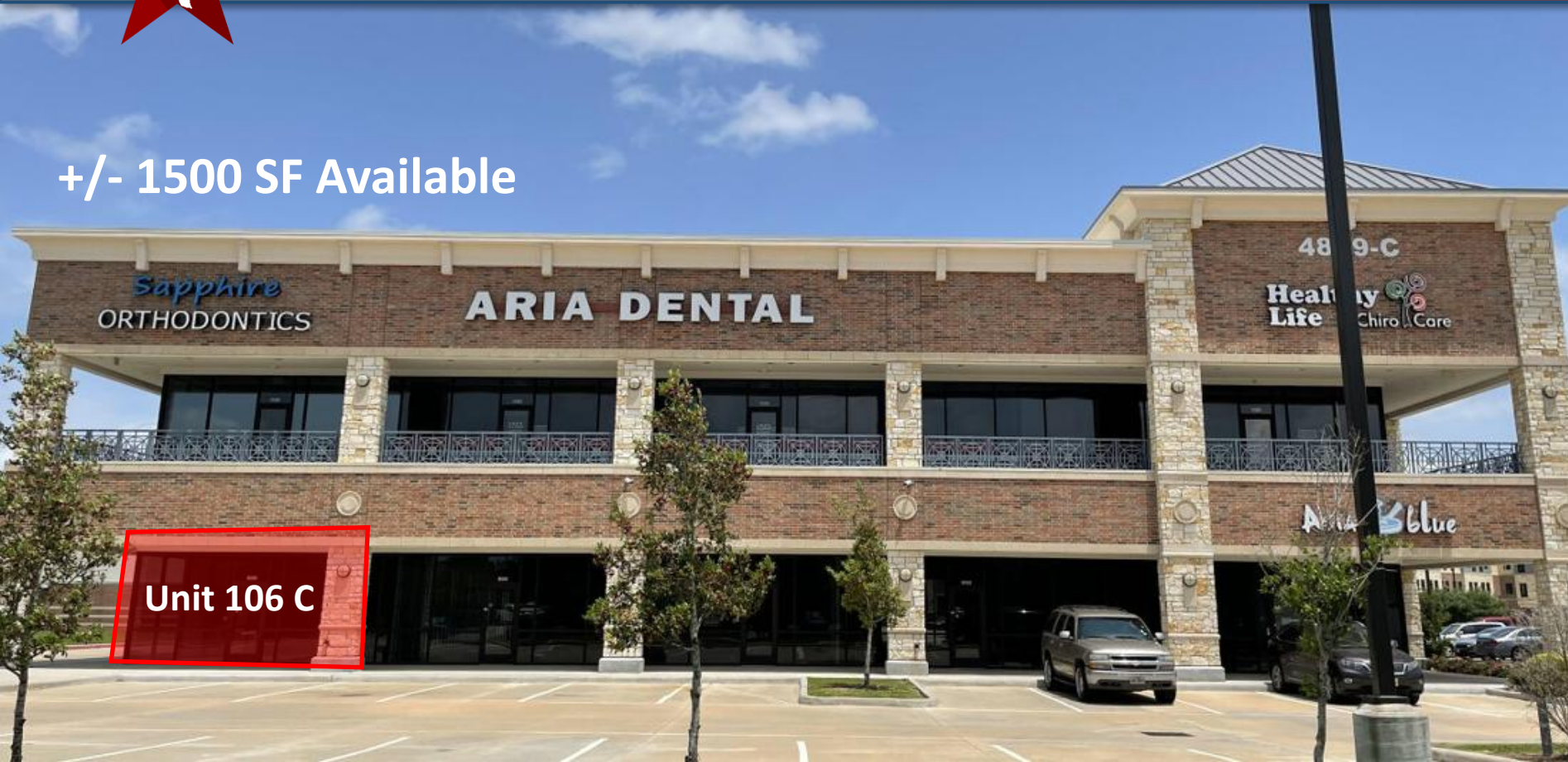




Commercial Realty Company

4899 Hwy 6, Missouri City, TX 77459

+/- 1500 SF Available



AVAILABLE IMMEDIATELY

- ±1,500 SF First Floor
- Asking \$30 PSF + \$8 NNN
- TI negotiable

PROPERTY HIGHLIGHTS

- Located Within Established Retail Center
- High-Visibility Endcap Along Hwy 6 Corridor
- Strong Co-Tenancy Driving Daily Traffic
- Ideal for Service & Restaurant Users
- Partial MEP Buildout in Place (Reduced Startup Costs)
- Affluent, High-Growth Demographics (\$138K Avg HH Income | 50%+ Bachelor's Degree)

