

RETAIL AVAILABLE

# End Cap For Lease

6760 E. SAM HOUSTON PARKWAY  
HOUSTON, TX 77049

**2,535 SF**

**Adriana Shaw**

Senior Associate  
+1 210 415 1349  
adriana.shaw@colliers.com

**Kaylee Boyd**

Associate  
+1 713 835 0057  
kaylee.boyd@colliers.com



**Colliers**

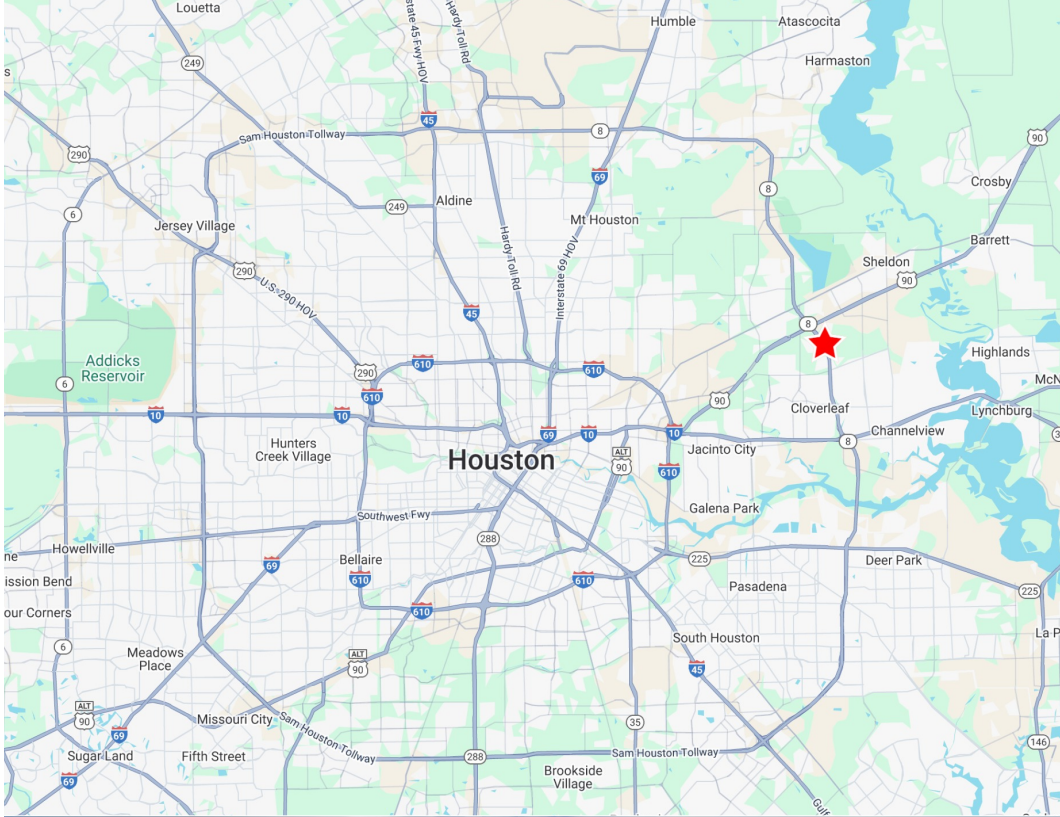
1233 West Loop South, Suite 900  
Houston, TX 77027  
P: +1 713 222 2111



