



MISSION BEND SHOPPING CENTER FOR LEASE



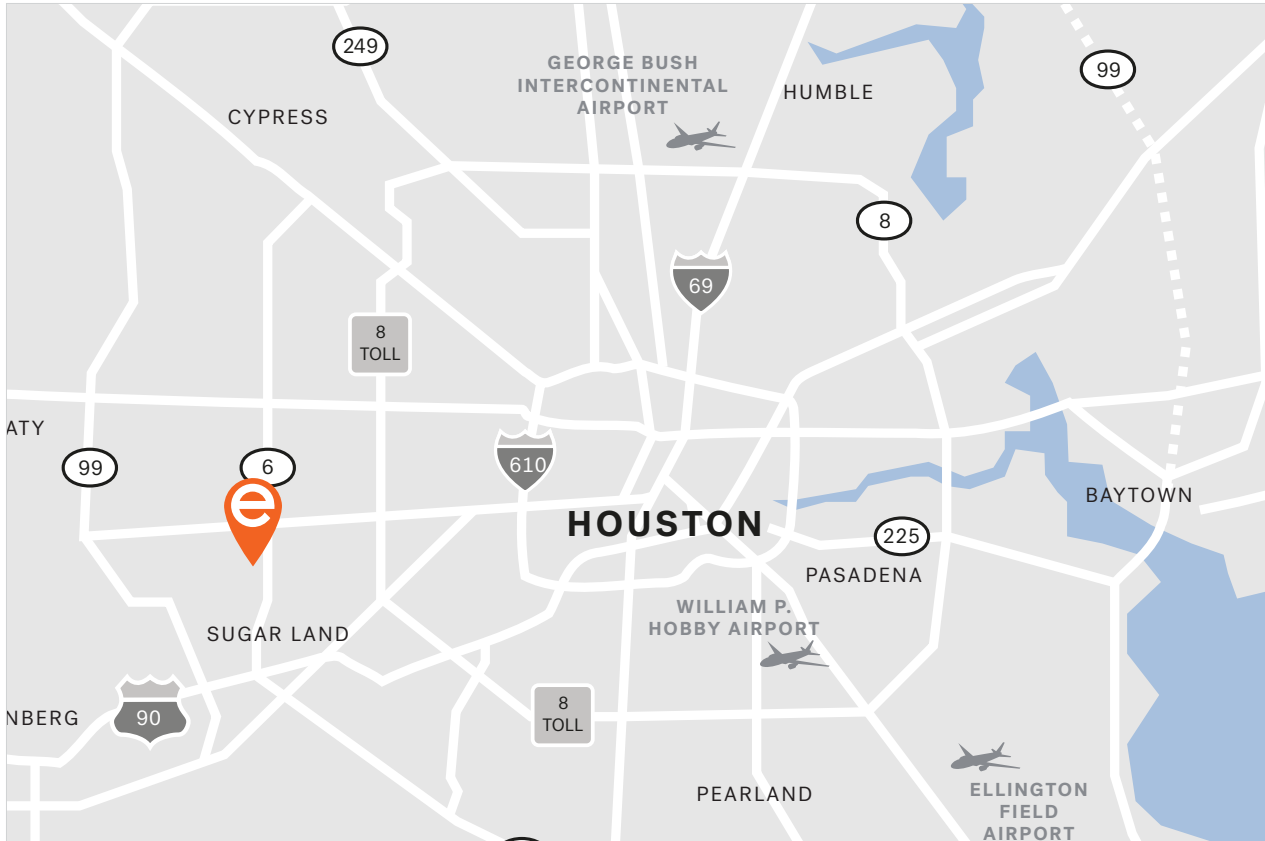
# Mission Bend Shopping Center

6862 S Texas 6, Houston, TX 77083

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#### LOCATION

**6862 S Texas 6**  
**Houston, Texas 77083**



#### SIZE

**See Site Plan for Availability**



#### RATE

**Please call for pricing**



#### TRAFFIC COUNTS (KALIBRATE 2025)

**60,190 CPD**

Hwy 6

**25,250 CPD**

Bellaire Blvd



#### 2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	22,513	166,643	400,244
<b>DAYTIME POPULATION</b>	17,621	126,190	326,147
<b>AVG HH INCOME</b>	\$69,120	\$78,691	\$83,620

#### AREA RETAILERS

HEB, Fiesta Mart, Harbor Freight, dd's Discounts, Leslie's Pool Supplies, Citi Trends, Planet Fitness, Walgreens, Discount Tire, Take 5 Oil Change, Fallas, Family Thrift Center Outlet, EZ Pawn Chick-fil-A, IHop, Little Caesar's Pizza, McDonald's, Dairy Queen

#### PROPERTY INFORMATION

- Located at the intersection of Hwy 6 and Bellaire Blvd with Over 85,000 CPD
- Highly developed residential area with over 400,000 total population count within a 5 mile radius
- Center anchor's include Harbor Freight Tools and dd's Discounts
- Adjacent from major grocers such as H-E-B and Fiesta Mart









