



DIAMOND PLAZA CENTER

1020 FM 1960 Houston, TX 77090





Space for lease 2,254 SF | 4,488 SF

Rental Rate \$15.00

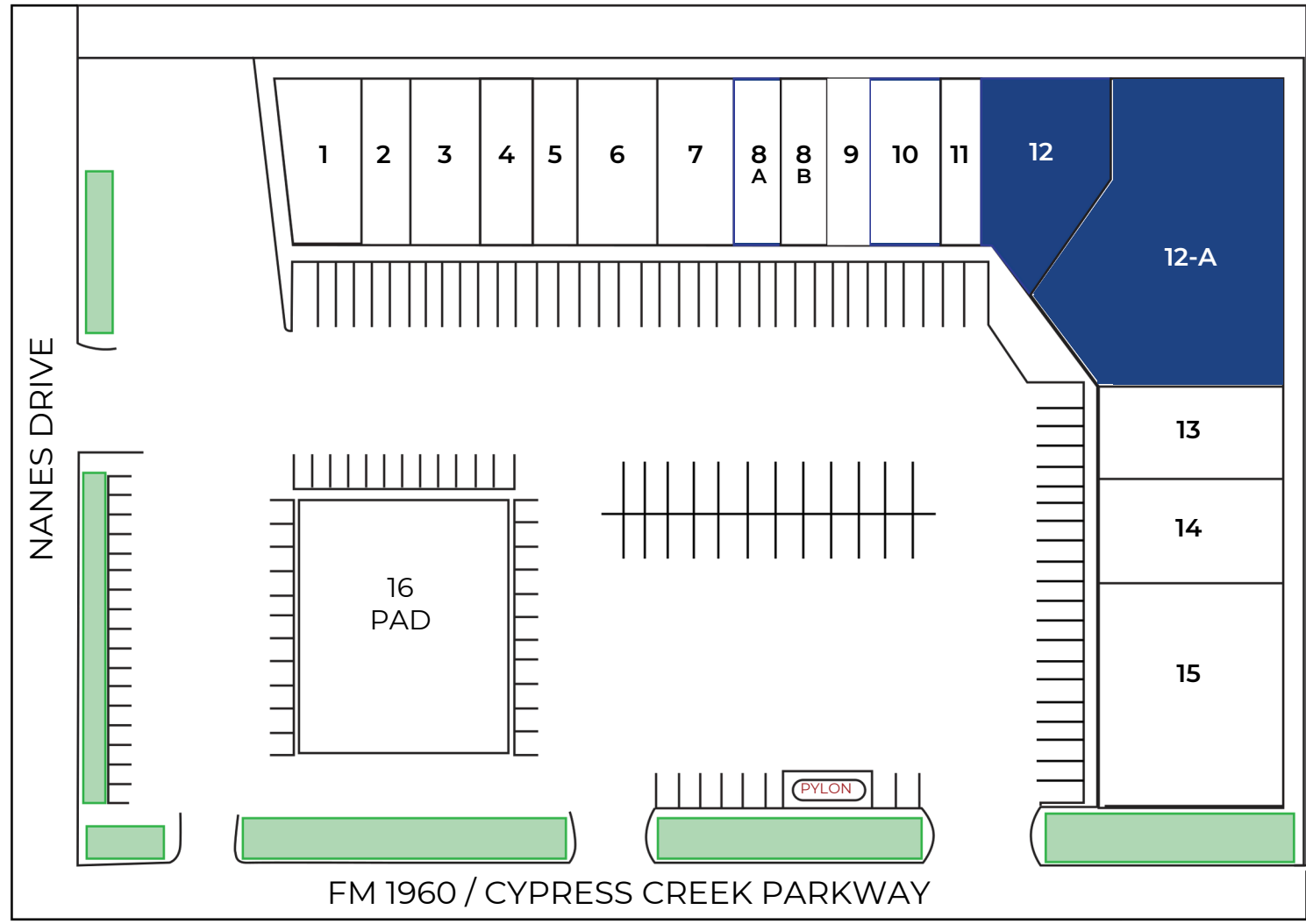
NNN \$6.00 PSF

Total Sq. Ft.: 30,154 SF

Property Highlights

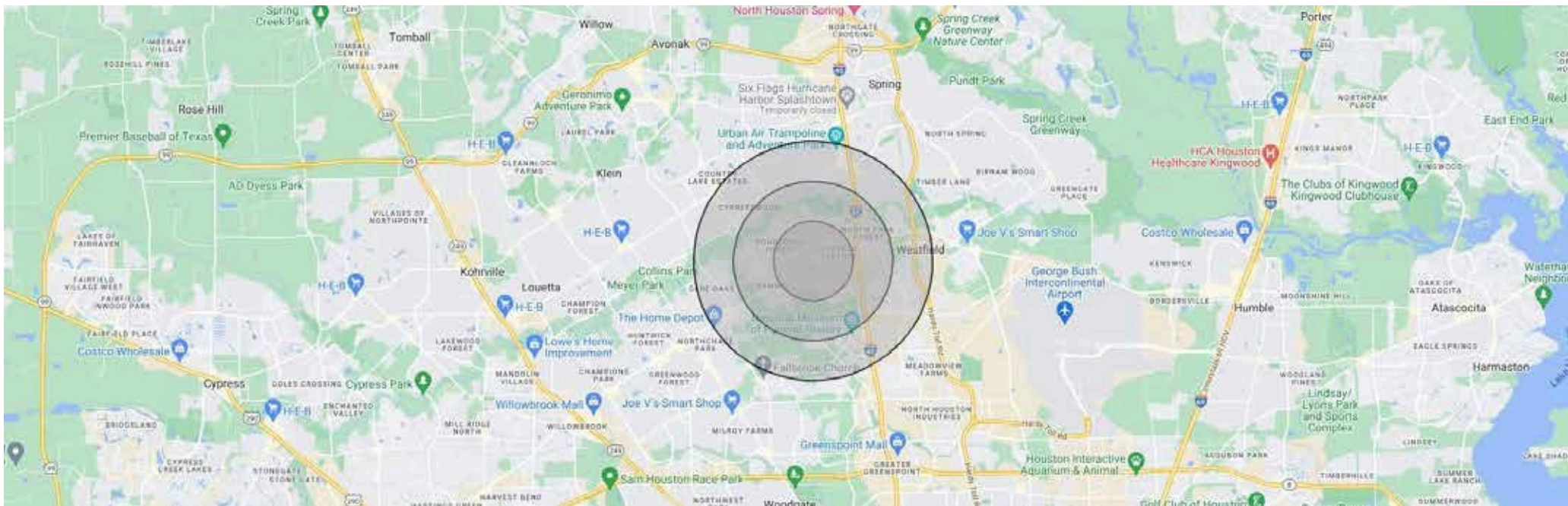
- Extremely well located on the major retail corridor of North Houston at the signalized Northeast Corner of F.M. 1960 at Nans, just West of I-45
- Within a 6-Mile radius of Bush Intercontinental Airport
- Former Daquiri Bar and Lounge Available

1	Tumakin Tire Shop	1,567 Sq. Ft.
2	Tumakin Tire Shop	779 Sq. Ft.
3	Family Cuts Hair Salon	1,141 Sq. Ft.
4	H-Town Vape	1,280 Sq. Ft.
5	Mendoza Insurance & Tax Service	890 Sq. Ft.
6	Space Liquor	2,880 Sq. Ft.
7	Amigo Cash	1,414 Sq. Ft.
8-A	LEASED	1,469 Sq. Ft.
8-B	LEASED	1,468 Sq. Ft.
9	Cuban boutique	1,200 Sq. Ft.
10	Nicaraguan goods	1,615 Sq. Ft.
11	RESTAURANT	845 Sq. Ft.
12	AVAILABLE	2,254 Sq. Ft.
12-A	Available	4,488 Sq. Ft.
13	El Taquito Meat Market	1,707 Sq. Ft.
14	El Taquito Meat Market	2,588 Sq. Ft.
15	A-Max Auto Insurance	3,448 Sq. Ft.
16 (PAD)	Senor Check Cashing	3,975 Sq. Ft.





DIAMOND PLAZA CENTER



	Population				Households				Income		
	1 mile	2 mile	3 mile		1 mile	2 mile	3 mile		1 mile	2 mile	3 mile
