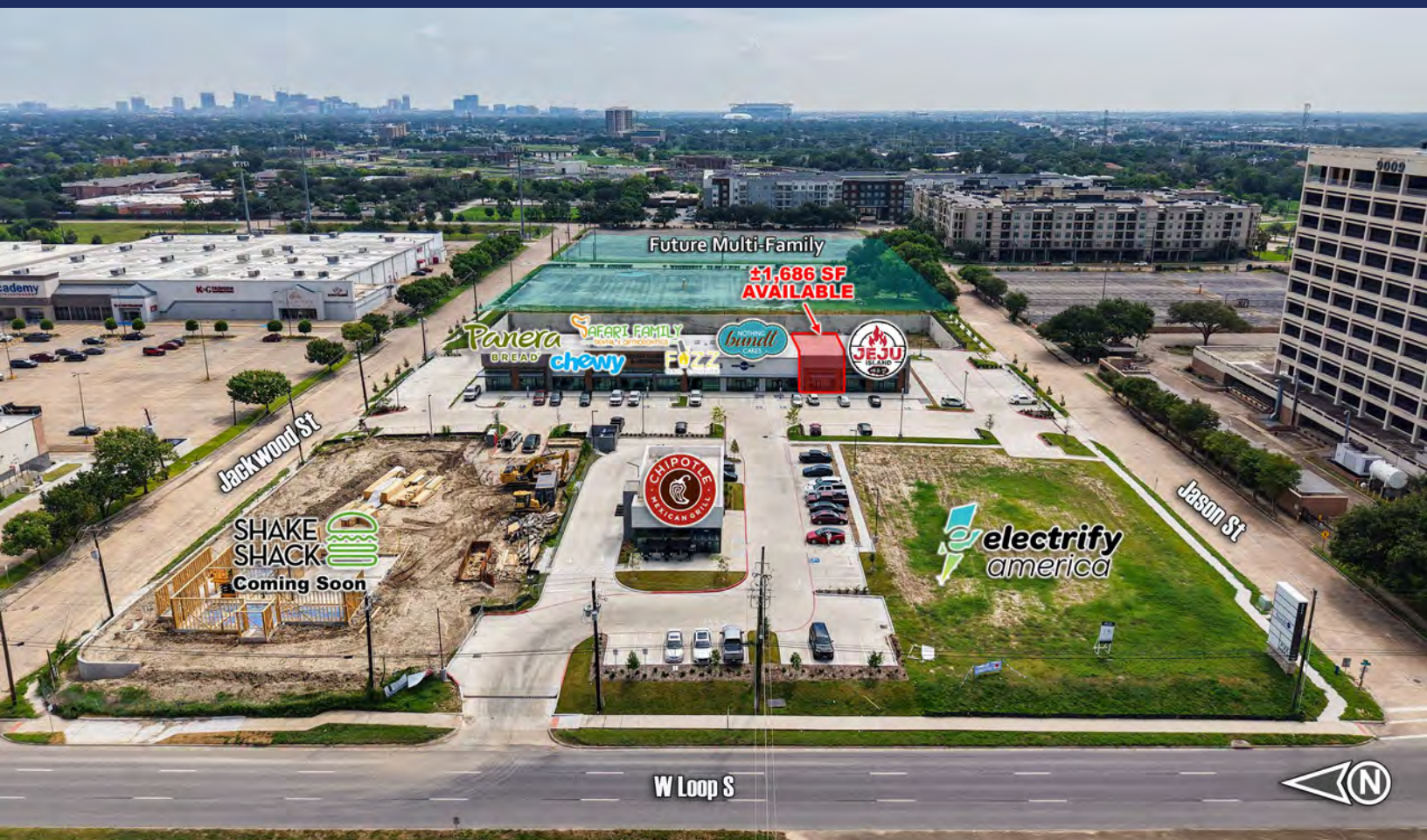




CAPITAL RETAIL
P R O P E R T I E S



Meyerland Crossing

SEQ of I-610 & Beechnut St | Houston, Texas

Jacob Weersing

281-816-6550 | www.capitalretailproperties.com

Meyerland Crossing

SEQ of I-610 & Beechnut St | Houston, Texas

PROPERTY DESCRIPTION:

