



Corporate Office Plaza - For Lease

6918 Corporate Dr, #A-8, Houston, TX 77036



Property Description

- Gross Rent: \$2,900/MO
- Gross Rent/SF: \$1.34/MO
- Available Space: +/- 2,172 SF
- Two-story suite with kitchen and restroom
- Two reserved parking spaces
- Multi-tenant pylon signage
- Two drive cuts accessibility
- Abundant parking and ready for move-in
- Located on Corporate Dr and Bellaire past the Chase Bank, in the heart of Asian Business District/ New Chinatown/Westchase District/Greater Sharpstown District
- Approximately 0.5 mile from Sam Houston Tollway/BW8, 1.5 miles from Westpark Tollway, and 2.2 miles from US 59/I-69
- Ideal for medical, attorney, trading, financing or accounting offices, etc.



0 - (713) 270-5400

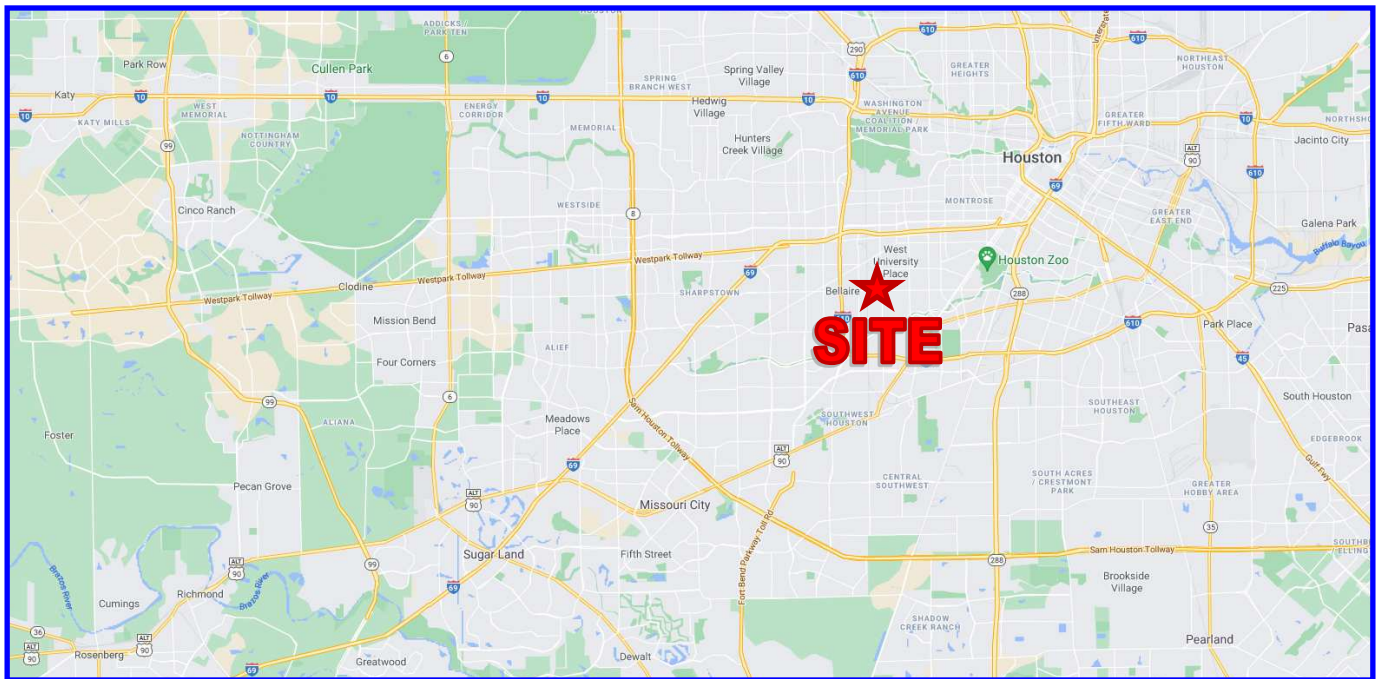
www.dncommercial.net



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.

