

FOR LEASE - STANBRIDGE PLAZA

\$18.00 PSF/YR NNN

AVAILABLE SPACE

Address	Suite	SF
---------	-------	----

9210	- C	- 1,125
-------------	------------	----------------

9210 & 9220 HWY 6 SOUTH

Houston, TX 77083

Northwest Corner - Hwy 6 at Stanbridge



cmi brokerage

9210

Suite

C

© 2022 Google

Trent Vacek, CCIM, Vice President

tvacek@cmirealestate.com

Gary Triplett, Broker

gtriplett@cmirealestate.com

713-961-4666

820 Gessner, Ste 1525, Houston, TX 77024


www.cmirealestate.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

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%			
GLA: 13,500 SF		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
2024 Med Household Income	\$74,661		\$62,774		\$61,530

Traffic Count Report

Stanbridge Plaza						
9210 Highway 6 S, Houston, TX 77083						
Building Type: General Retail Secondary: Storefront GLA: 13,500 SF Year Built: 2000 Total Available: 3,000 SF % Leased: 77.78% Rent/SF/Yr: \$18.00						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Addicks-Howell Rd	Stanbridge Dr	0.03 S	2025	51,472	MPSI	.07
2 Stanbridge Dr	Woodleigh Dr	0.02 E	2024	607	MPSI	.09
3 Stanbridge Dr	Woodleigh Dr	0.02 E	2025	614	MPSI	.09
4 Bissonnet St	Addicks-Howell Rd	0.08 E	2024	14,577	MPSI	.16
5 Bissonnet St	Addicks-Howell Rd	0.08 E	2025	14,669	MPSI	.16
6 Charlmont Dr	Woodleigh Dr	0.05 W	2025	2,966	MPSI	.18
7 Charlmont Dr	Woodleigh Dr	0.05 W	2024	2,941	MPSI	.18
8 Parkesgate Dr	Charlmont Dr	0.05 W	2024	833	MPSI	.20
9 Parkesgate Dr	Charlmont Dr	0.05 W	2025	825	MPSI	.20
10 Bissonnet St	Addicks-Howell Rd	0.10 W	2025	17,335	MPSI	.22



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
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	