

Richmond Business Center

6261 Richmond Ave
Houston, Texas 77057

Commercial
For Lease



\$9.24 PSF

NNNs - \$2.76 PSF

For more Information:

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Located at the SEQ of Richmond Ave & Hillcroft St
6261 Richmond Ave - Houston, Texas 77057

AVAILABLE SPACE:

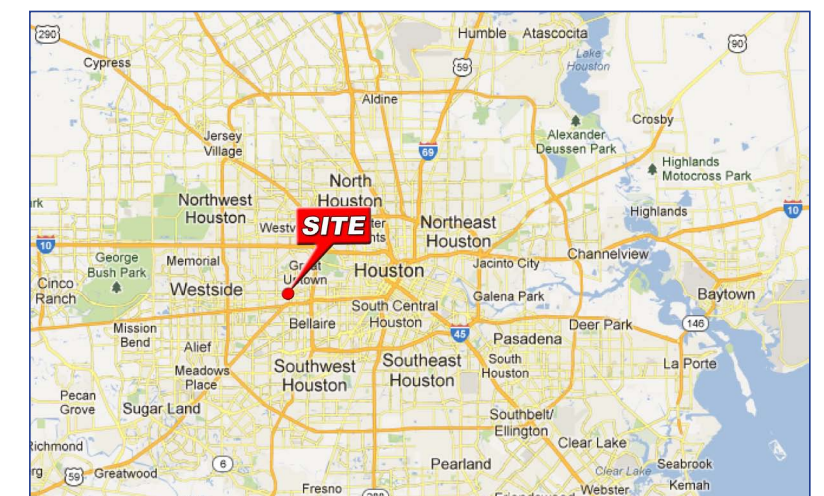
- BUILDING C: 5,044 SF
- BUILDING D: 5,034 SF
- BUILDING F: 5,027 SF

TRAFFIC COUNTS:

Richmond Ave: 31,998 VPD (City of Houston, 2008)

PROPERTY INFORMATION:

- Commercial buildings available for lease
- Buildings include roll up doors with 18' clear height and air conditioned offices/rest rooms
- Buildings are accessible from Richmond Ave and Beverly Hill
- Signage is available



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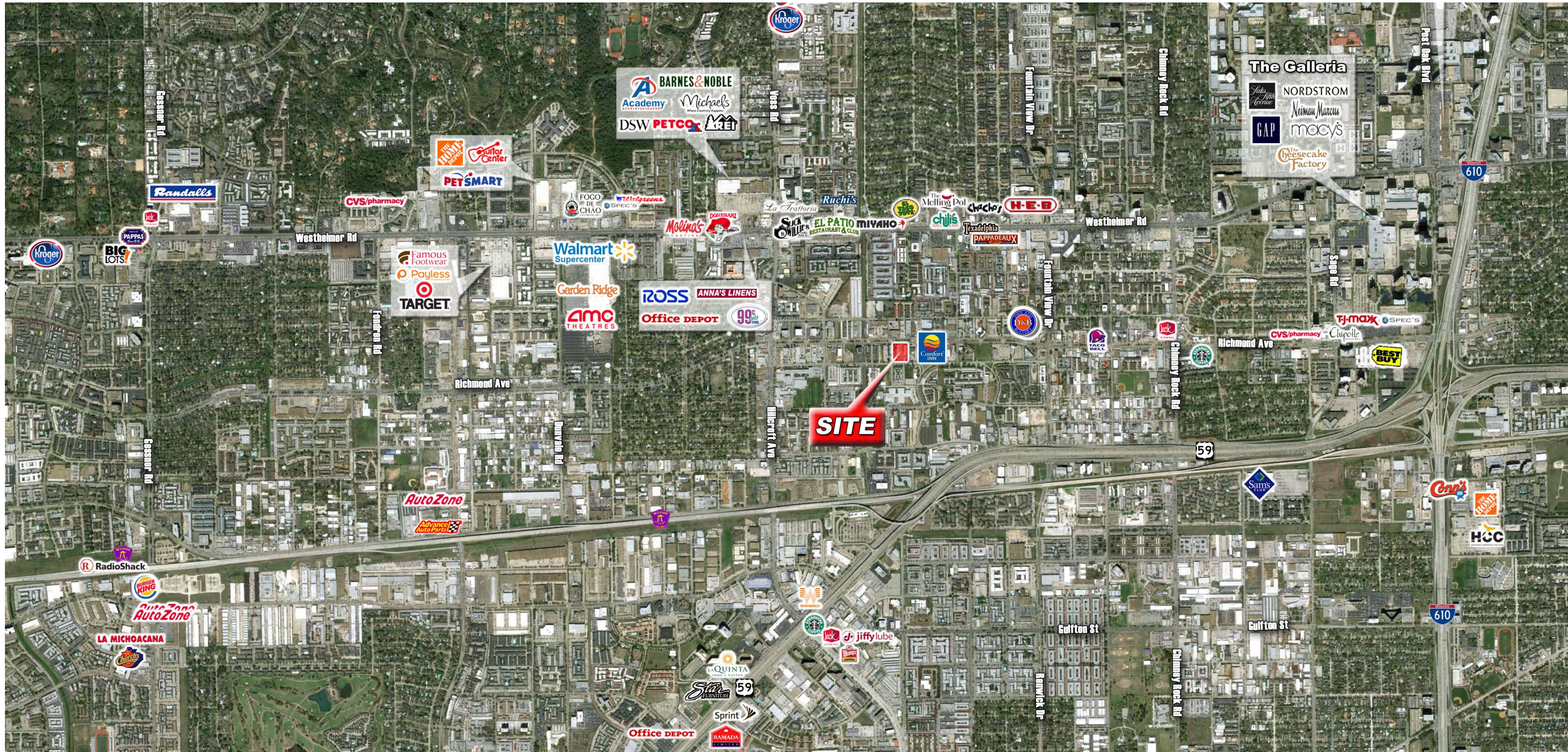