- Five acre retail development along 610 in the epicenter of Meyerland
- In the heart of one of the strongest retail trade areas in Houston MSA
- Premier visibility & access from I-610
- Almost 500K people within 5 miles
- 206K+ household income within 1 mile
- Total Daytime population of 180,684 within 3 miles

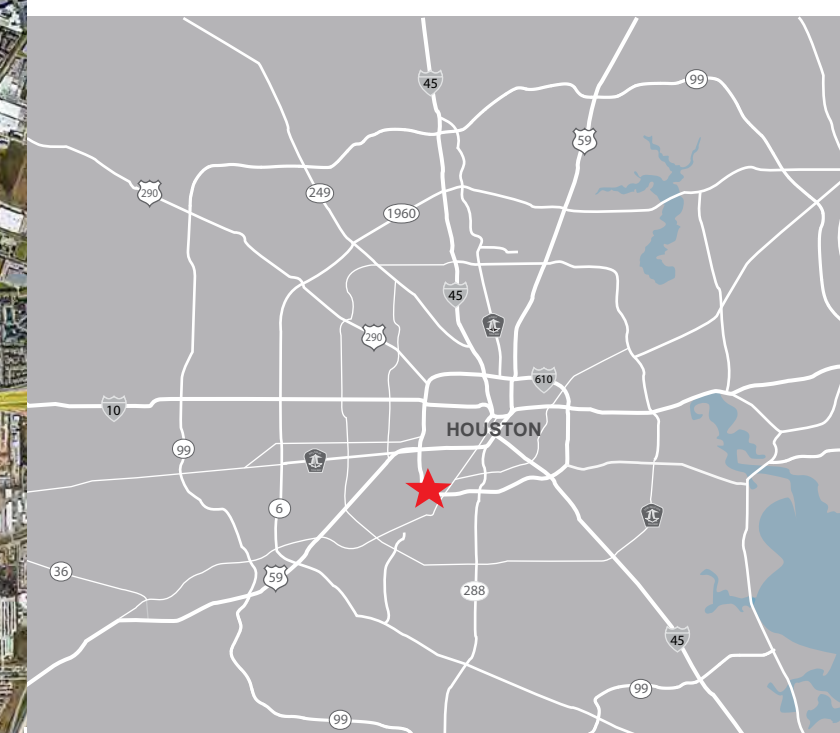
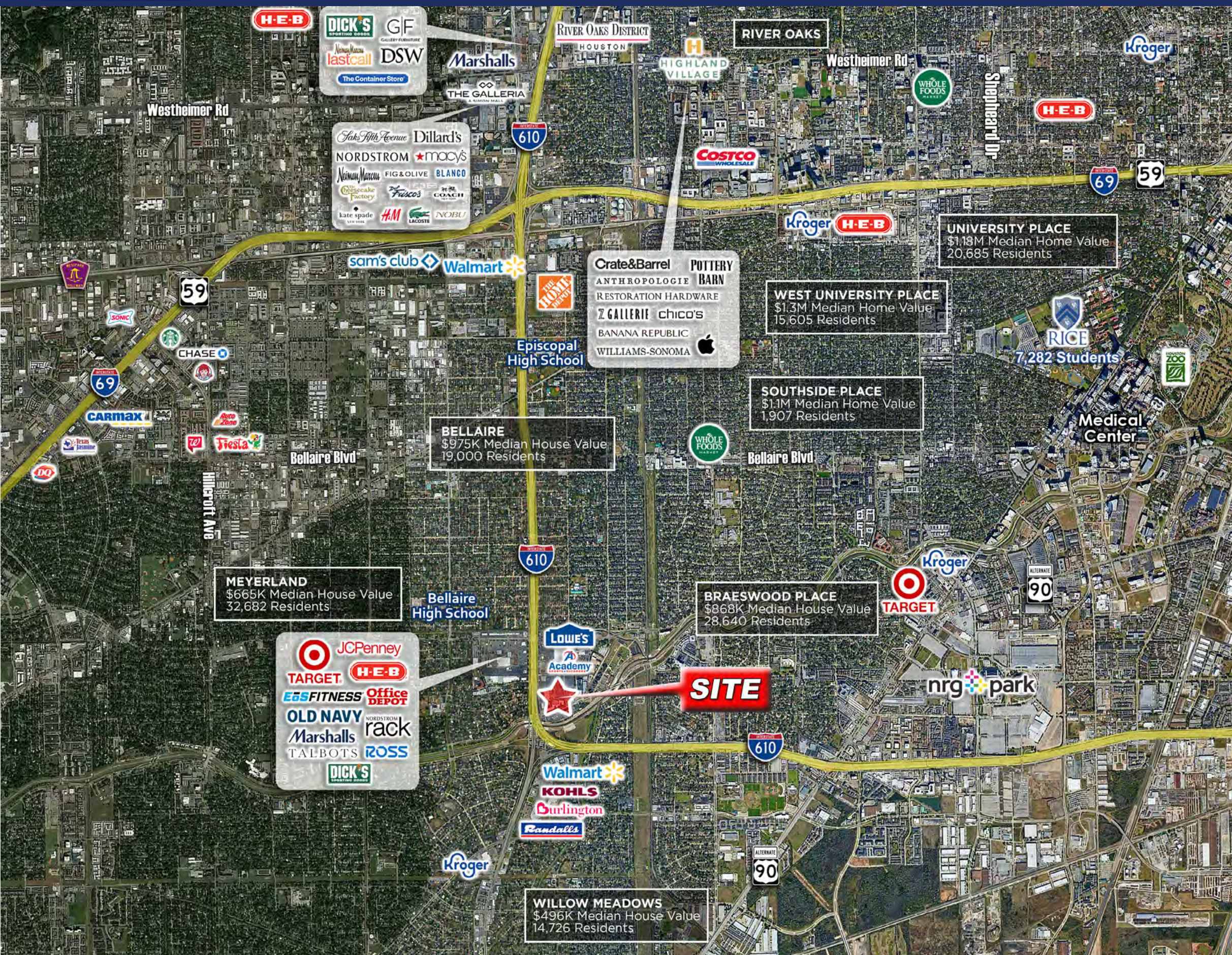
AVAILABLE:

