



TIFFANY PLAZA

6221 S. Texas 6
Houston, TX 77083





Space for lease 1,550 SF Ste. 6237B
 3,000 SF Ste. 6259
 .047 Acre Pad Site

Rental Rate \$15.00 PSF

NNN \$5.21 PSF

Total Sq. Ft.: 4.40 Acres SF

Property Highlights

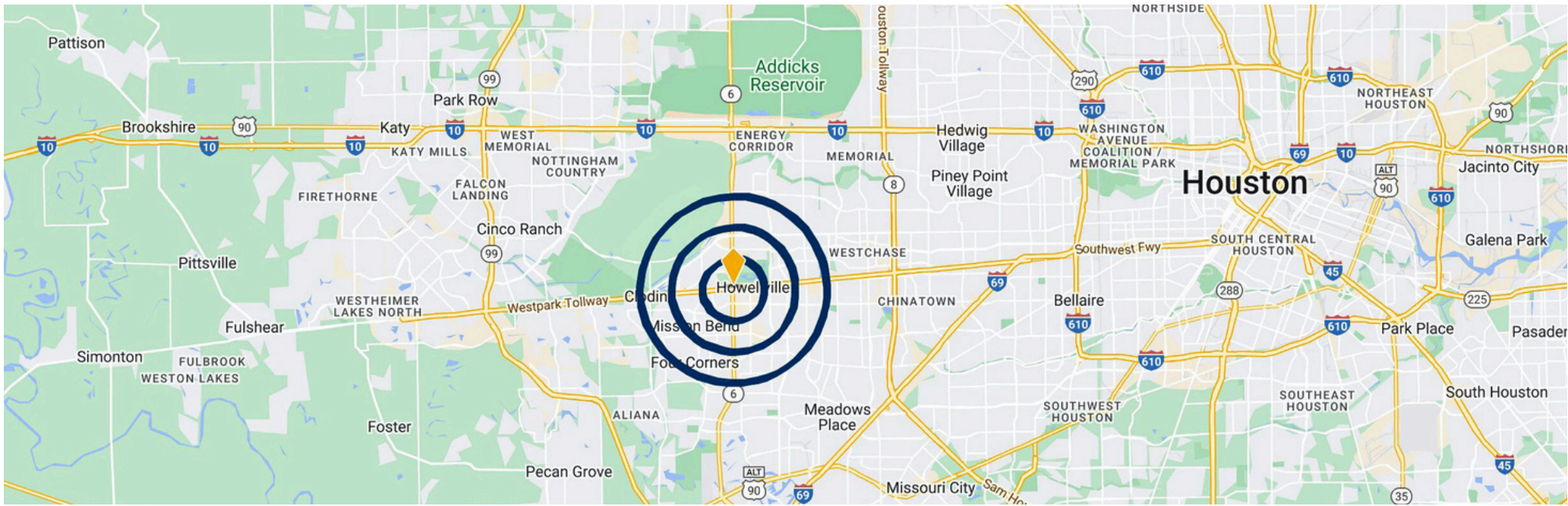
- .47 acre pad site available
- Located at the signalized corner of Alief Clodine/Westpark Tollway and Hwy 6
- Great visibility with pylon sign and easy access
- Immediate access to Hwy 6 and Westpark Tollway
- ample parking





6295 - Signs & Graphic Design	1,050 SF	6265 - BUW Human Hair Factory Store	1,500 SF	6237B - AVAILABLE	1550 SF
6291 - Game Room	3,506 SF	6263 - Church	1,500 SF	6237C - MedCure Clinic	
6287, 6289 - Dominion African Food Store	3,375 SF	6261 - Amgray Global Investment	1,500 SF	6237D-Amgray Global Investment	
6287B - Dabira Jewelry	1,239 SF	6259 - AVAILABLE	3,000 SF	6229 - Instyle Beauty Salon	
6287A - Refresquera	1,501 SF	6257 - Garza Home Furniture	1,500 SF	6227 - Mitty Mart	
6285 - Spirit Liquor	2,150 SF	6255A - Dollar store		6225 - Highway 6 Washteria	
6277 - GoGo African Mart	1,500 SF	6255 - RA Auto Color		6231 - Paramount Mobile	
6275 - Jolly Jolly Bakery	2,650 SF	6253 - Blessing Hair Braiding Salon		6221 - AA Advance Auto Care	
6271 - Amala Joint Restaurant	1,800 SF	6249 - Zenith Tax and Business Consultant			
6267 - Carniceria Mexico Lindo	3,000 SF	6237A - Islamic Wear Clothing			





Population	1 mile	2 mile	3 mile
2010 Population	13,614	70,980	150,393
2023 Population	16,051	76,959	160,275
2028 Population Projection	16,258	77,404	161,799
Annual Growth 2010-2023	1.4%	0.6%	0.5%
Annual Growth 2023-2028	0.3%	0.1%	0.2%
Median Age	33.7	35.1	35.3
Bachelor's Degree or Higher	21%	24%	26%
U.S. Armed Forces	0	12	125

Households	1 mile	2 mile	3 mile
2010 Households	4,282	23,232	49,589
2023 Households	5,254	25,676	53,600
2028 Household Projection	5,347	25,873	54,122
Annual Growth 2010-2023	1.7%	1.0%	0.9%
Annual Growth 2023-2028	0.4%	0.2%	0.2%
Owner Occupied Households	2,183	14,133	30,250
Renter Occupied Households	3,164	11,740	23,872
Avg Household Size	3	3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$133.6M	\$698.9M	\$1.5B

Income	1 mile	2 mile	3 mile
Avg Household Income	\$60,070	\$65,820	\$72,870
Median Household Income	\$46,486	\$49,791	\$54,848
< \$25,000	1,407	5,519	9,691
\$25,000 - 50,000	1,350	7,363	15,162
\$50,000 - 75,000	1,038	4,962	10,359
\$75,000 - 100,000	670	3,333	6,615
\$100,000 - 125,000	408	1,871	4,578
\$125,000 - 150,000	97	1,012	2,592
\$150,000 - 200,000	171	842	2,385
\$200,000+	113	775	2,219



RAFAEL MELARA
713.237.0000
rafael@romcp.com

AHMED ZAHRI | LEASING AGENT
713.237.0000
ahmed@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 awritten 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 teh buyer and must place the intrests 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 Commision

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

