

BPI

REALTY SERVICES

Y Shops Fort Bend Center



9151 Hwy 6
Houston, TX 77083

BPI Realty Services Inc
Mark Lapeyrouse

3800 SW Freeway Suite 304 | Houston, TX 77027
Office: (713) 350-2771 | Mobile: (281) 744-6281

LOCATION:

9151 Hwy 6, Houston, Texas 77083

SIZE:

- Space Available:
- Suite 100 : 1,305 SF
 - Suite 102: 1,285 SF
 - Suite 118: 1,405 SF

PRICING:

Call For More Information

DESCRIPTION:

- Adjacent to Major Grocery Anchored Kroger Center
- High Traffic Intersection
- Excellent Visibility and Exposure
- Affordable Rent Rates
- Excellent Co-Tenants

Traffic Counts:

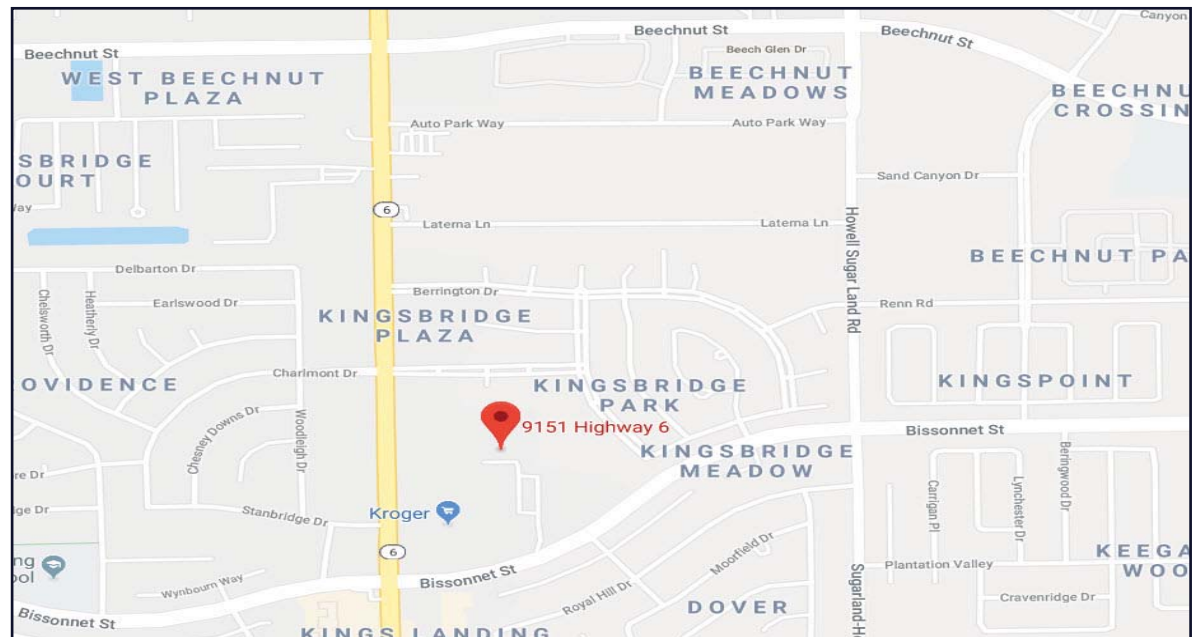
SH 6 north of Parkesgate Dr./Charlmont Dr.	= 56,100
SH 6 south of Parkesgate Dr./Charlmont Dr.	= 56,000
Parkesgate Dr./Charlmont Dr. west of SH 6	= 3,784
Parkesgate Dr./Charlmont Dr. east of SH 6	= 1,733

Demographics:

	1 Mile	3 Mile	5 Mile
2017 Population:	19,489	205,470	413,967
Average HH Income:	\$74,379	\$72,745	\$75,441
Median Age:	35.0	34.5	34.6

For More Information:

