

# YORK TOWN CROSSING

5537 Hwy 6 N, Houston Tx 77084



Presented by  
**Chan (Johnny) YUN**

ASSOCIATE CEO  
HOUSKOR-REALTY AND MANAGEMENT, LLC  
License # TX 587949

**713-385-2156**

**[jyrealty@hotmail.com](mailto:jyrealty@hotmail.com)**

## Property Summary & Pricing

### YORK TOWN CROSSING

Address: 5537 Hwy 6 N, Houston Tx 77084

YEAR BUILT : 2004

LOT SIZE : 2.58 ACRES

BUILDING SIZE : 22350 SF

Available Space : Unit 5569 Current 1300sf Island Snowball

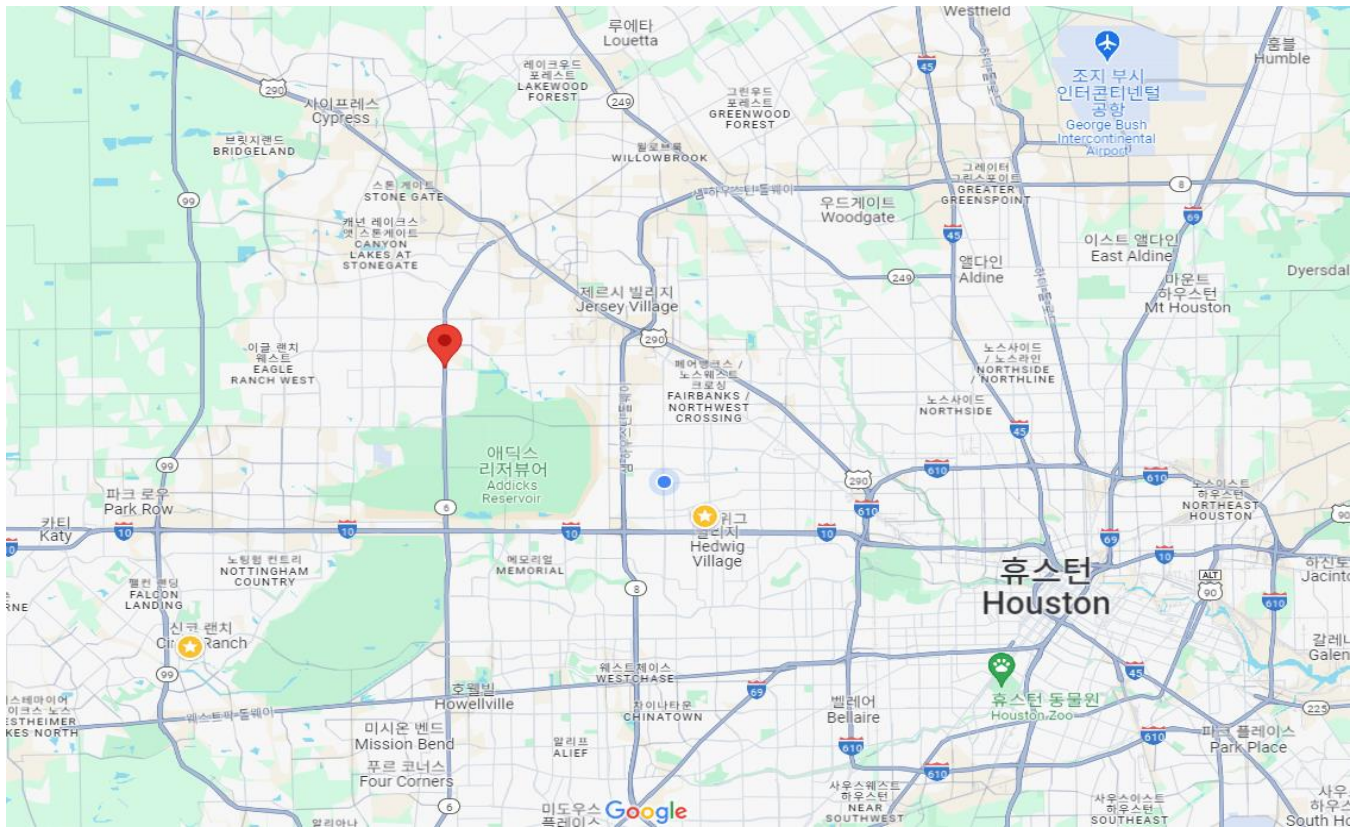
Rate : Base \$2300.00 NNN \$1131.58 Total \$3431.58

