

# FOR LEASE

6611 FM 1464, Richmond, TX 77407



- PRICE: \$3.50, \$.50 NNN est.
- End Cap – 2nd Gen Restaurant - 1,250 SF
- Within walking distance to Westpark Toll Rd
- In front of George Bush High School
- Approx. 0.5 mile to FM 1093 and 3.5 miles to SH 6
- Excellent for Restaurant, Coffee Shop, Tapioca/BoBa Shop, Donut shop, Pizza, CupCake/Bakery, Retail, Cell Phone Store, Office Space, etc.

**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)



*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.*

# FOR LEASE

6611 FM 1464, Richmond, TX 77407



Just  
Leased

1250 SF  
Avail

DN  
COMMERCIAL

# FOR LEASE

*6611 FM 1464, Richmond, TX 77407*



Extra space for  
Parking and  
deliveries in the back

# FOR LEASE

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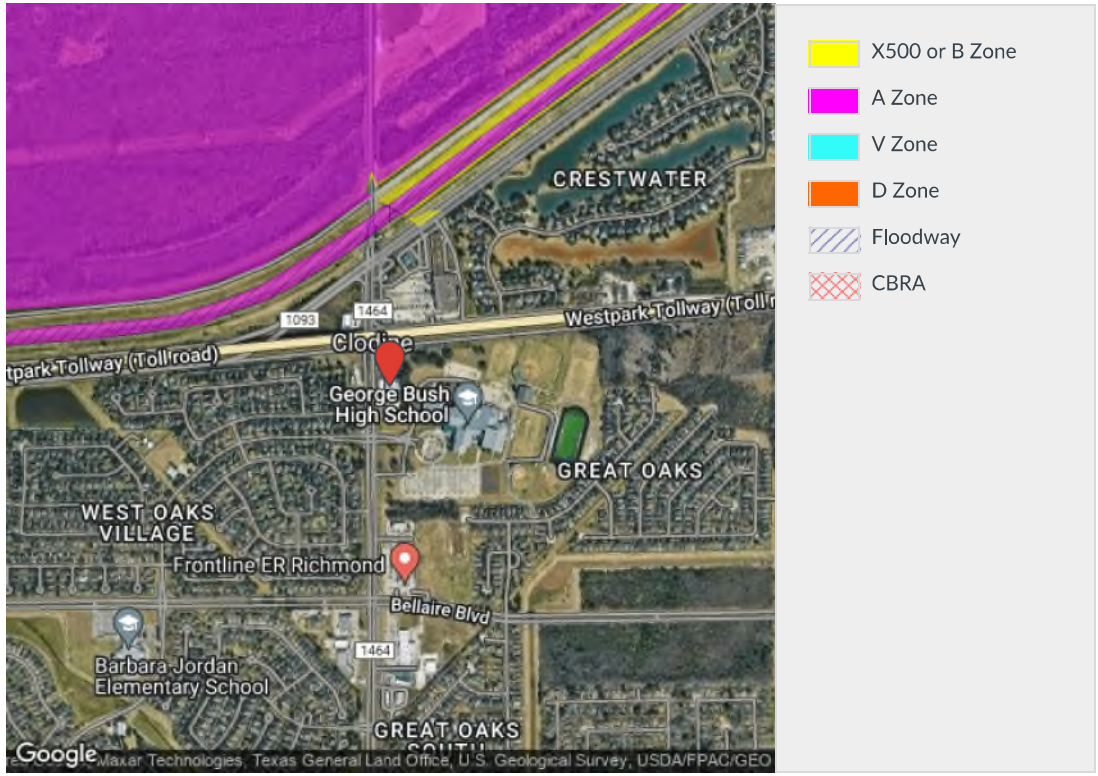
6611 FM 1464 RD RICHMOND, TX 77407

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	480228	PANEL	0135L
PANEL DATE	April 02, 2014	MAP NUMBER	48157C0135L





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)



# Executive Summary

6611 FM 1464 Rd, Richmond, Texas, 77407  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.70628  
Longitude: -95.68748

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	25,394	103,972	372,264
2020 Population	27,986	144,323	448,051
2023 Population	28,556	153,801	461,324
2028 Population	28,851	161,192	479,658
2010-2020 Annual Rate	0.98%	3.33%	1.87%
2020-2023 Annual Rate	0.62%	1.98%	0.90%
2023-2028 Annual Rate	0.21%	0.94%	0.78%
2023 Male Population	48.4%	48.7%	49.5%
2023 Female Population	51.6%	51.3%	50.5%
2023 Median Age	33.7	33.5	34.7

