

**5003 HIGHWAY 6 NORTH
RETAIL CENTER**

**At Keith Harrow Blvd
Harris County, TX 77084
(Northwest Suburban Houston)**

**2,520 SF RETAIL
FOR LEASE
REDUCED RENT!**



5003 HWY 6 N RETAIL CENTER

2,520 SF

- 11,600 SF CENTE; BUILT 1999
- 2,520 CAP SUITE AVAILABLE + OPEN CONCEPT WITH STORAGE
- HIGH-VOLUME PARKING - 8 SPACES PER 1,000 SF
- HIGH TRAFFIC COUNTS – 60,000 VPD
- MULTIPLE DRIVE ACCESS AND CROSS ACCESS TO KEITH HARROW
- TRAFFIC LIGHT AT CORNER; LEFT TURN
- ADJACENT TO HIGH VOLUME DENNY'S AND WALGREENS



Exclusively Listed By

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5003 HIGHWAY 6 NORTH CENTER (AT KEITH HARROW) HARRIS COUNTY



- 11,600 SF CENTER
- 2,520 SF PRIME SUITE
- OPEN CONCEPT RETAIL SUITE (Former Radio Shack Store)
- LARGE STORE ROOM
- SECURITY SCREENS INSIDE
- HIGH VOLUME MOVIE EXCHANGE NEXT DOOR
- ACTIVE SUBWAY STORE IN CENTER
- HIGH-VOLUME PARKING - 8 SPACES PER 1,000 SF
- HIGH TRAFFIC COUNTS – 60,000 VPD ON HWY 6



5003 HIGHWAY 6 NORTH CENTER – HIGH DENSITY POPULATION



- VERY LARGE POPULATION NEARBY
- OVER 95,000 PEOPLE- 3 MILES
- SOLID, INCOMES + \$91,735 - 3 MILES
- JOB CENTERS ALONG HWY 6 AND AT I-10
- HWY 6 IS PRIME THOROUGHFARE FOR NORTH – SOUTH COMMUTERS & RESIDENTS
- HIGH, 60,000 VPD TRAFFIC COUNTS ON HWY 6
- HWY 6 & KEITH HARROW IS MAJOR RETAIL INTERSECTION & TRAFFIC LIGHT

RADIUS FROM CENTER	1-Mile	3-Mile	5-Mile
2014 Population	32,321	95,279	253,392
2014 Households	10,643	30,588	82,102
2000 – 2010 Pop. Growth	51%	28%	69%
2010 – 2014 Pop. Growth	7%	7%	7%
2009 Avg. HH Income	\$80,274	\$91,735	\$98,563
2009 Med. HH Income	\$63,353	\$73,086	\$77,472

