, Forestry	0 0.00%	4 0.01%	148 0.08%
Other Services	82 1.20%	1,274 1.79%	3,827 1.98%

2023 Worker Travel Time to Job	3,310	34,811	95,186
<30 Minutes	1,216 36.74%	13,207 37.94%	38,675 40.63%
30-60 Minutes	1,691 51.09%	17,746 50.98%	45,048 47.33%
60+ Minutes	403 12.18%	3,858 11.08%	11,463 12.04%



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Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>1,290</b>	<b>15,373</b>	<b>46,049</b>
1-Person Households	170 13.18%	2,164 14.08%	6,603 14.34%
2-Person Households	395 30.62%	4,668 30.36%	12,993 28.22%
3-Person Households	265 20.54%	3,131 20.37%	9,497 20.62%
4-Person Households	273 21.16%	3,091 20.11%	9,306 20.21%
5-Person Households	117 9.07%	1,453 9.45%	4,596 9.98%
6-Person Households	45 3.49%	541 3.52%	1,854 4.03%
7 or more Person Households	25 1.94%	325 2.11%	1,200 2.61%

<b>2023 Average Household Size</b>	<b>3.00</b>	<b>3.10</b>	<b>3.10</b>
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Households			
2028 Projection	2,447	25,849	68,910
2023 Estimate	2,243	23,875	64,169
2010 Census	1,291	15,372	46,049
Growth 2023 - 2028	9.09%	8.27%	7.39%
Growth 2010 - 2023	73.74%	55.31%	39.35%

2023 Households by HH Income	2,243	23,875	64,168
<\$25,000	90 4.01%	1,431 5.99%	4,604 7.17%
\$25,000 - \$50,000	170 7.58%	2,340 9.80%	9,552 14.89%
\$50,000 - \$75,000	296 13.20%	3,234 13.55%	9,185 14.31%
\$75,000 - \$100,000	303 13.51%	3,092 12.95%	7,753 12.08%
\$100,000 - \$125,000	339 15.11%	3,384 14.17%	9,166 14.28%
\$125,000 - \$150,000	275 12.26%	1,986 8.32%	4,582 7.14%
\$150,000 - \$200,000	325 14.49%	3,406 14.27%	7,934 12.36%
\$200,000+	445 19.84%	5,002 20.95%	11,392 17.75%

<b>2023 Avg Household Income</b>	<b>\$144,476</b>	<b>\$141,754</b>	<b>\$128,770</b>
<b>2023 Med Household Income</b>	<b>\$119,358</b>	<b>\$113,597</b>	<b>\$102,700</b>

2023 Occupied Housing	2,244	23,875	64,169
Owner Occupied	1,946 86.72%	21,335 89.36%	53,961 84.09%
Renter Occupied	298 13.28%	2,540 10.64%	10,208 15.91%
<b>2010 Housing Units</b>	<b>2,393</b>	<b>25,371</b>	<b>67,390</b>
1 Unit	1,978 82.66%	23,336 91.98%	61,797 91.70%
2 - 4 Units	7 0.29%	74 0.29%	486 0.72%
5 - 19 Units	136 5.68%	780 3.07%	2,584 3.83%
20+ Units	272 11.37%	1,181 4.65%	2,523 3.74%

2023 Housing Value	1,946	21,336	53,961
<\$100,000	26 1.34%	466 2.18%	3,030 5.62%
\$100,000 - \$200,000	174 8.94%	3,695 17.32%	13,391 24.82%
\$200,000 - \$300,000	637 32.73%	6,131 28.74%	14,294 26.49%
\$300,000 - \$400,000	440 22.61%	4,405 20.65%	9,196 17.04%
\$400,000 - \$500,000	200 10.28%	2,676 12.54%	5,771 10.69%
\$500,000 - \$1,000,000	410 21.07%	3,296 15.45%	6,869 12.73%
\$1,000,000+	59 3.03%	667 3.13%	1,410 2.61%
<b>2023 Median Home Value</b>	<b>\$330,909</b>	<b>\$308,536</b>	<b>\$273,873</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>2,393</b>	<b>25,657</b>	<b>69,053</b>
Built 2010+	1,055 44.09%	9,466 36.89%	20,930 30.31%
Built 2000 - 2010	608 25.41%	6,183 24.10%	16,418 23.78%
Built 1990 - 1999	508 21.23%	3,226 12.57%	10,550 15.28%
Built 1980 - 1989	138 5.77%	2,339 9.12%	11,011 15.95%
Built 1970 - 1979	73 3.05%	4,109 16.02%	8,799 12.74%
Built 1960 - 1969	1 0.04%	233 0.91%	868 1.26%
Built 1950 - 1959	5 0.21%	61 0.24%	261 0.38%
Built <1949	5 0.21%	40 0.16%	216 0.31%
<b>2023 Median Year Built</b>	<b>2007</b>	<b>2004</b>	<b>2001</b>

## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>3,895</b>	<b>6,750</b>	<b>7,359</b>
Age 0 - 4	248 6.37%	394 5.84%	413 5.61%
Age 5 - 9	298 7.65%	460 6.81%	442 6.01%
Age 10 - 14	329 8.45%	513 7.60%	493 6.70%
Age 15 - 19	295 7.57%	497 7.36%	526 7.15%
Age 20 - 24	178 4.57%	410 6.07%	502 6.82%
Age 25 - 29	210 5.39%	355 5.26%	444 6.03%
Age 30 - 34	236 6.06%	375 5.56%	406 5.52%
Age 35 - 39	297 7.63%	457 6.77%	426 5.79%
Age 40 - 44	303 7.78%	513 7.60%	482 6.55%
Age 45 - 49	329 8.45%	512 7.59%	522 7.09%
Age 50 - 54	354 9.09%	476 7.05%	523 7.11%
Age 55 - 59	296 7.60%	427 6.33%	487 6.62%
Age 60 - 64	230 5.91%	396 5.87%	442 6.01%
Age 65 - 69	130 3.34%	351 5.20%	394 5.35%
Age 70 - 74	78 2.00%	279 4.13%	332 4.51%
Age 75 - 79	35 0.90%	176 2.61%	247 3.36%
Age 80 - 84	26 0.67%	93 1.38%	155 2.11%
Age 85+	22 0.56%	68 1.01%	125 1.70%
<b>Age 15+</b>	<b>3,019 77.51%</b>	<b>5,385 79.78%</b>	<b>6,013 81.71%</b>
<b>Age 20+</b>	<b>2,724 69.94%</b>	<b>4,888 72.41%</b>	<b>5,487 74.56%</b>
<b>Age 65+</b>	<b>291 7.47%</b>	<b>967 14.33%</b>	<b>1,253 17.03%</b>
<b>Median Age</b>	<b>38</b>	<b>39</b>	<b>40</b>
<b>Average Age</b>	<b>35.60</b>	<b>38.00</b>	<b>39.50</b>

Population By Race	3,895	6,750	7,359
White	1,843 47.32%	2,463 36.49%	2,669 36.27%
Black	1,064 27.32%	2,071 30.68%	2,272 30.87%
Am. Indian & Alaskan	13 0.33%	24 0.36%	26 0.35%
Asian	866 22.23%	1,988 29.45%	2,170 29.49%
Hawaiian & Pacific Islander	2 0.05%	4 0.06%	4 0.05%
Other	95 2.44%	200 2.96%	218 2.96%



# 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:
  - 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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\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date