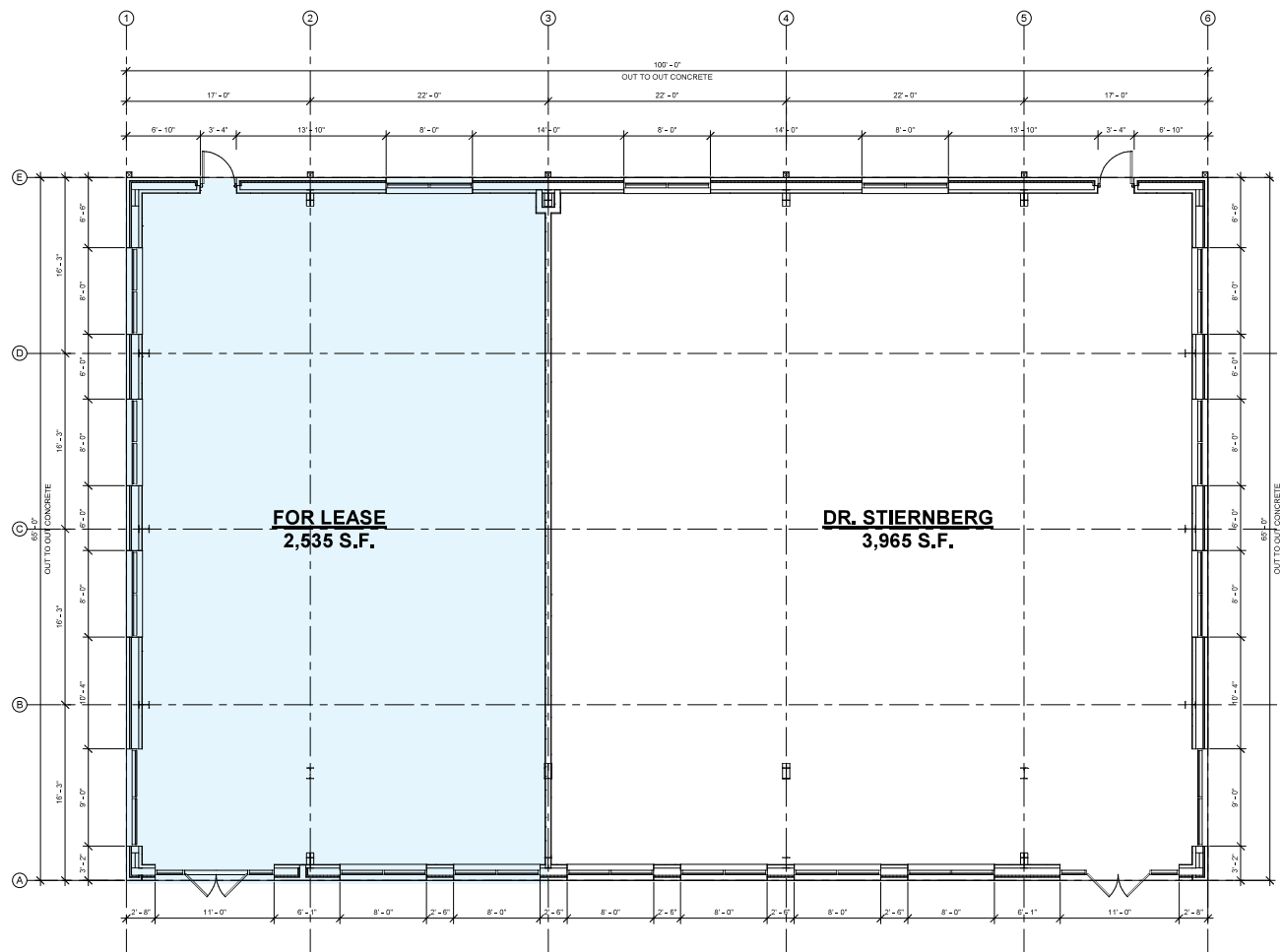
# Property Highlights

Address	6760 E. Sam Houston Pkwy. N. Houston, TX 77049
Area Available	2,535 SF
Building Size	6,500 SF
Parking	45 parking spaces
Access	Easy access from frontage road going northbound
Nearby	Directly north of major retail corridor at Wallisville Road
Frontage	Frontage and visibility along Beltway 8
Traffic Counts	82,914 VPD along Beltway 8
Existing Tenant(s)	Normandy Dental

Contact Broker  
For More Information



# Floor Plan







**FUTURE FOREST  
TOWN CENTER**

**SITE**

SHERWIN WILLIAMS  
Bibi's Cafe  
MODERN Heart and Vascular  
Normandy Dental  
PALACE INN

**PROPOSED TENANTS**

dd's DISCOUNTS  
HomeGoods  
Bath & Body Works  
Burlington  
CHIPOTLE MEXICAN BISTRO  
Valvoline  
EGS FITNESS  
Portillo's HOT DOGS, BEER, HURRICANES & SALADS  
McDonald's

DOLLAR TREE  
PETSMART  
Wendy's  
Bank of America  
KFC  
BIG LOTS!  
CVS pharmacy  
five BEL'W  
Jersey Mike's SUBS  
ROSS DRESS FOR LESS  
SALLY BEAUTY  
Freddy's STEAKBURGERS  
Applebee's  
MOD  
Pizza Hut  
BUFFALO WILD WINGS GRILL & BAR  
Lowe's HOME IMPROVEMENT  
WHATABURGER  
PANDA EXPRESS  
TACO BELL

BEST BUY  
Party City  
Marshalls  
JC Penney  
Chick-fil-A  
CHIPOTLE MEXICAN BISTRO  
RACK ROOM SHOES  
Olive Garden  
McDonald's