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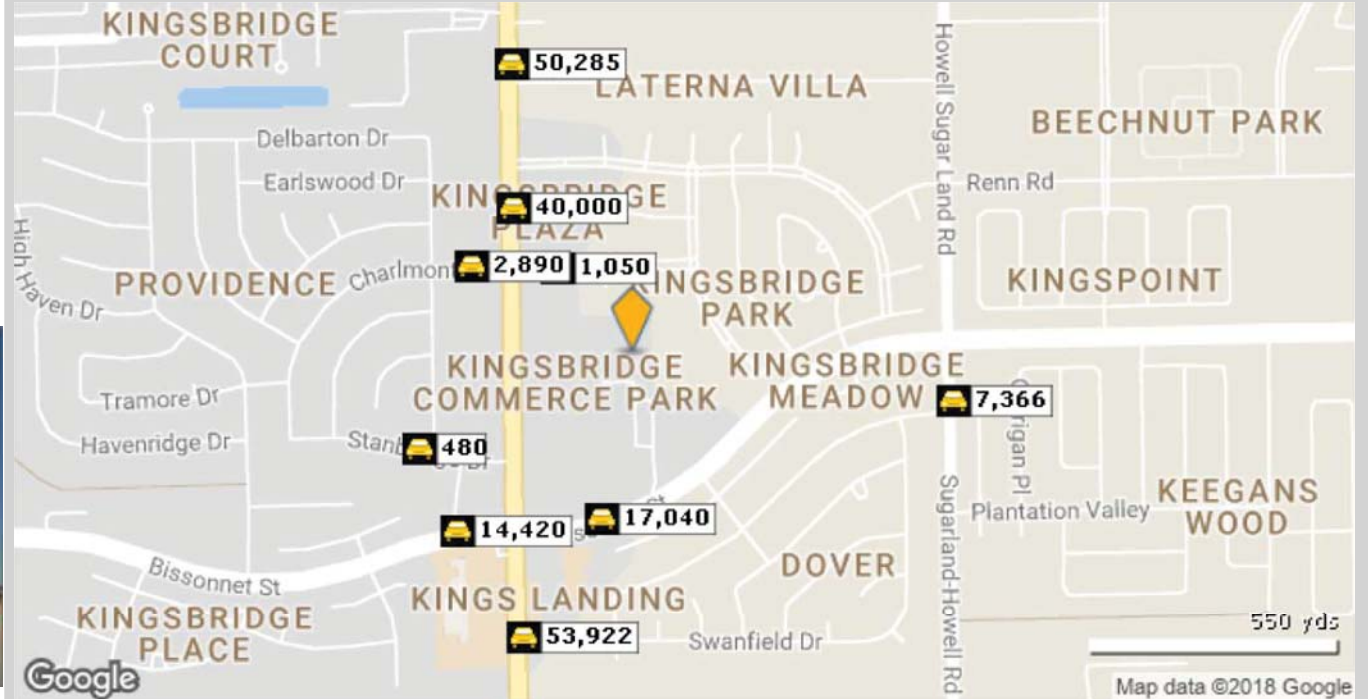
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Traffic Count Report

Petco

9151 Highway 6 S, Houston, TX 77083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **12,282 SF**
 Year Built: **2012**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Parkesgate Dr	Addicks-Howell Rd	0.05 W	2010	579	MPSI	.15
2 Parkesgate Dr	Charlmont Dr	0.05 W	2016	1,050	MPSI	.15
3 Bissonnet St	Addicks-Howell Rd	0.10 W	2016	17,040	MPSI	.21
4 Charlmont Dr	Woodleigh Dr	0.05 W	2016	2,890	MPSI	.23
5 Addicks-Howell Rd	Berrington Dr	0.05 N	2016	40,000	MPSI	.24
6 Stanbridge Dr	Woodleigh Dr	0.02 E	2016	480	MPSI	.30
7 Bissonnet St	Addicks-Howell Rd	0.08 E	2011	14,420	ADT	.32
8 Addicks-Howell Rd	Atterbury Dr	0.13 S	2016	53,922	MPSI	.39
9 Addicks-Howell Rd	Berrington Dr	0.13 S	2016	50,285	MPSI	.41
10 Sugar Land Howell Rd	Royal Hill Dr	0.01 S	2010	7,366	MPSI	.42

Demographic Detail Report

Petco

9151 Highway 6 S, Houston, TX 77083

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 GLA: **12,282 SF**
 Year Built: **2012**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	22,358		205,470		413,967	
2017 Estimate	19,489		181,206		367,156	
2010 Census	17,855		163,037		324,132	
Growth 2017 - 2022	14.72%		13.39%		12.75%	
Growth 2010 - 2017	9.15%		11.14%		13.27%	
2017 Population by Age						
	19,489		181,206		367,156	
Age 0 - 4	1,367	7.01%	13,132	7.25%	27,632	7.53%
Age 5 - 9	1,448	7.43%	13,808	7.62%	28,153	7.67%
Age 10 - 14	1,507	7.73%	14,170	7.82%	27,413	7.47%
Age 15 - 19	1,469	7.54%	13,677	7.55%	25,555	6.96%
Age 20 - 24	1,389	7.13%	13,168	7.27%	25,359	6.91%
Age 25 - 29	1,355	6.95%	13,069	7.21%	27,386	7.46%
Age 30 - 34	1,378	7.07%	13,123	7.24%	28,750	7.83%
Age 35 - 39	1,350	6.93%	12,843	7.09%	27,597	7.52%
Age 40 - 44	1,384	7.10%	12,955	7.15%	26,532	7.23%
Age 45 - 49	1,320	6.77%	12,265	6.77%	24,404	6.65%
Age 50 - 54	1,285	6.59%	11,726	6.47%	23,134	6.30%
Age 55 - 59	1,275	6.54%	11,205	6.18%	22,071	6.01%
Age 60 - 64	1,085	5.57%	9,265	5.11%	18,423	5.02%
Age 65 - 69	794	4.07%	6,827	3.77%	13,777	3.75%
Age 70 - 74	483	2.48%	4,342	2.40%	8,932	2.43%
Age 75 - 79	281	1.44%	2,634	1.45%	5,490	1.50%
Age 80 - 84	167	0.86%	1,587	0.88%	3,375	0.92%
Age 85+	151	0.77%	1,410	0.78%	3,172	0.86%
Age 65+	1,876	9.63%	16,800	9.27%	34,746	9.46%
Median Age	34.40		33.60		33.80	
Average Age	35.00		34.50		34.60	