In the identified area, the current year population is 461,324. In 2020, the Census count in the area was 448,051. The rate of change since 2020 was 0.90% annually. The five-year projection for the population in the area is 479,658 representing a change of 0.78% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 34.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	18.1%	22.2%	30.0%
2023 Black Alone	27.8%	27.1%	19.1%
2023 American Indian/Alaska Native Alone	1.1%	0.6%	0.8%
2023 Asian Alone	16.7%	25.6%	21.0%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	18.5%	11.3%	14.5%
2023 Two or More Races	17.8%	13.0%	14.5%
2023 Hispanic Origin (Any Race)	41.9%	26.5%	31.5%

Persons of Hispanic origin represent 31.5% of the population in the identified area compared to 19.4% 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 87.9 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	67	93	97
2010 Households	8,068	32,697	135,038
2020 Households	8,944	45,235	161,729
2023 Households	9,082	48,325	166,677
2028 Households	9,257	50,865	173,942
2010-2020 Annual Rate	1.04%	3.30%	1.82%
2020-2023 Annual Rate	0.47%	2.05%	0.93%
2023-2028 Annual Rate	0.38%	1.03%	0.86%
2023 Average Household Size	3.14	3.18	2.75

The household count in this area has changed from 161,729 in 2020 to 166,677 in the current year, a change of 0.93% annually. The five-year projection of households is 173,942, a change of 0.86% annually from the current year total. Average household size is currently 2.75, compared to 2.75 in the year 2020. The number of families in the current year is 113,313 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	19.7%	23.3%	28.3%
<b>Median Household Income</b>			
2023 Median Household Income	\$73,364	\$77,563	\$67,694
2028 Median Household Income	\$79,741	\$88,345	\$78,197
2023-2028 Annual Rate	1.68%	2.64%	2.93%
<b>Average Household Income</b>			
2023 Average Household Income	\$92,291	\$108,815	\$107,037
2028 Average Household Income	\$103,737	\$122,829	\$120,735
2023-2028 Annual Rate	2.37%	2.45%	2.44%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$28,459	\$34,384	\$38,767
2028 Per Capita Income	\$32,165	\$38,978	\$43,899
2023-2028 Annual Rate	2.48%	2.54%	2.52%
<b>GINI Index</b>			
2023 Gini Index	35.0	39.6	43.5
<b>Households by Income</b>			
Current median household income is \$67,694 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,197 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$107,037 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$120,735 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$38,767 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,899 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	103	89	77
2010 Total Housing Units	8,416	35,661	148,790
2010 Owner Occupied Housing Units	6,175	22,690	67,435
2010 Renter Occupied Housing Units	1,893	10,009	67,597
2010 Vacant Housing Units	348	2,964	13,752
2020 Total Housing Units	9,207	47,853	174,740
2020 Vacant Housing Units	263	2,618	13,011
2023 Total Housing Units	9,352	51,139	180,110
2023 Owner Occupied Housing Units	6,693	32,249	83,289
2023 Renter Occupied Housing Units	2,389	16,076	83,388
2023 Vacant Housing Units	270	2,814	13,433
2028 Total Housing Units	9,517	53,424	187,442
2028 Owner Occupied Housing Units	6,815	33,307	89,135
2028 Renter Occupied Housing Units	2,442	17,558	84,807
2028 Vacant Housing Units	260	2,559	13,500
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	44.4	48.1	45.4

Currently, 46.2% of the 180,110 housing units in the area are owner occupied; 46.3%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 174,740 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.94%. Median home value in the area is \$319,035, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.89% annually to \$350,284.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