Map View

6918 Corporate Dr, #A-8, Houston, TX 77036

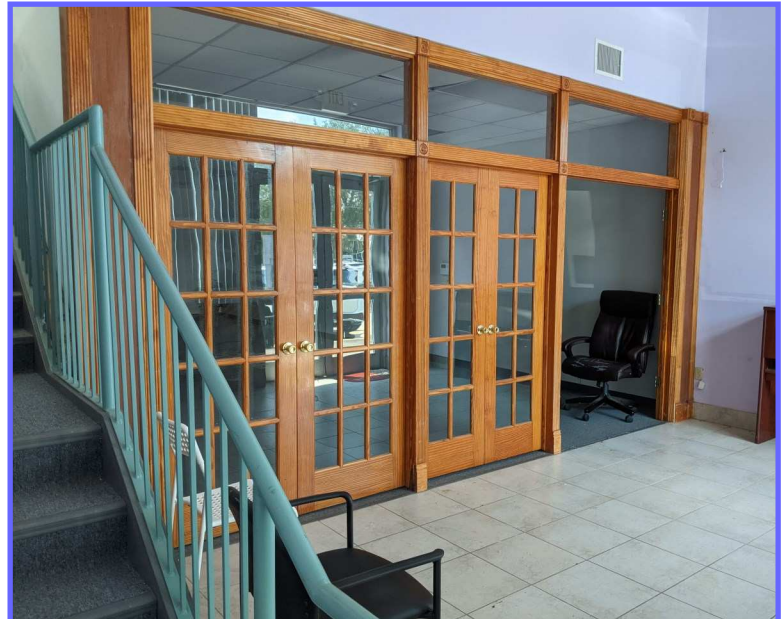




Available Space

Suite #A-8

+/- 2,172 SF

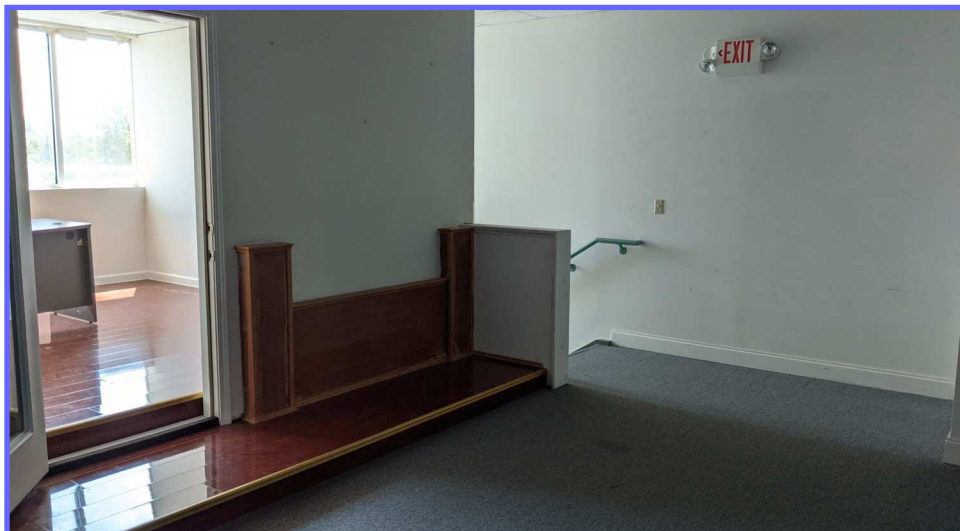




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+/- 2,172 SF



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Executive Summary

6918 Corporate Dr, Houston, Texas, 77036 2
6918 Corporate Dr, Houston, Texas, 77036
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.70340
Longitude: -95.55249

	1 mile	3 miles	5 miles
Population			
2010 Population	28,117	216,246	555,841
2020 Population	27,618	227,073	587,495
2022 Population	27,586	227,506	592,137
2027 Population	27,853	230,754	604,763
2010-2020 Annual Rate	-0.18%	0.49%	0.56%
2020-2022 Annual Rate	-0.05%	0.08%	0.35%
2022-2027 Annual Rate	0.19%	0.28%	0.42%
2022 Male Population	52.0%	50.7%	50.2%
2022 Female Population	48.0%	49.3%	49.8%
2022 Median Age	31.4	31.9	33.6

In the identified area, the current year population is 592,137. In 2020, the Census count in the area was 587,495. The rate of change since 2020 was 0.35% annually. The five-year projection for the population in the area is 604,763 representing a change of 0.42% annually from 2022 to 2027. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	12.6%	18.2%	24.6%
2022 Black Alone	11.8%	20.9%	22.0%
2022 American Indian/Alaska Native Alone	1.4%	1.5%	1.4%
2022 Asian Alone	24.8%	12.7%	13.1%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	33.5%	30.1%	23.7%
2022 Two or More Races	15.8%	16.5%	15.2%
2022 Hispanic Origin (Any Race)	57.0%	53.9%	44.2%

Persons of Hispanic origin represent 44.2% of the population in the identified area compared to 19.0% 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 89.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	32	40	70
2010 Households	9,736	79,573	209,586
2020 Households	10,254	86,060	225,067
2022 Households	10,322	86,734	227,988
2027 Households	10,469	88,191	233,496
2010-2020 Annual Rate	0.52%	0.79%	0.72%
2020-2022 Annual Rate	0.29%	0.35%	0.57%
2022-2027 Annual Rate	0.28%	0.33%	0.48%
2022 Average Household Size	2.66	2.61	2.59

The household count in this area has changed from 225,067 in 2020 to 227,988 in the current year, a change of 0.57% annually. The five-year projection of households is 233,496, a change of 0.48% annually from the current year total. Average household size is currently 2.59, compared to 2.60 in the year 2020. The number of families in the current year is 135,283 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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

6918 Corporate Dr, Houston, Texas, 77036 2
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	31.1%	22.8%	25.0%
Median Household Income			
2022 Median Household Income	\$34,344	\$41,386	\$50,885
2027 Median Household Income	\$38,631	\$48,829	\$58,396
2022-2027 Annual Rate	2.38%	3.36%	2.79%
Average Household Income			
2022 Average Household Income	\$52,070	\$62,583	\$83,797
2027 Average Household Income	\$62,707	\$73,983	\$97,347
2022-2027 Annual Rate	3.79%	3.40%	3.04%
Per Capita Income			
2022 Per Capita Income	\$19,286	\$23,915	\$32,236
2027 Per Capita Income	\$23,318	\$28,338	\$37,552
2022-2027 Annual Rate	3.87%	3.45%	3.10%

