



**5220 HWY 6 NORTH,
SUITE: 5228B, HOUSTON,
TX 77084**

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BEAR CREEK VILLAGE



Property Description:

This versatile 3,000 sq. ft. commercial suite at 5220 Hwy 6 North in Houston offers a prime leasing opportunity for businesses seeking visibility, accessibility, and proximity to a dynamic customer base. Ideally positioned on a high traffic stretch of Hwy 6, this space is surrounded by popular retailers, restaurants, and dense residential areas. This retail center is home to Ace Hardware and Tortilleria Zacatecas for many years now.

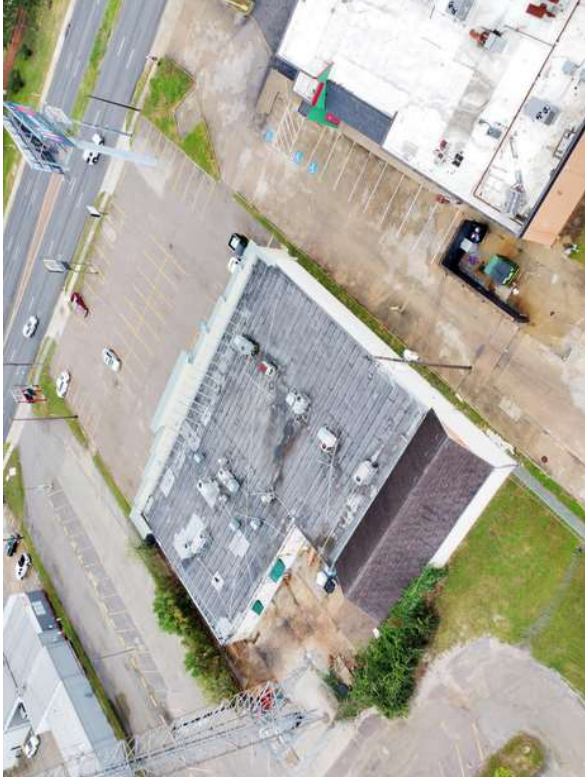
Property Description for Brokers:

Now available for lease, this 3,000 sq. ft. suite at 5220 Hwy 6 N, Houston, Tx 77084, offers a versatile and high visibility space in one of Houston's most dynamic commercial corridors. Positioned along Hwy 6 North, this property is ideal for retail, office, or services oriented tenants looking to establish a presence in a high traffic area surrounded by strong retail anchors and expanding residential neighborhoods.



5220-5234 | HIGHWAY 6 N

- Square Footage: 3,000 sq. ft. with an open and adaptable floor plan suitable for retail, office or service-based businesses.
- Prime Location: Positioned on Hwy 6 North, the property benefits from high visibility and accessibility, surrounded by well known major retail brands, grocery stores, dining options, and dense residential communities. The retail center has been home to ACE Hardware and Tortilleria Zacatecas for many years and next door to Bear Creek Skating Rink.
- Traffic and Accessibility: Hwy 6 is a key corridor with consistent high traffic counts (17,642), offering a steady flow of potential customers.
- Parking: Ample on-site parking with convenient access points for both employees and clients.
- Customizable Interior: Open layout. Perfect for a washateria, grocery store or meat market.
- Base Rent: \$16, NNN: \$6

