

# OCP AT MISSOURI CITY

8035 HWY 6, MISSOURI CITY



2,100 SF  
2nd Gen Space

Wonderfully  
Made

PREMIER  
MARTIAL  
ARTS

Elite Rx  
Pharmacy

1,720 SF  
2nd Gen Space

2,502 SF  
2nd Gen Space

MEMORIAL  
HERMANN GoHealth  
URGENT CARE



6510 FM 359 South STE 100  
Fulshear, TX 77441  
281.944.9660

LATASHA PRICE

| 713-851-1289  
| latasha@r1partners.com

ERICA WHITTINGTON

| 832.898.0610  
| erica@r1partners.com



# AERIAL PHOTO



6510 FM 359 South STE 100  
Fulshear, TX 77441  
281.944.9660

LATASHA PRICE

📞 | 713-851-1289  
✉ | latasha@r1partners.com

ERICA WHITTINGTON

📞 | 832.898.0610  
✉ | erica@r1partners.com



# PROPERTY INFORMATION



## LOCATION

8035 Hwy 6, Missouri City TX

## BUILDING

- 14,400 SF
- 79' depth

## SPACE

- 2,100 SF (2nd Gen, end cap)
- 1,720 SF (2nd Gen)
- 2,522 SF (2nd Gen)

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
2021 Population	7,016	70,714	192,204
2026 Population Est.	7,675	80,544	219,120
Daytime Population	5,953	58,941	159,204
Average HH Income	\$140,894	\$147,139	\$132,836

## TRAFFIC COUNT



Highway 6      63,800 VPD (2021)

3 Mile Home Ownership      10,295

## AREA RETAILERS

- Directly cross street is going to be the new MD Anderson Cancer Research Facility, Coming Soon
- Memorial Herman
- ALDI
- Lifetime Fitness
- HEB



