

HWY 6 & SCHILLER RD

Hwy 6 & Schiller Rd | Houston, TX 77082



AVAILABLE

1.37 Acres

SALE PRICE

Please call for pricing

PROPERTY INFORMATION

- Situated in highly visible and trafficked location off of Hwy 6
- Cross access with newly constructed ALDI Food Store
- Ideal for fast food or strip retail development

TRAFFIC COUNTS

Hwy 6 north of Schiller	51,000 vpd
Hwy 6 south of Schiller	51,000 vpd
Westpark north of Hwy 6	16,420 vpd
Westpark south of Hwy 6	12,180 vpd

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2017 Population	17,398	163,028	390,646
Daytime Population	6,964	3,748	11,807
Average HH Income	\$60,598	\$75,164	\$82,104
Median Age	33.2	34.0	34.1

FOR MORE INFORMATION PLEASE CONTACT

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TRADE AREA

HWY 6 & SCHILLER RD



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ADDITIONAL AERIAL

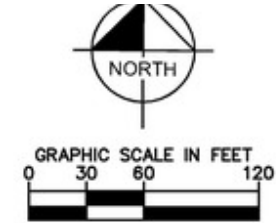
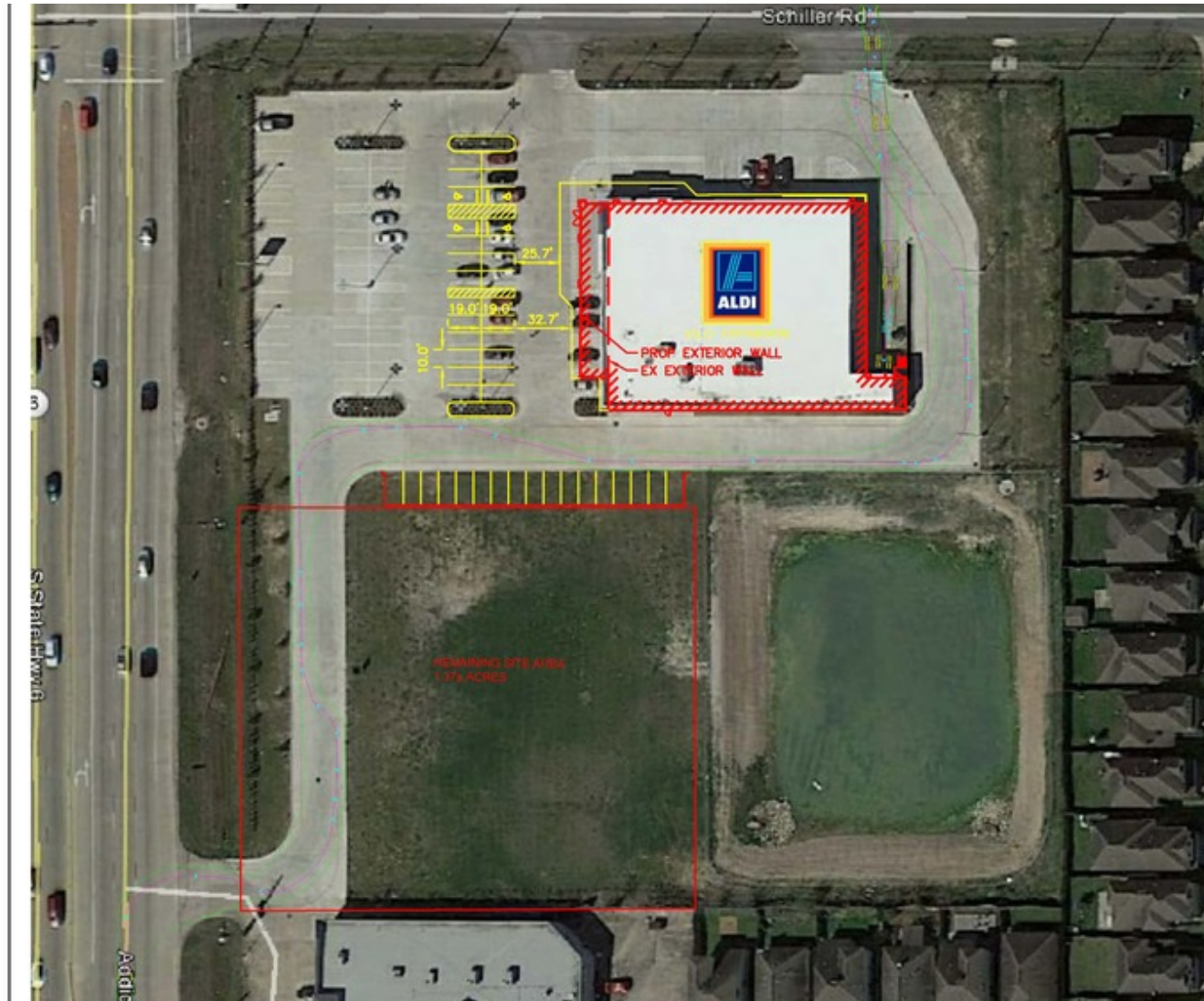
HWY 6 & SCHILLER RD



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SITE PLAN

HWY 6 & SCHILLER RD



SITE DATA	
PROPOSED PARKING:	75 SPACES
REQUIRED PARKING:	HARRIS COUNTY DOES NOT HAVE PARKING REQUIREMENTS

NOTES

1. PARKING COUNT: 75 SPACES (71 REGULAR, 1 VAN ACCESSIBLE, 3 HANDICAPPED)
2. THE EXISTING BACKGROUND SHOWN IS BASED ON AN AERIAL PHOTO AND HAS NOT BEEN SURVEYED.
3. THE BOUNDARY SHOWN IS APPROXIMATE.
4. NO EASEMENT INFORMATION WAS AVAILABLE FOR THE PREPARATION OF THIS SITE LAYOUT.
5. THIS SITE ASSUMES NO ADDITIONAL DETENTION IS REQUIRED BASED ON NO INCREASED IMPERVIOUS COVER.

 <small>© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 10701 WOODBRIDGE LANE, SUITE 100, HOUSTON, TX 77055 WWW.KIMLEY-HORN.COM TYPE: SITE REGISTRATION T-100</small>	
<small>PLAN PROJECT: XXXXXXXXX NO: 13016 SCALE: AS SHOWN DRAWN BY: JAC CHECKED BY: JAC DESIGNED BY: JAC</small>	<small>REVISED BY: JAC</small>
BUILDING EXPANSION SITE PLAN	
ALDI #153 3601 HWY 6 SOUTH HOUSTON, TX	



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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