MISSION BEND SHOPPING CENTER - 6862 S TEXAS 6 | INTERSECTION AERIAL



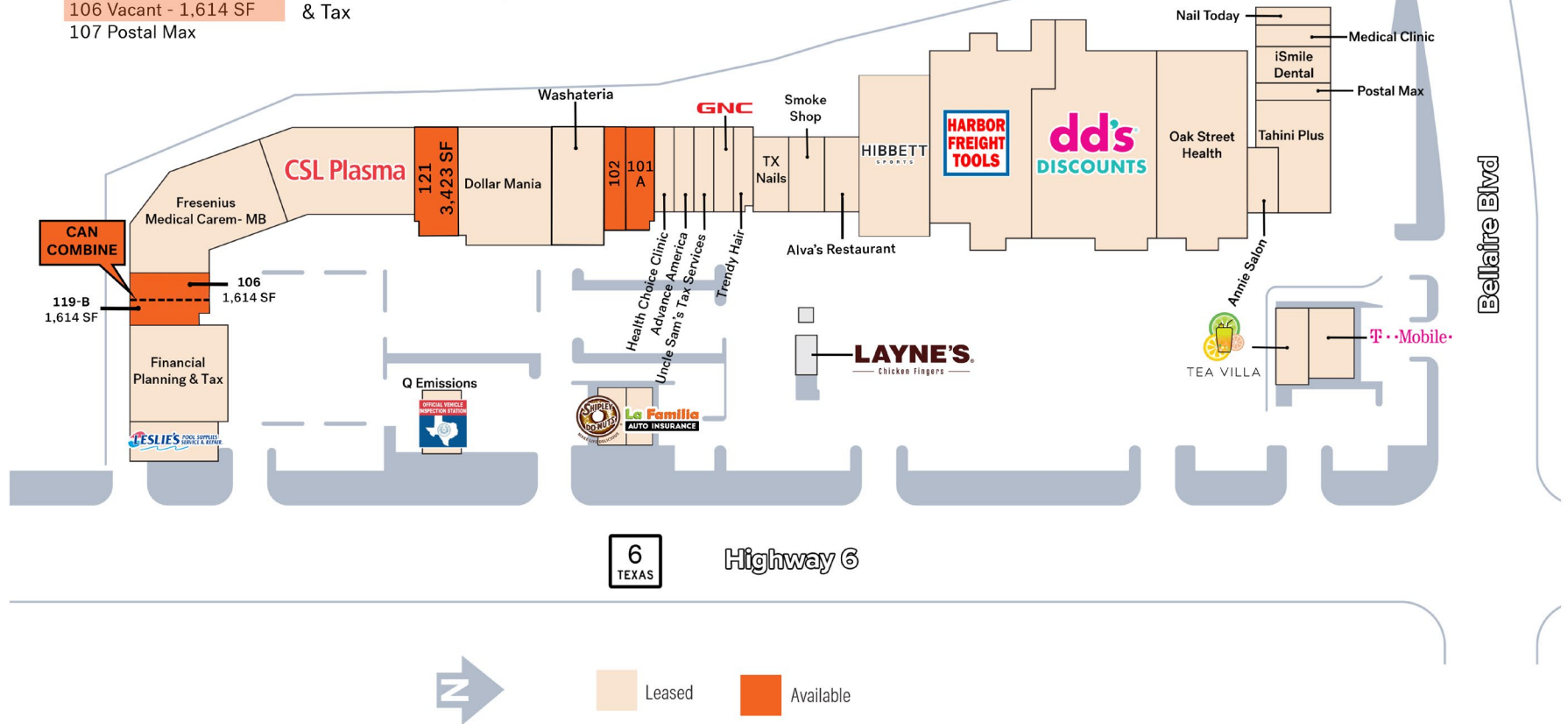


### TENANT LIST

100 Harbor Freight	108 Medical Clinic	119B Vacant - 1,614 SF
100A Oaks Street Health	109 Annie Salon	120 Leslie's Pool Supplies
100B DD's Discounts	110 iSmile Dental	121 Vacant - 3,423 SF
101 Hibbett Sports	112 Smoke Shop	122 Uncle Sam's Tax Services
101A Vacant - 2,035 SF	115 Alva's Restaurant	122A Advance America
102 Vacant - 1,260 SF	116 Trandy Hair	123 CSL Plasma
102A Washateria	117 Nail Today	130 GNC
102B Dollar Mania	118 TX Nail	140 Fresenius Medical Care
103 Tahini Kitchen	119 Financial Planning & Tax	
105 Health Choice Clinic		
106 Vacant - 1,614 SF		
107 Postal Max		

### PAD SITES

- Pad 1 Q Emissions
- Pad 2 Tea Villa
- Pad 3 T-Mobile
- Pad 4 La Familia Insurance/Shipleys Do-Nuts





MISSION BEND SHOPPING CENTER - 6862 S TEXAS 6 | EXTERIOR PHOTOS







MISSION BEND SHOPPING CENTER - 6862 S TEXAS 6 | EXTERIOR PHOTOS





## MISSION BEND SHOPPING CENTER - 6862 S TEXAS 6 | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	22,513	166,643	400,244
TOTAL DAYTIME POPULATION	17,621	126,190	326,147
PROJECTED POPULATION GROWTH 2025 TO 2030	-2.90%	-2.57%	0.50%
2030 PROJECTED POPULATION	21,859	162,355	402,239
% FEMALE POPULATION	51%	52%	52%
% MALE POPULATION	49%	48%	48%
MEDIAN AGE	36.0	37.4	37.4
<b>BUSINESS</b>			
TOTAL EMPLOYEES	4,965	31,489	102,643
TOTAL BUSINESSES	523	2,664	7,310
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$69,120	\$78,691	\$83,620
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$59,051	\$64,513	\$68,099
ESTIMATED PER CAPITA INCOME	\$27,701	\$30,267	\$36,364
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	7,392	57,048	145,807
% HOUSING UNITS OWNER-OCCUPIED	45.00%	55.00%	51.00%
% HOUSING UNITS RENTER-OCCUPIED	50.00%	39.00%	43.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	14%	18%	23%
% BLACK OR AFRICAN AMERICAN	33%	31%	27%
% ASIAN	23%	21%	23%
% OTHER	30%	29%	27%
% HISPANIC	35%	35%	31%
% NON-HISPANIC	65%	65%	69%



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
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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