Households by Income

Current median household income is \$50,885 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$58,396 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$83,797 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$97,347 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,236 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,552 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	76	100	91
2010 Total Housing Units	11,507	92,585	238,676
2010 Owner Occupied Housing Units	2,084	22,101	78,013
2010 Renter Occupied Housing Units	7,653	57,471	131,575
2010 Vacant Housing Units	1,771	13,012	29,090
2020 Total Housing Units	11,095	95,148	248,956
2020 Vacant Housing Units	841	9,088	23,889
2022 Total Housing Units	11,149	95,698	252,036
2022 Owner Occupied Housing Units	1,842	21,659	75,550
2022 Renter Occupied Housing Units	8,480	65,075	152,438
2022 Vacant Housing Units	827	8,964	24,048
2027 Total Housing Units	11,459	98,614	261,557
2027 Owner Occupied Housing Units	1,952	22,548	78,599
2027 Renter Occupied Housing Units	8,517	65,643	154,898
2027 Vacant Housing Units	990	10,423	28,061

Currently, 30.0% of the 252,036 housing units in the area are owner occupied; 60.5%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 248,956 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$241,275, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.47% annually to \$300,255.

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.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

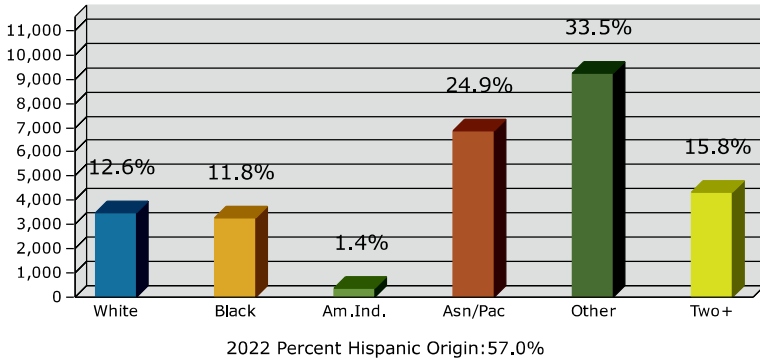


Graphic Profile

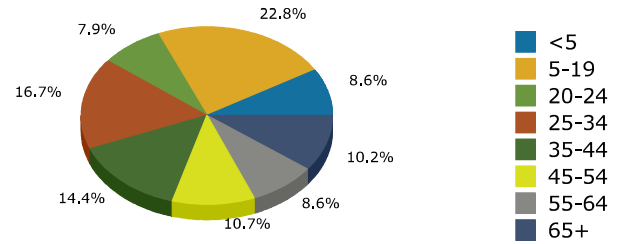
6918 Corporate Dr, Houston, Texas, 77036 2
 6918 Corporate Dr, Houston, Texas, 77036
 Ring: 1 mile radius

Prepared by Esri
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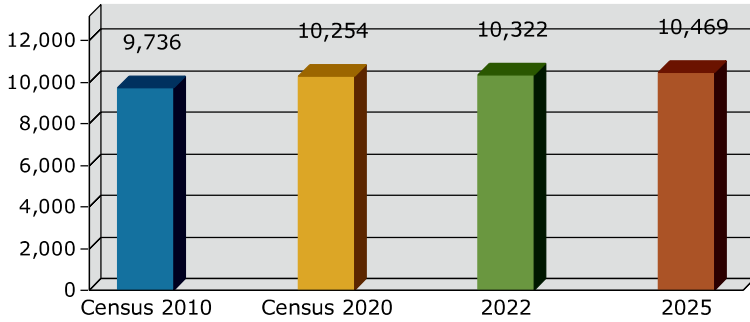
2022 Population by Race