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RETAIL AERIAL



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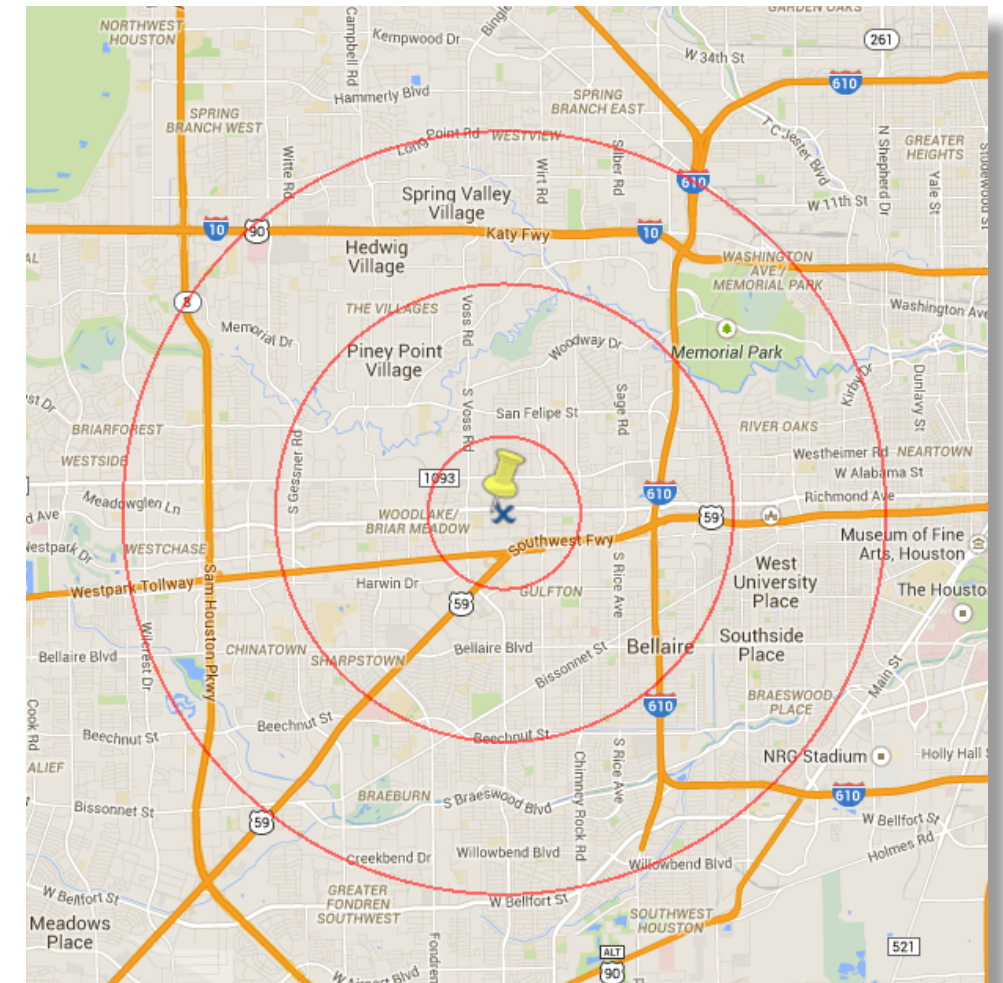
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DEMOGRAPHICS