- ±1,686 SF Retail Space Available

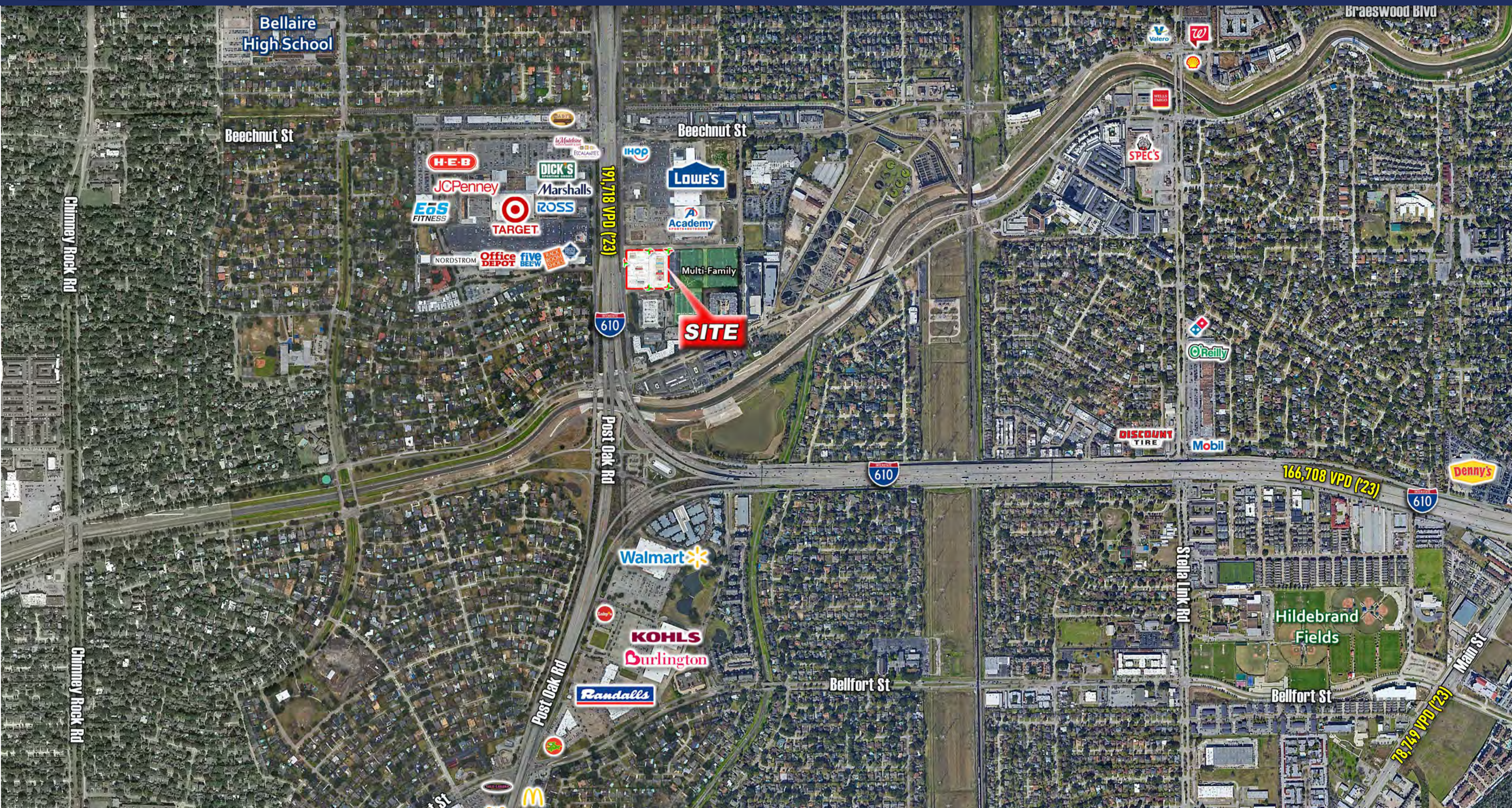
AREA RETAILERS:  TARGET

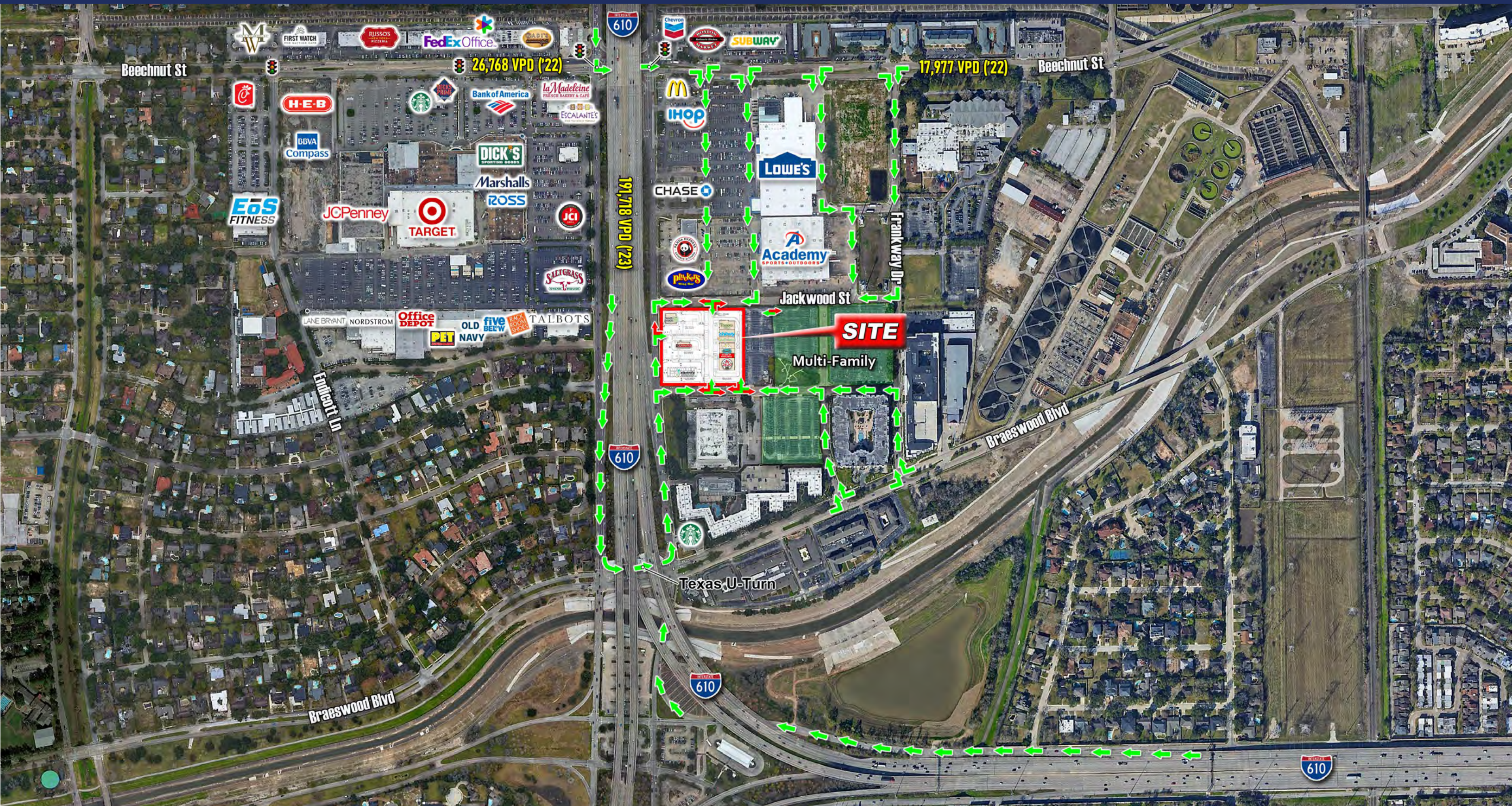
Walmart   KOHL'S

  Marshalls 