TRAFFIC COUNT

- 49k VPD

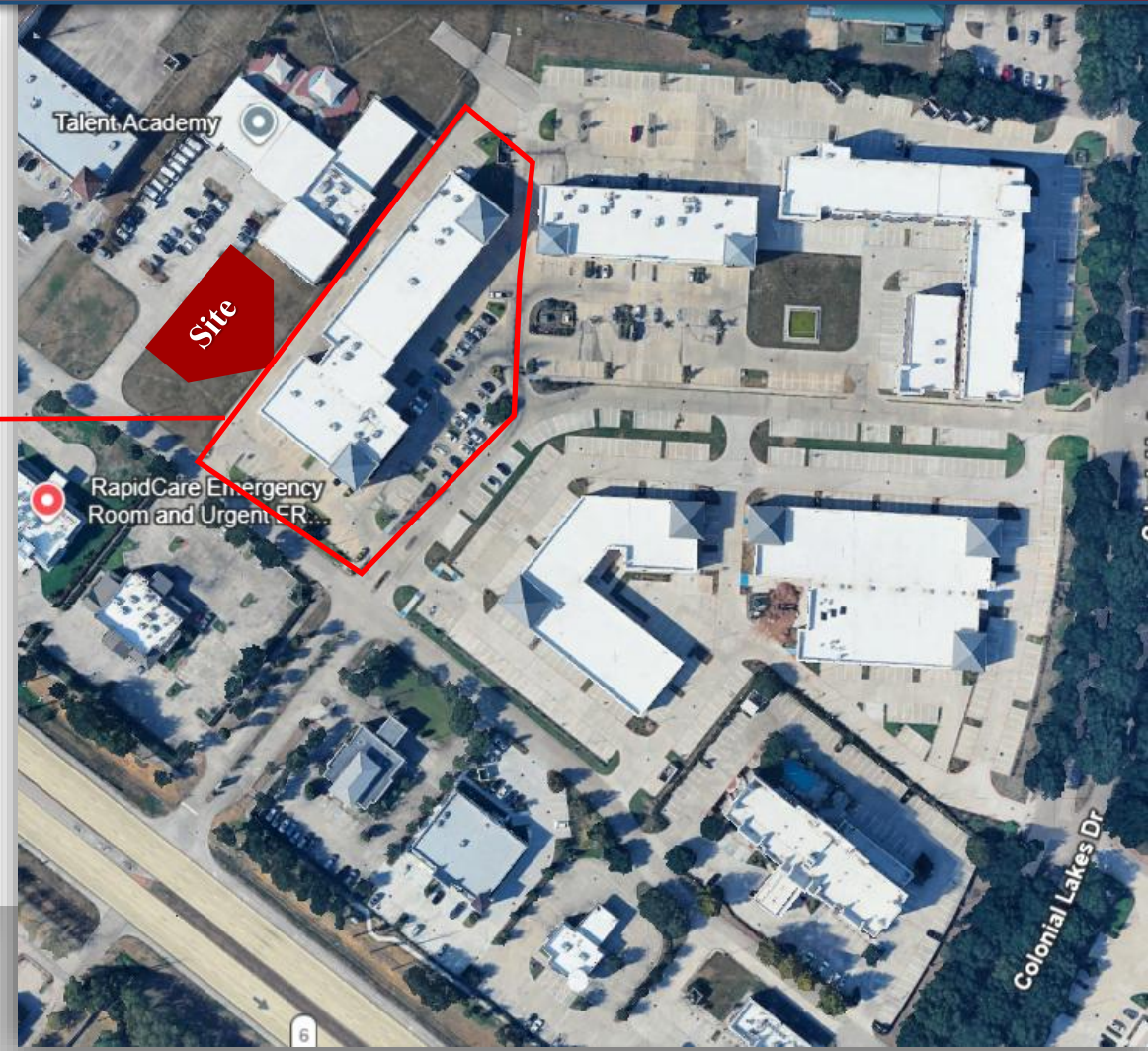
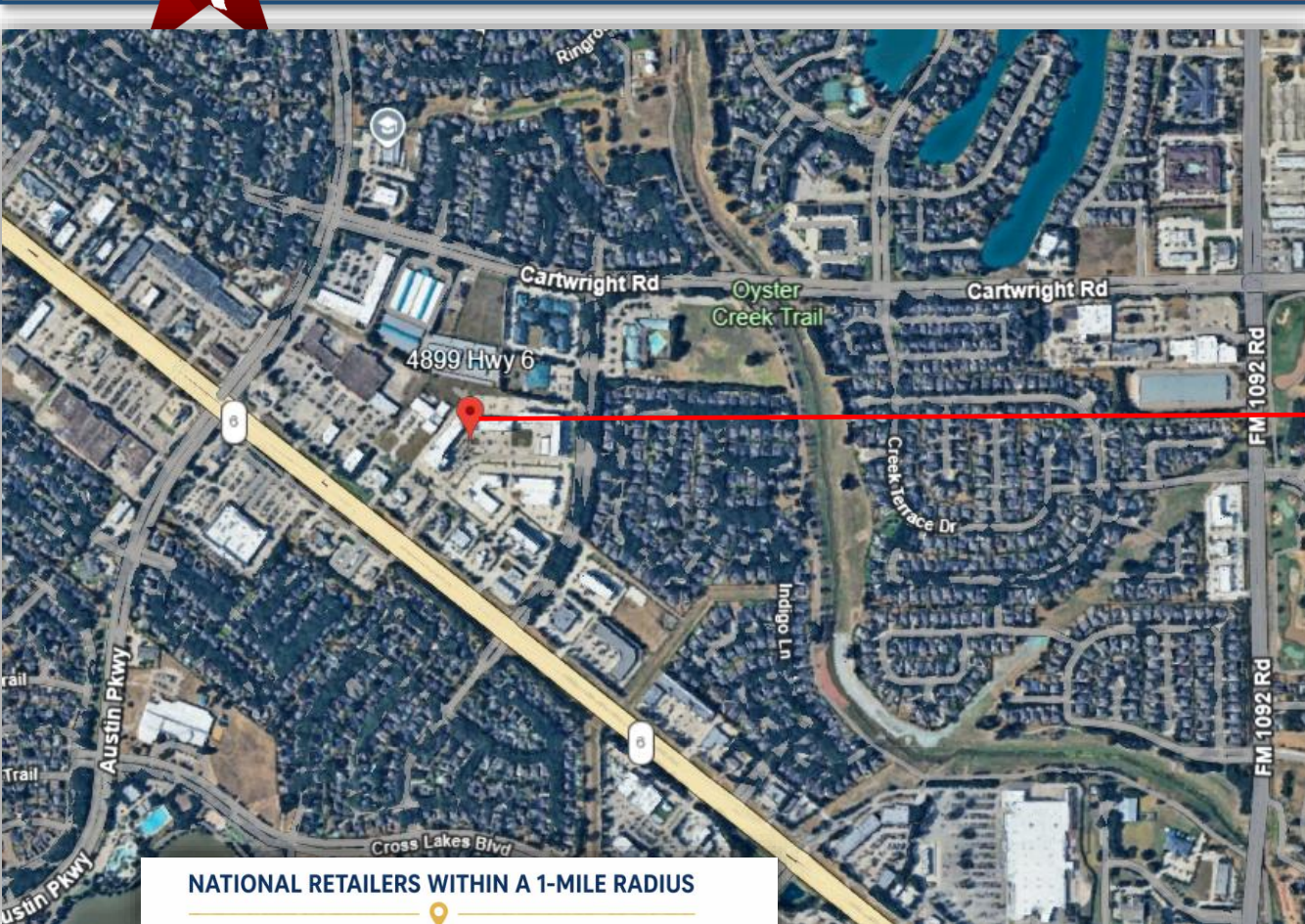
Unit 106 C