**NORTH SHORE SENIOR  
HIGH SCHOOL**

**ANTHONY AGUIRRE  
JUNIOR HIGH**

**SAN JACINTO  
COLLEGE**  
Your Goals. Your College.

SMOOTHIE KING  
Cane's  
DUNKIN' DONUTS

Walmart



## Population Trend



117,926

2000 Total  
Population



141,858

2010 Total  
Population



172,645

Current Total  
Population



178,049

5 Yr Projected  
Total Population

## Current Age Pyramid

The largest group:  
**2024 Males  
Age 15-19 (%)**

The smallest group:  
**2024 Males  
Age 85+ (%)**

Dots show  
comparison to

48201 (Harris County)

## 5 Yr Projected Age Pyramid

The largest group:  
**2029 Males  
Age 25-29**

The smallest group:  
**2029 Males  
Age 85+**

Dots show  
comparison to

48201 (Harris County)

## Median Household Income



\$60,089

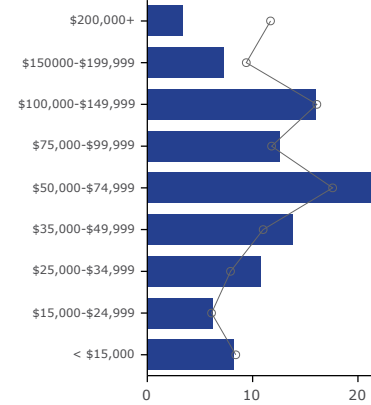
Current Median HH  
Income



\$70,043

5 Yr Projected  
Median HH Income

## Current HH By Income



Dots show comparison to 48201 (Harris County)

## Average Household Income



79,292

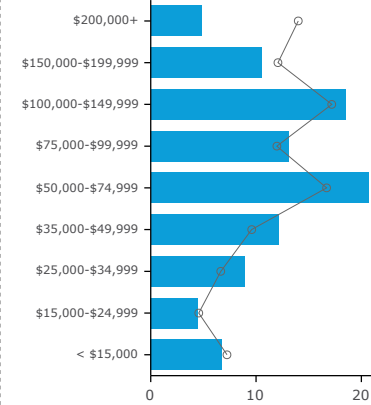
Current Average  
HH Income



94,053

5 Yr Projected Avg  
HH Income

## 5 Yr Projected HH By Income



Dots show comparison to 48201 (Harris County)

## Per Capita Income



\$24,500

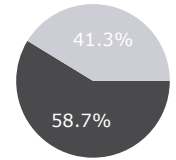
Current Per Capita  
Income



\$29,451

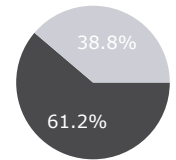
5 Year Projected Per  
Capita Income

## Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## 5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

## Race and ethnicity

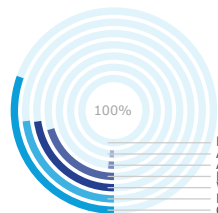
The largest group: Hispanic Origin (Any Race) (68.08)

The smallest group: Pacific Islander Alone (0.06)

Indicator	Value	Difference	
White Alone	22.77	-11.90	
Black Alone	20.45	+1.07	
American Indian/Alaska Native Alone	1.61	+0.39	
Asian Alone	1.52	-6.01	
Pacific Islander Alone	0.06	-0.03	
Other Race	30.47	+10.90	
Two or More Races	23.12	+5.58	
Hispanic Origin (Any Race)	68.08	+23.54	

Bars show deviation from  
48201 (Harris County)

## Current Year Population By Race



109  
2,620  
2,776  
25,311  
39,306  
39,921  
52,602

## Current Annual Household Spending



\$1,835

Apparel &  
Services



\$200

Computers &  
Hardware



\$5,323

Health Care

\$5,331

Food at Home

\$3,051

Food Away  
from Home

## Tapestry segments



**7D**  
Forging  
Opportunity  
15,243 households

28.6%  
of Households



**7C**  
Urban Edge  
Families  
9,800 households

18.4%  
of Households



**7A**  
Up and Coming  
Families  
6,779 households

12.7%  
of Households

## Current Year Housing Stats



\$207,263

Median Home Value



\$983

Median Contract Rent



21.6%

% of Income for Mortgage

6760 E Sam Houston Pkwy N, Houston, Texas, 77049  
5 mile radius

Population, Income & Housing Trends





1233 West Loop South, Suite 900  
Houston, TX 77027  
P: +1 713 222 2111  
colliers.com

**Adriana Shaw**

Senior Associate  
+1 210 415 1349  
adriana.shaw@colliers.com

**Kaylee Boyd**

Associate  
+1 713 835 0057  
kaylee.boyd@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Houston, Inc.



# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Adriana Shaw	717252	adriana.shaw@colliers.com	+1 713 830 2185
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
--	---------------