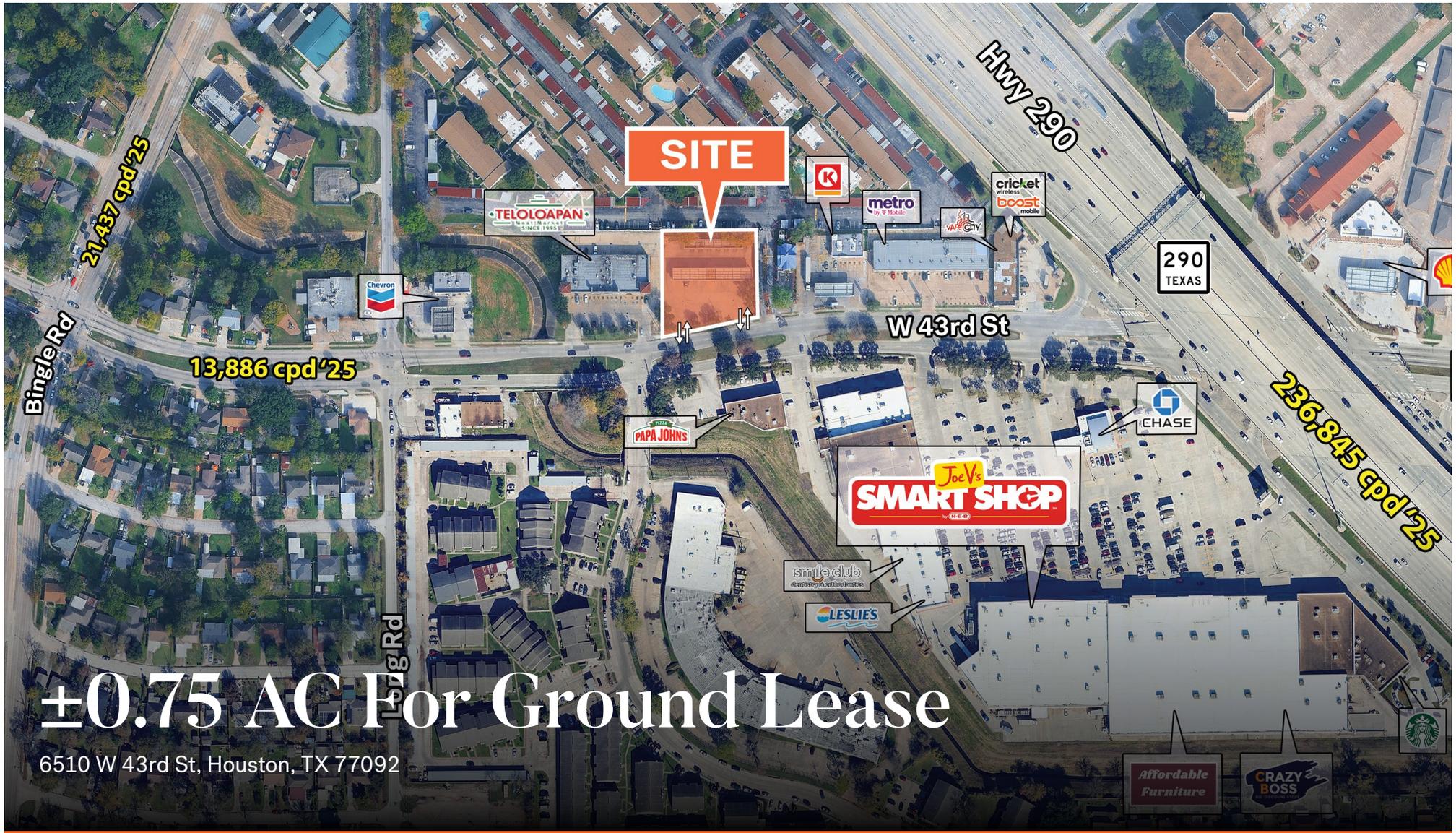




GROUND LEASE OPPORTUNITY - 0.75 AC / 32,787 SF - NW HOUSTON

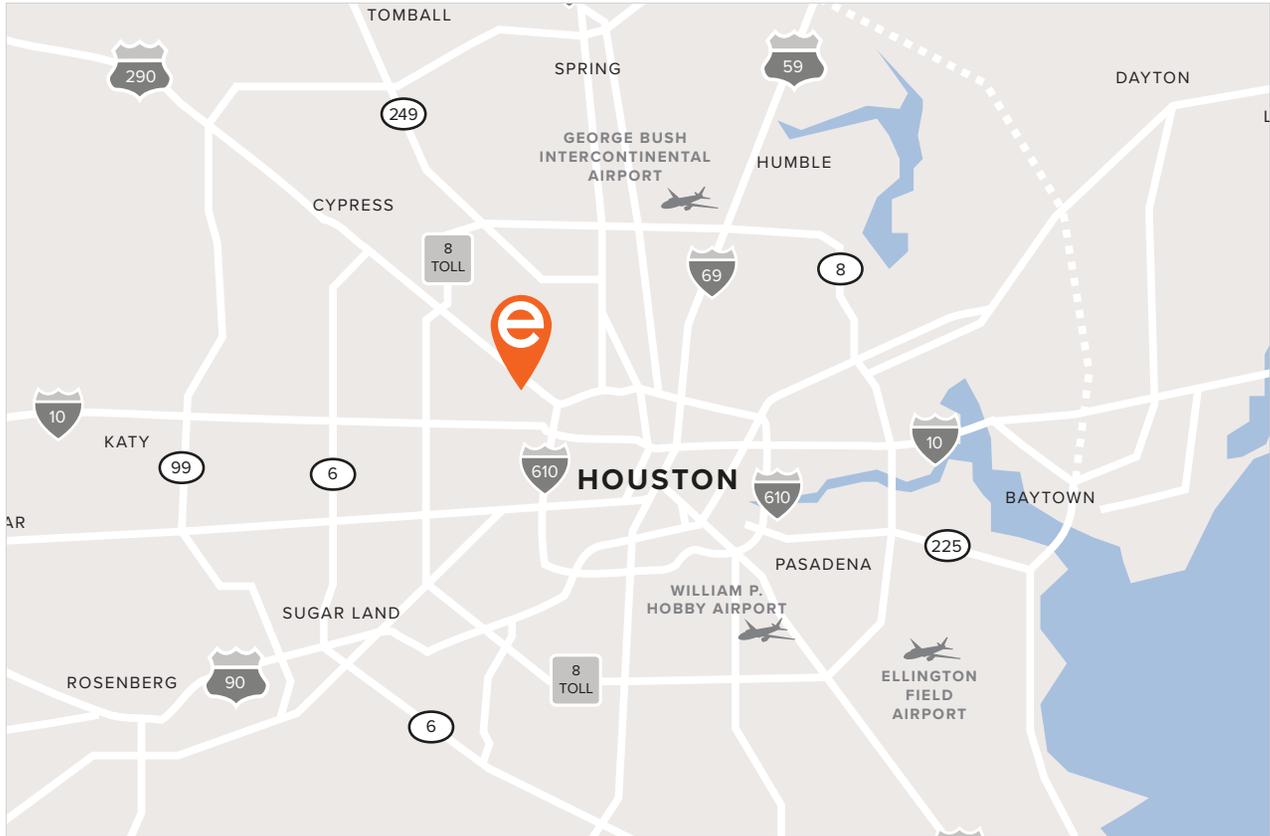


±0.75 AC For Ground Lease

6510 W 43rd St, Houston, TX 77092

Kristen Barker, CCIM® | Principal
kbarker@edge-re.com | 713.900.3040

Edge Realty Partners
515 Post Oak Blvd, Suite 175, Houston, Texas 77027
713.900.3000 | edge-re.com



LOCATION

6510 W 43rd St
Houston, TX 77092



AVAILABLE

±0.75 AC Ground Lease
(±32,787 sf)



RATE

Please Call for Rates



TRAFFIC COUNTS (KALIBRATE 2025)