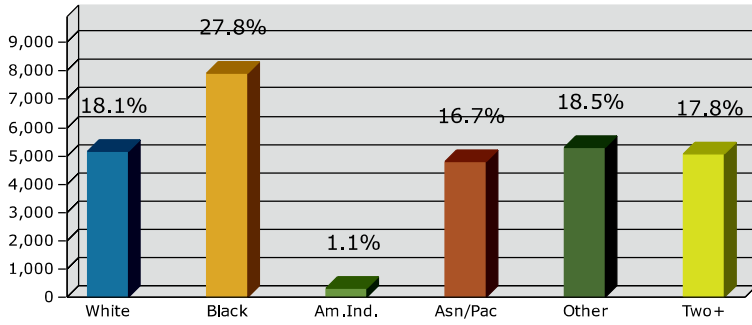


# Graphic Profile

6611 FM 1464 Rd, Richmond, Texas, 77407  
 Drive time band: 0 - 5 minute radius

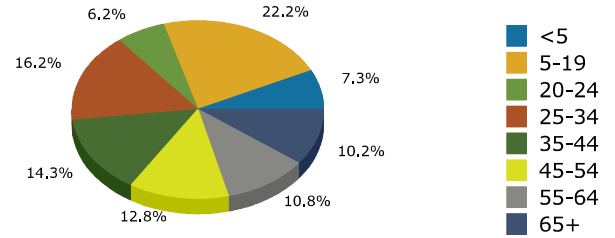
Prepared by Esri  
 Latitude: 29.70628  
 Longitude: -95.68748

