

Skyline Southwest Complex

6100 - 6102 Skyline Drive, Houston, Texas 77057



Estimated Population



1-mile	3-miles	5-miles
48,916	234,069	532,584

Avg Household Income



1-mile	3-miles	5-miles
\$60,508	\$109,790	\$119,204

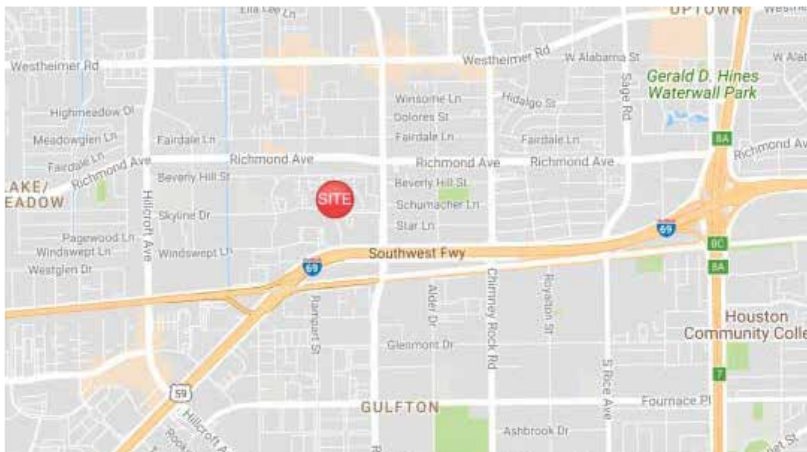
Traffic Counts



Greenridge Dr	2,270 VPD
Richmond Ave	29,950 VPD
Year: 2021 Source: ESRI	

Property Features

- 2,000 SF – 8,000 SF Spaces Available
- Minimal office
- 18' clear height
- Grade level loading
- Prime location near the Galleria
- Easy access to 610 West Loop South and Southwest Freeway



For more
information contact:

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Suite	Tenant	Sq. Ft
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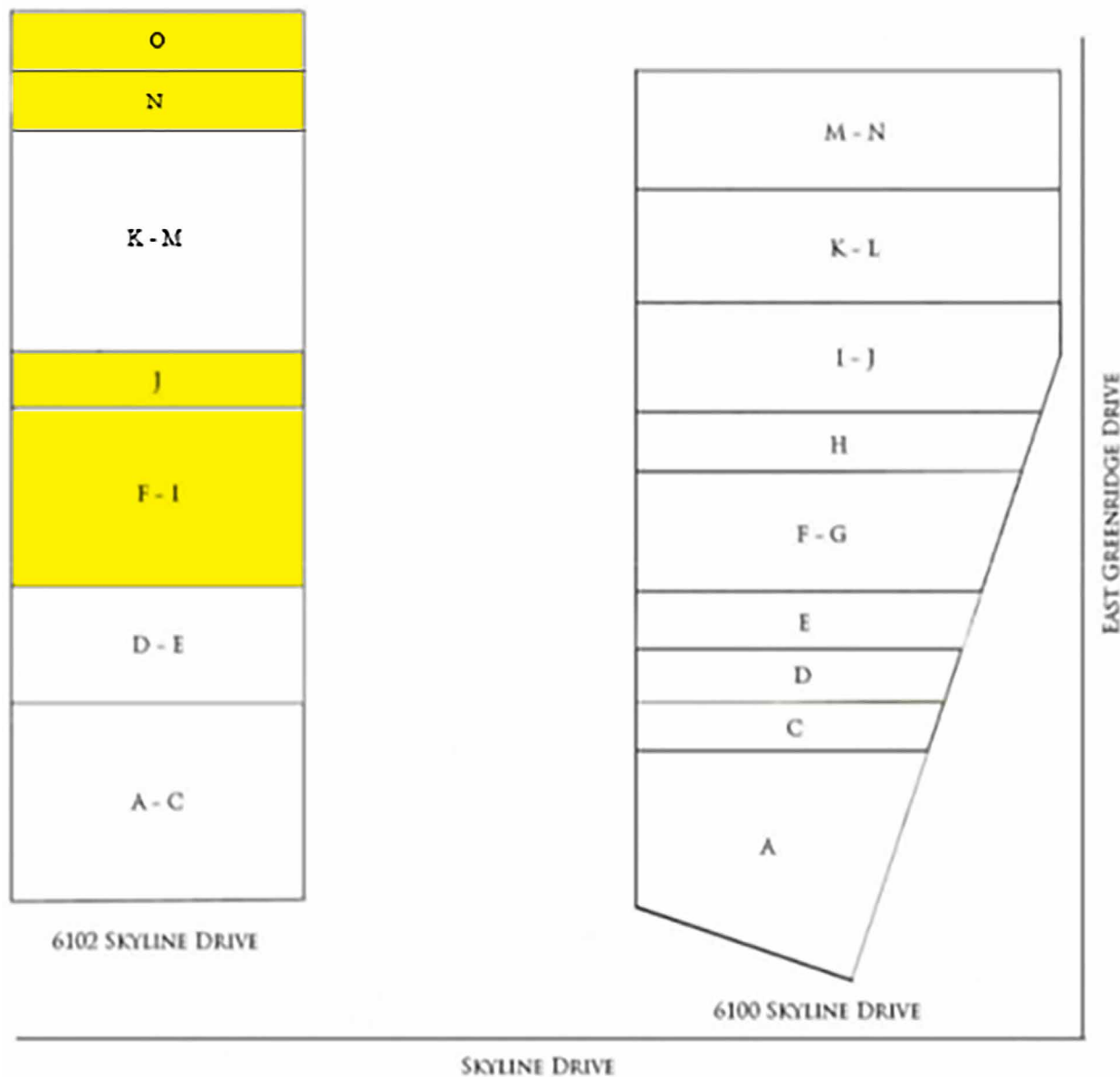
6100 Skyline Drive

