

Beechnut Village Shopping Center

8145 South Highway 6, Houston, Texas 77083



Estimated Population



1-mile	3-miles	5-miles
19,210	177,315	390,216

Avg Household Income



1-mile	3-miles	5-miles
\$71,539	\$60,078	\$79,203

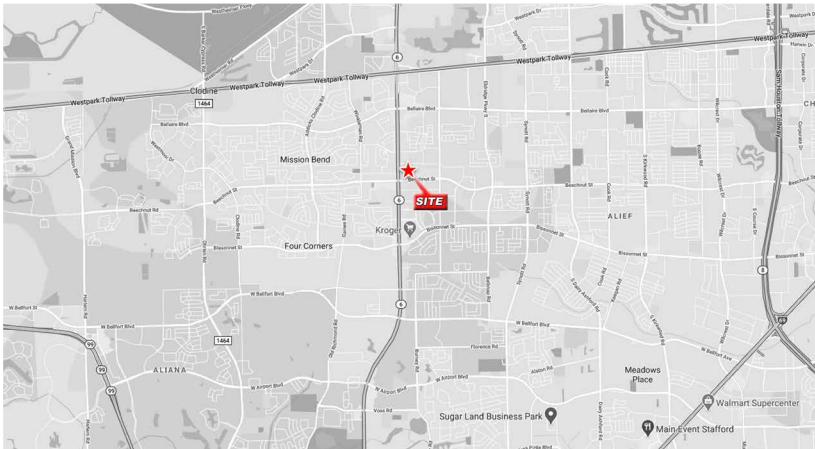
Traffic Counts



Hwy 6	53,608 VPD
Beechnut St	18,856 VPD
Year: 2021 Source: TxDOT	

Property Features

- 4,576 SF 2nd Generation Restaurant Space Available July 2024
- Good visibility from Hwy 6
- Surrounded by a diverse dense residential community



Traffic Generators

- La Michoacana
- The Salvation Army
- Brident Dental

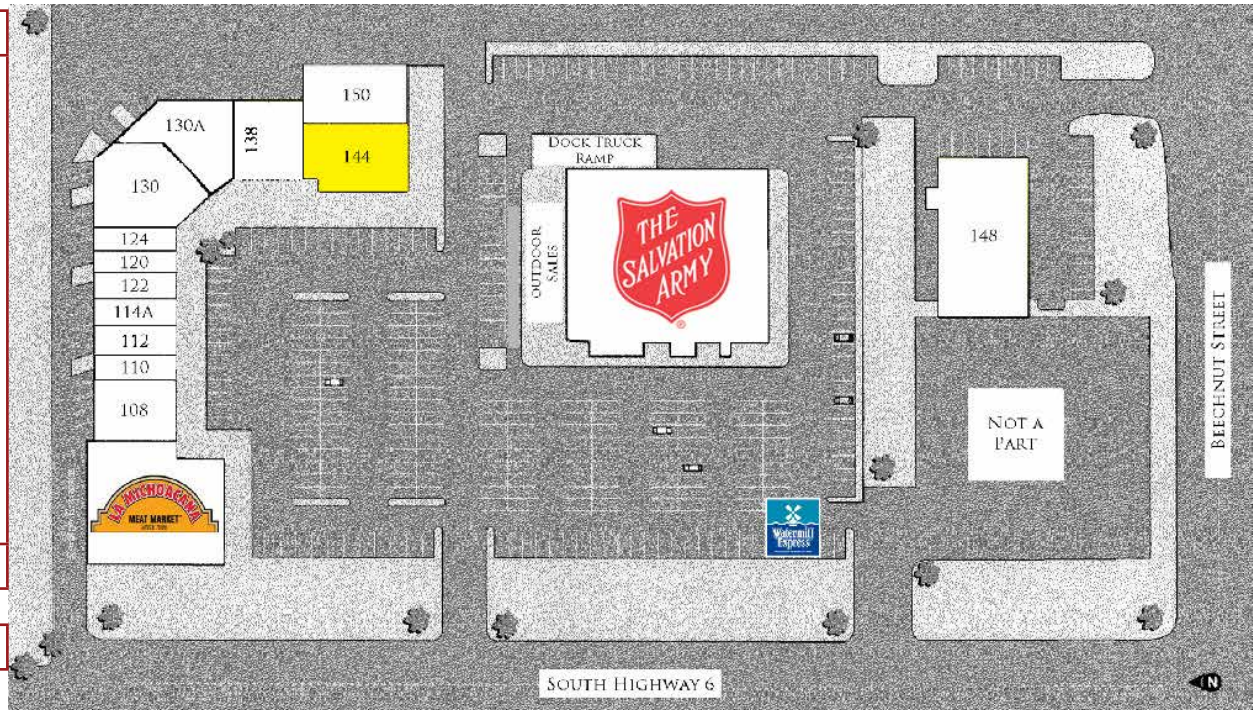
For more
information contact:

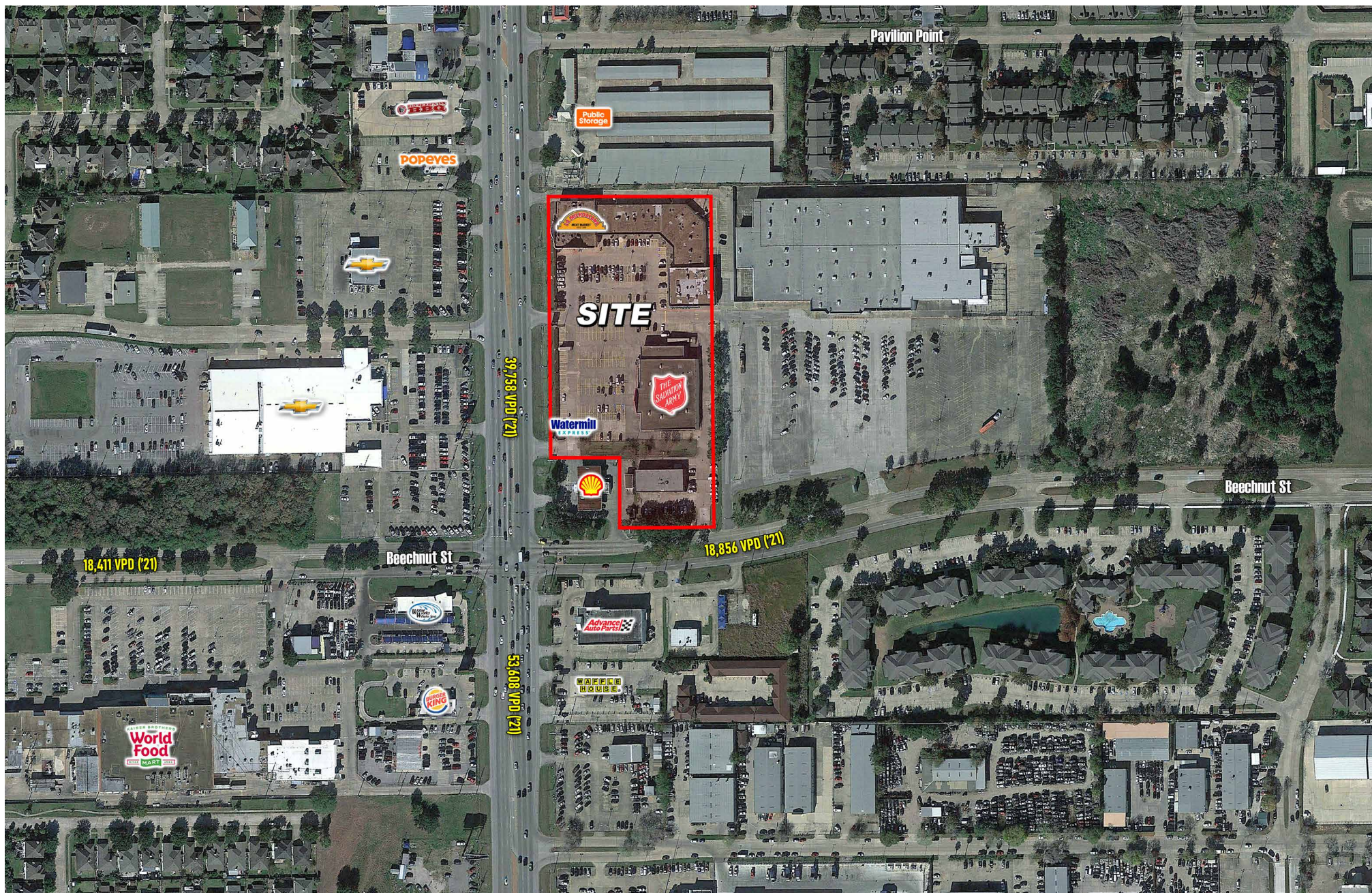
Kristen Cavanaugh
kcavanaugh@unitedequities.com
(713) 772-6262

