

FOR LEASE

# STONE RIVER RETAIL CENTER

Oldham  
Goodwin 

6261 Highway 6  
Missouri City, TX 77459



## AVAILABILITY

3,300 SF 2nd Generation  
Dental Office



## TRAFFIC

61,665 VPD

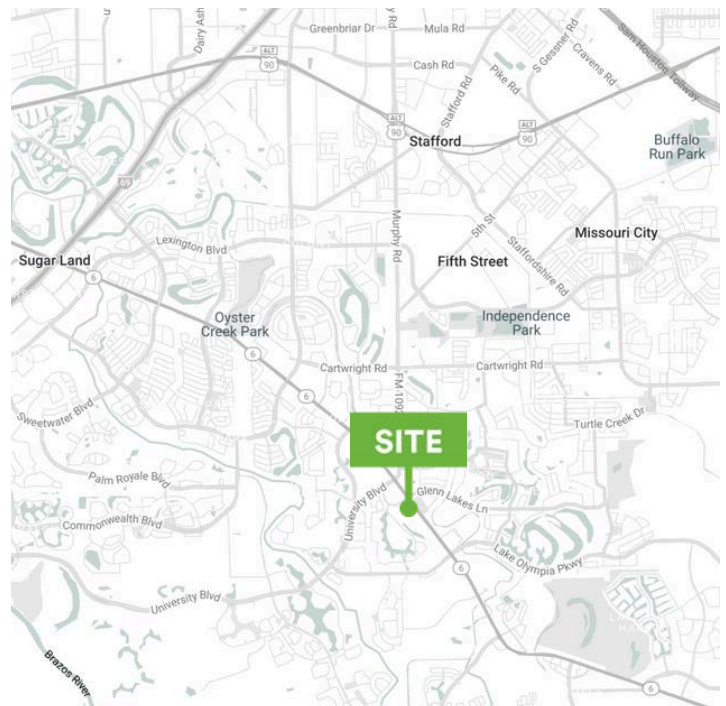


## RENTAL RATE

\$30.00/SF + NNN

## PROPERTY HIGHLIGHTS

- 3,300 SF Endcap 2nd Generation Dental Office Available Immediately
- Excellent Visibility on Highway 6 with traffic counts of 61,665 VPD
- Strong co-tenancy with Smoothie King, H&R Block, and Smallcakes
- Ideal demographics with a population of 103,712 and Average Household Income of \$126,195 within 3 miles with an expected growth of 9.92% in the next 5 years
- Located in a dense retail corridor sharing an intersection with Lowe's, Home Depot, Walmart, Target, Kroger, Hobby Lobby, Kohl's, and many more



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	9,505	103,712	206,896
Projected 2029 Total Population	11,297	124,404	247,988
Projected 2024 - 2029 Growth Rate	2.72%	9.92%	9.32%
2024 Households	3,189	34,861	70,369
Projected 2029 Households	3,810	42,028	84,780
2024 Median Home Value	\$111,165	\$99,827	\$93,508
2024 Average Household Income	\$138,014	\$126,195	\$122,451
2024 Total Consumer Spending	\$131,995,000	\$1,338,860,000	\$2,633,160,000
Projected 2029 Total Consumer Spending	\$169,937,000	\$1,739,634,000	\$3,418,579,000