236,845 CPD **13,886 CPD**
 Hwy 290 W 43rd St



2025 DEMOGRAPHIC SNAPSHOT

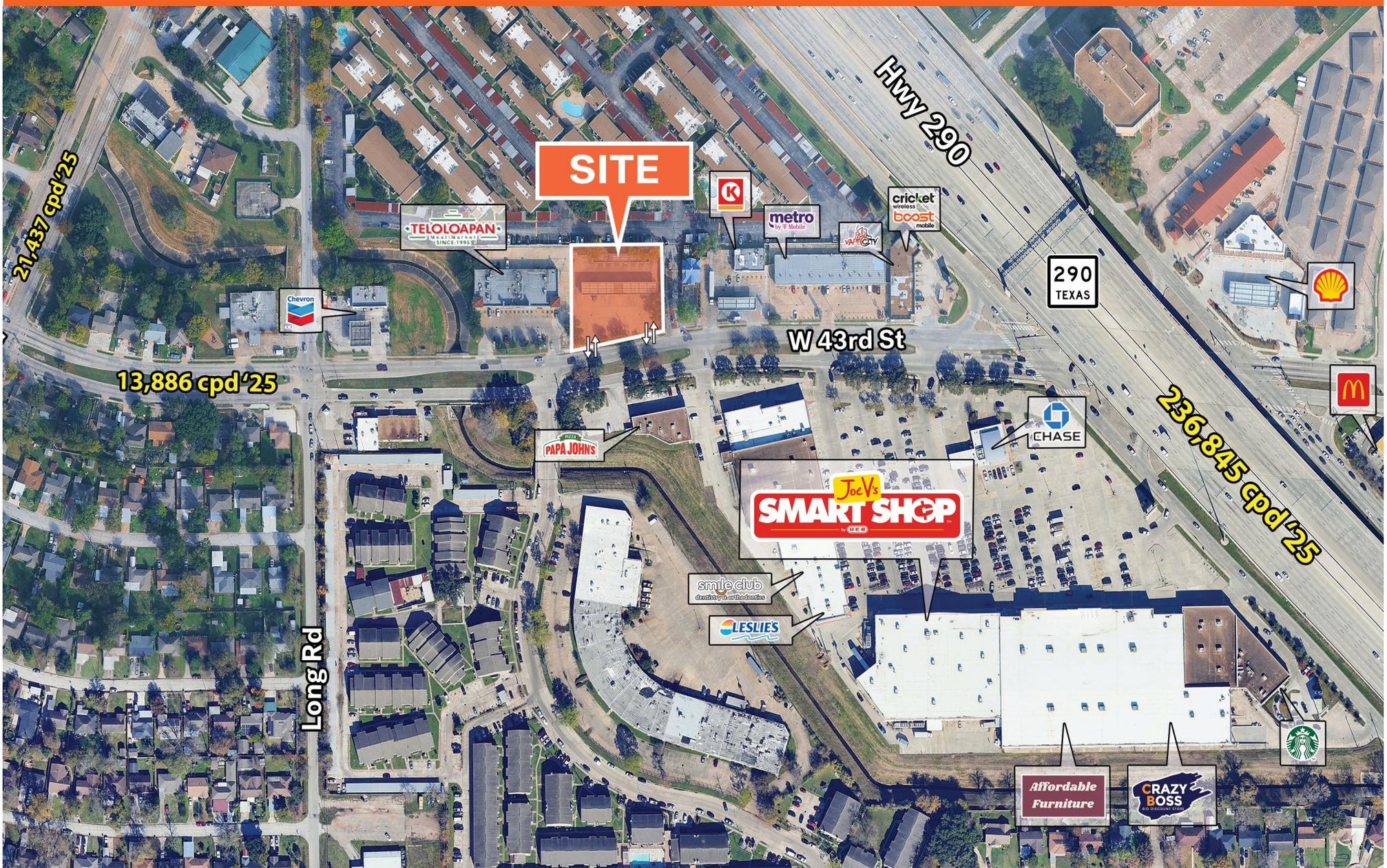
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	16,076	147,537	360,196
DAYTIME POPULATION	17,643	151,674	372,597
AVG HH INCOME	\$76,289	\$77,753	\$88,869