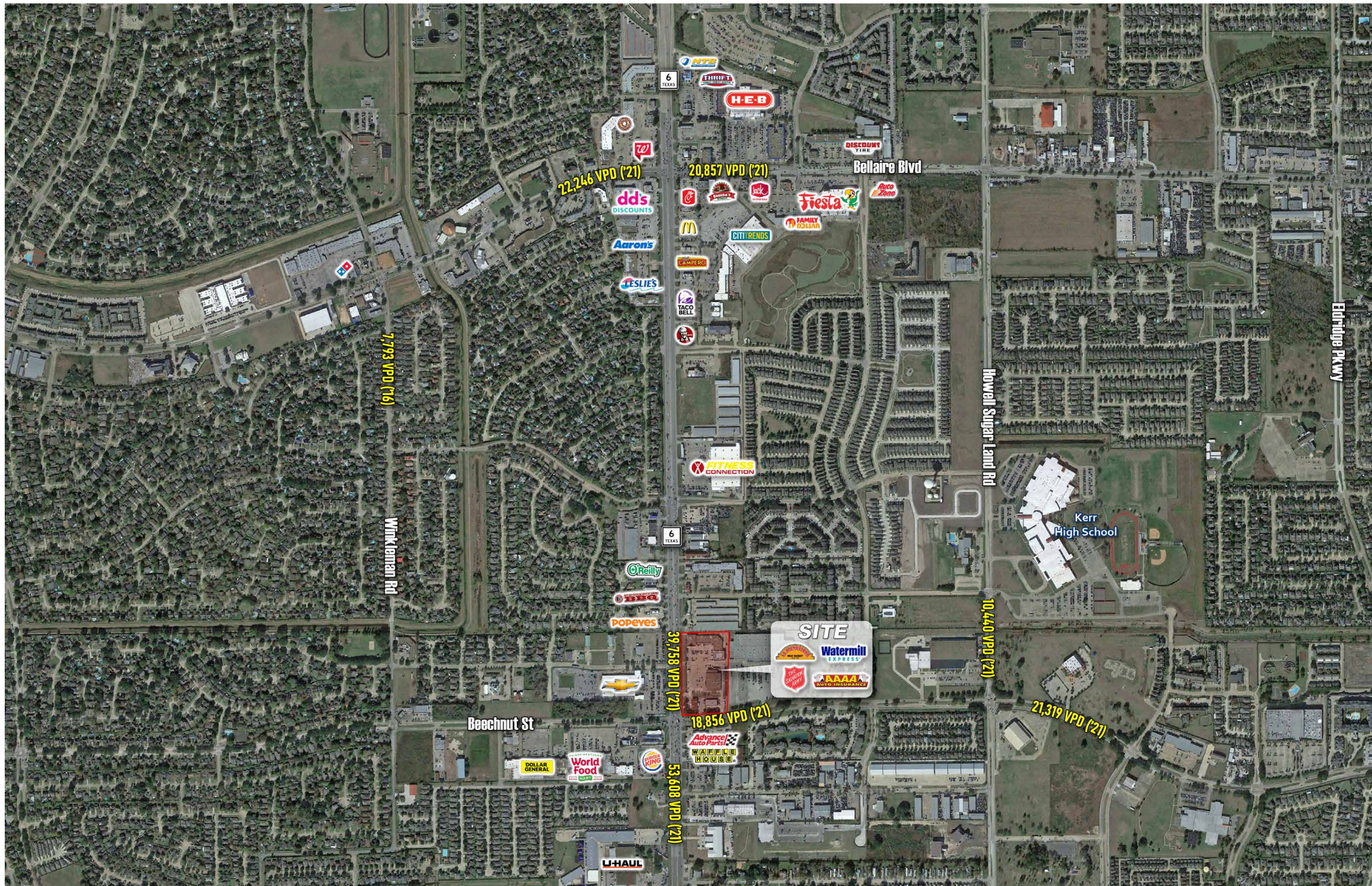
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Suite	Tenant	Sq. Ft
100	La Michoacana Meat Market	8,835
108	DESH 2 BDESH/Cy Fair Driving School	2,400
110	Hair By Tony	1,200
112	Twinkle Enterprises	1,200
114A	Falcon Pharmacy	1,200
122	AAAA Insurance	1,200
120	Monia's Secrets	900
124	AA Nails	900
126	Salvation Army	21,000
130	Brident Dental	4,175
130A	Medical Clinic	3,618
138	Aroma Washeteria	3,025
144	Available - July 1, 2024	4,576
148	Kar Fix	5,789
150	Q-Ball Snooker Pool & Hall Hookah Bar	2,972
Total Sq Ft		62,990