Contact: Jacob Weersing







C|R

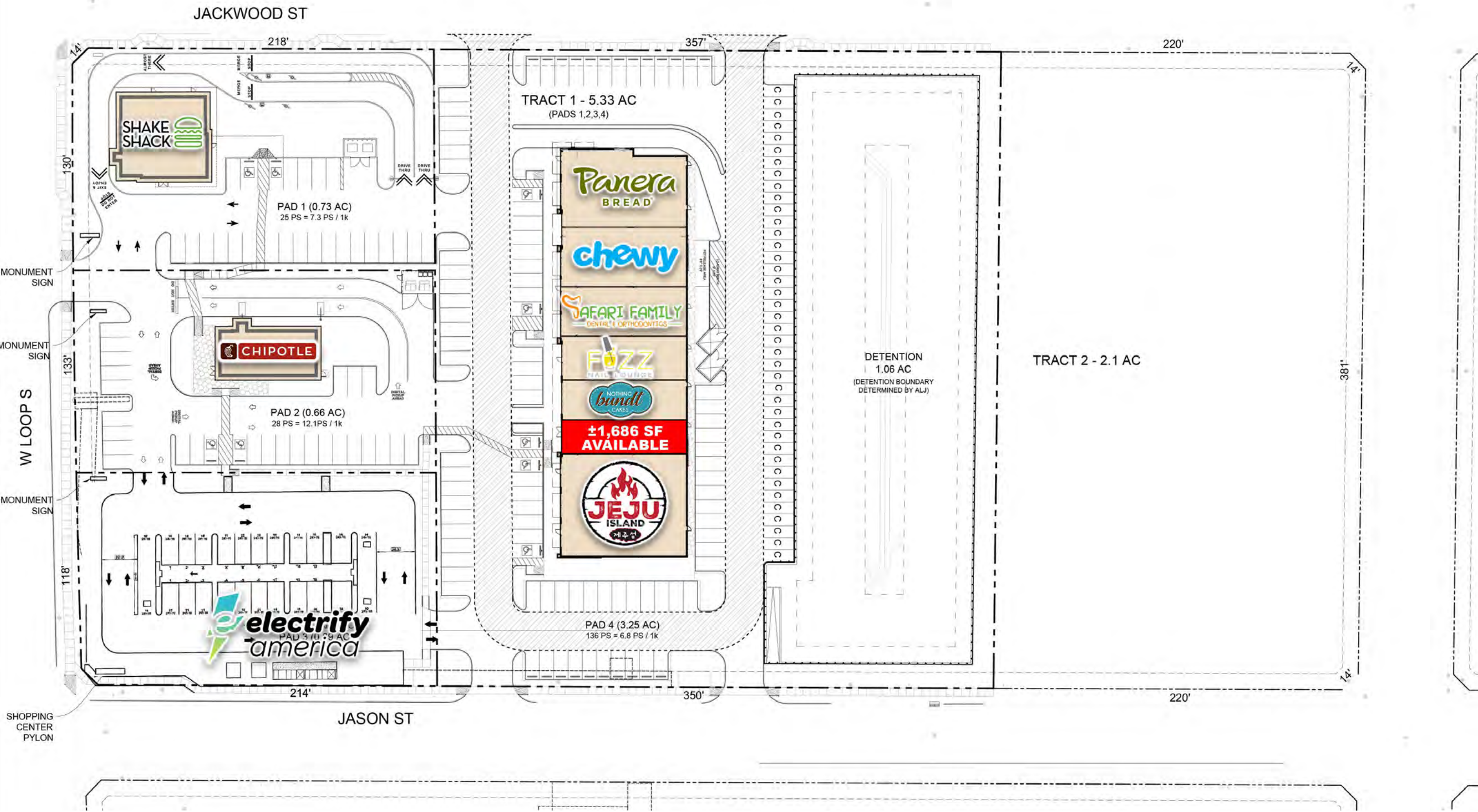
CAPITAL RETAIL
PROPERTIES

Meyerland Crossing

SEQ of I-610 & Beechnut St | Houston, Texas

Oblique Aerial





Summary Profile

POPULATION

(3 mi Radius, 2024)

177,626

HOUSEHOLDS

(3 mi Radius, 2024)

72,089

INCOME

(3 mi Radius)

2024 Average:

\$142,217

TOTAL DAYTIME

POPULATION

(3 mi Radius, 2024)