CALL FOR MORE
INFORMATION

Wesley J. Clayborn
O. 281-568-7805
C. 713-299-6619
wesley@crcompany.com



With a partial MEP buildout already in place, this space offers a significantly reduced barrier to entry for incoming tenants.



NATIONAL RETAILERS WITHIN A 1-MILE RADIUS



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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	46,072	203,954	927,723
2025 Population	51,796	233,494	1,023,988
2030 Population Projection	58,272	263,146	1,125,781
Annual Growth 2020-2025	2.5%	2.9%	2.1%
Annual Growth 2025-2030	2.5%	2.5%	2.0%
Median Age	43	41.3	37.7
Bachelor's Degree or Higher	54%	50%	34%
U.S. Armed Forces	71	149	400

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$138,282	\$134,495	\$106,443
Median Household Income	\$111,292	\$104,052	\$75,435
< \$25,000	1,398	7,162	48,944
\$25,000 - 50,000	2,105	10,039	64,627
\$50,000 - 75,000	2,103	11,624	56,155
\$75,000 - 100,000	2,396	10,484	39,990
\$100,000 - 125,000	2,112	8,643	32,131
\$125,000 - 150,000	1,871	7,004	23,811
\$150,000 - 200,000	2,196	9,788	29,638
\$200,000+	3,731	16,676	45,549