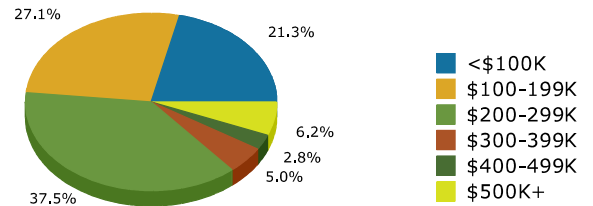
2022 Population by Age



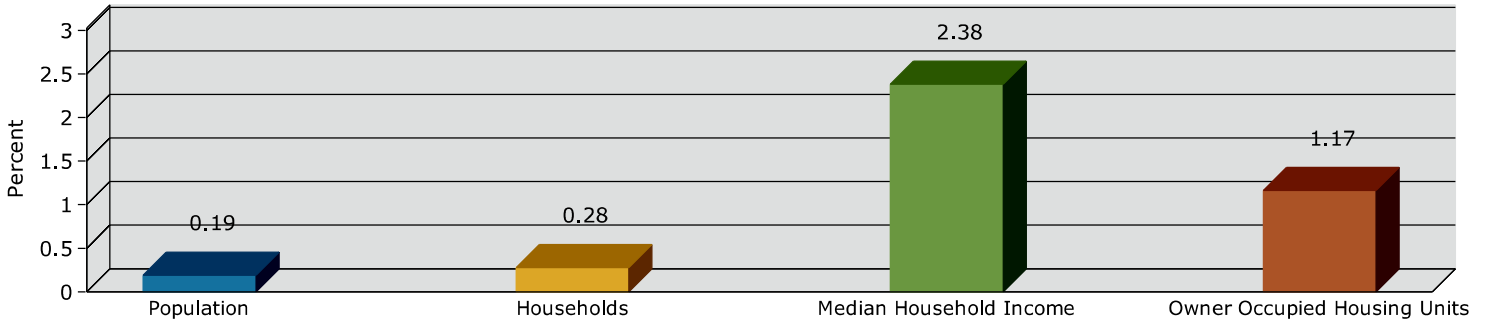
Households



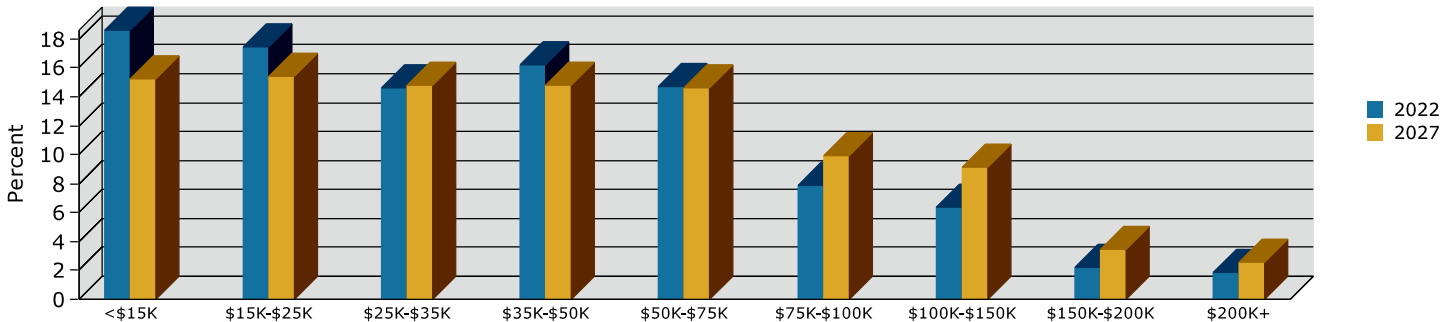
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

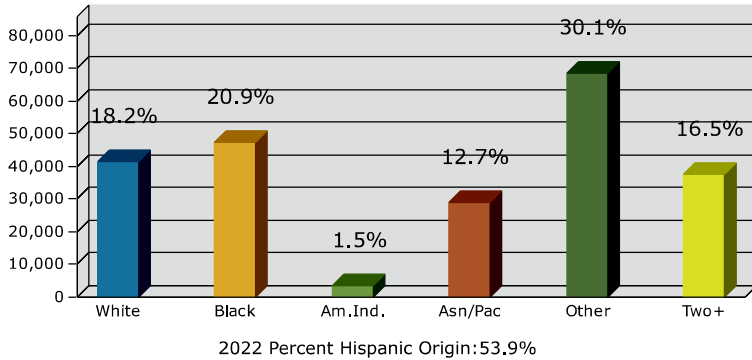


Graphic Profile

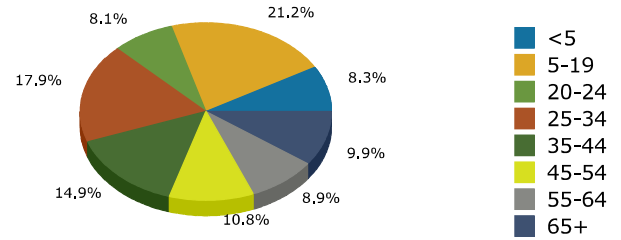
6918 Corporate Dr, Houston, Texas, 77036 2
 6918 Corporate Dr, Houston, Texas, 77036
 Ring: 3 mile radius

Prepared by Esri
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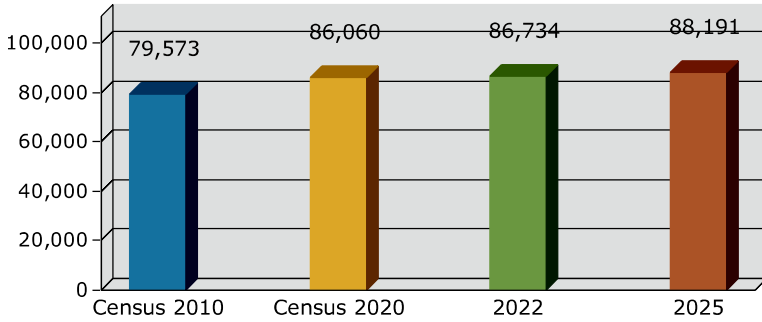
2022 Population by Race