Pad	Watermill Express	
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Population

2000 Population	11,764	117,891	258,000
2010 Population	17,164	163,616	340,629
2020 Population	19,201	177,315	390,216
2025 Population	20,808	189,677	420,128
2000-2010 Annual Rate	3.85%	3.33%	2.82%
2010-2020 Annual Rate	1.10%	0.79%	1.33%
2020-2025 Annual Rate	1.62%	1.36%	1.49%
2020 Male Population	49.1%	48.4%	48.7%
2020 Female Population	50.9%	51.6%	51.3%
2020 Median Age	34.2	33.0	33.7

In the identified area, the current year population is 390,216. In 2010, the Census count in the area was 340,629. The rate of change since 2010 was 1.33% annually. The five-year projection for the population in the area is 420,128 representing a change of 1.49% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	22.6%	28.5%	34.2%
2020 Black Alone	30.5%	29.1%	25.3%
2020 American Indian/Alaska Native Alone	0.3%	0.5%	0.5%
2020 Asian Alone	30.5%	24.5%	23.2%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	12.1%	13.4%	12.5%
2020 Two or More Races	3.8%	4.1%	4.2%
2020 Hispanic Origin (Any Race)	30.5%	36.0%	34.3%

Persons of Hispanic origin represent 34.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	62	58	71
2000 Households	3,808	37,998	90,479
2010 Households	5,121	50,649	116,005
2020 Total Households	5,715	54,504	132,533
2025 Total Households	6,184	58,054	142,319
2000-2010 Annual Rate	3.01%	2.92%	2.52%
2010-2020 Annual Rate	1.08%	0.72%	1.31%
2020-2025 Annual Rate	1.59%	1.27%	1.43%
2020 Average Household Size	3.36	3.25	2.93

The household count in this area has changed from 116,005 in 2010 to 132,533 in the current year, a change of 1.31% annually. The five-year projection of households is 142,319, a change of 1.43% annually from the current year total. Average household size is currently 2.93, compared to 2.92 in the year 2010. The number of families in the current year is 93,638 in the specified area.

Average Household Income

2020 Average Household Income	\$71,539	\$69,078	\$79,203
2025 Average Household Income	\$78,057	\$75,977	\$86,683
2020-2025 Annual Rate	1.76%	1.92%	1.82%

2020 Population 25+ by Educational Attainment

Total	12,672	114,075	254,517
Less than 9th Grade	9.5%	10.9%	9.6%
9th - 12th Grade, No Diploma	6.3%	7.2%	6.7%
High School Graduate	22.9%	22.5%	19.7%
GED/Alternative Credential	3.9%	3.6%	3.0%
Some College, No Degree	19.2%	21.5%	20.5%
Associate Degree	5.6%	7.2%	6.9%
Bachelor's Degree	22.7%	18.2%	21.8%
Graduate/Professional Degree	9.9%	8.9%	12.0%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	891	3,892	10,937
Total Employees:	5,390	31,463	100,105
Total Residential Population:	19,201	177,315	390,216
Employee/Residential Population Ratio (per 100 Residents)	28	18	26



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.

11-2-2015



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.

United Equities, Inc.

314335

(713) 772-6262

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Edwin Freedman

153678

bfreedman@unitedequities.com

(713) 772-6262

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Kristen Cavanaugh

484917

kcavanaugh@unitedequities.com

(713) 772-6262

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date