61,665 VPD  
Highway 6

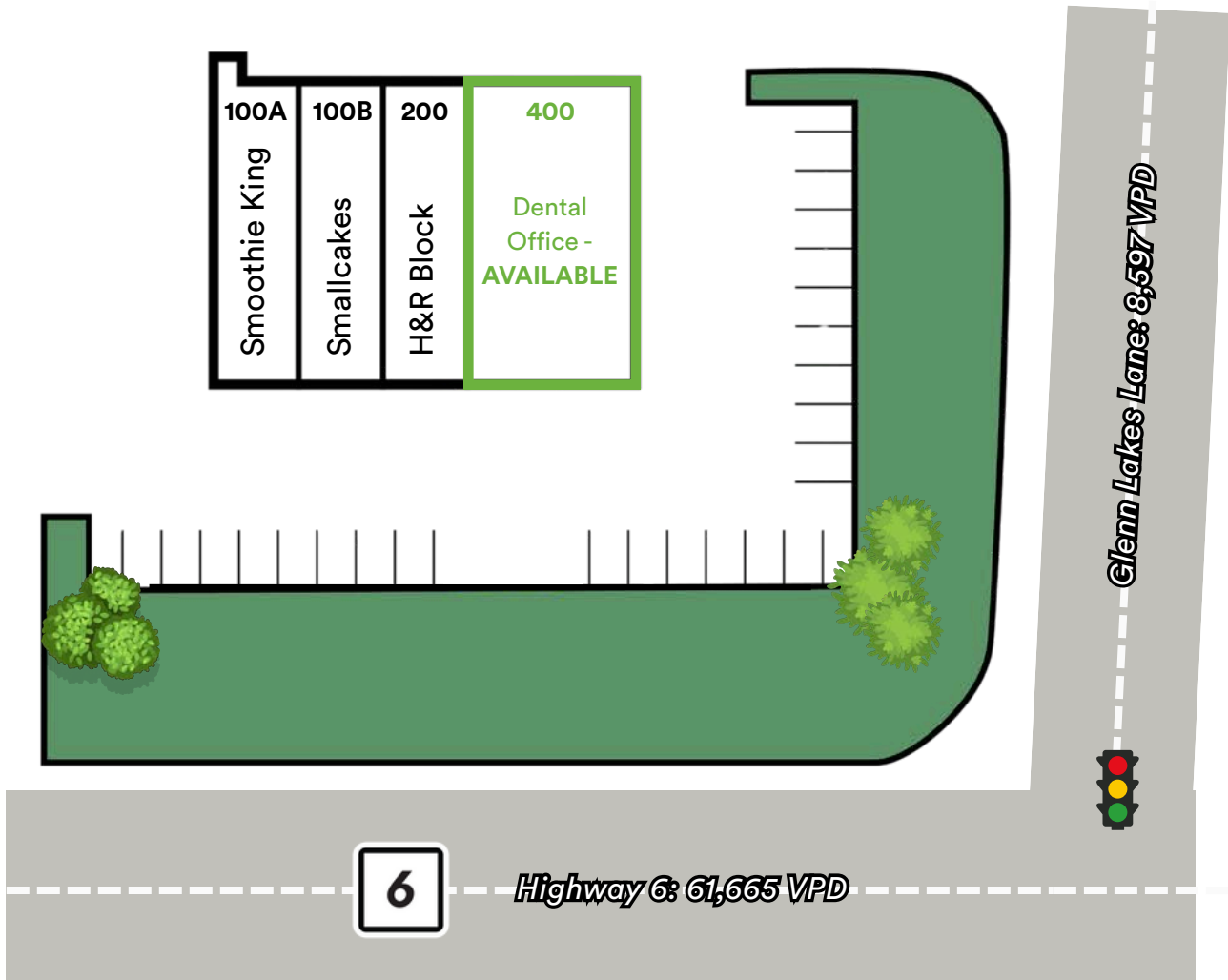


5,902  
Employees

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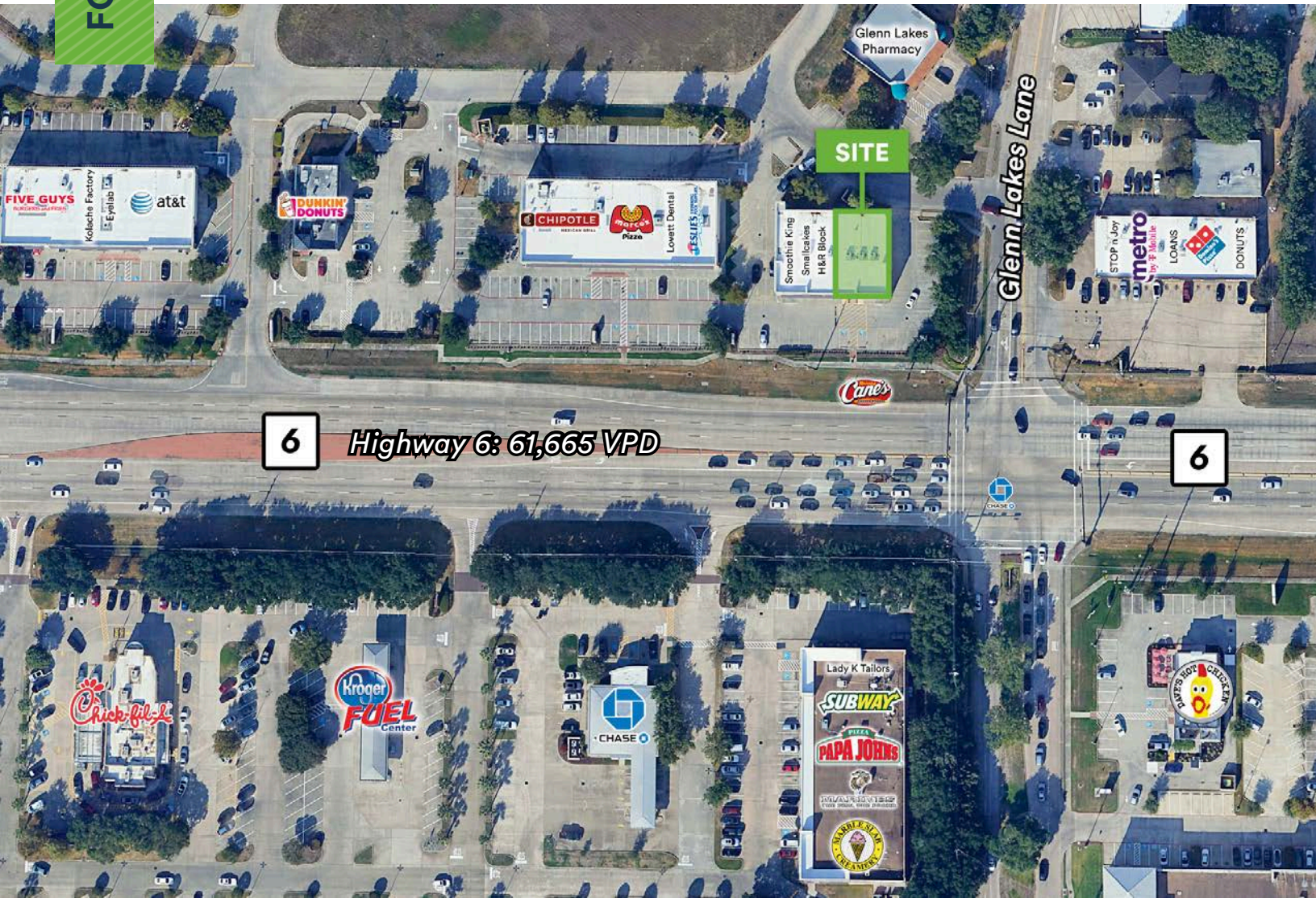


SUITE	AVAILABILITY	RSF