A	Houston Private Training	5,708
C	Stride Parkour Academy	2,095
D	Kati Sportcap	2,210
E	Kati Sportcap	2,393
F-G	Royal Roastery	5,253
H	Mulan Trading, Inc.	2,832
I-J	Mulan Trading, Inc.	5,879
K-L	The American Zebra Line	6,000
M-N	The American Zebra Line	6,000

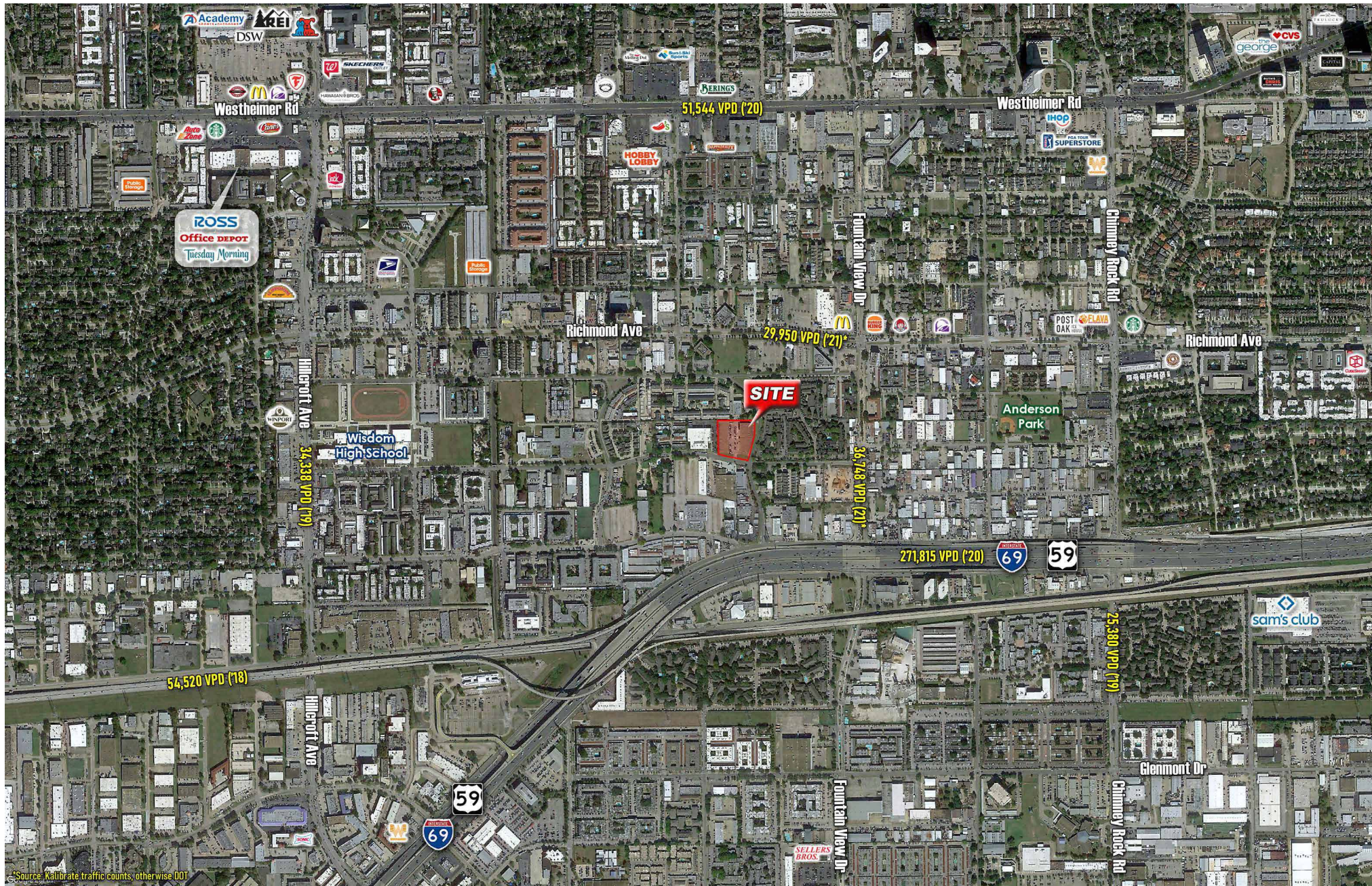
6102 Skyline Drive

A-C	Lexis Corporate Supplies	7,000
D-E	SOHO Motor Cars	4,000
F-I	Available	8,000
J	Available	2,000
K-M	Hallmark Casework	6,000
N	Available	2,000
O	Available	2,000

Total Sq Ft	69,266
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*Source: Kalibrate traffic counts, otherwise DOT

Population

2000 Population	38,606	192,596	455,097
2010 Population	42,361	205,642	476,240
2021 Population	48,916	234,069	532,584
2026 Population	51,784	250,278	567,731
2000-2010 Annual Rate	0.93%	0.66%	0.46%
2010-2021 Annual Rate	1.29%	1.16%	1.00%
2021-2026 Annual Rate	1.15%	1.35%	1.29%
2021 Male Population	56.5%	51.6%	50.4%
2021 Female Population	43.5%	48.4%	49.6%
2021 Median Age	30.3	34.8	35.9

In the identified area, the current year population is 532,584. In 2010, the Census count in the area was 476,240. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 567,731 representing a change of 1.29% annually from 2021 to 2026. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 30.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	51.6%	59.3%	58.7%
2021 Black Alone	10.9%	10.2%	11.8%
2021 American Indian/Alaska Native Alone	2.6%	1.0%	0.7%
2021 Asian Alone	5.5%	10.2%	11.2%
2021 Pacific Islander Alone	0.1%	0.0%	0.1%
2021 Other Race	23.3%	14.6%	13.3%
2021 Two or More Races	6.0%	4.7%	4.3%
2021 Hispanic Origin (Any Race)	71.0%	44.9%	38.5%

Persons of Hispanic origin represent 38.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	46	115	130
