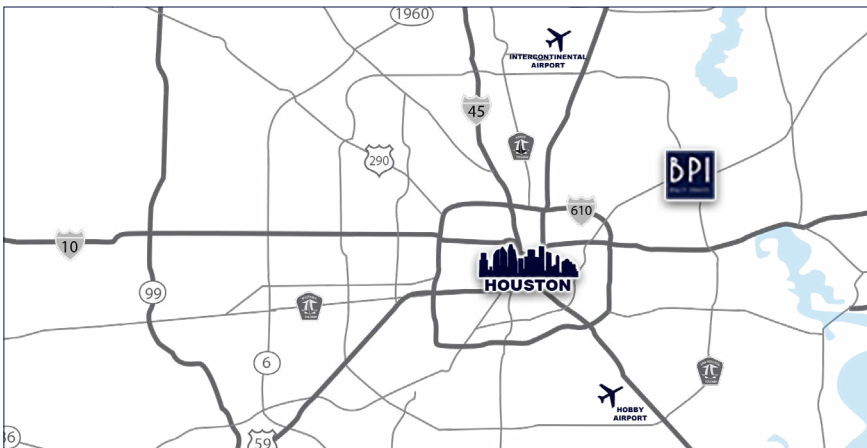


# Auburn Knolls Retail Center

SEQ of BW 8/Sam Houston Pkwy & US Hwy 90/Crosby Fwy

6910 E Sam Houston Pkwy N, Houston, TX 77049



**Building Size:** 15,000 SF Fronting Beltway 8

**Land Size:** 2.11 Acres

**Parking:** 100 spaces (6.67 per 1,000 SF)

**Availability:** 7,500 SF

**Pricing:** \$36.00 - \$40.00 PSF + NNN

**Description:** - Located in east Houston at the Beltway 8 & Hwy 90 (Crosby Freeway) intersection. This area has experienced tremendous residential & retail growth over the past 10 years.

- Excellent visibility and access to Beltway 8

- Adjacent to 55,000 Sq.ft. Showbiz Movie Theatre

- Two existing Class A Multifamily projects with a total of 475 units; a 3rd Multifamily project proposed on 13 acres with approx. 333 units

- Close proximity to the new North Point 90 Logistics Center, which will encompass over 2.5M SF of industrial space on 190 acres

For More Information:

**David K. Ferguson | BPI Realty Services**

david@bpirealty.com | 713-350-2783

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REALTY SERVICES

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SITE PLAN



Scale: 1" = 20'





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6910 E Sam Houston Pkwy N, Houston, TX 77049

**2024 Population**  
(3 mi Radius)  
**90,427**

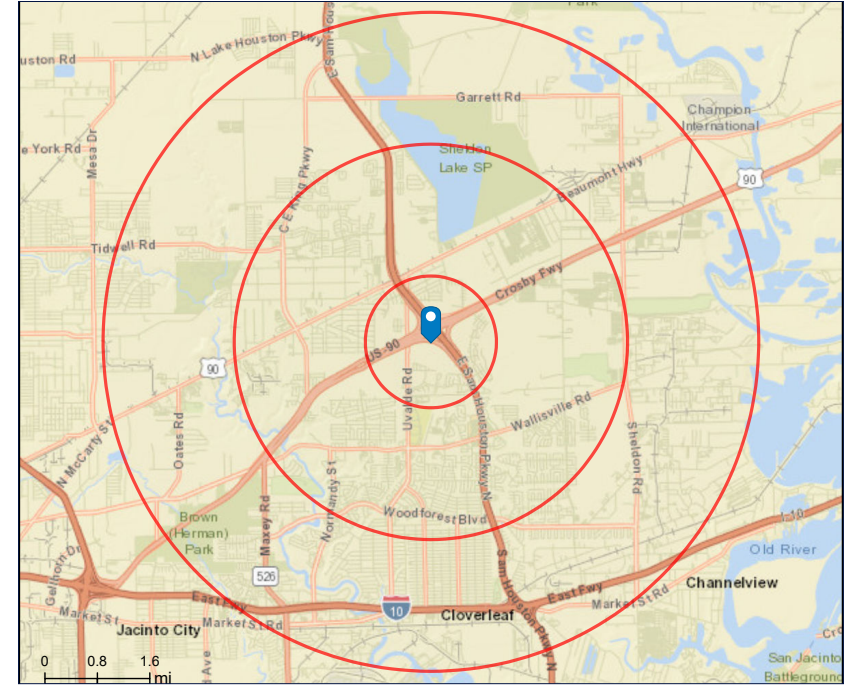
**Households**  
(3 mi Radius)  
**28,001**