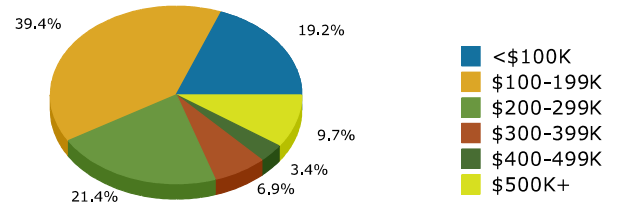
2022 Population by Age



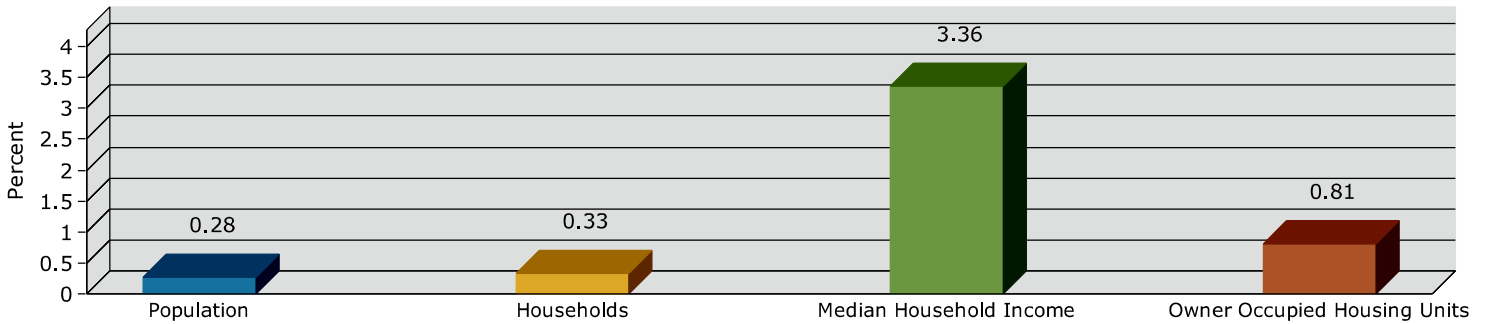
Households



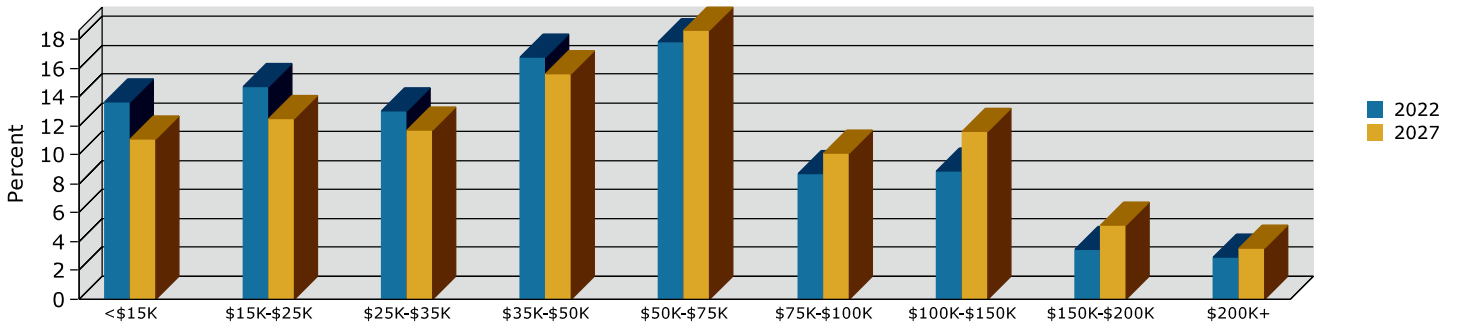
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

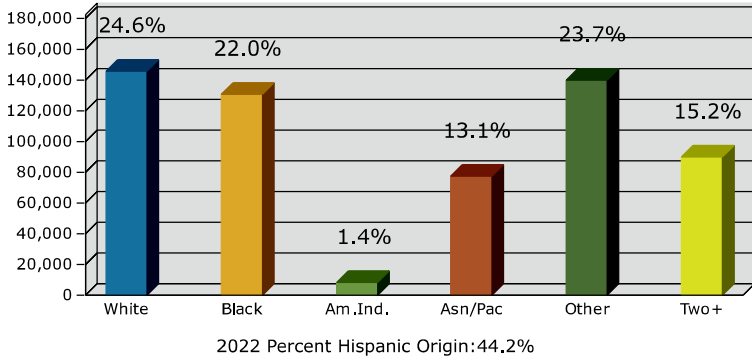


Graphic Profile

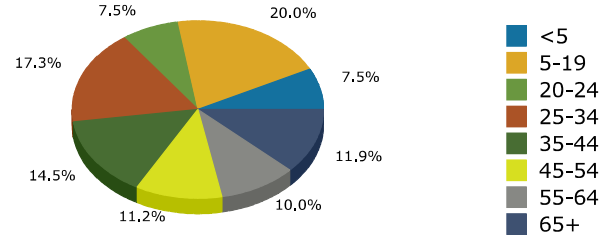
6918 Corporate Dr, Houston, Texas, 77036 2
 6918 Corporate Dr, Houston, Texas, 77036
 Ring: 5 mile radius

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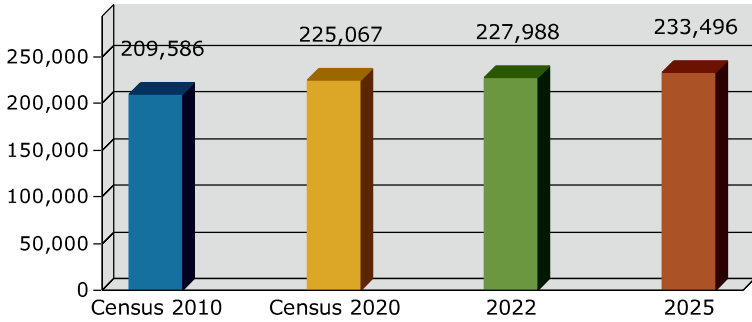
2022 Population by Race