180,684

	1 mi Ring	2 mi Ring	3 mi Ring	5 mi Ring
	1 mile	2 miles	3 miles	5 miles
Population Summary				
2010 Total Population	13,314	63,740	165,639	446,896
2020 Total Population	13,648	65,308	176,007	490,064
2020 Group Quarters	264	434	1,197	6,320
2024 Total Population	13,683	65,698	177,626	497,777
2024 Group Quarters	273	447	1,260	6,531
2029 Total Population	14,037	66,216	178,593	503,635
2024-2029 Annual Rate	0.51%	0.16%	0.11%	0.23%
2024 Total Daytime Population	14,680	63,397	180,684	782,826
Workers	8,054	31,599	94,742	547,131
Residents	6,626	31,798	85,942	235,695
Household Summary				
2024 Households	5,371	25,919	72,089	212,720
2024 Average Household Size	2.50	2.52	2.45	2.31
2029 Households	5,596	26,541	73,534	218,779
2029 Average Household Size	2.46	2.48	2.41	2.27
2024-2029 Annual Rate	0.82%	0.48%	0.40%	0.56%
2024 Families	3,452	16,515	42,009	111,748
2024 Average Family Size	3.21	3.24	3.24	3.20
2029 Families	3,537	16,696	42,389	113,420
2029 Average Family Size	3.19	3.21	3.22	3.18
2024-2029 Annual Rate	0.49%	0.22%	0.18%	0.30%
Housing Unit Summary				
2024 Housing Units	5,980	28,954	81,576	240,265
Owner Occupied Housing Units	51.5%	52.3%	36.5%	31.4%
Renter Occupied Housing Units	38.3%	37.2%	51.8%	57.1%
Vacant Housing Units	10.2%	10.5%	11.6%	11.5%
2029 Housing Units	6,203	29,654	83,376	247,265
Owner Occupied Housing Units	50.8%	52.8%	37.3%	32.3%
Renter Occupied Housing Units	39.4%	36.7%	50.9%	56.2%
Vacant Housing Units	9.8%	10.5%	11.8%	11.5%
2024 Households by Income				
Household Income Base	5,371	25,919	72,089	212,720
<\$15,000	5.8%	6.3%	8.2%	9.2%
\$15,000 - \$24,999	1.5%	4.5%	6.5%	6.5%
\$25,000 - \$34,999	2.3%	4.6%	8.3%	8.5%
\$35,000 - \$49,999	7.6%	10.2%	11.6%	11.1%
\$50,000 - \$74,999	11.4%	12.2%	17.3%	17.8%
\$75,000 - \$99,999	8.5%	8.9%	10.4%	11.3%
\$100,000 - \$149,999	15.3%	13.6%	11.5%	13.8%
\$150,000 - \$199,999	7.4%	8.9%	7.0%	6.9%
\$200,000+	40.4%	30.9%	19.3%	14.7%
Average Household Income	\$206,828	\$176,300	\$131,962	\$116,788
2029 Households by Income				
Household Income Base	5,596	26,541	73,534	218,779
<\$15,000	5.6%	5.6%	7.2%	8.1%
\$15,000 - \$24,999	1.1%	3.4%	4.9%	4.9%
\$25,000 - \$34,999	1.9%	3.8%	7.2%	7.4%
\$35,000 - \$49,999	6.5%	9.2%	10.6%	10.2%
\$50,000 - \$74,999	10.6%	11.7%	17.4%	17.7%
\$75,000 - \$99,999	8.1%	8.6%	11.0%	12.0%
\$100,000 - \$149,999	15.4%	13.5%	12.0%	14.7%
\$150,000 - \$199,999	8.0%	10.4%	8.4%	8.6%
\$200,000+	42.9%	33.8%	21.2%	16.5%
Average Household Income	\$224,193	\$195,361	\$147,217	\$131,578
2024 Population 25+ by Educational Attainment				
Total	9,352	44,692	118,751	341,598
Less than 9th Grade	1.8%	4.0%	10.7%	9.8%
9th - 12th Grade, No Diploma	0.5%	1.5%	3.4%	4.3%
High School Graduate	5.0%	7.5%	11.9%	13.6%
GED/Alternative Credential	1.0%	1.3%	1.9%	2.1%
Some College, No Degree	9.8%	11.4%	10.7%	12.2%
Associate Degree	4.2%	4.4%	5.0%	5.3%
Bachelor's Degree	37.8%	32.8%	27.6%	27.4%
Graduate/Professional Degree	39.9%	37.2%	29.0%	25.2%





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.

2-10-2025



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:
 - 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.

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