

# FOR LEASE

## COPPER GROVE SHOPPING CENTER

8945-8955 Hwy 6 North, Houston, Texas 77095

"Hands-on" Dental Assisting Program  
Classes (Next Session Begins) January 9, 2022  
Houstonpdas.com 281-941-8066  
Limited Spaces Available!!



RENT

**\$22.00/SF**



NNN CHARGES

**\$9.96/SF**



AVAILABLE SPACE

**1,200-3,912 SF**



PARKING SPACE

**178**



YEAR BUILT

**2005**



LAND SIZE

**2.83 AC**

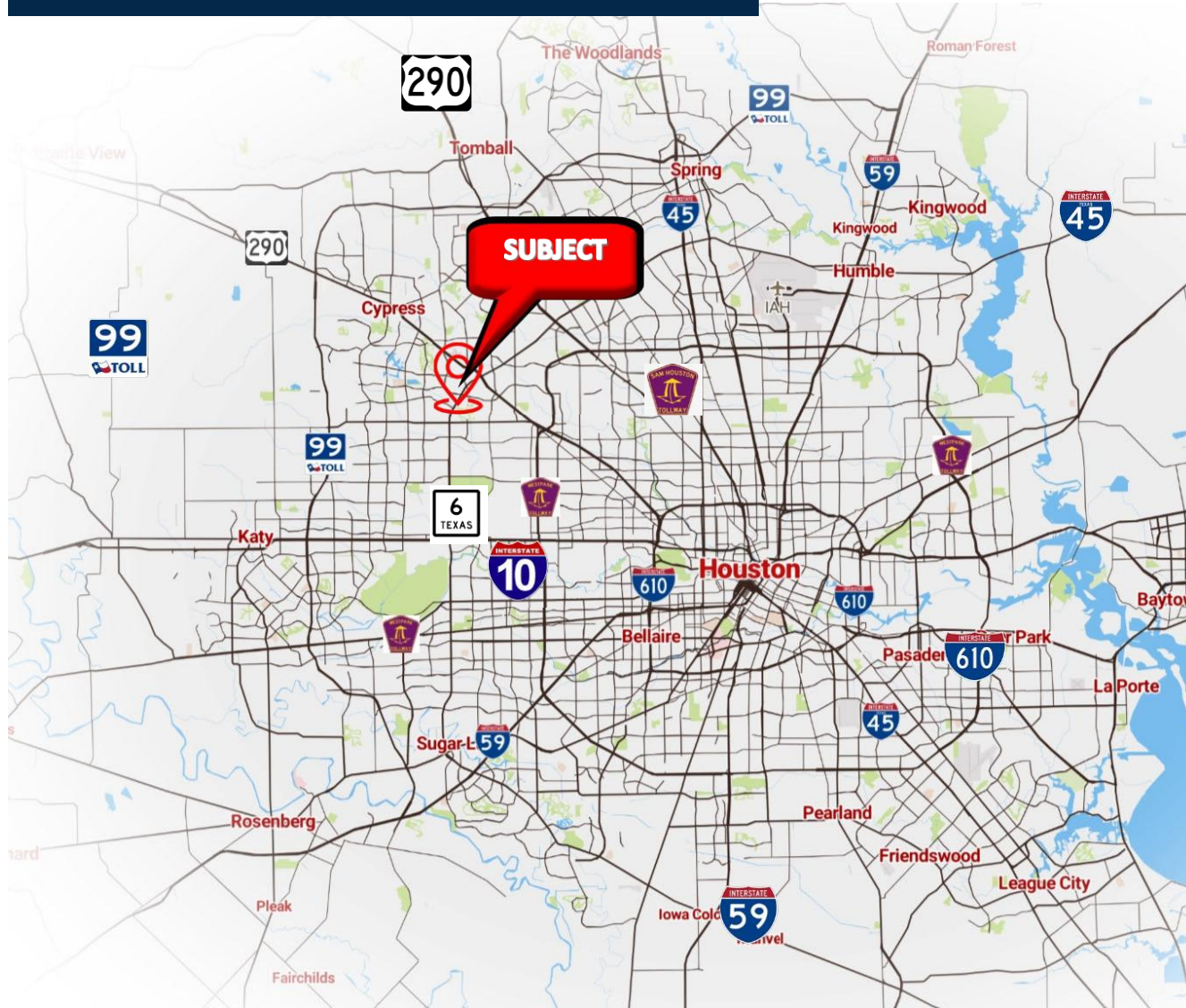
AA Realty Company • Andy Hsu • TREC # 401340 • 713-414-5529 • [andy.hsu@aarealtytx.com](mailto:andy.hsu@aarealtytx.com)