2000 Households	16,570	86,213	199,058
2010 Households	16,343	89,373	203,953
2021 Total Households	17,963	101,136	227,895
2026 Total Households	18,849	108,523	243,865
2000-2010 Annual Rate	-0.14%	0.36%	0.24%
2010-2021 Annual Rate	0.84%	1.11%	0.99%
2021-2026 Annual Rate	0.97%	1.42%	1.36%
2021 Average Household Size	2.72	2.30	2.32

The household count in this area has changed from 203,953 in 2010 to 227,895 in the current year, a change of 0.99% annually. The five-year projection of households is 243,865, a change of 1.36% annually from the current year total. Average household size is currently 2.32, compared to 2.32 in the year 2010. The number of families in the current year is 121,204 in the specified area.

Average Household Income

2021 Average Household Income	\$60,508	\$109,790	\$119,204
2026 Average Household Income	\$66,791	\$119,412	\$129,318
2021-2026 Annual Rate	2.00%	1.69%	1.64%

2021 Population 25+ by Educational Attainment

Total	30,156	160,587	364,995
Less than 9th Grade	21.0%	10.4%	8.7%
9th - 12th Grade, No Diploma	7.6%	4.5%	4.3%
High School Graduate	20.5%	14.6%	13.6%
GED/Alternative Credential	1.2%	1.5%	1.4%
Some College, No Degree	15.5%	13.8%	13.5%
Associate Degree	5.8%	5.1%	4.8%
Bachelor's Degree	18.5%	29.4%	29.5%
Graduate/Professional Degree	10.0%	20.7%	24.2%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	3,065	20,422	39,219
Total Employees:	21,736	196,343	406,868
Total Residential Population:	48,916	234,069	532,584
Employee/Residential Population Ratio (per 100 Residents)	44	84	76



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:
 - 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.

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314335

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Date