6510 FM 359 South STE 100  
Fulshear, TX 77441  
281.944.9660

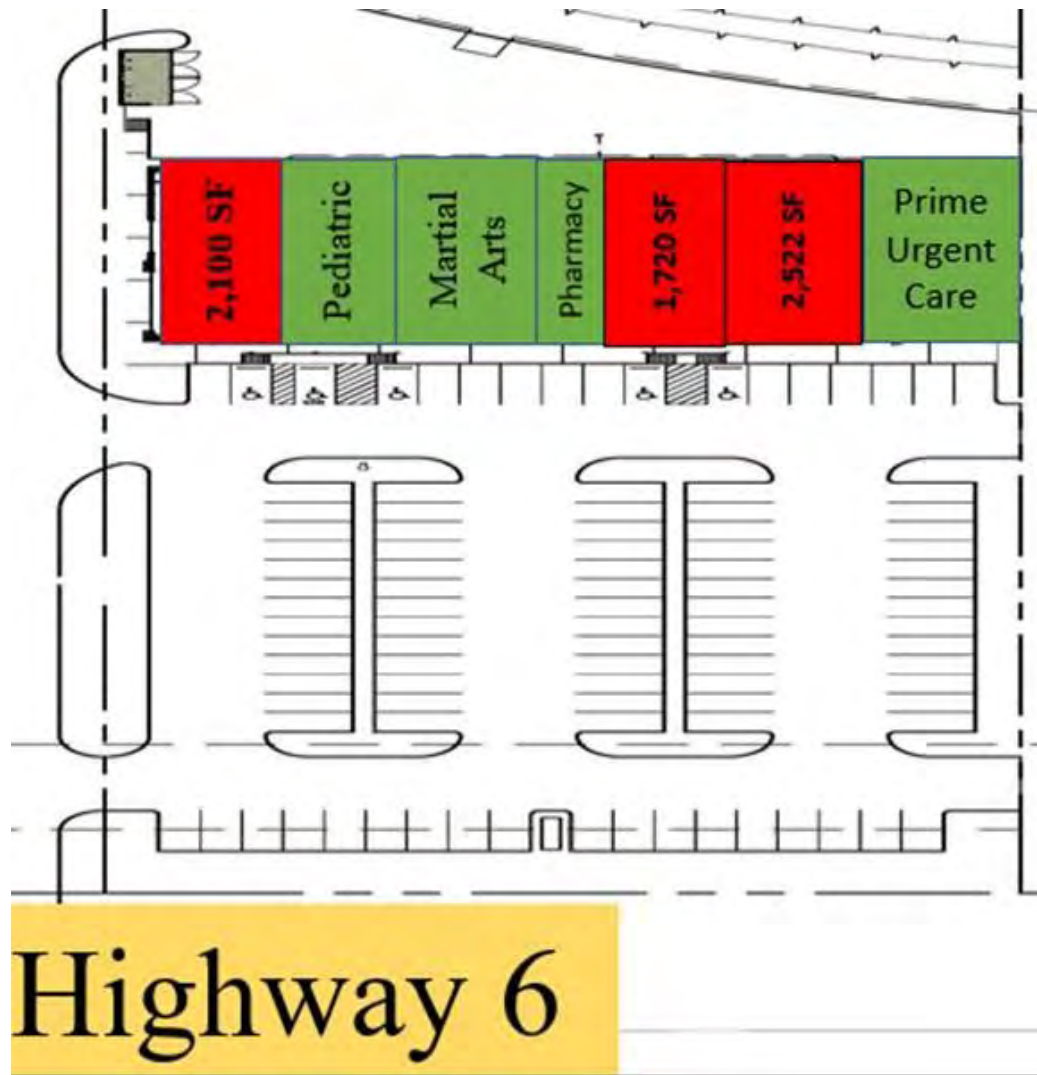
LATASHA PRICE

📞 | 713-851-1289  
✉ | latasha@r1partners.com

ERICA WHITTINGTON

📞 | 832.898.0610  
✉ | erica@r1partners.com

# SITE PLAN





# PROPERTY OVERVIEW



**ADDRESS**  
8035 Hwy 6, Missouri City TX



**PROJECT**  
20,000 SF on 3.2 Acres



**CURB CUTS**  
Multiple Driveways



**POPULATION**  
70,714 within 3 Miles



**AVERAGE HH INCOME**  
\$147,139 within 3 Miles



**TRAFFIC COUNT**  
63,800 VPD on Hwy 6



6510 FM 359 South STE 100  
Fulshear, TX 77441  
281.944.9660

**LATASHA PRICE**

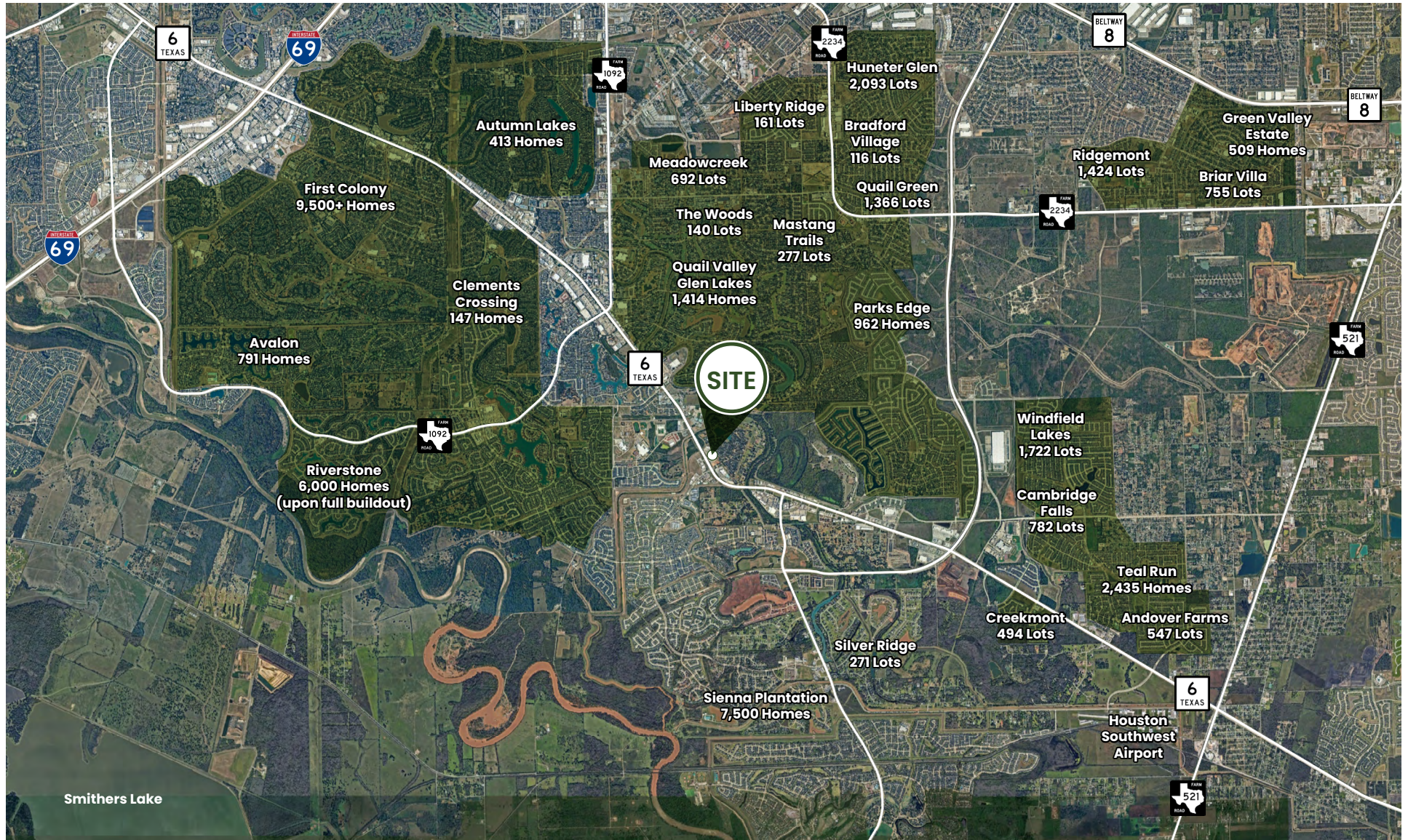
📞 | 713-851-1289  
✉ | latasha@r1partners.com

**ERICA WHITTINGTON**

📞 | 832.898.0610  
✉ | erica@r1partners.com



# RESIDENTIAL OVERVIEW



6510 FM 359 South STE 100  
 Fulshear, TX 77441  
 281.944.9660

LATASHA PRICE

📞 | 713-851-1289  
 ✉ | latasha@r1partners.com

ERICA WHITTINGTON

📞 | 832.898.0610  
 ✉ | erica@r1partners.com



# RETAIL OVERVIEW



6510 FM 359 South STE 100  
 Fulshear, TX 77441  
 281.944.9660

LATASHA PRICE

📞 | 713-851-1289  
 ✉ | latasha@r1partners.com

ERICA WHITTINGTON

📞 | 832.898.0610  
 ✉ | erica@r1partners.com





# Information About Brokerage Services

11-2-2015

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 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.

Realty 1 Partners	0510709	evans@r1partners.com	(713) 828-7578
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jack Evans	0510709	evans@r1partners.com	(713) 828-7578
Designated Broker of Firm	License No.	Email	Phone
Jack Evans	0510709	evans@r1partners.com	(713) 828-7578
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
LaTasha Price	0685570	Latasha@r1partners.com	(713) 851-1289
Sales Agent/Associate's Name	License No.	Email	Phone
Erica Whittington	653728	Erica@r1partners.com	(832) 898-0610
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date