# LEASE SUMMARY

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### AVAILABLE SPACE

- # 100: 3,912 SF
- # 255: 1,200 SF

### ANNUAL RENT RATE:

- BASE RENT: # 100 \$22.00/SF
- #255 \$20.00/SF
- NNN: \$ 8.60/SF

### POPULATION

1 MILE	3 MILE	5 MILE
17,794	133,442	352,338

### AVE. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$122,102	\$115,343	\$120,505

### TRAFFICE COUNT 2019

- Hwy 6: 52,911
- Hwy 290: 194,752
- Copper grove 3,825

### AIRPORT

- IAH: 28.8 MI
- WILLIAM P. HOBBY: 33.4 MI

### COMSUMER SPENDING

1 MILE	3 MILE	5MILE
\$446 MM	\$3.44 B	\$8.86 B



# AREA MAP

HCA HOUSTON  
HEALTHCARE  
NORTH CYPRESS

CYPRESS FALL HIGH  
SCHOOL

**SUBJECT**

WEST RD

HUFMEISTER RD

HEARTHSTONE  
COUNTRY CLUB

6  
TEXAS

529

JACKRABBIT RD

Traders  
Village

N ELDRIDGE RD

N ELDRIDGE RD

AREA MAP





# LOCATION

LOCATION





# LOCATION

LOCATION

355 Hwy 6 N





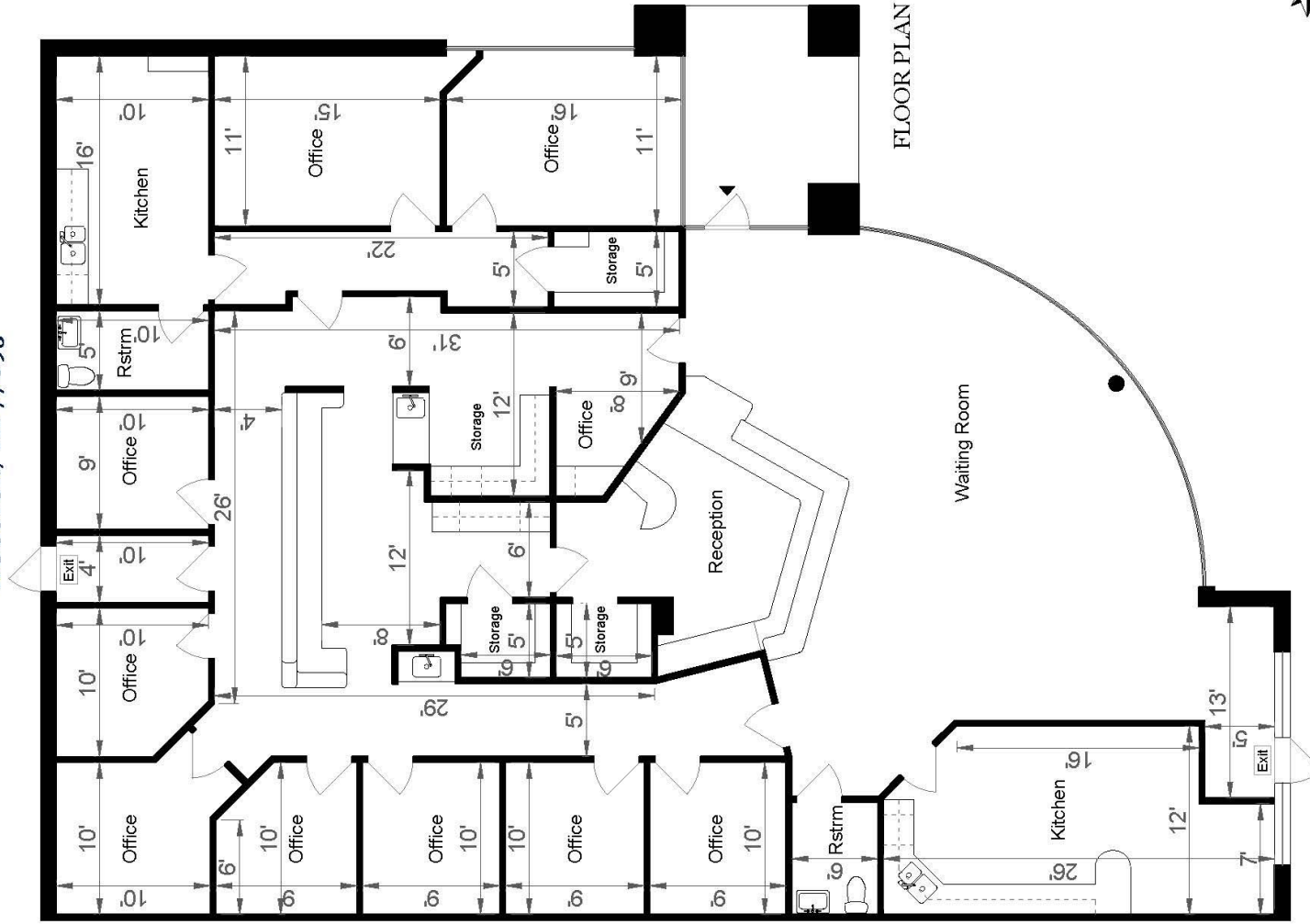
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8955 HIGHWAY 6 N | UNIT 100