2023 Population by Race

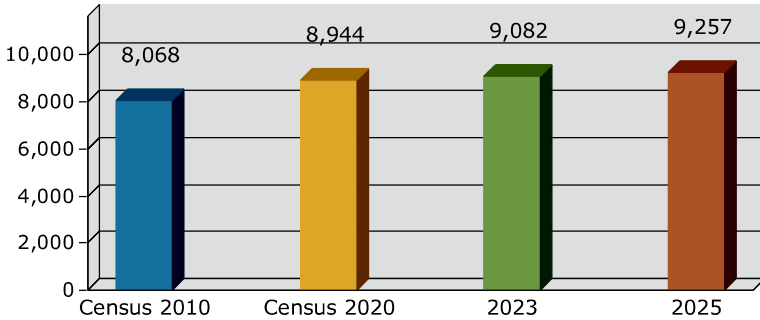


2023 Percent Hispanic Origin: 41.9%

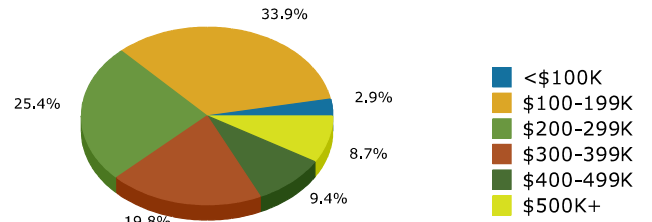
2023 Population by Age



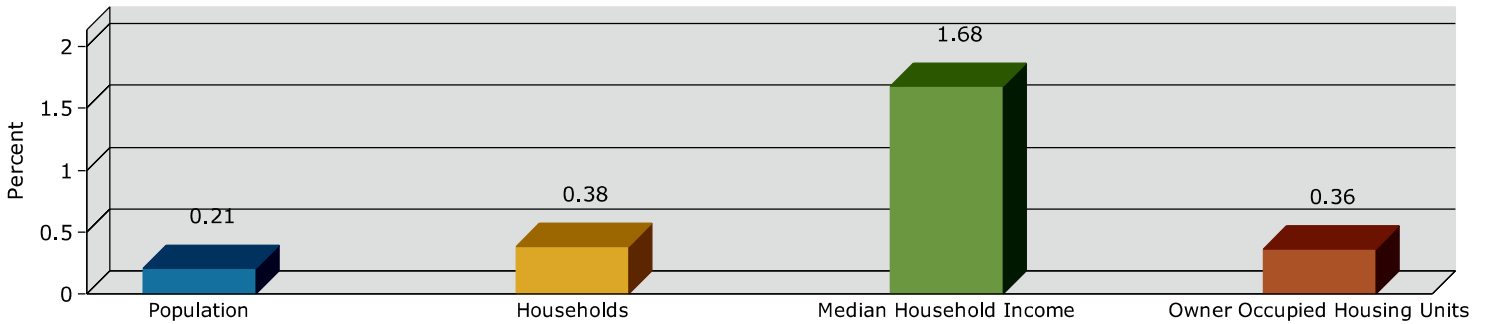
Households



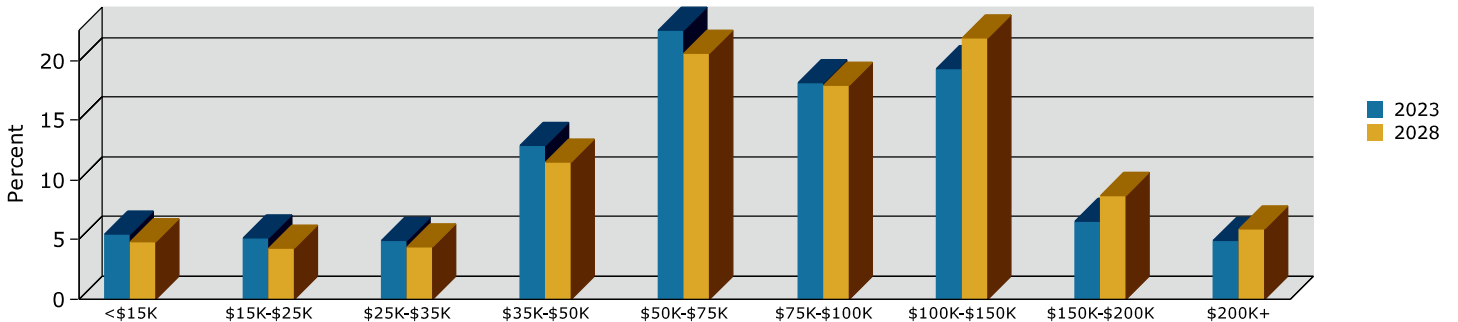
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

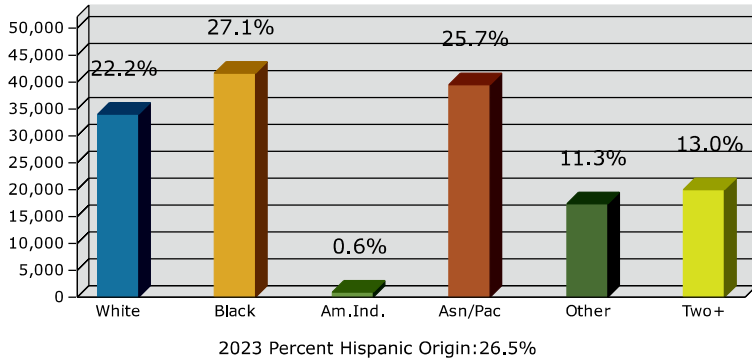


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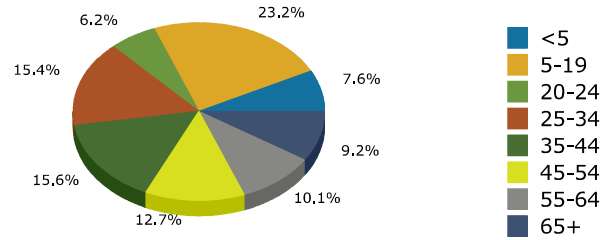
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 Drive time band: 5 - 10 minute radius

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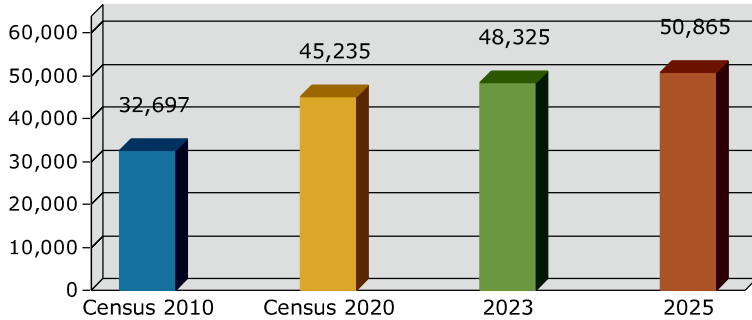
2023 Population by Race



