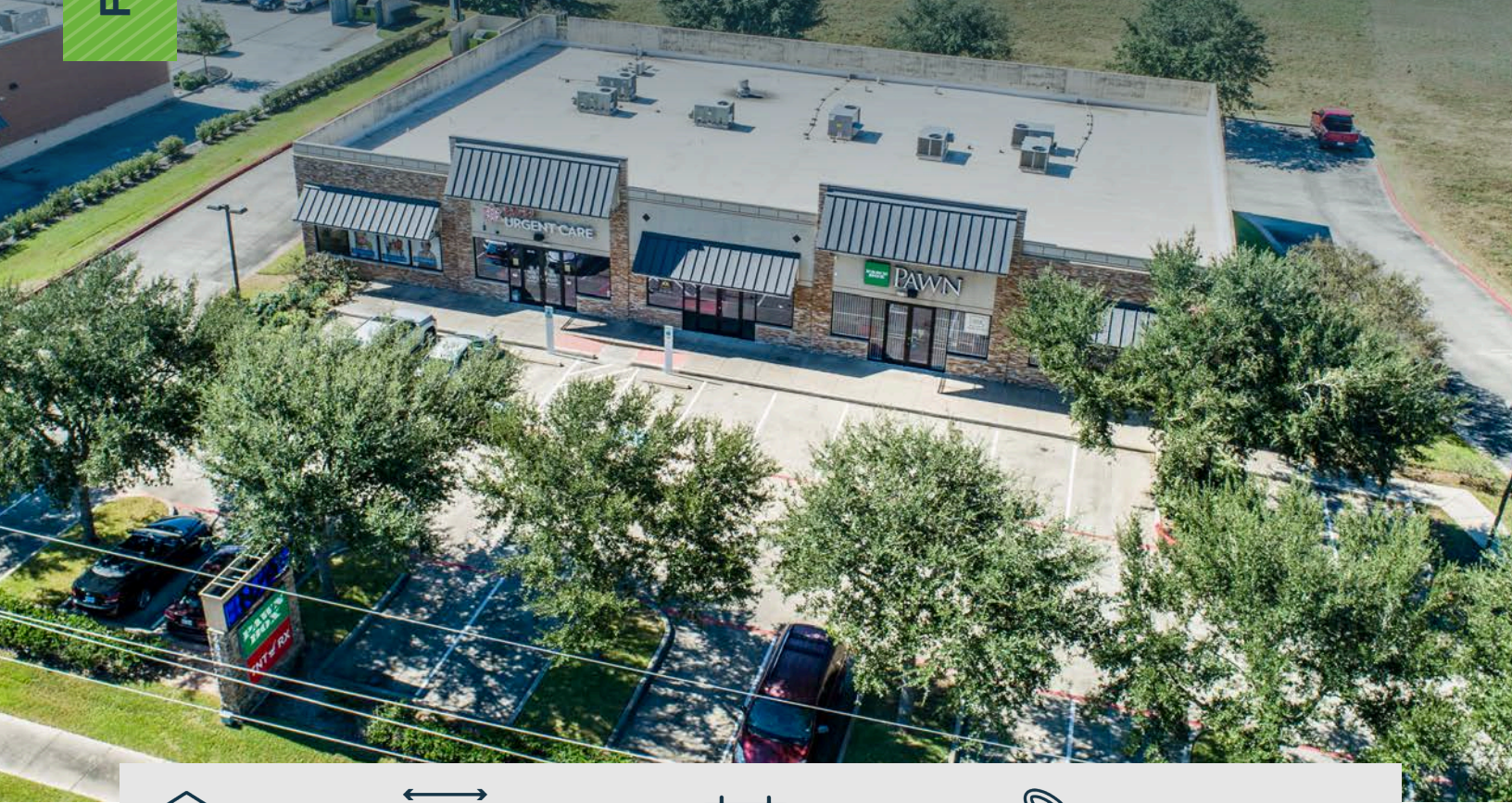


FOR LEASE

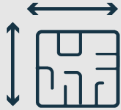
BRAZOS LAKE SHOPPING CENTER

Oldham
Goodwin 

6840 HIGHWAY 6
MISSOURI CITY, TEXAS 77459



GLA
9,920 SF



SITE SIZE
1.17 AC



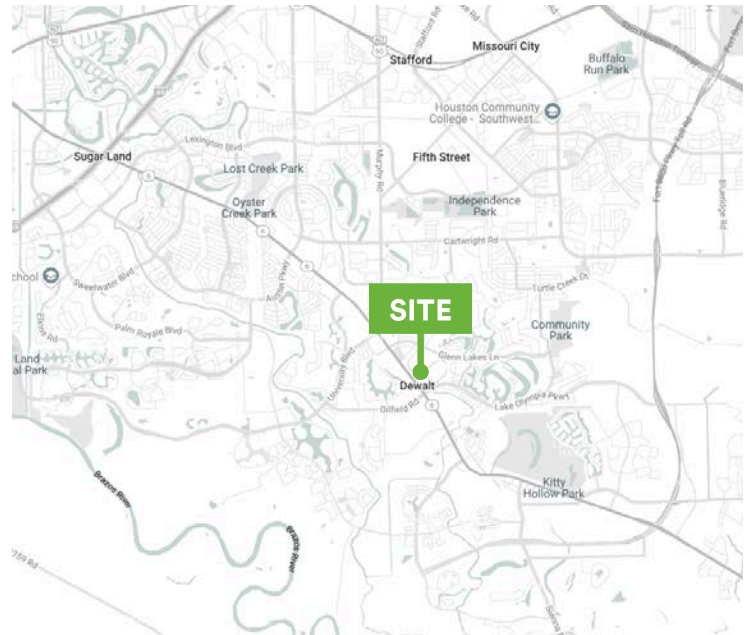
YEAR BUILT
2009



RENTAL RATE
\$26.00/SF + NNN

PROPERTY HIGHLIGHTS

- 2,000 SF of brand-new built out Healthcare/Clinic Space available immediately
- 3,920 SF of retail space available 6/1
- Located on State Highway 6 with strong traffic counts of over 58,000 VPD
- Population of 97,002 within 3 miles and 207,360 within 5 miles with 4% projected annual growth through 2029
- Average Household income of \$151,526 within 1 mile
- Co-tenancy with Excel Urgent Care



FOR LEASE

BRAZOS LAKE SHOPPING CENTER

6840 HIGHWAY 6
MISSOURI CITY, TEXAS 77459



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	8,664	97,002	207,360
2029 Total Population	10,319	116,556	248,587
2024 - 2029 Growth Rate	19.10%	20.16%	19.88%
2024 Households	2,845	32,570	69,942
2029 Households	3,406	39,336	84,271
2024 Median Home Value	\$345,416	\$326,924	\$315,605
2024 Average Household Income	\$151,526	\$130,393	\$123,383
2024 Total Consumer Spending	\$121,990,000	\$1,276,687,000	\$2,635,253,000
2029 Total Consumer Spending	\$157,533,993	\$1,661,816,296	\$3,421,730,856