**HOUSTON, TX 77095**



Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by Andy Hsu, AA Realty Company  
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Email: andy.hsu@aairealtytx.com

# DEMOGRAPHICS

Descrip on	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Popula on (4/1/1990)	4,227	50,374	124,263
Popula on (4/1/2000)	6,913	76,339	189,888
Popula on (4/1/2010)	14,915	116,093	305,951
Popula on (1/1/2020)	17,197	133,442	352,338
Popula on (1/1/2025)	17,794	138,102	364,643
Percent Growth (2020/2010)	15.3	14.94	15.16
Percent Forecast (2025/2020)	3.47	3.49	3.49
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	1,726	17,372	42,893
Households (4/1/2000)	2,701	26,960	65,142
Households (4/1/2010)	5,917	41,466	103,659
Households (1/1/2020)	6,842	47,780	119,592
Households (1/1/2025)	7,065	49,343	123,507
Percent Growth (2020/2010)	15.63	15.23	15.37
Percent Forecast (2025/2020)	3.26	3.27	3.27
<b>GENERAL POPULATION CHARAC- TERISTICS</b>			
Median Age	31	33.7	33.7
Male	8,478	65,207	173,407
Female	8,719	68,235	178,931
Density	6,024.70	4,830.20	3,805.60
Urban	17,197	133,442	348,841
Rural	0	0	3,497

## DEMOGRAPHICS

Descrip on	1 Miles	3 Miles	5 Miles
<b>POPULATION BY RACE</b>			
White Alone	8,371	77,819	204,249
Black Alone	3,974	21,994	53,288
Asian Alone	2,614	15,909	43,498
American Indian and Alaska Na ve Alone	121	897	2,727
Other Race Alone	1,326	10,841	32,596
Two or More Races	791	5,982	15,980
<b>POPULATION BY ETHNICITY</b>			
Hispanic	4,802	40,602	118,794
White Non-Hispanic	5,340	50,912	126,447
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Household Income (\$)	835,421,195	5,511,098,383	14,411,395,346
Median Household Income (\$)	75,177	88,776	94,444
Average Household Income (\$)	122,102	115,343	120,505
Per Capita Income (\$)	48,579	41,358	41,002
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Service0 (\$)	192,620	1,718,287	7,475,335
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	446,602.30	3,435,993.70	8,863,873.10
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	4,141	38,200	142,643
Establishments, Total (by Place of Work)	302	2,318	6,966



## 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.*

11/2/2015

### 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.

<b>A A Realty Company</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9015055</b> License No.	<b>andy.hsu@aarealtytx.com</b> Email	<b>(713)988-0888</b> Phone
<b>Andy Hsu</b> Designated Broker of Firm	<b>401340</b> License No.	<b>andy.hsu@aarealtytx.com</b> Email	<b>(713)988-0888</b> 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**  
**TXR-2501**

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

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