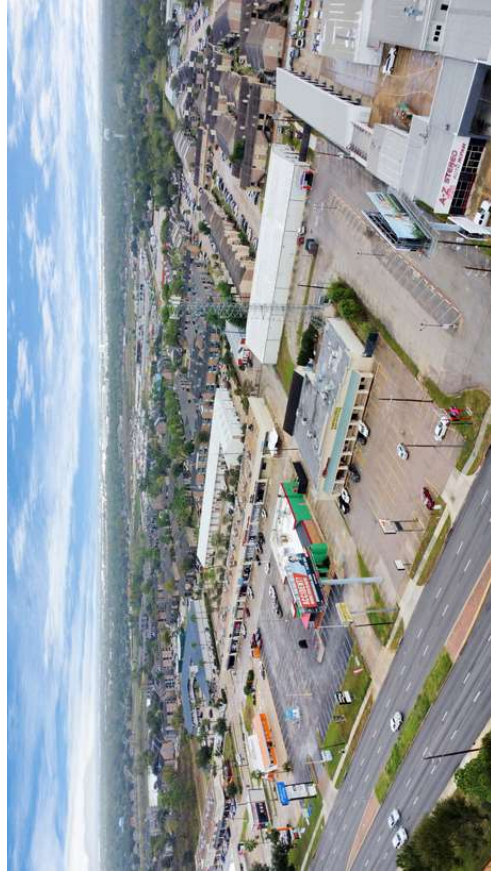


PROPERTY DETAILS



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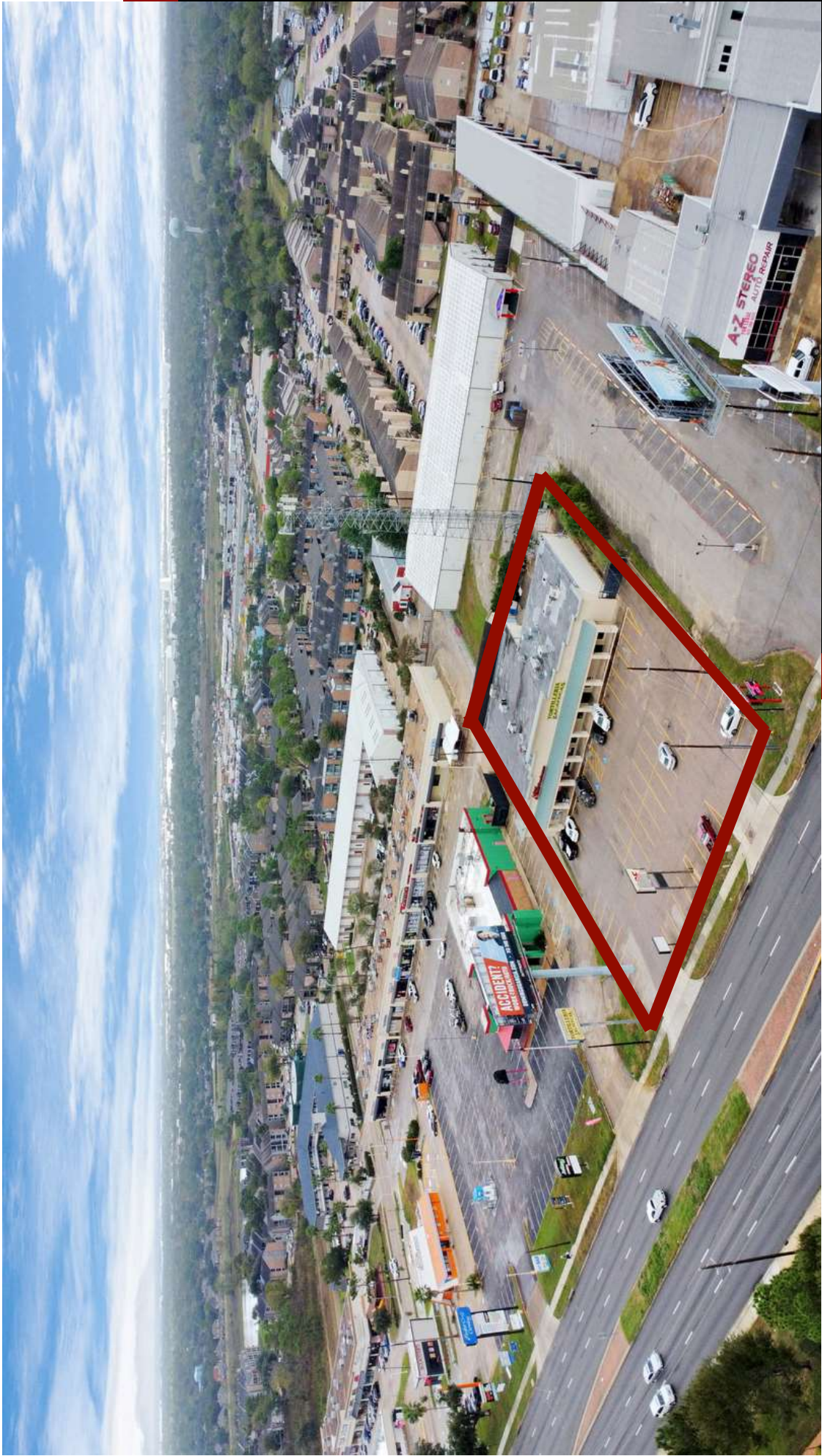
Size:	3,000 SqFt
Rent:	\$16.00 /SF /Year
NNN:	\$6.00 /SF /Year
Service Type:	NNN
Term:	3-5 Years
Space Use:	Retail
Condition:	Spec Suite
Availability:	Now



Area Description:

Located in a bustling commercial zone on Houston's northwest side the area around 5220 HWY 6 North is a vibrant mix of retail, dining, and residential communities. This section of Hwy 6 is a major arterial road, experiencing high daily traffic counts (17,642) and providing excellent visibility for businesses in the area.