## Tenant Roster

| TENANT NAME                 | SIZE    |
|-----------------------------|---------|
|                             |         |
| MAJESTIC CLEANERS           | 2160    |
| SEA ZONE                    | 2310    |
| MOON TOUCH                  | 1360    |
| HERMOSA DENTAL              | 1610    |
| YOGANOW                     | 2000    |
| METRO PCS                   | 1400    |
| CALI ANTOJOS COLUMBIAN FOOD | 2100    |
| UNITE STATE OFFICE          | 1760    |
| UNITE STATE OFFICE          | 3150    |
| THE RED HOT CHILLII BURROW  | 1200    |
| ISLAND SNOWBALL             | 1300    |
| KIMS TEA HOUSE              | 2000    |
| ZIPLINE CHARGING STATION    | PARKING |
| DONATION BOX                | PARKING |
| Total                       | 22350   |

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## Property Aerial



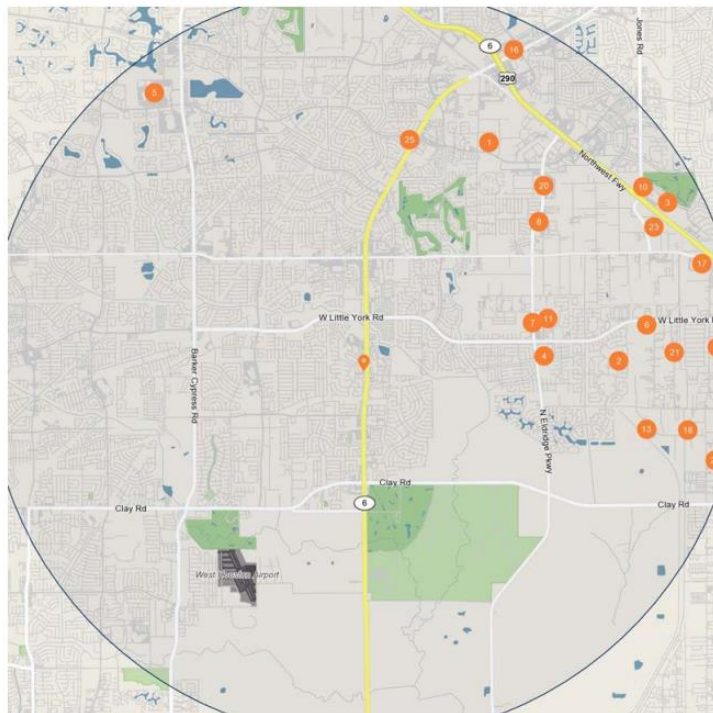


# DEMOGRAPHICS

## Yorktown Crossing

| POPULATION                    | 1 Mile        | 3 Miles        | 5 Miles        |
|-------------------------------|---------------|----------------|----------------|
| <b>2027 Projection</b>        |               |                |                |
| Total Population              | 29,297        | 143,495        | 333,194        |
| <b>2022 Estimate</b>          |               |                |                |
| Total Population              | 27,639        | 135,242        | 306,224        |
| <b>2010 Census</b>            |               |                |                |
| Total Population              | 24,312        | 118,884        | 254,112        |
| <b>2000 Census</b>            |               |                |                |
| Total Population              | 14,326        | 86,574         | 145,105        |
| <b>Daytime Population</b>     |               |                |                |
| 2022 Estimate                 | 13,878        | 100,186        | 262,451        |
| <b>HOUSEHOLDS</b>             | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| <b>2027 Projection</b>        |               |                |                |
| Total Households              | 10,000        | 46,753         | 109,610        |
| <b>2022 Estimate</b>          |               |                |                |
| Total Households              | 9,407         | 43,894         | 100,702        |
| Average (Mean) Household Size | 2.9           | 3.1            | 3.0            |
| <b>2010 Census</b>            |               |                |                |
| Total Households              | 8,162         | 38,077         | 83,034         |
| <b>2000 Census</b>            |               |                |                |
| Total Households              | 5,317         | 28,535         | 49,460         |
| <b>Occupied Units</b>         |               |                |                |
| 2027 Projection               | 10,858        | 49,189         | 115,656        |
| 2022 Estimate                 | 10,187        | 46,110         | 106,142        |
| <b>HOUSEHOLDS BY INCOME</b>   | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| <b>2022 Estimate</b>          |               |                |                |
| \$150,000 or More             | 7.8%          | 13.7%          | 13.7%          |
| \$100,000-\$149,999           | 13.0%         | 17.6%          | 18.7%          |
| \$75,000-\$99,999             | 12.9%         | 14.2%          | 14.4%          |
| \$50,000-\$74,999             | 23.9%         | 20.6%          | 19.9%          |
| \$35,000-\$49,999             | 14.0%         | 12.1%          | 12.3%          |
| Under \$35,000                | 28.5%         | 21.9%          | 20.9%          |