58,330 VPD
State Highway 6



52,016
Employees

FOR LEASE

BRAZOS LAKE SHOPPING CENTER

6840 HIGHWAY 6
MISSOURI CITY, TEXAS 77459

SITE PLAN



SUITE	AVAILABILITY	RSF
B	Immediately	2,000 SF
C	6/1	3,920 SF

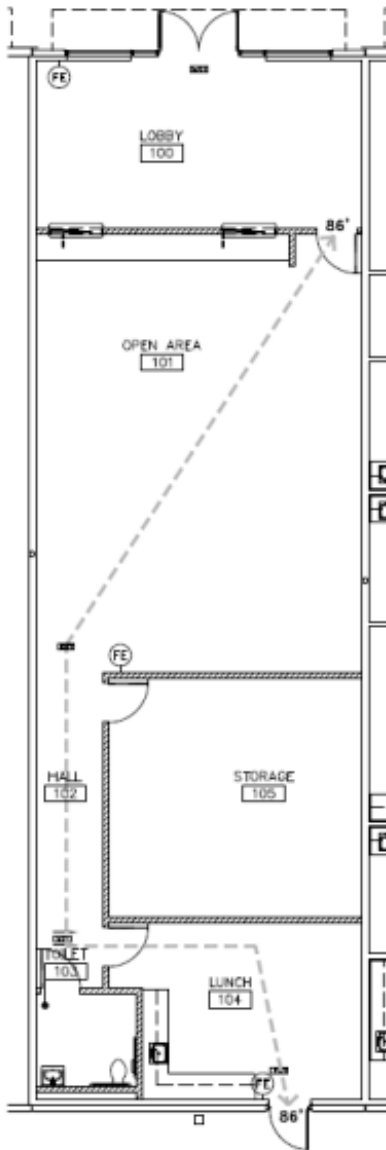


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BRAZOS LAKE SHOPPING CENTER

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MISSOURI CITY, TEXAS 77459

FLOOR PLAN - SUITE B



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MISSOURI CITY, TEXAS 77459



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BRAZOS LAKE SHOPPING CENTER

6840 HIGHWAY 6
MISSOURI CITY, TEXAS 77459

TEXAS OVERVIEW



NO STATE INCOME TAX

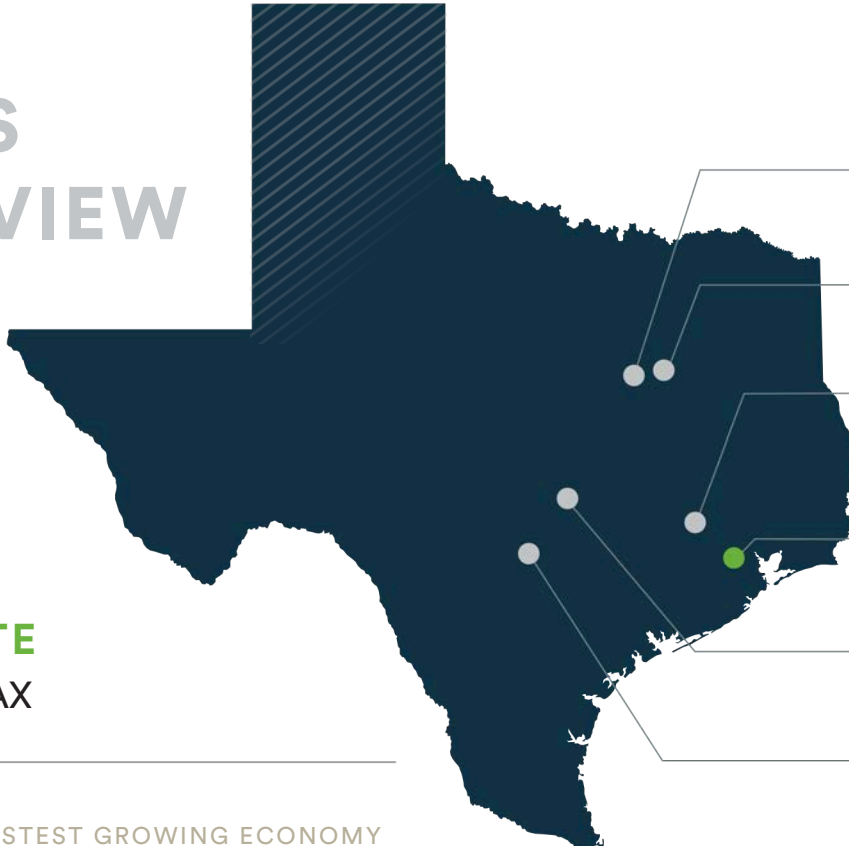
2ND FASTEST GROWING ECONOMY IN THE UNITED STATES

#1 STATE IN AMERICA TO START A BUSINESS



POPULATION **28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

2ND LARGEST LABOR WORKFORCE: 14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES CALL TEXAS HOME



BEST STATE FOR BUSINESS