100-A	Smoothie King	1,200
100-B	Smallcakes	1,650
200	H&R Block	1,350
400	Available	3,300

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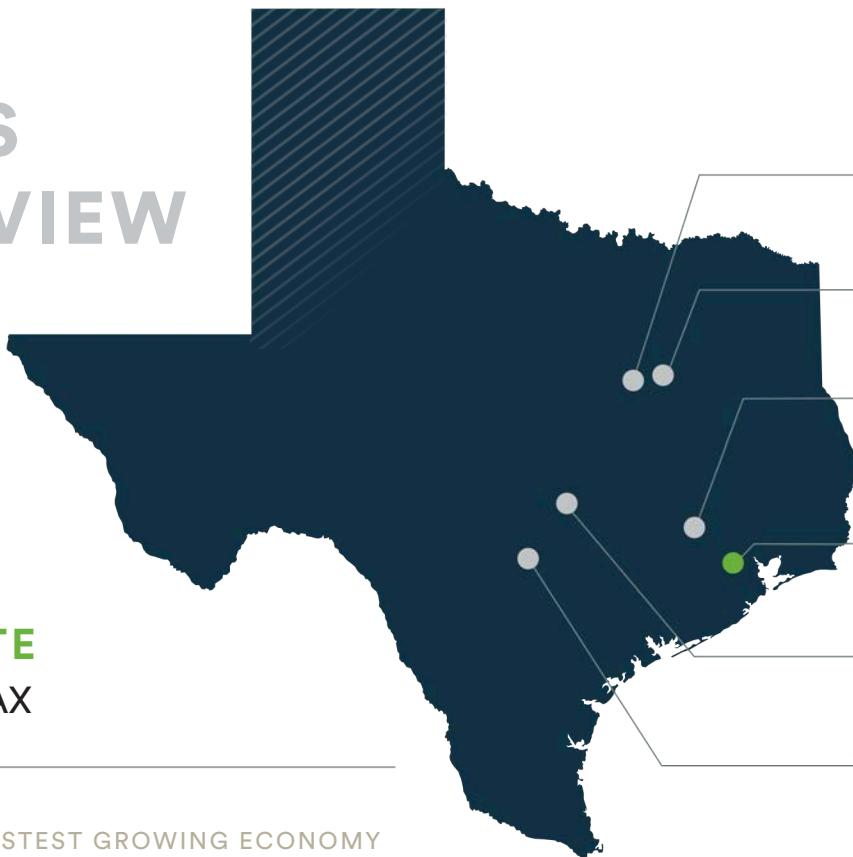


