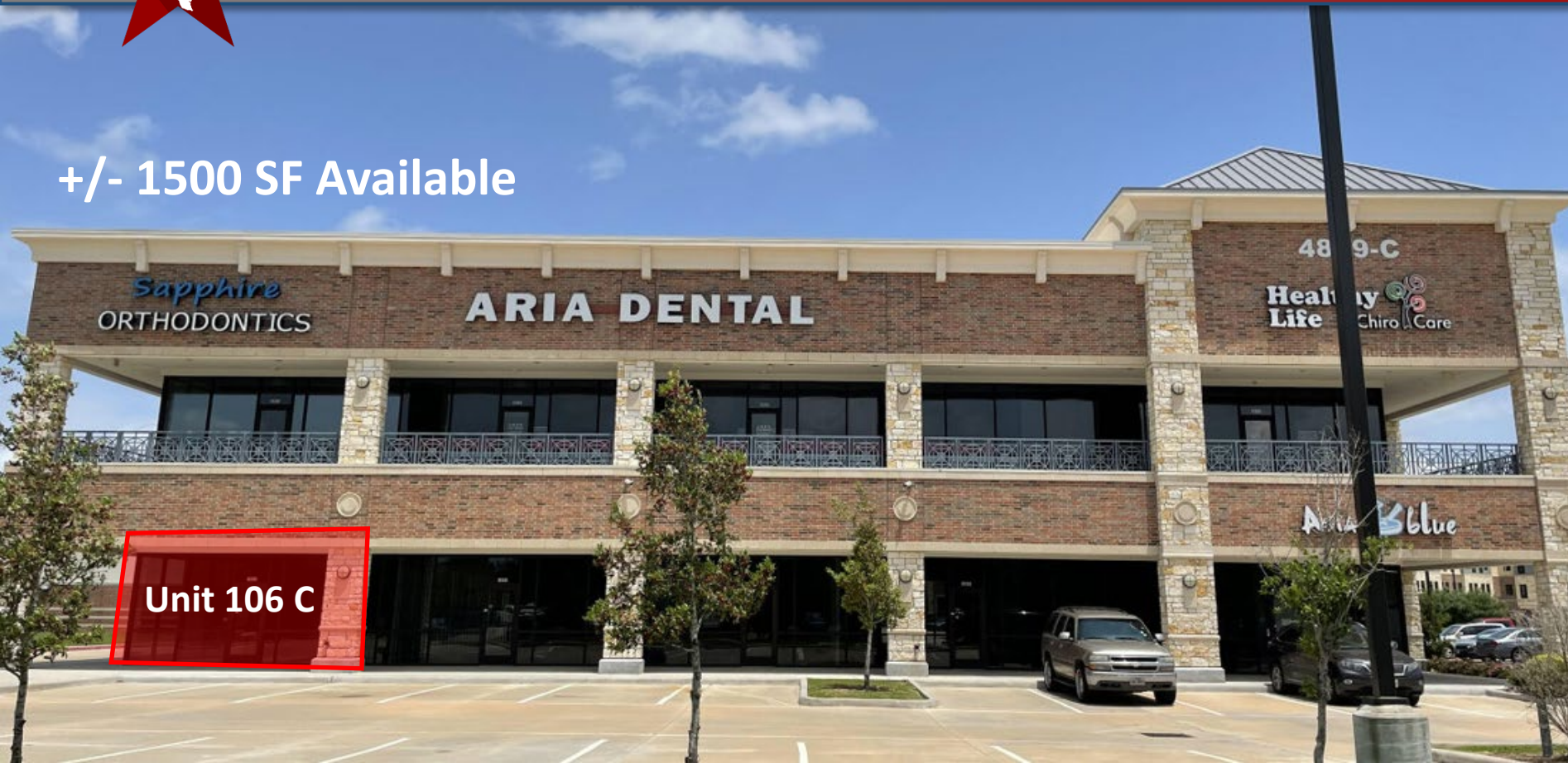




Commercial Realty Company

4899 Hwy 6, Missouri City, TX 77459

+/- 1500 SF Available



AVAILABLE IMMEDIATELY

- ±1,500 SF First Floor
- Asking \$30 PSF + \$10 PSF. NNN Est.
- TI negotiable

PROPERTY HIGHLIGHTS

- Located Within Established Retail Center
- High-Visibility Endcap Along Hwy 6 Corridor
- Strong Co-Tenancy Driving Daily Traffic
- Ideal for Service & Restaurant Users
- Partial MEP Buildout in Place (Reduced Startup Costs)
- Affluent, High-Growth Demographics (\$138K Avg HH Income | 50%+ Bachelor's Degree)

