



REALTY SERVICES

# Y Shops at Fort Bend

NWC of SH-6 and Bissonnet St

9151 Highway 6 S | Houston, Texas 77083



**Available:** 2,373 SF 2nd Gen Retail Space

**Lease Rate:** Call for Pricing

**Description:**

- Retail Center Anchored by Kroger Grocery Store
- High Traffic Intersection
- Excellent Visibility and Exposure

**Traffic Counts:** SH-6: 50,265 VPD north of site (TXDOT '20)  
SH-6: 50,319 VPD south of site (TXDOT '20)  
Bissonnet St: 20,229 VPD (TXDOT '16)

Demographics:	1 mile	3 mile	5 mile
2021 Population	19,244	170,796	371,994
Daytime Population	15,298	131,269	329,458
Average HH Income	\$78,427	\$74,967	\$80,171



For More Information:

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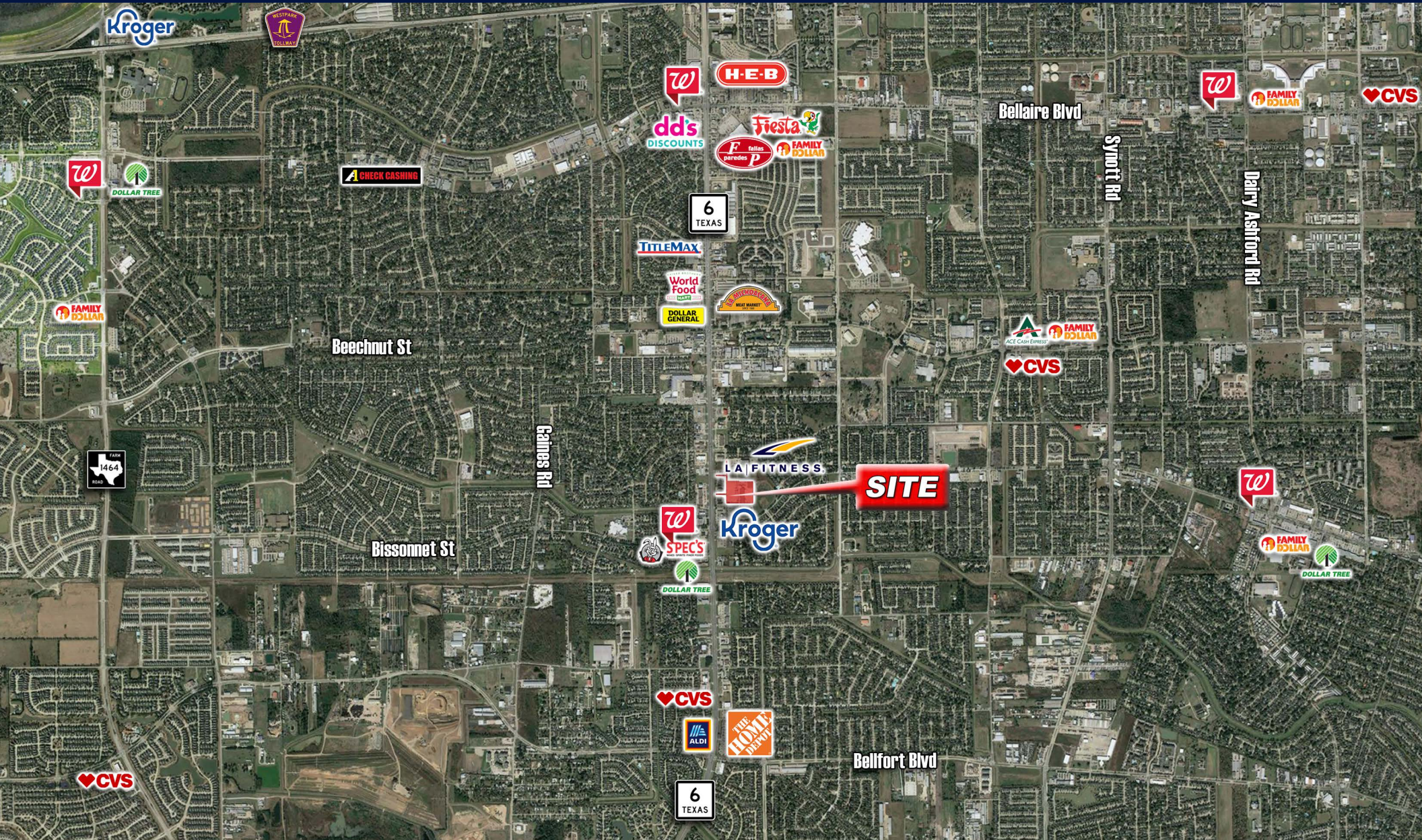
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**2021 Population**  
(3 mi Radius)