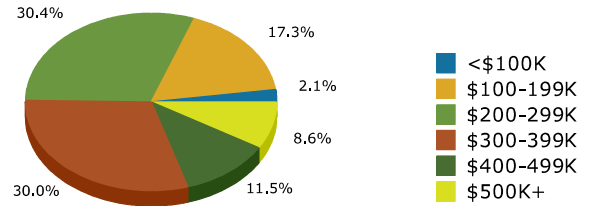
2023 Population by Age



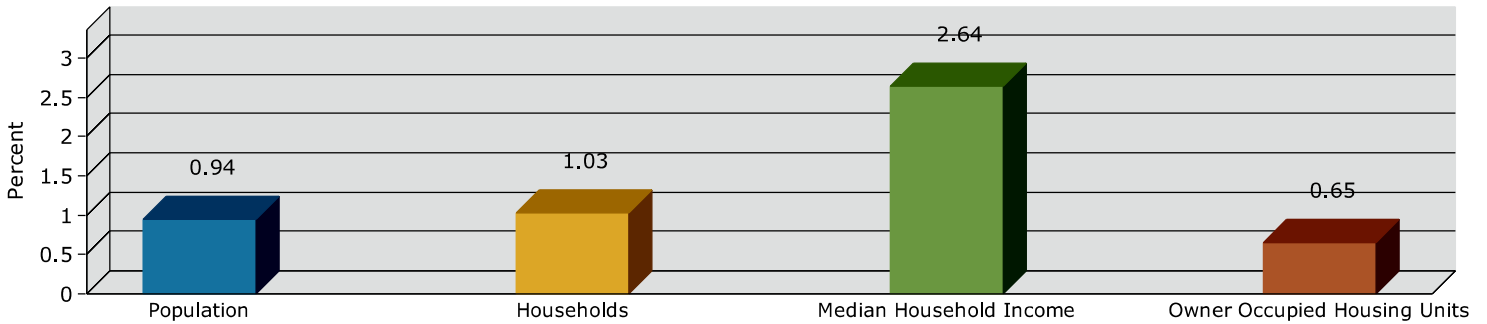
Households



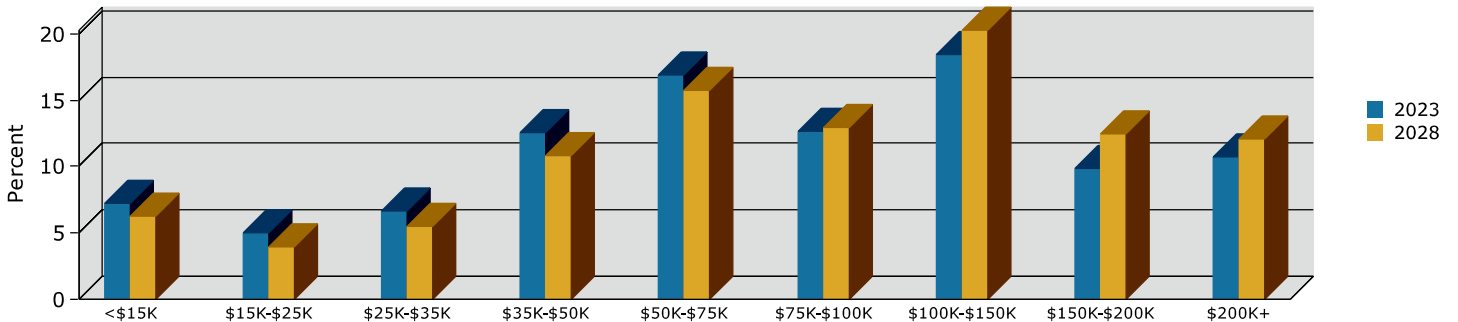
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

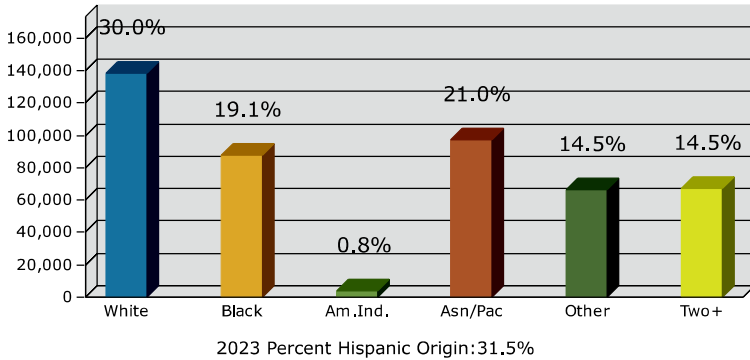


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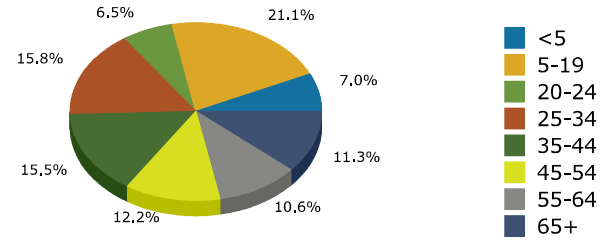
6611 FM 1464 Rd, Richmond, Texas, 77407  
 Drive time band: 10 - 15 minute radius