Demographic Detail Report

Petco						
9151 Highway 6 S, Houston, TX 77083						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	19,489		181,206		367,156	
White	7,891	40.49%	80,529	44.44%	178,108	48.51%
Black	4,836	24.81%	46,611	25.72%	92,145	25.10%
Am. Indian & Alaskan	167	0.86%	1,639	0.90%	3,480	0.95%
Asian	6,142	31.52%	48,250	26.63%	84,751	23.08%
Hawaiian & Pacific Island	12	0.06%	186	0.10%	364	0.10%
Other	441	2.26%	3,990	2.20%	8,308	2.26%
Population by Hispanic Origin	19,489		181,206		367,156	
Non-Hispanic Origin	13,301	68.25%	117,855	65.04%	237,200	64.60%
Hispanic Origin	6,187	31.75%	63,351	34.96%	129,956	35.40%
2017 Median Age, Male	32.90		32.20		32.70	
2017 Average Age, Male	34.20		33.50		33.60	
2017 Median Age, Female	35.80		35.00		34.90	
2017 Average Age, Female	35.80		35.40		35.50	
2017 Population by Occupation Classification	14,873		137,367		278,852	
Civilian Employed	9,386	63.11%	88,497	64.42%	184,129	66.03%
Civilian Unemployed	553	3.72%	4,865	3.54%	10,109	3.63%
Civilian Non-Labor Force	4,933	33.17%	43,989	32.02%	84,585	30.33%
Armed Forces	1	0.01%	16	0.01%	29	0.01%
Households by Marital Status						
Married	3,472		30,193		60,048	
Married No Children	1,591		13,526		28,219	
Married w/Children	1,881		16,667		31,829	
2017 Population by Education	13,165		121,678		250,905	
Some High School, No Diploma	2,677	20.33%	24,766	20.35%	48,173	19.20%
High School Grad (Incl Equivalency)	2,885	21.91%	26,611	21.87%	52,147	20.78%
Some College, No Degree	3,401	25.83%	32,401	26.63%	66,035	26.32%
Associate Degree	856	6.50%	8,426	6.92%	17,861	7.12%
Bachelor Degree	2,356	17.90%	20,885	17.16%	45,561	18.16%
Advanced Degree	990	7.52%	8,589	7.06%	21,128	8.42%