2010 Population	15,985	45,456	95,290	2010 Households	6,572	17,405	35,053	Avg Household Income	\$58,616	\$71,184	\$77,494
2023 Population	18,269	55,067	117,304	2023 Households	7,712	21,586	44,328	Median Household Income	\$45,101	\$50,009	\$54,797
2028 Population Projection	18,418	55,974	119,497	2028 Household Projection	7,801	21,998	45,290	< \$25,000	1,791	4,666	8,778
Annual Growth 2010-2023	1.1%	1.6%	1.8%	Annual Growth 2010-2023	1.5%	1.8%	2.0%	\$25,000 - 50,000	2,427	6,125	11,336
Annual Growth 2023-2028	0.2%	0.3%	0.4%	Annual Growth 2023-2028	0.2%	0.4%	0.4%	\$50,000 - 75,000	1,820	4,539	9,067
Median Age	34.1	33.7	34.2	Owner Occupied Households	2,359	8,393	21,586	\$75,000 - 100,000	499	1,843	4,272
Bachelor's Degree or Higher	20%	21%	24%	Renter Occupied Households	5,442	13,605	23,704	\$100,000 - 125,000	455	1,383	3,481
U.S. Armed Forces	0	4	25	Avg Household Size	2.4	2.6	2.7	\$125,000 - 150,000	320	968	2,090
				Avg Household Vehicles	1	2	2	\$150,000 - 200,000	287	948	2,728
				Total Specified Consumer Spen...	\$170M	\$541.7M	\$1.2B	\$200,000+	112	1,114	2,576



RAFAEL MELARA
 713.237.0000
rafael@romcp.com

LOCATION MAP



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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____	_____		
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