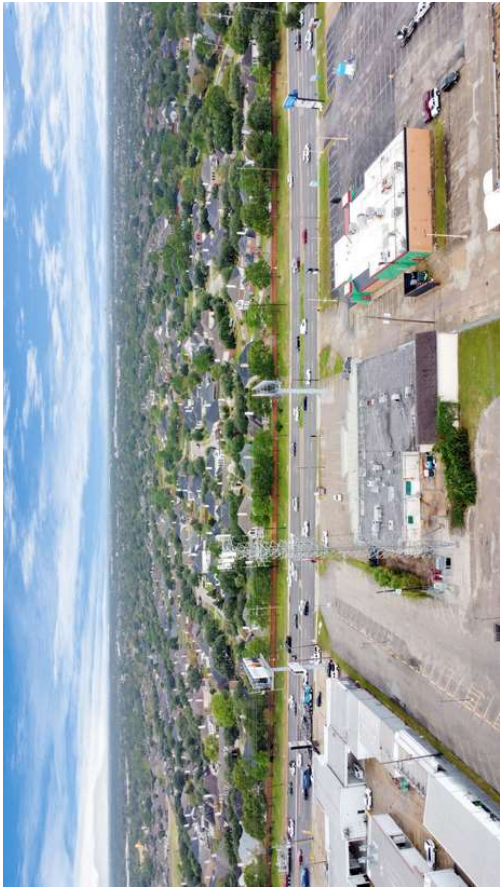
LOCATION



PROPERTY PHOTOS



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DEMOGRAPHICS

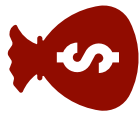


COMMERCIAL



POPULATION (2024)

1 MILE	5 MILE	10 MILE
23,435	273,056	1,091,776



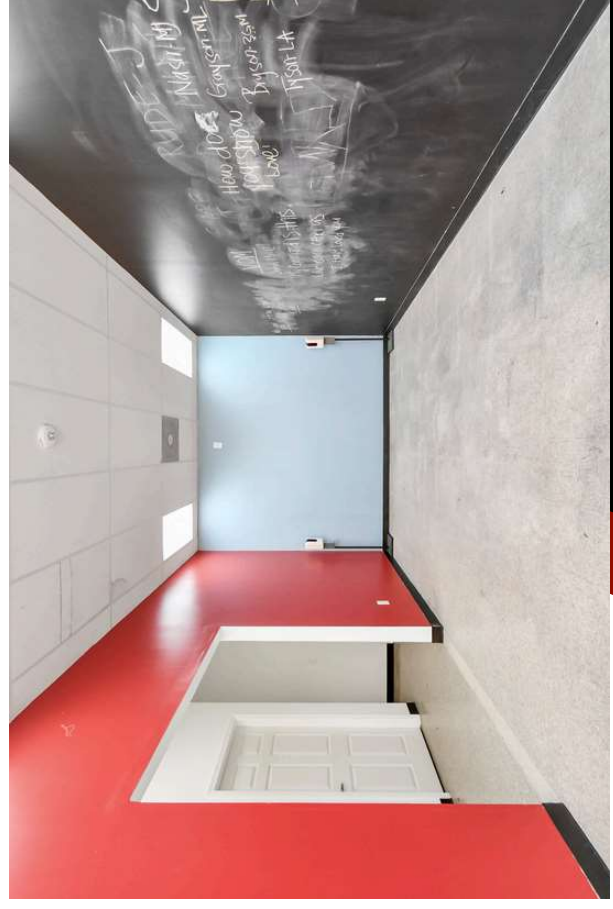
AVERAGE HOUSEHOLD INCOME (2024)

1 MILE	5 MILE	10 MILE
\$79,229	\$96,230	\$101,621



TRAFFIC COUNT

TIMBER CREEK PLACE LN	6,501 VPD
KIETH HARROW BLVD	17,012 VPD
HWY 6	6,379 VPD
ADDICKS SATSUMA RD	4,357 VPD



INVESTMENT HIGHLIGHT

Houston, Texas, presents a robust investment opportunity with its diverse and dynamic economy driven by key sectors such as energy, healthcare, aerospace, and manufacturing. As the fourth-largest city in the U.S., Houston has seen substantial population growth, fostering a vibrant and skilled workforce. The city offers a business-friendly environment characterized by no state income tax, a competitive cost of living, and supportive regulations. Additionally, Houston's strategic location and extensive transportation infrastructure, including one of the busiest ports in the U.S., make it a prime hub for both domestic and international trade.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	compliance@kwmemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cynthia Cantu-Tucker	709914	cynthiakw@kwcommercial.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

TXR-2501

Keller Williams Realty, 1230 Augusta Drive Houston, TX 77057
Cynthia Cantu-Tucker

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (832)564933 Fax: www.kw.com

Mohammed

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