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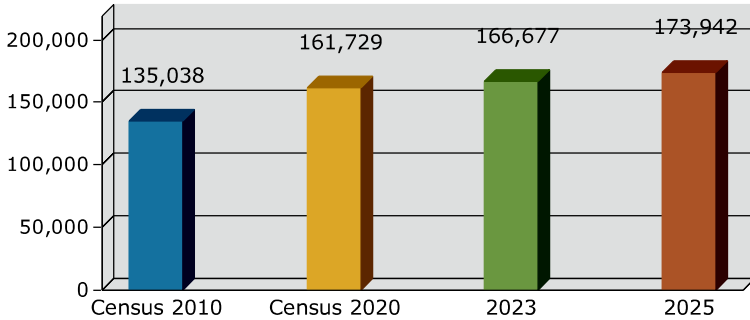
2023 Population by Race



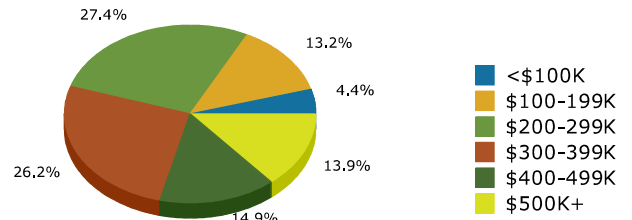
2023 Population by Age



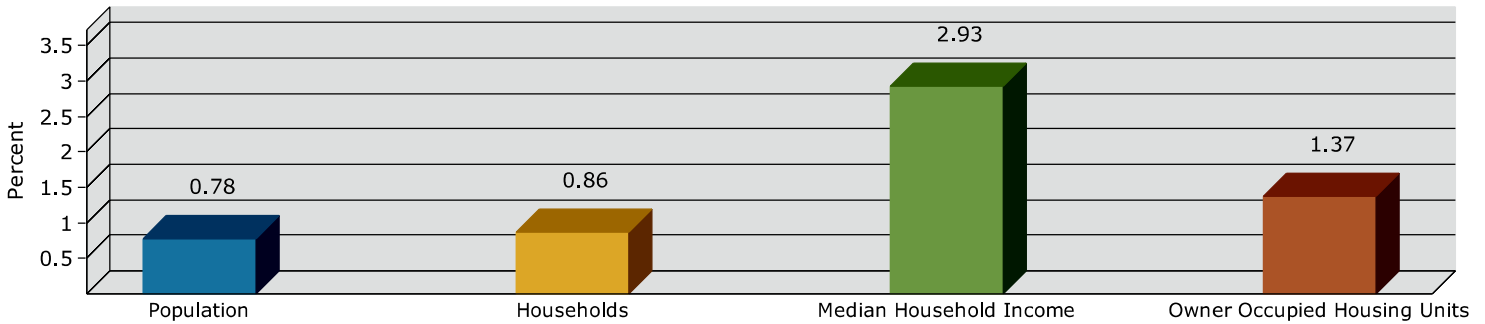
Households



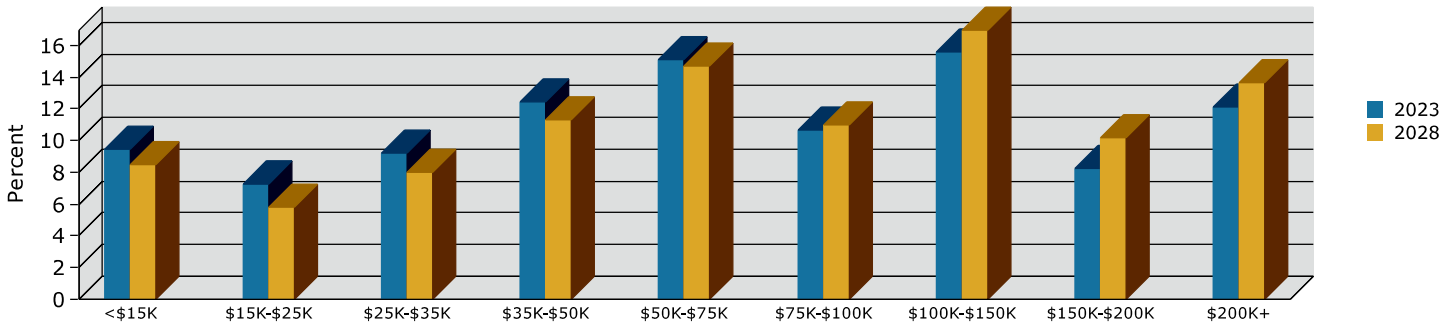
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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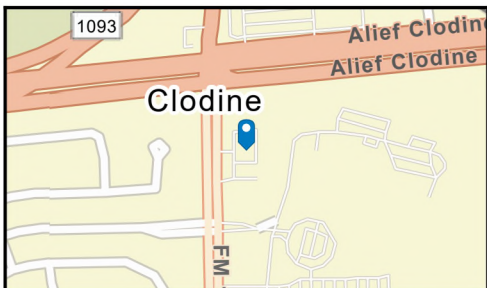
# Traffic Count Map - Close Up