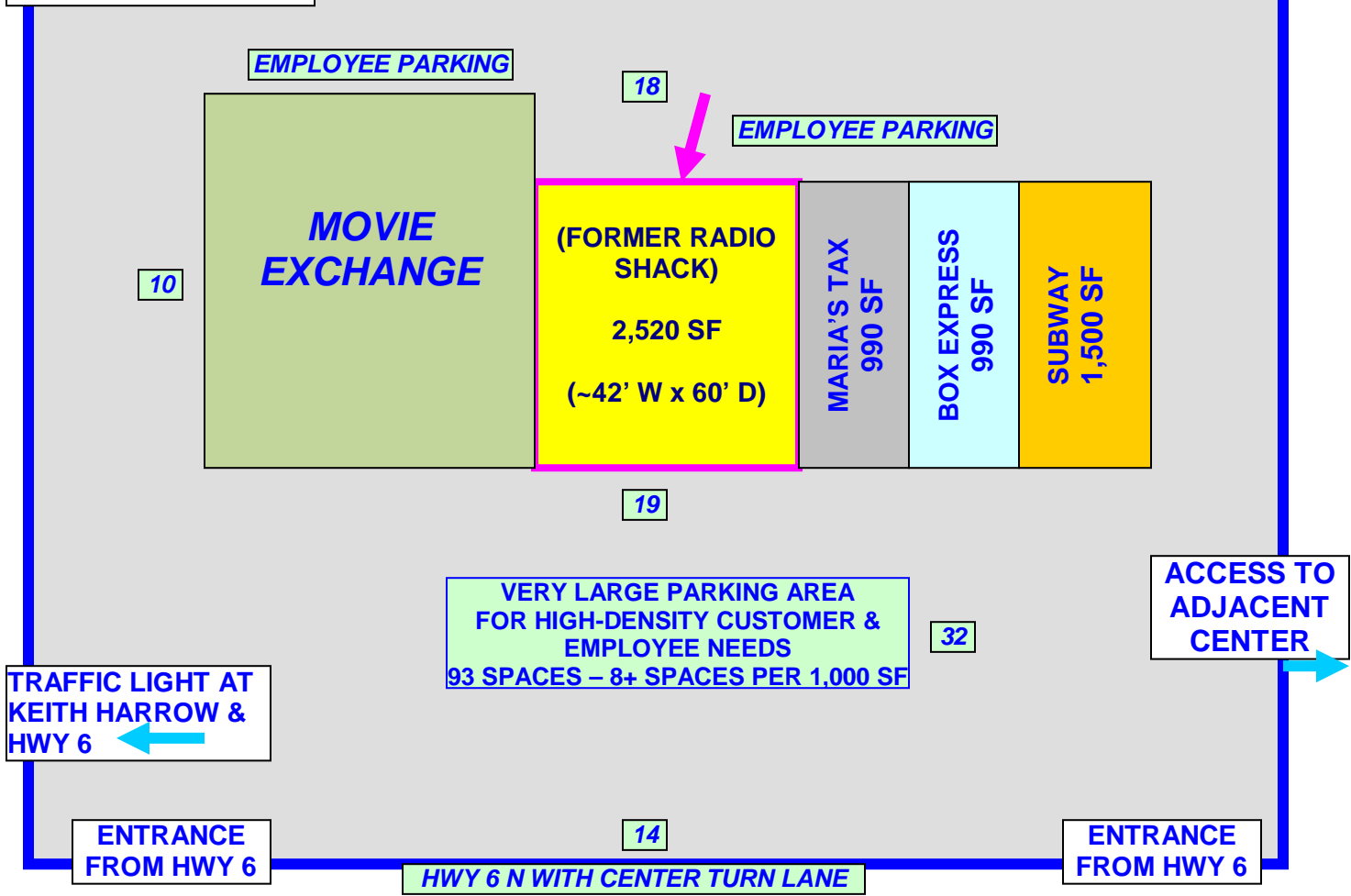


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5003 HIGHWAY 6 NORTH CENTER - SITE PLAN

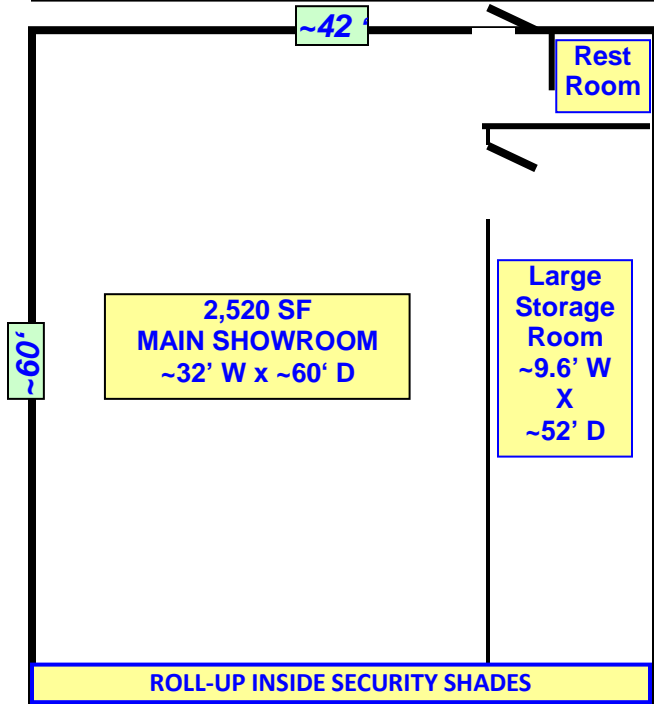
MULTIPLE ACCESS DRIVES TO DENNY'S, WALGREENS & KEITH HARROW ←

APPROXIMATE SIZES NOT TO SCALE



ADJACENT, HIGH-TRAFFIC DENNY'S & WALGREENS

2,520 SF SUITE (FORMER RADIO SHACK) FLOOR PLAN SKETCH



RADIO SHACK HAS RECENTLY VACATED THIS SUITE.

FIXTURES & SECURITY BLINDS SHOWN WILL REMAIN FOR TENANT'S USE AT NO COST.

APPROXIMATE SIZES & NOT TO SCALE



5003 HIGHWAY 6 CENTER – NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to sizes, age, rentable areas and land areas are approximate and are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

The property is subject to prior leasing, price change or removal from the market. 2015

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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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written-listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties

if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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 512-465-3960

EQUAL HOUSING
OPPORTUNITY

01-A
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