**Daytime Population**  
(3 mi Radius)  
**67,468**

**Avg HH Income**  
(3 mi Radius)  
**\$87,008**

**Avg Home Value**  
(3 mi Radius)  
**\$307,512**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	6,585	72,527	142,198
2020 Total Population	9,074	88,085	169,817
2020 Group Quarters	76	195	813
2024 Total Population	9,907	90,427	173,160
2024 Group Quarters	77	200	838
2029 Total Population	11,161	92,843	178,606
2024-2029 Annual Rate	2.41%	0.53%	0.62%
2024 Total Daytime Population	7,868	67,468	139,562
Workers	2,948	20,140	45,115
Residents	4,920	47,328	94,447
<b>Household Summary</b>			
2010 Households	2,114	21,977	42,566
2010 Average Household Size	3.11	3.30	3.32
2020 Total Households	2,976	27,063	51,865
2020 Average Household Size	3.02	3.25	3.26
2024 Total Households	3,257	28,001	53,359
2024 Average Household Size	3.02	3.22	3.23
2029 Households	3,683	29,150	55,765
2029 Average Household Size	3.01	3.18	3.19
2024-2029 Annual Rate	2.49%	0.81%	0.89%
2010 Families	1,591	17,502	33,255
2010 Average Family Size	3.61	3.71	3.76
2024 Families	2,384	21,573	40,503
2024 Average Family Size	3.58	3.73	3.75
2029 Families	2,705	22,351	42,168
2029 Average Family Size	3.56	3.69	3.71
2024-2029 Annual Rate	2.56%	0.71%	0.81%
<b>Housing Unit Summary</b>			
Vacant Housing Units	7.3%	9.5%	10.5%
2020 Housing Units	3,302	29,060	56,509
Owner Occupied Housing Units	51.4%	58.2%	52.7%
Renter Occupied Housing Units	38.8%	34.9%	39.1%
Vacant Housing Units	9.9%	7.1%	8.2%
2024 Housing Units	3,636	30,107	58,054
Owner Occupied Housing Units	48.3%	58.9%	54.0%
Renter Occupied Housing Units	41.2%	34.1%	38.0%
Vacant Housing Units	10.4%	7.0%	8.1%
2029 Housing Units	4,075	31,361	60,713
Owner Occupied Housing Units	47.4%	60.2%	56.2%
Renter Occupied Housing Units	43.0%	32.7%	35.6%
Vacant Housing Units	9.6%	7.1%	8.1%
<b>Median Household Income</b>			
2024	\$79,593	\$67,038	\$60,018
2029	\$100,142	\$78,700	\$69,958
<b>Median Home Value</b>			
2024	\$248,180	\$219,565	\$207,272
2029	\$272,732	\$271,714	\$265,510
<b>Per Capita Income</b>			
2024	\$31,263	\$27,064	\$24,458
2029	\$37,055	\$32,269	\$29,399
<b>Median Age</b>			
2020	30.4	31.1	30.6
2024	32.1	32.3	31.8



	1 mile	3 miles	5 miles
<b>2024 Population 25+ by Educational Attainment</b>			
Total	6,255	55,257	103,992
Less than 9th Grade	5.7%	11.8%	14.9%
9th - 12th Grade, No Diploma	9.7%	9.7%	10.6%
High School Graduate	18.8%	27.2%	27.8%
GED/Alternative Credential	2.2%	5.3%	5.7%
Some College, No Degree	20.4%	20.6%	18.0%
Associate Degree	16.5%	10.0%	9.2%
Bachelor's Degree	18.4%	11.5%	10.6%
Graduate/Professional Degree	8.3%	3.9%	3.3%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	5,413	46,521	85,363
Population 16+ Employed	93.8%	94.7%	94.3%
Population 16+ Unemployment rate	6.2%	5.3%	5.7%
Population 16-24 Employed	11.7%	15.8%	15.7%
Population 16-24 Unemployment rate	14.3%	12.4%	13.6%
Population 25-54 Employed	72.2%	66.7%	67.5%
Population 25-54 Unemployment rate	4.4%	3.8%	3.9%
Population 55-64 Employed	12.9%	13.0%	12.5%
Population 55-64 Unemployment rate	0.8%	2.9%	4.1%
Population 65+ Employed	3.2%	4.5%	4.3%
Population 65+ Unemployment rate	26.8%	6.7%	5.6%





# 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 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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)