**170,796**

**Households**  
(3 mi Radius)

**50,878**

**Daytime Population**  
(3 mi Radius)

**131,269**

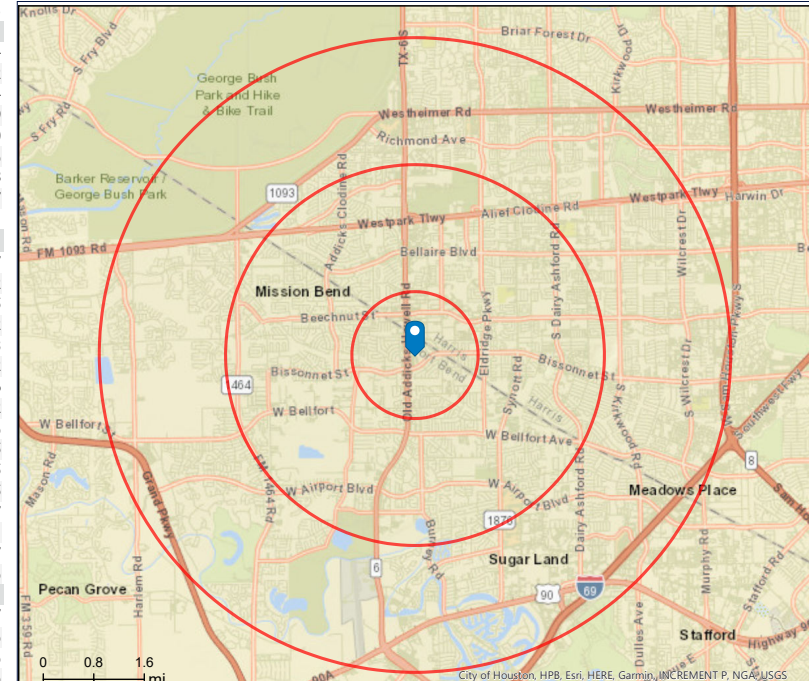
**Average HH Income**  
(3 mi Radius)

**\$74,967**

**Median Home Value**  
(3 mi Radius)

**\$196,358**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	12,248	113,554	247,044
2010 Total Population	17,946	158,259	324,572
2021 Total Population	19,244	170,796	371,994
2021 Group Quarters	2	422	1,519
2026 Total Population	21,005	182,971	400,560
2021-2026 Annual Rate	1.77%	1.39%	1.49%
2021 Total Daytime Population	15,298	131,269	329,458
Workers	5,476	40,699	137,187
Residents	9,822	90,570	192,271
<b>Household Summary</b>			
2000 Households	3,783	35,038	84,137
2000 Average Household Size	3.23	3.23	2.92
2010 Households	5,270	47,243	106,995
2010 Average Household Size	3.40	3.34	3.02
2021 Households	5,695	50,878	122,693
2021 Average Household Size	3.38	3.35	3.03
2026 Households	6,219	54,445	132,076
2026 Average Household Size	3.38	3.35	3.02
2021-2026 Annual Rate	1.78%	1.36%	1.48%
2010 Families	4,449	38,317	78,885
2010 Average Family Size	3.71	3.72	3.55
2021 Families	4,736	40,861	89,515
2021 Average Family Size	3.71	3.75	3.57
2026 Families	5,160	43,705	96,301
2026 Average Family Size	3.71	3.75	3.57
2021-2026 Annual Rate	1.73%	1.35%	1.47%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,926	36,870	90,127
Owner Occupied Housing Units	74.1%	64.3%	51.6%
Renter Occupied Housing Units	22.2%	30.7%	41.7%
Vacant Housing Units	3.6%	5.0%	6.6%
2010 Housing Units	5,484	51,058	117,217
Owner Occupied Housing Units	74.3%	63.2%	51.7%
Renter Occupied Housing Units	21.8%	29.3%	39.6%
Vacant Housing Units	3.9%	7.5%	8.7%
2021 Housing Units	5,834	54,334	132,301
Owner Occupied Housing Units	75.8%	62.8%	52.3%
Renter Occupied Housing Units	21.8%	30.8%	40.4%
Vacant Housing Units	2.4%	6.4%	7.3%
2026 Housing Units	6,398	58,194	142,259
Owner Occupied Housing Units	76.6%	64.1%	53.6%
Renter Occupied Housing Units	20.6%	29.5%	39.2%
Vacant Housing Units	2.8%	6.4%	7.2%
<b>Median Household Income</b>			
2021	\$64,455	\$57,142	\$58,038
2026	\$72,870	\$63,150	\$64,117
<b>Median Home Value</b>			
2021	\$200,627	\$196,358	\$214,861
2026	\$240,302	\$248,652	\$262,858
<b>Per Capita Income</b>			
2021	\$22,928	\$22,364	\$26,473
2026	\$25,382	\$25,050	\$29,541
<b>Median Age</b>			
2010	32.9	32.2	32.4
2021	33.9	33.4	33.8
2026	34.6	34.3	34.2



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	5,695	50,878	122,693
<\$15,000	5.6%	7.8%	8.9%
\$15,000 - \$24,999	7.9%	8.9%	8.9%
\$25,000 - \$34,999	9.1%	10.9%	10.1%
\$35,000 - \$49,999	16.9%	14.6%	14.0%
\$50,000 - \$74,999	15.8%	20.4%	19.5%
\$75,000 - \$99,999	17.0%	13.4%	12.1%
\$100,000 - \$149,999	18.0%	13.9%	14.7%
\$150,000 - \$199,999	6.5%	6.2%	6.1%
\$200,000+	3.2%	3.8%	5.8%
Average Household Income	\$78,427	\$74,967	\$80,171
<b>2021 Population 25+ by Educational Attainment</b>			
Total	12,655	110,752	242,564
Less than 9th Grade	8.6%	10.8%	9.6%
9th - 12th Grade, No Diploma	5.9%	6.9%	6.7%
High School Graduate	21.8%	23.2%	21.4%
GED/Alternative Credential	3.5%	3.3%	2.8%
Some College, No Degree	23.2%	21.0%	20.3%
Associate Degree	7.0%	7.9%	7.1%
Bachelor's Degree	19.8%	18.4%	21.2%
Graduate/Professional Degree	10.2%	8.6%	10.9%



# 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.

**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.

_____	_____	_____	_____
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](http://www.trec.texas.gov)