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## TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

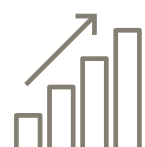
**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

FOR LEASE

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## HOUSTON, TEXAS



POPULATION  
**7,510,253**

**22**

FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**

IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO 4,600 ENERGY-RELATED FIRMS  
INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,  
CHEVRON, AND SHELL



**63 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



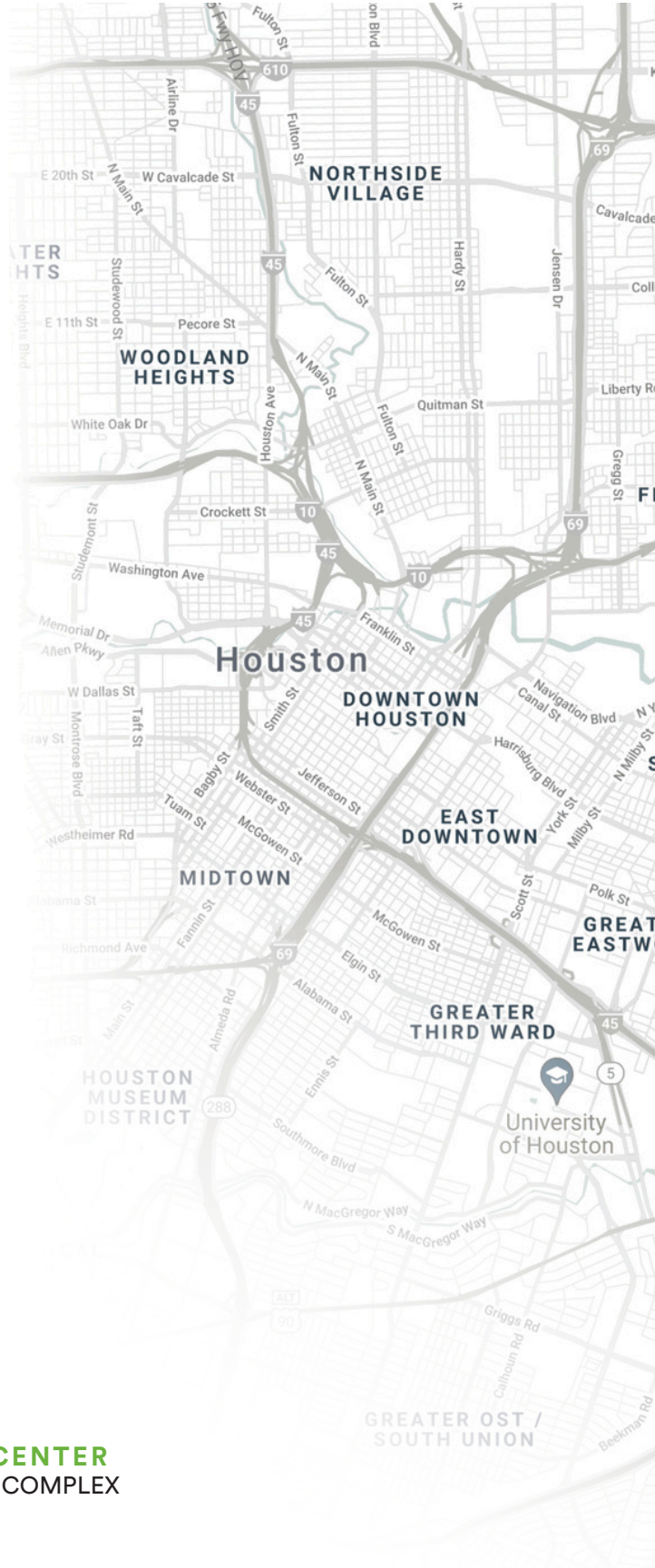
**PORT OF HOUSTON**  
LARGEST PORT IN THE U.S.  
GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE  
AND \$906 BILLION NATIONWIDE

**4<sup>TH</sup>**

LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



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## 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.

### 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
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Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Senior Associate | Retail Services

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     OLDHAMGOODWIN.COM

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