Demographic Detail Report

Petco						
9151 Highway 6 S, Houston, TX 77083						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	17,229		164,047		342,178	
Real Estate & Finance	485	2.82%	4,573	2.79%	9,975	2.92%
Professional & Management	3,426	19.89%	35,924	21.90%	81,477	23.81%
Public Administration	242	1.40%	2,357	1.44%	4,512	1.32%
Education & Health	1,932	11.21%	18,833	11.48%	38,176	11.16%
Services	2,199	12.76%	20,135	12.27%	39,126	11.43%
Information	155	0.90%	1,411	0.86%	2,788	0.81%
Sales	2,371	13.76%	22,533	13.74%	47,578	13.90%
Transportation	132	0.77%	1,773	1.08%	4,676	1.37%
Retail	1,469	8.53%	13,499	8.23%	26,946	7.87%
Wholesale	240	1.39%	2,659	1.62%	6,120	1.79%
Manufacturing	862	5.00%	6,944	4.23%	14,876	4.35%
Production	1,152	6.69%	10,635	6.48%	21,203	6.20%
Construction	1,197	6.95%	9,151	5.58%	17,654	5.16%
Utilities	316	1.83%	4,109	2.50%	8,146	2.38%
Agriculture & Mining	89	0.52%	1,791	1.09%	4,821	1.41%
Farming, Fishing, Forestry	15	0.09%	109	0.07%	182	0.05%
Other Services	947	5.50%	7,611	4.64%	13,922	4.07%
2017 Worker Travel Time to Job	8,881		85,886		179,130	
<30 Minutes	3,793	42.71%	38,480	44.80%	86,585	48.34%
30-60 Minutes	4,119	46.38%	38,432	44.75%	74,560	41.62%
60+ Minutes	969	10.91%	8,974	10.45%	17,985	10.04%
2010 Households by HH Size	5,165		48,849		107,010	
1-Person Households	624	12.08%	7,528	15.41%	23,001	21.49%
2-Person Households	1,132	21.92%	11,234	23.00%	27,049	25.28%
3-Person Households	1,057	20.46%	9,237	18.91%	19,307	18.04%
4-Person Households	1,084	20.99%	9,500	19.45%	17,817	16.65%
5-Person Households	640	12.39%	5,926	12.13%	10,541	9.85%
6-Person Households	352	6.82%	3,023	6.19%	5,213	4.87%
7 or more Person Households	276	5.34%	2,401	4.92%	4,082	3.81%
2017 Average Household Size	3.40		3.30		3.00	
Households						
2022 Projection	6,579		62,238		136,797	
2017 Estimate	5,727		54,849		121,439	
2010 Census	5,165		48,850		107,011	
Growth 2017 - 2022	14.88%		13.47%		12.65%	
Growth 2010 - 2017	10.88%		12.28%		13.48%	

Demographic Detail Report

Petco						
9151 Highway 6 S, Houston, TX 77083						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	5,727		54,848		121,439	
<\$25,000	1,035	18.07%	9,832	17.93%	24,197	19.93%
\$25,000 - \$50,000	1,464	25.56%	14,807	27.00%	31,352	25.82%
\$50,000 - \$75,000	1,040	18.16%	11,008	20.07%	22,865	18.83%
\$75,000 - \$100,000	690	12.05%	6,496	11.84%	13,362	11.00%
\$100,000 - \$125,000	743	12.97%	5,383	9.81%	11,230	9.25%
\$125,000 - \$150,000	312	5.45%	2,891	5.27%	5,989	4.93%
\$150,000 - \$200,000	232	4.05%	2,445	4.46%	6,490	5.34%
\$200,000+	211	3.68%	1,986	3.62%	5,954	4.90%
2017 Avg Household Income	\$74,379		\$72,745		\$75,441	
2017 Med Household Income	\$58,046		\$56,031		\$55,147	
2017 Occupied Housing	5,727		54,849		121,439	
Owner Occupied	4,417	77.13%	36,658	66.83%	67,915	55.93%
Renter Occupied	1,310	22.87%	18,191	33.17%	53,524	44.07%
2010 Housing Units	5,777		57,676		128,593	
1 Unit	5,010	86.72%	43,612	75.62%	80,019	62.23%
2 - 4 Units	56	0.97%	1,258	2.18%	4,532	3.52%
5 - 19 Units	401	6.94%	7,107	12.32%	25,774	20.04%
20+ Units	310	5.37%	5,699	9.88%	18,268	14.21%
2017 Housing Value	4,418		36,660		67,914	
<\$100,000	897	20.30%	8,926	24.35%	14,945	22.01%
\$100,000 - \$200,000	2,628	59.48%	19,806	54.03%	33,019	48.62%
\$200,000 - \$300,000	736	16.66%	5,709	15.57%	11,990	17.65%
\$300,000 - \$400,000	112	2.54%	1,478	4.03%	3,765	5.54%
\$400,000 - \$500,000	0	0.00%	144	0.39%	1,264	1.86%
\$500,000 - \$1,000,000	20	0.45%	436	1.19%	2,063	3.04%
\$1,000,000+	25	0.57%	161	0.44%	868	1.28%
2017 Median Home Value	\$149,923		\$147,480		\$157,578	
2017 Housing Units by Yr Built	5,934		58,302		129,570	
Built 2010+	541	9.12%	5,610	9.62%	12,439	9.60%
Built 2000 - 2010	1,596	26.90%	15,466	26.53%	29,314	22.62%
Built 1990 - 1999	955	16.09%	6,730	11.54%	17,710	13.67%
Built 1980 - 1989	2,274	38.32%	17,158	29.43%	36,729	28.35%
Built 1970 - 1979	457	7.70%	11,864	20.35%	27,115	20.93%
Built 1960 - 1969	59	0.99%	1,092	1.87%	4,796	3.70%
Built 1950 - 1959	23	0.39%	234	0.40%	892	0.69%
Built <1949	29	0.49%	148	0.25%	575	0.44%
2017 Median Year Built	1990		1988		1988	



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.