6611 FM 1464 Rd, Richmond, Texas, 77407  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

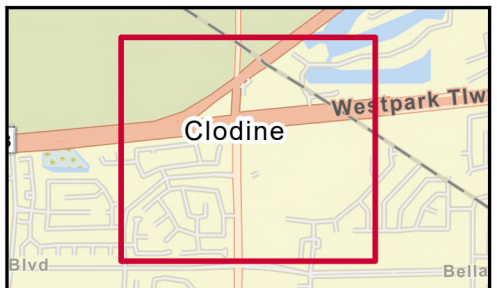
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



# Traffic Count Profile

6611 FM 1464 Rd, Richmond, Texas, 77407  
Drive time bands: 0-5, 5-10, 10-15 minute radii

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	TX 45;RM 620	Alief Clodine Rd (0.06 miles N)	2020	27,288
0.10	FM 1464 Rd	(0.0 miles )	2010	18,200
0.13	FM 1464 Rd	(0.0 miles )	2001	17,450
0.19	FM 1093 Rd	O Brian (0.09 miles NE)	2018	20,155
0.26	South Barker Cypress Road	FM 1093 Rd (0.05 miles S)	2019	10,018
0.27	O Brian	FM 1093 Rd (0.05 miles S)	2011	6,620
0.31	Westheimer Road	Westheimer Pkwy (0.07 miles SW)	2018	23,648
0.32	Westheimer Road	Bridge Crest Blvd (0.49 miles NE)	2020	24,499
0.32	Westheimer Road	FM 1464 (0.06 miles NE)	2021	26,086
0.32	Westpark Tollway	(0.0 miles )	2010	15,981
0.32	Barker-Clodine Rd	Westheimer Pkwy (0.84 miles N)	2001	5,490
0.33		Bridge Crest Blvd (0.11 miles W)	2021	7,393
0.36		Bridge Crest Blvd (0.15 miles W)	2021	9,665
0.37	Bellaire Boulevard	(0.0 miles )	2008	1,786
0.37	Bellaire Blvd	Clodine Rd (0.31 miles S)	2008	2,201
0.38	Westheimer Rd	Westpark Dr (0.09 miles E)	2011	23,170
0.41	Barker-Clodine Rd	Westheimer Pkwy (0.76 miles N)	2014	11,898
0.45		Timber Square Ct (0.08 miles SE)	2021	19,186
0.46	FM 1464 Rd	(0.0 miles )	2011	16,830
0.54	W Oak Village Dr	(0.0 miles )	2011	1,980
0.71	Paso Hondo Dr	Santa Rita Dr (0.06 miles E)	2007	2,623
0.74	San Pablo Dr	Villaret Dr (0.03 miles N)	2007	2,575
0.80	Sinaloa Dr	Colima Dr (0.02 miles W)	2011	1,590
0.88	Bellaire Blvd	Paso del Sol Dr (0.08 miles E)	2006	4,190
0.91	Clodine-Reddick Rd	Clodine Rd (0.07 miles NW)	2010	7,220
0.96	Pastoria Dr	Alegeria (0.03 miles SW)	2011	1,040
0.98	Westheimer Place Dr	Kensley Dr (0.07 miles N)	2011	2,860
0.98	San Pablo Dr	Sierra Grande Dr (0.03 miles N)	2006	2,530
1.01	Alief Clodine Rd	Westpark Dr (0.03 miles NE)	2011	8,080
1.05	Alief Clodine Rd	Westpark Dr (0.08 miles N)	2006	11,670