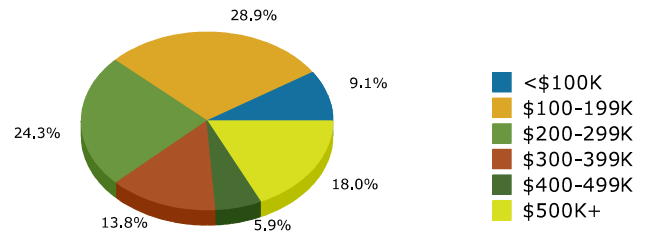
2022 Population by Age



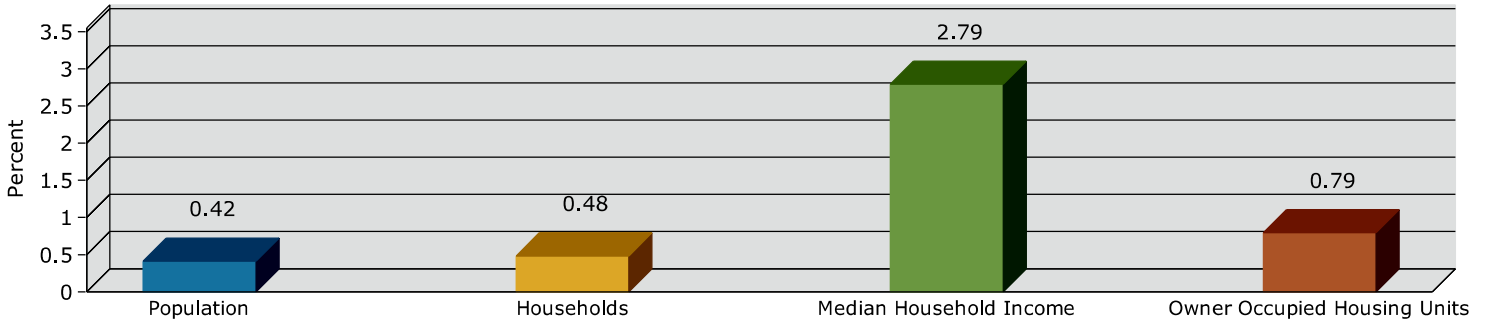
Households



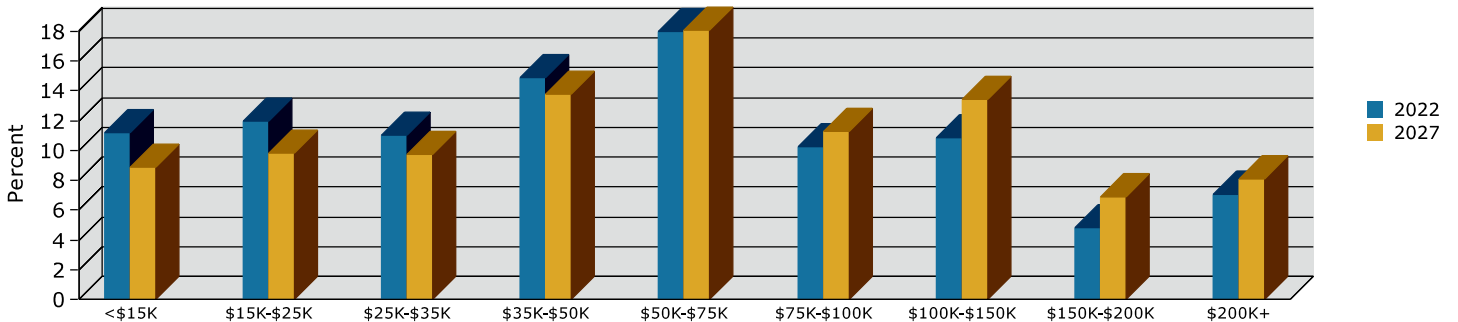
2022 Home Value



2022-2027 Annual Growth Rate



Household Income

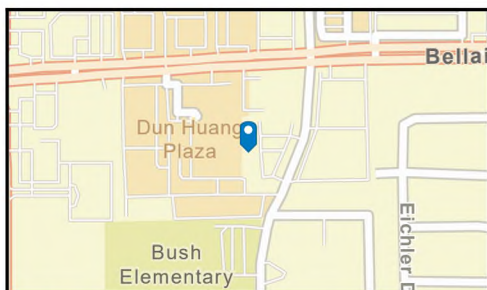
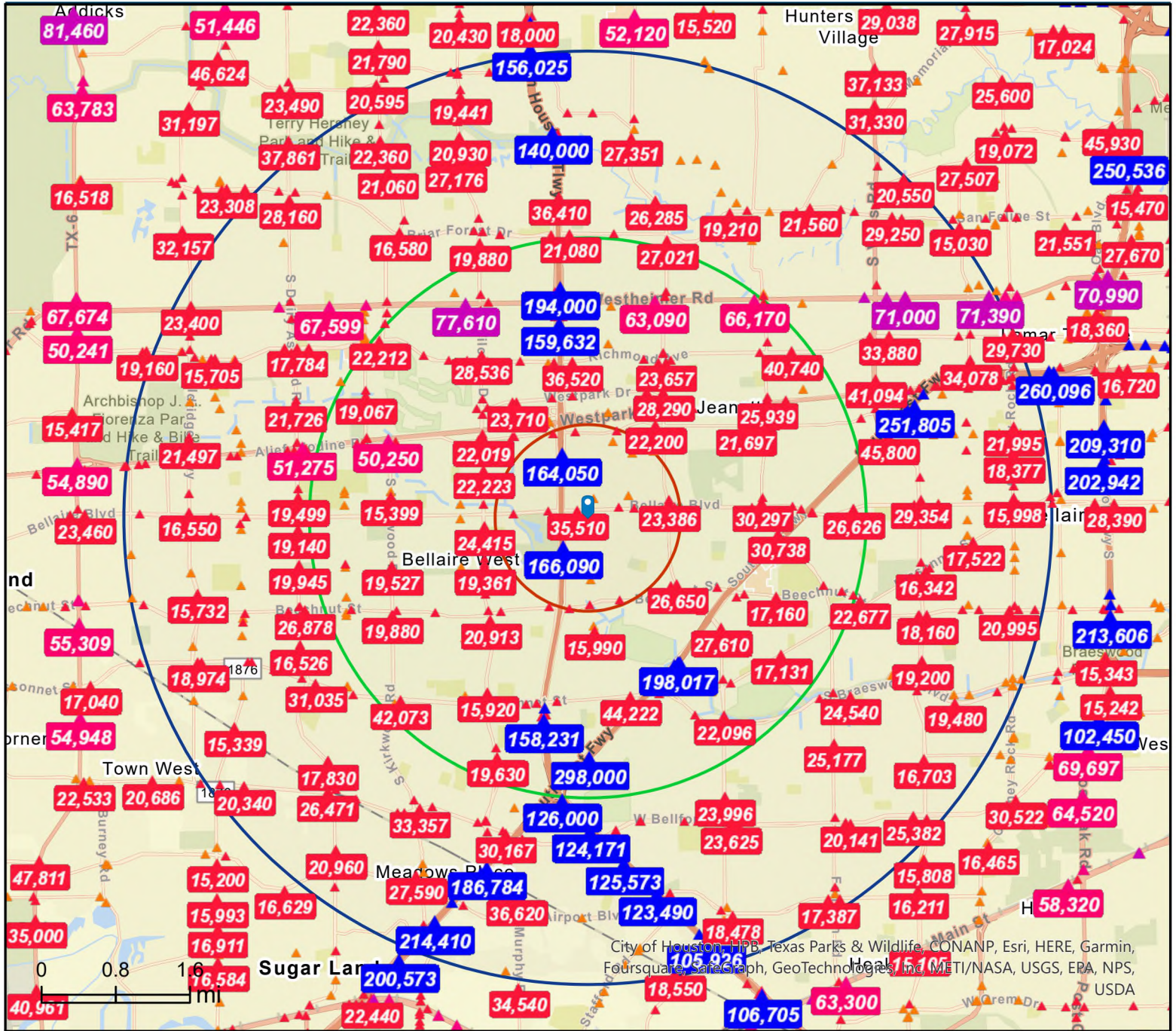


