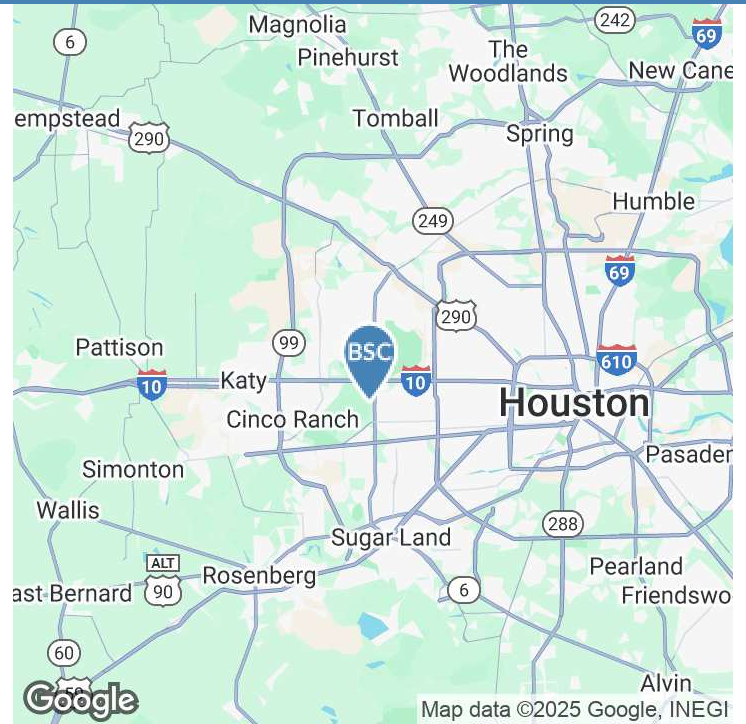


Executive Summary



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	12,500 SF
Available SF:	1,200 - 2,300 SF
Year Built:	2009
Market:	Houston
Submarket:	Far Katy South

PROPERTY OVERVIEW

Join a high-visibility retail strip with a strong mix of auto-friendly tenants including a tire shop, locksmith, and restaurant. Highway 6 Plaza offers excellent access, prominent signage, and a location surrounded by dense residential and commercial traffic.

PROPERTY HIGHLIGHTS

- Auto repair shops
- Tire & brake service
- Custom audio & tint installers
- Parts retailers
- Window tint / alarm / PPF installers
- Detailers, wrap shops, or mobile service bases

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 281.805.0990 // victoria@blueskycommercial.net

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,300 SF	Lease Rate:	\$14.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1830 Highway 6 S	Available	1,900 SF	NNN	\$14.00 SF/yr	Potential Use: Tire Shop NNN = \$7.20/mo Total Monthly = \$3,000
1830 Highway 6 S	Available	2,300 SF	NNN	\$14.00 SF/yr	Potential Use: Standard Retail NNN = \$7.20/mo Total Monthly = \$4,000.00
1830 Highway 6 S	Available	1,200 SF	NNN	\$18.00 SF/yr	NNN's = \$7.20PSF
1830 Highway 6 S	Available	2,100 SF	NNN	\$18.00 SF/yr	Auto Mechanic space. NNN's = \$7.20psf
1830 Highway 6 S	Available	2,100 SF	NNN	\$18.00 SF/yr	Occupied Until 7/31/25

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

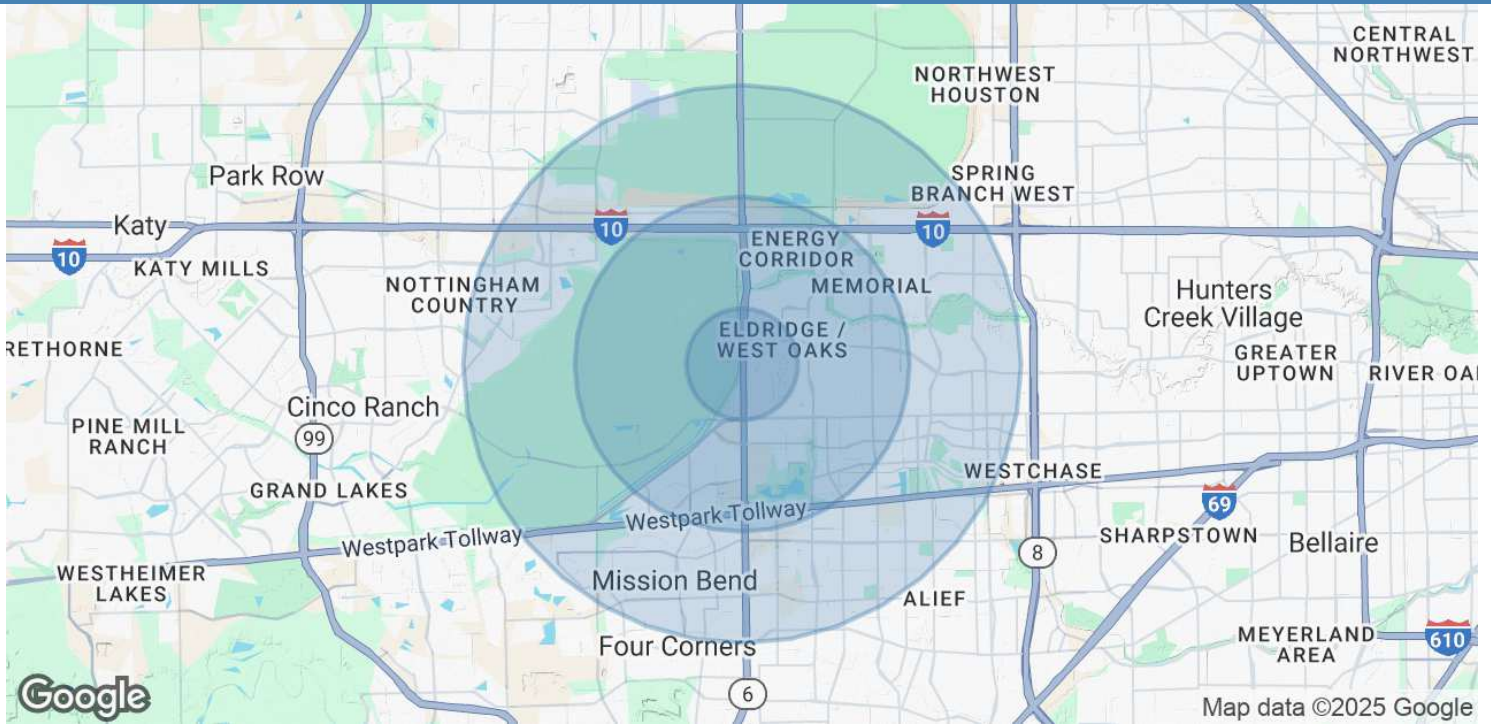
Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 281.805.0990 // victoria@blueskycommercial.net

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,229	112,673	325,948
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,013	47,168	122,990
# of Persons per HH	2.5	2.4	2.7
Average HH Income	\$134,773	\$101,695	\$102,345
Average House Value	\$598,082	\$409,031	\$377,896

Demographics data derived from AlphaMap

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 281.805.0990 // victoria@blueskycommercial.net

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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

Anthony Lagred

VP, Real Estate // 210.216.8925 // anthony@blueskycommercial.net

Victoria Aguirre

Vice President of Leasing // 281.805.0990 // victoria@blueskycommercial.net