FOR LEASE - STANBRIDGE PLAZA

\$18.00 PSF/YR NNN

AVAILABLE SPACE

Address Suite SF

9210 - C - 1,125

- Retail Shopping center consists of two centers with national tenants.
 - 9210 Plaza has 13,500 SF
 - 9220 Plaza has 12,000 SF
- State Highway 6 is a tremendous location for retail with easy access and high traffic volume.

9210 & 9220 HWY 6 SOUTH Houston, TX 77083

Northwest Corner - Hwy 6 at Stanbridge



cmı brokerage



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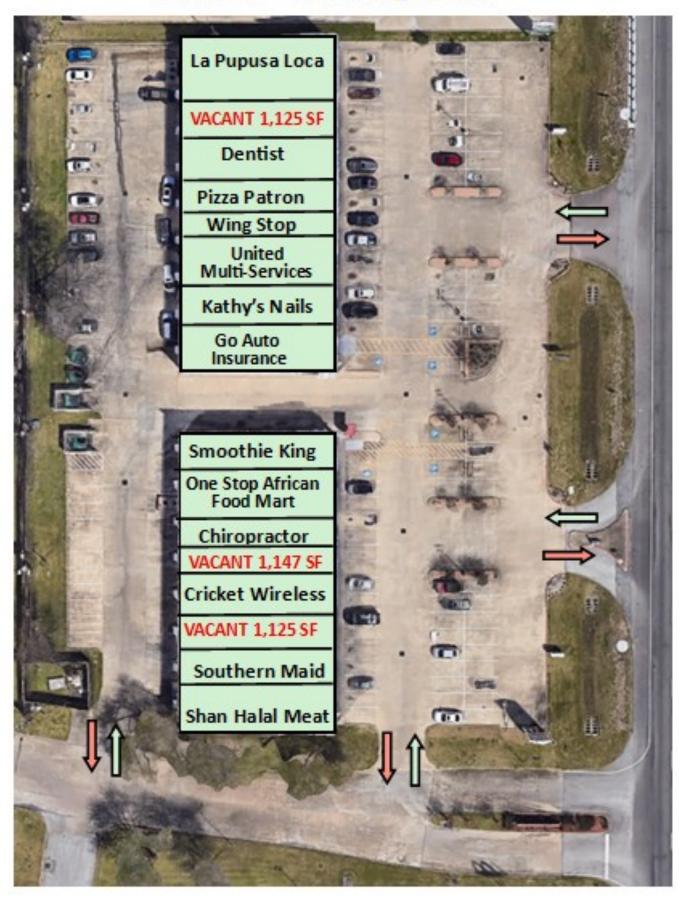
713-961-4666

820 Gessner, Ste 1525, Houston, TX 77024

www.cmirealestate.com

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Site Plan —Stanbridge Plaza



Demographic Summary Report

Stanbridge Plaza

9210 Highway 6 S, Houston, TX 77083

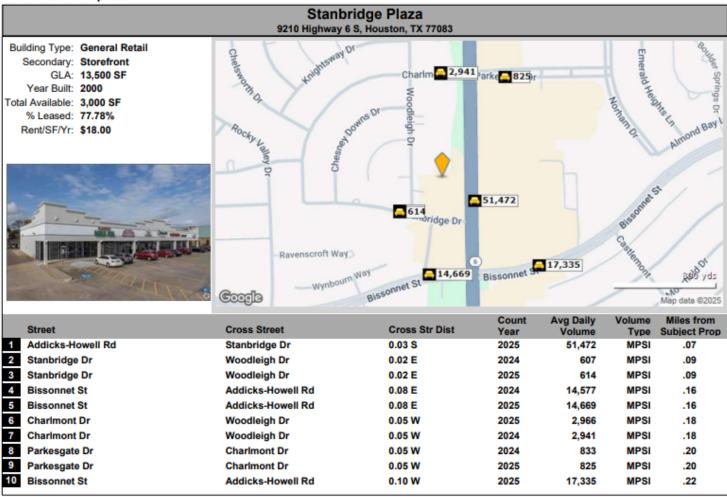
Building Type: General Retail Total Available: 3,000 SF Secondary: Storefront % Leased: 77.78% Rent/SF/Yr: \$18.00 Year Built: 2000



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,632		184,435		407,873	
2024 Estimate	18,849		166,880		372,152	
2020 Census	18,709		167,711		364,684	
Growth 2024 - 2029	14.76%		10.52%		9.60%	
Growth 2020 - 2024	0.75%		-0.50%		2.05%	
2024 Population by Hispanic Origin	6,409		60,081		129,399	
2024 Population	18,849		166,880		372,152	
White	2,640	14.01%	24,898	14.92%	64,930	17.45%
Black	4,884	25.91%	40,587	24.32%	90,820	24.40%
Am. Indian & Alaskan	168	0.89%	1,853	1.11%	4,150	1.12%
Asian	5,319	28.22%	45,071	27.01%	92,710	24.91%
Hawaiian & Pacific Island	29	0.15%	176	0.11%	410	0.11%
Other	5,809	30.82%	54,296	32.54%	119,132	32.01%
U.S. Armed Forces	0		13		377	
Households						
2029 Projection	6,489		56,083		133,778	
2024 Estimate	5,643		50,689		122,175	
2020 Census	5,617		51,063		120,151	
Growth 2024 - 2029	14.99%		10.64%		9.50%	
Growth 2020 - 2024	0.46%		-0.73%		1.68%	
Owner Occupied	4,025	71.33%	32,641	64.39%	68,045	55.69%
Renter Occupied	1,618	28.67%	18,048	35.61%	54,131	44.31%
2024 Households by HH Income	5,643		50,690		122,175	
Income: <\$25,000	592	10.49%	7,866	15.52%	21,602	17.68%
Income: \$25,000 - \$50,000	1,418	25.13%	12,608	24.87%	28,916	23.67%
Income: \$50,000 - \$75,000	824	14.60%	9,706	19.15%	22,811	18.67%
Income: \$75,000 - \$100,000	868	15.38%	6,735	13.29%	15,040	12.31%
Income: \$100,000 - \$125,000	709	12.56%	4,974	9.81%	12,355	10.11%
Income: \$125,000 - \$150,000	568	10.07%	2,560	5.05%	6,042	4.95%
Income: \$150,000 - \$200,000	280	4.96%	3,675	7.25%	8,137	6.66%
Income: \$200,000+	384	6.80%	2,566	5.06%	7,272	5.95%
2024 Avg Household Income	\$90,909		\$81,366		\$81,839	
	400,000		40.,000			



Traffic Count Report





10/20/2025



Information About Brokerage Services

11-2-2015

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.

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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/Tena	ant/Seller/Landlo	ord Initials Date		