TOP STATE FOR JOB GROWTH



LARGEST MEDICAL CENTER

FOR LEASE

BRAZOS LAKE SHOPPING CENTER

6840 HIGHWAY 6
MISSOURI CITY, TEXAS 77459

HOUSTON, TEXAS



POPULATION
7,000,000

21 FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS

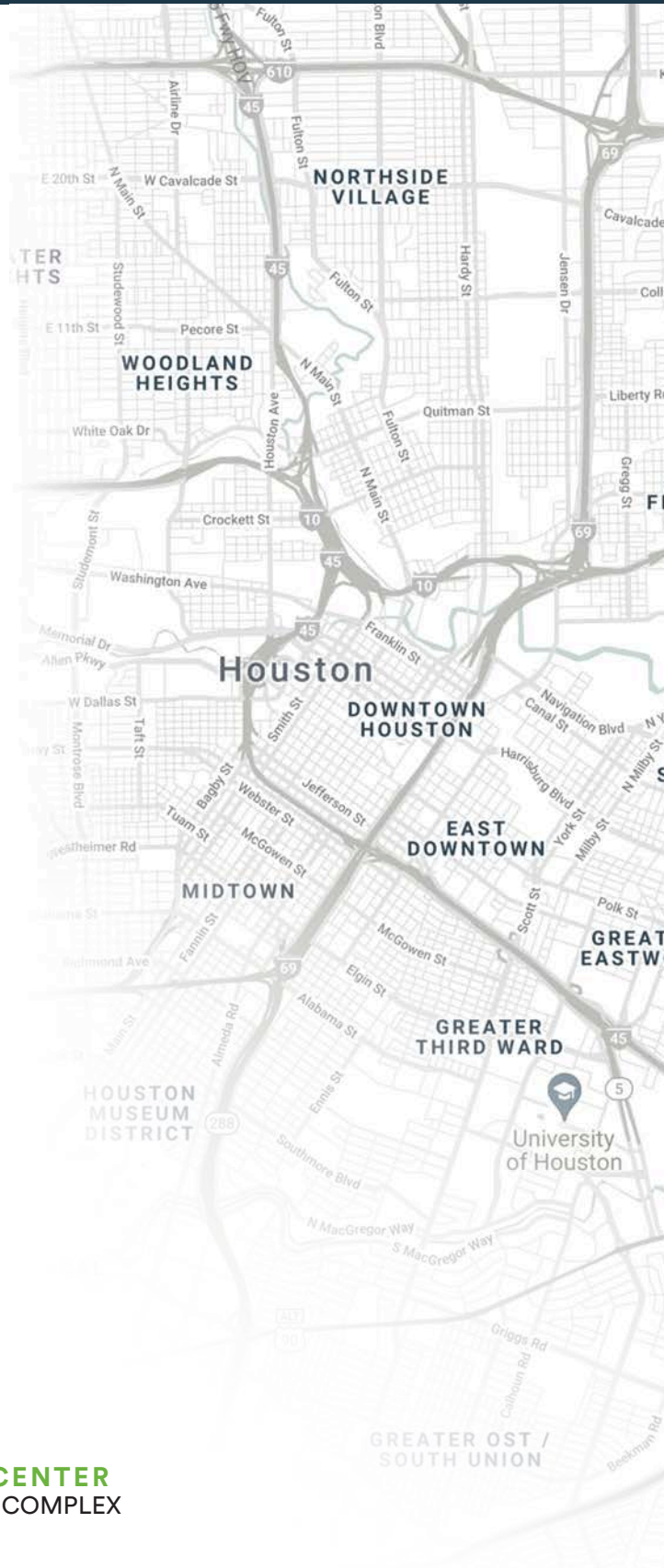


PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



FOR LEASE

BRAZOS LAKE SHOPPING CENTER

6840 HIGHWAY 6
MISSOURI CITY, TEXAS 77459

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.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

Email

Email

Email

(979) 268-2000
Phone

Phone

Phone

Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Tyler Reiley

Senior Associate | Retail Services

D: 346.226.3510 **C:** 713.598.6332

Tyler.Reiley@OldhamGoodwin.com



Aaron Morris

Market Manager | Houston

Vice President | Investment Sales

D: 346.226.3515 **C:** 713.585.5715

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Houston

14811 St Marys Lane, Suite 130 | Houston, Texas 77802

BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWN.COM