AREA RETAILERS

Joe V's Smart Shop, Crazy Boss, T.J. Maxx, Gold's Gym, Foodtown, dd's DISCOUNTS, El Rancho Supermercado, Family Dollar, WSS, Fiesta Mart, Five Below, Ross Dress for Less, Michaels, Academy Sports & Outdoors, Conn's HomePlus, Harbor Freight Tools, El Rancho Supermercado

PROPERTY INFORMATION

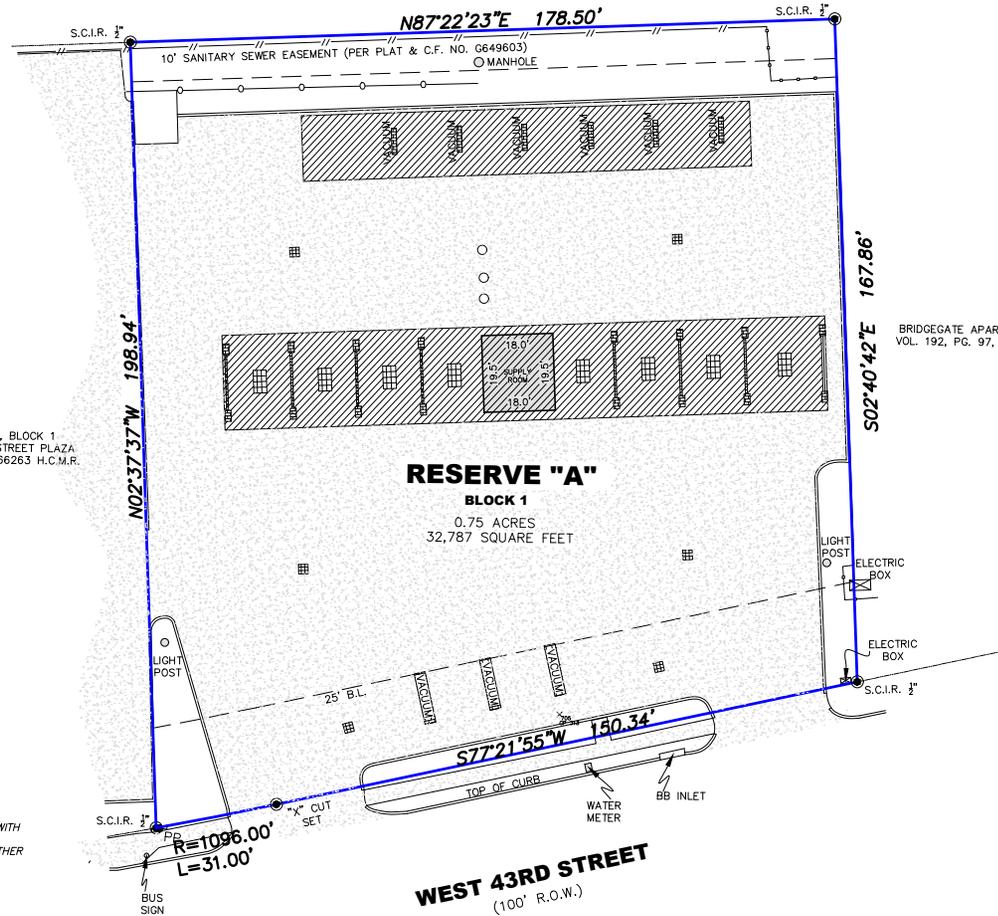
- +/-0.75 AC Pad Site for Ground Lease
- 2 Access Points of Entry
- Over 236,845 Cars Per Day on Hwy 290
- Current Building on Site (3,060 SF)



FLOOD PLAIN INFO:

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48201C0685M
 MAP REVISION: 06/09/2014
 ZONE: AE & AE FLOODWAY
 (BASED ONLY ON VISUAL EXAMINATION OF MAPS)

BRIDGEGATE APARTMENTS
 VOL. 192, PG. 97, H.C.M.R.



RESERVE "A", BLOCK 1
 OF WEST 43RD STREET PLAZA
 FILM CODE NO. 566263 H.C.M.R.