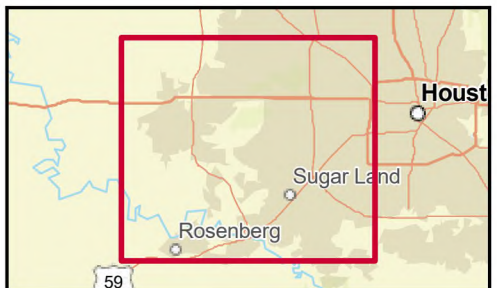
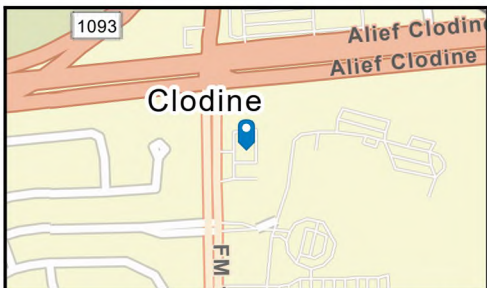
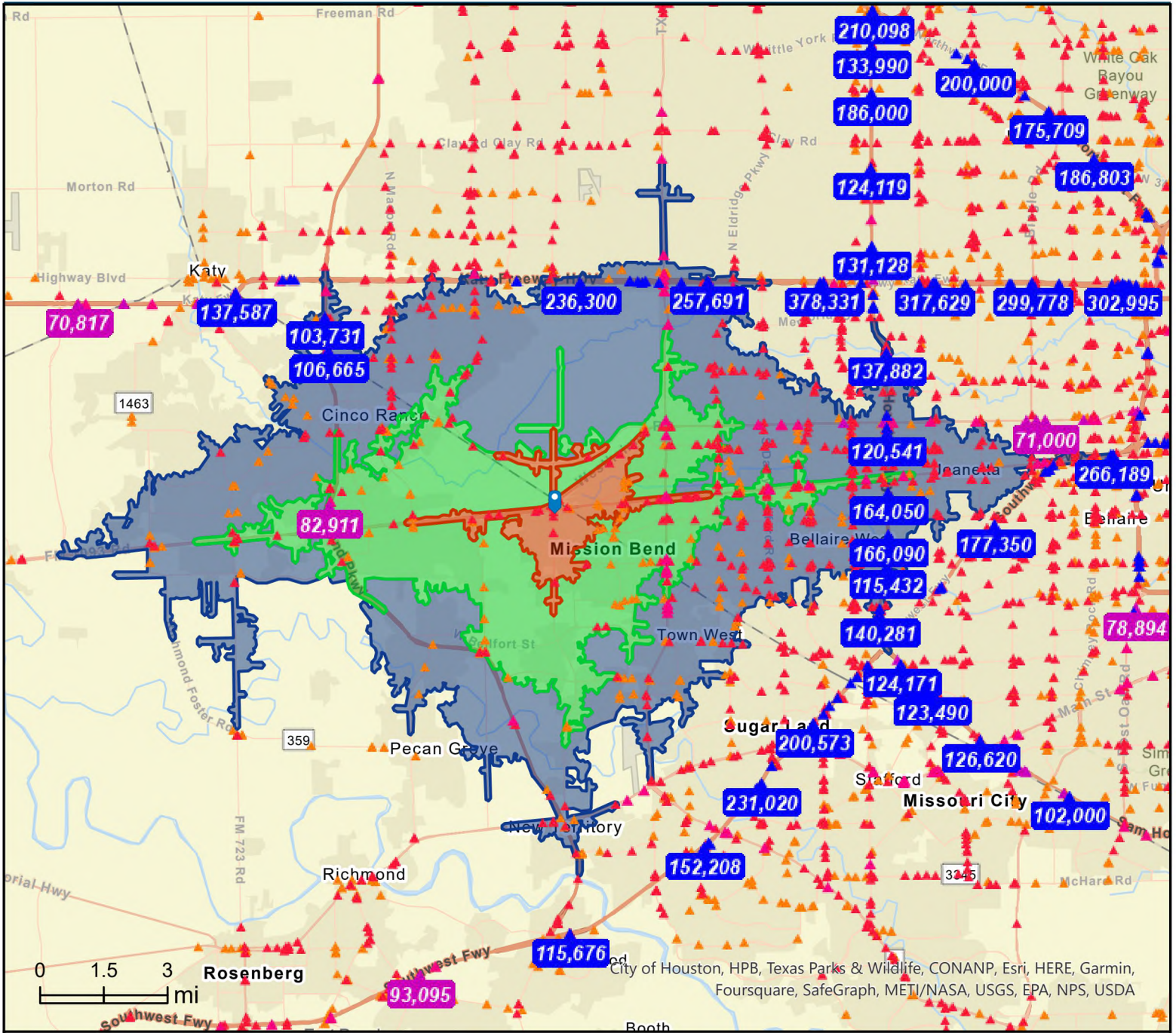
**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q2 2023).

# Traffic Count Map

6611 FM 1464 Rd, Richmond, Texas, 77407  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.70628  
 Longitude: -95.68748



Source: ©2023 Kalibrate Technologies (Q2 2023).

August 07, 2023