	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION			
2000 Population	30,869	194,035	457,559
2010 Population	34,376	206,349	475,763
2014 Population	34,883	216,648	502,605
% Proj Growth 2014 - 2019	1.8%	4.8%	4.3%
HOUSEHOLDS			
2014 Households	14049.98	91430.21	204836
Persons per Household	2.5	2.3	2.4
EMPLOYMENT			
Daytime Employees	20,064	214,182	444,184
RACE			
% White	56.7%	62.3%	61.8%
% Black	10.8%	10.4%	11.8%
% Asian	5.4%	8.5%	9.4%
% Other	27.0%	18.8%	17.1%
% Hispanic	57.5%	41.5%	36.0%
White	19,777	134,978	310,417
Black	3,781	22,583	59,298
Asian	1,890	18,357	47,150
Other	9,433	40,730	85,739
Hispanic	20,060	89,861	181,071
HOUSING			
Median Home Value	\$286,000	\$295,489	\$305,243
% Renter Occupied Housing	80.4%	65.4%	59.5%
% Owner Occupied Housing	19.6%	34.6%	40.5%
INCOME			
2014 Median Household Income	\$43,985	\$57,288	\$59,850
2014 Average Household Income	\$62,250	\$81,785	\$87,122
2014 Per Capita Income	\$25,096	\$34,822	\$35,760
HIGHEST EDUCATIONAL ATTAINMENT			
Education Base - Age 25+	22,145	147,273	338,229
Less than 9th Grade	18.3%	11.3%	10.0%
Some High School	6.5%	6.1%	6.1%
High School or GED	14.8%	13.7%	14.1%
Some College	17.4%	17.2%	16.8%
Associates Degree	4.5%	4.4%	4.4%
Bachelors Degree	23.0%	27.5%	27.0%
Post-Graduate Degree	11.5%	17.4%	19.5%

	1 mi Ring	3 mi Ring	5 mi Ring
AGE			
Median Age	29.4	32.9	33.9
% Age 0 - 5	9.7%	7.8%	7.8%
% Age 5 - 10	6.1%	6.0%	6.5%
% Age 10 - 15	4.2%	4.8%	5.5%
% Age 15 - 20	4.9%	4.9%	5.3%
% Age 20 - 25	11.5%	8.6%	7.6%
% Age 25 - 30	15.3%	12.1%	10.4%
% Age 30 - 35	12.4%	10.1%	8.9%
% Age 35 - 40	8.9%	7.9%	7.6%
% Age 40 - 45	6.7%	6.4%	6.5%
% Age 45 - 50	4.8%	5.8%	6.1%
% Age 50 - 55	4.1%	5.9%	6.4%
% Age 55 - 60	3.4%	5.3%	5.7%
% Age 60 - 65	2.9%	4.4%	4.7%
% Age 65 - 70	1.8%	3.3%	3.5%
% Age 70 - 75	1.2%	2.2%	2.4%
% Age 75 - 80	.8%	1.6%	1.9%
% Age 80 - 85	.6%	1.3%	1.5%
% Age 85+	.4%	1.6%	1.7%
Children Age 0 to 9	5,529	29,834	71,919
HOUSEHOLDS BY VEHICLE COUNT			
No Vehicles	1,872	8,890	18,025
1 Vehicle	7,900	45,591	95,506
2 Vehicles	3,694	29,168	69,730
3 Vehicles	491	5,989	16,840
4 Vehicles	89	1,355	3,660
5+ Vehicles	4	436	1,074
HOUSING VALUES (OWNER OCCUPIED)			
Owner Occupied Housing Units	2,730	31,578	82,971
\$100,000 or less	\$261	\$4,745	\$10,778
\$100,000 to \$124,999	\$184	\$2,636	\$6,177
\$125,000 to \$149,999	\$195	\$1,798	\$4,668
\$150,000 to \$174,999	\$184	\$1,769	\$4,915
\$175,000 to \$199,999	\$44	\$1,050	\$3,053
\$200,000 to \$249,999	\$244	\$2,278	\$6,171
\$250,000 to \$299,999	\$350	\$1,657	\$5,318
\$300,000 to \$399,999	\$413	\$2,770	\$8,736
\$400,000 to \$499,999	\$200	\$2,094	\$6,658
\$500,000 to \$749,999	\$482	\$4,138	\$10,410
\$750,000 to \$999,999	\$132	\$2,667	\$7,032
\$1,000,000 or greater	\$39	\$3,965	\$9,160



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