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Traffic Count Map

6918 Corporate Dr, Houston, Texas, 77036 2
 6918 Corporate Dr, Houston, Texas, 77036
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.70340
 Longitude: -95.55249



- 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

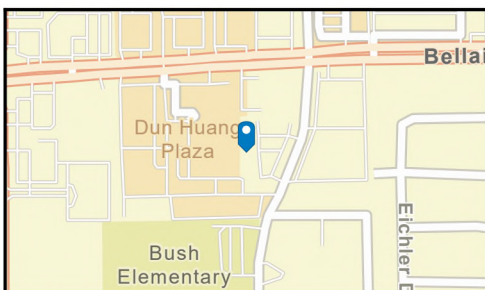
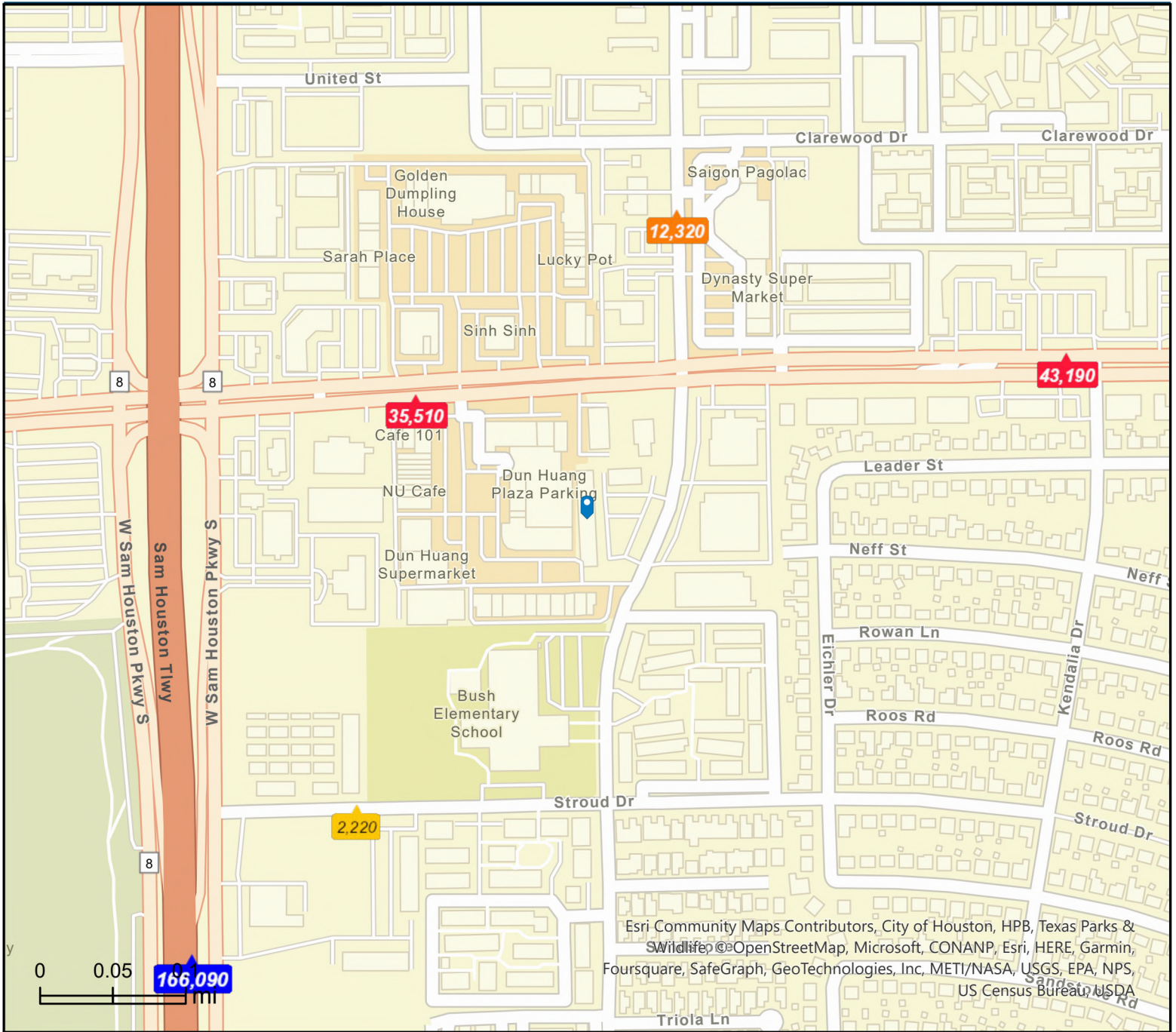