| HOUSEHOLDS BY EXPENDITURE                     | 1 Mile        | 3 Miles        | 5 Miles        |
|-----------------------------------------------|---------------|----------------|----------------|
| Total Average Household Retail Expenditure    | \$111,144     | \$123,225      | \$124,159      |
| <b>Consumer Expenditure Top 10 Categories</b> |               |                |                |
| Housing                                       | \$17,596      | \$19,239       | \$19,485       |
| Transportation                                | \$12,493      | \$13,940       | \$14,063       |
| Personal Insurance and Pensions               | \$6,803       | \$7,653        | \$7,766        |
| Food                                          | \$5,809       | \$6,011        | \$6,128        |
| Healthcare                                    | \$4,774       | \$5,557        | \$5,440        |
| Entertainment                                 | \$2,489       | \$2,680        | \$2,749        |
| Cash Contributions                            | \$1,549       | \$1,918        | \$1,829        |
| Apparel                                       | \$983         | \$1,044        | \$1,067        |
| Gifts                                         | \$951         | \$1,127        | \$1,086        |
| Education                                     | \$897         | \$1,068        | \$1,077        |
| <b>POPULATION PROFILE</b>                     | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| <b>Population By Age</b>                      |               |                |                |
| 2022 Estimate Total Population                | 27,639        | 135,242        | 306,224        |
| Under 20                                      | 31.9%         | 30.8%          | 31.9%          |
| 20 to 34 Years                                | 22.3%         | 20.3%          | 21.3%          |
| 35 to 39 Years                                | 7.9%          | 7.2%           | 7.7%           |
| 40 to 49 Years                                | 14.2%         | 14.1%          | 14.2%          |
| 50 to 64 Years                                | 16.0%         | 18.5%          | 16.7%          |
| Age 65+                                       | 7.6%          | 9.0%           | 8.2%           |
| Median Age                                    | 32.4          | 34.2           | 32.9           |
| <b>Population 25+ by Education Level</b>      |               |                |                |
| 2022 Estimate Population Age 25+              | 16,979        | 84,613         | 187,968        |
| Elementary (0-8)                              | 8.8%          | 7.4%           | 6.3%           |
| Some High School (9-11)                       | 8.1%          | 7.4%           | 6.7%           |
| High School Graduate (12)                     | 28.3%         | 23.9%          | 22.7%          |
| Some College (13-15)                          | 21.9%         | 22.4%          | 22.9%          |



| Major Employers                                                     | Employees |
|---------------------------------------------------------------------|-----------|
| 1 Texas Auto Auction Services-Big H Auto Actn/Mnheim Houston        | 1,616     |
| 2 S & B Engineers & Constrs Ltd                                     | 1,390     |
| 3 Stewart Builders Inc-Keystone Concrete Placement                  | 1,200     |
| 4 Toshiba International Corp-Toshiba International                  | 850       |
| 5 Lone Star College System-Lone Star College - Cyfair               | 835       |
| 6 University of Texas System                                        | 776       |
| 7 Dril-Quip Inc-DRIL-QUIP                                           | 759       |
| 8 Dnow LP-Wilson Exports                                            | 750       |
| 9 Vetco Gray LLC-GE Oil & Gas                                       | 700       |
| 10 Pall Corporation                                                 | 675       |
| 11 Varco Shaffer Inc                                                | 630       |
| 12 Cameron International Corp-Cameron                               | 620       |
| 13 Applied Finish Systems Ltd                                       | 600       |
| 14 Honeywell International Inc-Honeywell                            | 591       |
| 15 Automatic Switch Company                                         | 541       |
| 16 Memorial Hermann Health System-Memorial Hermann Imaging Cntrs- W | 534       |
| 17 Natural Gas Stions N Amer LLC-Dresser Natural Gas Solutions      | 529       |
| 18 Aqua Pennsylvania Inc-Aqua Source                                | 500       |
| 19 Cameron International Corp                                       | 500       |
| 20 Cypress-Fairbanks Ind Schl Dst-Cypress Ridge High School         | 452       |
| 21 Insulations Incorporated                                         | 428       |
| 22 Wood Group Kenny Inc-Wood Group Kenny                            | 420       |
| 23 W-Industries of Texas LLC                                        | 408       |
| 24 Quietflex Manufacturing Co LP-Quietflex Manufacturing            | 400       |
| 25 Luxor Staffing Inc                                               | 392       |



11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

|                                                                       |                |                             |                      |
|-----------------------------------------------------------------------|----------------|-----------------------------|----------------------|
| <b>HOUSKOR REALTY AND MANAGEMENT LLC</b>                              | <b>9004129</b> | <b>JYREALTY@HOTMAIL.COM</b> | <b>(713)385-2156</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                       | Phone                |
| Designated Broker of Firm                                             | License No.    | Email                       | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                       | Phone                |
| <b>JOHNNY YUN</b>                                                     | <b>587949</b>  | <b>JYREALTY@HOTMAIL.COM</b> | <b>(713)385-2156</b> |
| Sales Agent/Associate's Name                                          | License No.    | Email                       | Phone                |
| Buyer/Tenant/Seller/Landlord Initials                                 |                | Date                        |                      |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date