TRAFFIC COUNT

- 49k VPD

Wesley J. Clayborn
O. 281-568-7805
C. 713-299-6619
wesley@crcompany.com

CALL FOR MORE
INFORMATION

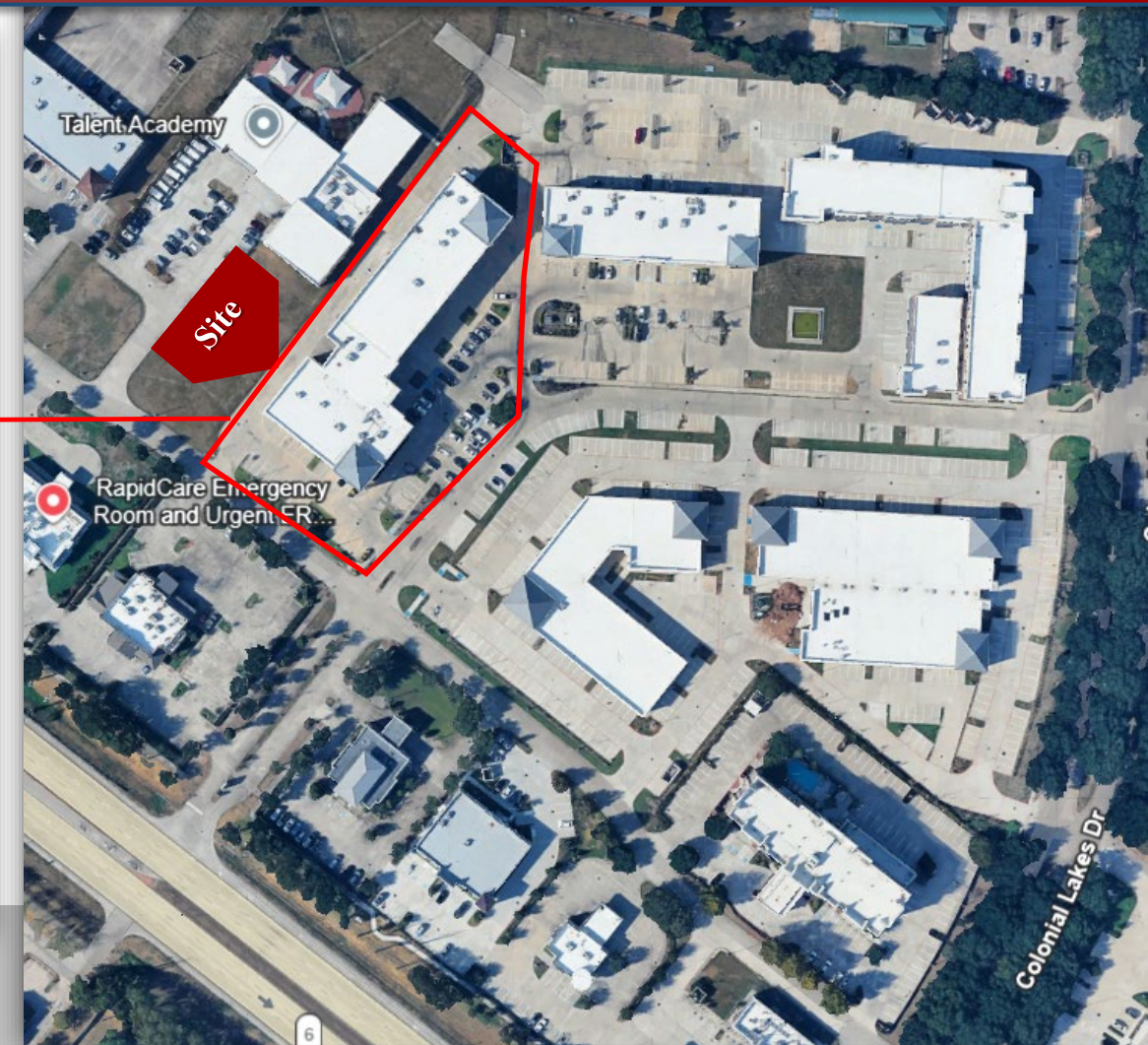


Commercial Realty Company

4899 Hwy 6, Missouri City, TX 77459



With a partial MEP buildout already in place, this space offers a significantly reduced barrier to entry for incoming tenants. Space for small patio also available



NATIONAL RETAILERS WITHIN A 1-MILE RADIUS



The information contained herein was obtained from sources believed reliable; however, Commercial Realty Company makes no guarantees, warranties or representations as to the Completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	46,072	203,954	927,723
2025 Population	51,796	233,494	1,023,988
2030 Population Projection	58,272	263,146	1,125,781
Annual Growth 2020-2025	2.5%	2.9%	2.1%
Annual Growth 2025-2030	2.5%	2.5%	2.0%
Median Age	43	41.3	37.7
Bachelor's Degree or Higher	54%	50%	34%
U.S. Armed Forces	71	149	400

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$138,282	\$134,495	\$106,443
Median Household Income	\$111,292	\$104,052	\$75,435
< \$25,000	1,398	7,162	48,944
\$25,000 - 50,000	2,105	10,039	64,627
\$50,000 - 75,000	2,103	11,624	56,155
\$75,000 - 100,000	2,396	10,484	39,990
\$100,000 - 125,000	2,112	8,643	32,131
\$125,000 - 150,000	1,871	7,004	23,811
\$150,000 - 200,000	2,196	9,788	29,638
\$200,000+	3,731	16,676	45,549





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.

Commercial Realty Company	295776	fredash@crcompany.com	(281)568-7805
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Wesley Clayborn	686301	wesley@crcompany.com	(713)299-6619
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