BRIDGEGATE APARTMENTS
 VOL. 192, PG. 97, H.C.M.R.

RESERVE "A"
BLOCK 1
 0.75 ACRES
 32,787 SQUARE FEET

NOTES:

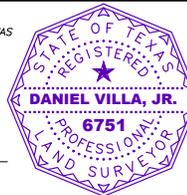
1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 1768663, EFFECTIVE DATE OF POLICY JULY 12, 2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "b" OF TITLE COMMITMENT AFOREMENTIONED IN NOTE 2.
5. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.

LEGEND: (ITEMS THAT MAY APPEAR ON THIS SURVEY)

A.E.=AERIAL EASEMENT	F.C.I.R.=FOUND CAPPED IRON ROD	U.E.=UTILITY EASEMENT
B.L.=BUILDING LINE	F.I.P.=FOUND IRON PIPE	U.T.S.=UNABLE TO SET
BRS=BEARS	F.I.R.=FOUND IRON ROD	R.O.W.=RIGHT-OF-WAY
C.I.R.=CAPPED IRON ROD	GM=GAS METER	S.C.I.R.=SET CAPPED IRON ROD
C.M.=CONTROL MONUMENT	G.B.L.=GARAGE BUILDING LINE	S.S.E.=SANITARY SEWER EASEMENT
D.E.=DRAINAGE EASEMENT	I.S.T.=INSIDE SUBJECT TRACT	W.L.E.=WATER LINE EASEMENT
FNC=FENCE	O.S.T.=OUTSIDE SUBJECT TRACT	
	P.R.=PLAT RECORDS	
--- WOOD FENCE	--- CONCRETE PAVEMENT	--- INLET
--- CHAIN LINK FENCE	--- COVERED AREA	• SP SERVICE POST
--- WROUGHT IRON FENCE		• PP POWER POST
--- BARBED WIRE FENCE		

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
 DANIEL VILLA, JR., P.E., RPLS
 REGISTRATION NO. 6751



TX ENGINEERING FIRM NO. F-22322
 TX SURVEYING FIRM NO. 10194609
 8118 FRY ROAD, SUITE 402
 CYPRESS, TEXAS 77433
 281.213.2517

BOUNDARY SURVEY

OF RESERVE "A", BLOCK 1, OF C.M.N. SUBDIVISION
 MAP/PLAT RECORDED IN FILM CODE NO. 422020 OF H.C.M.R.

ADDRESS: 6510 W 43RD STREET, HOUSTON, HARRIS COUNTY, TX 77092

JOB NO.: J2205-036
 DATE: 7/25/2022
 FOR: GREAT AMERICAN TITLE
 OFF: 1768663
 PURCHASER: TELOLOAPAN MEAT MARKET #4 INC.

DRAFTED BY: JMJ





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	16,076	147,537	360,196
TOTAL DAYTIME POPULATION	17,643	151,674	372,597
PROJECTED POPULATION GROWTH 2025 TO 2030	0.69%	4.36%	5.88%
2030 PROJECTED POPULATION	16,188	153,970	381,385
% FEMALE POPULATION	50%	50%	50%
% MALE POPULATION	50%	50%	50%
MEDIAN AGE	36.4	36.0	37.3
BUSINESS			
TOTAL EMPLOYEES	9,073	70,650	170,831
TOTAL BUSINESSES	573	4,571	11,349
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$76,289	\$77,753	\$88,869
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$55,772	\$57,009	\$69,248
ESTIMATED PER CAPITA INCOME	\$31,607	\$39,963	\$51,505
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	5,948	55,178	135,783
% HOUSING UNITS OWNER-OCCUPIED	38%	41%	48%
% HOUSING UNITS RENTER-OCCUPIED	56%	51%	43%
RACE & ETHNICITY			
% WHITE	40%	34%	39%
% BLACK OR AFRICAN AMERICAN	7%	14%	15%
% ASIAN	2%	4%	5%
% OTHER	52%	49%	40%
% HISPANIC	69%	49%	48%
% NON-HISPANIC	31%	51%	52%

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

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