Source: ©2022 Kalibrate Technologies (Q1 2022).

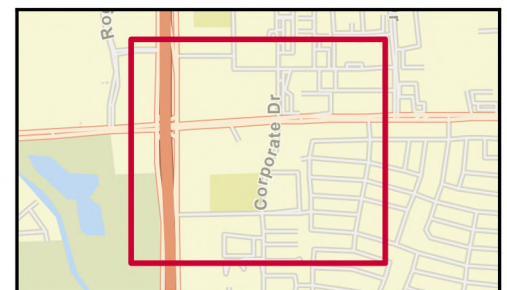
Traffic Count Map - Close Up

6918 Corporate Dr, Houston, Texas, 77036 2
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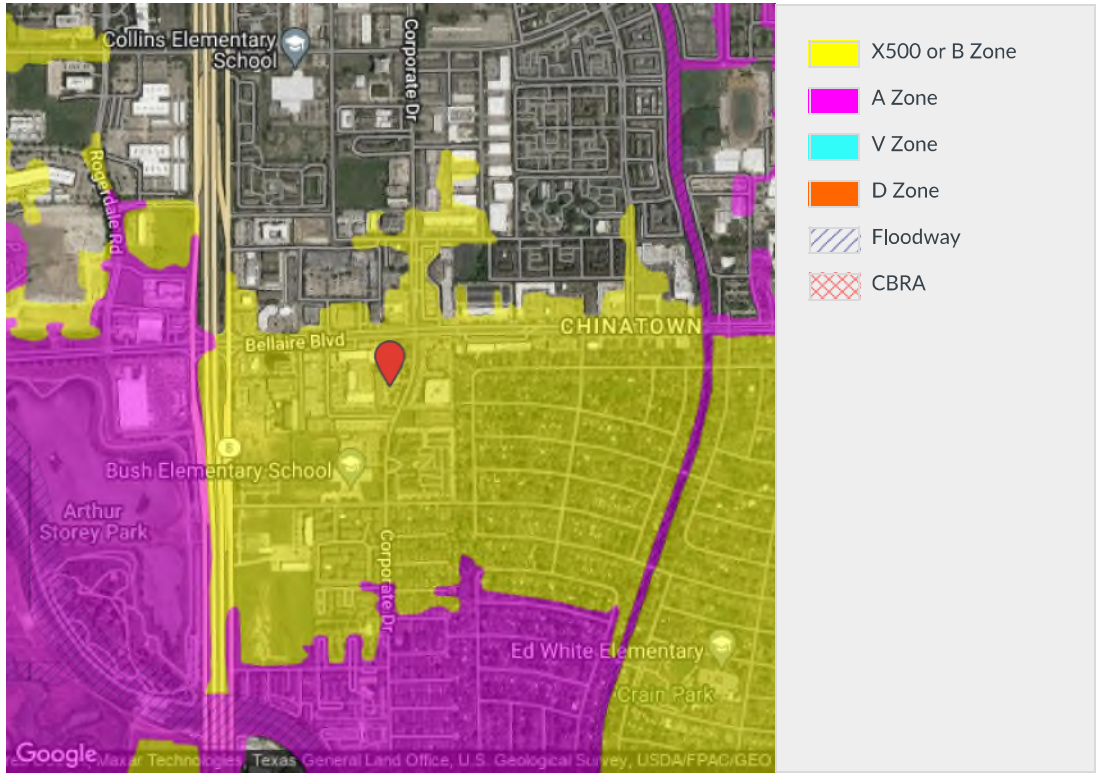
6918 CORPORATE DR HOUSTON, TX 77036

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480296	PANEL	0835L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0835L





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.

Danny Nguyen Commercial	577136	dannynguyen@dncommercial.net	(713) 270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen	456765	dannynguyen@dncommercial.net	(713) 270-5400
Designated Broker of Firm	License No.	Email	Phone
Danny Nguyen	456765	dannynguyen@dncommercial.net	(713) 270-5400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Nghi Nguyen	756764	andrew@dncommercial.net	(713) 401-8447
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date