

FOR SALE OR LEASE

Former Convenience Store

10096 Veterans Memorial Rd | Houston, TX



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

BLDG: +/- 1,350 SF

LOT: +/- 0.55 AC

Description

- Former convenience store available
- Intersection of Veterans Memorial Dr & West Rd
- Dense Population

Nearby Retailers



Contact

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Demographics

	1 MILE	3 MILES	5 MILES
Total Population	13,930	121,666	340,888
Average Household Income	\$56,686	\$52,475	\$55,109
Total Households	3,507	34,094	100,264
Daytime Population	10,438	110,226	307,987

Year: 2021 | Source: Esri

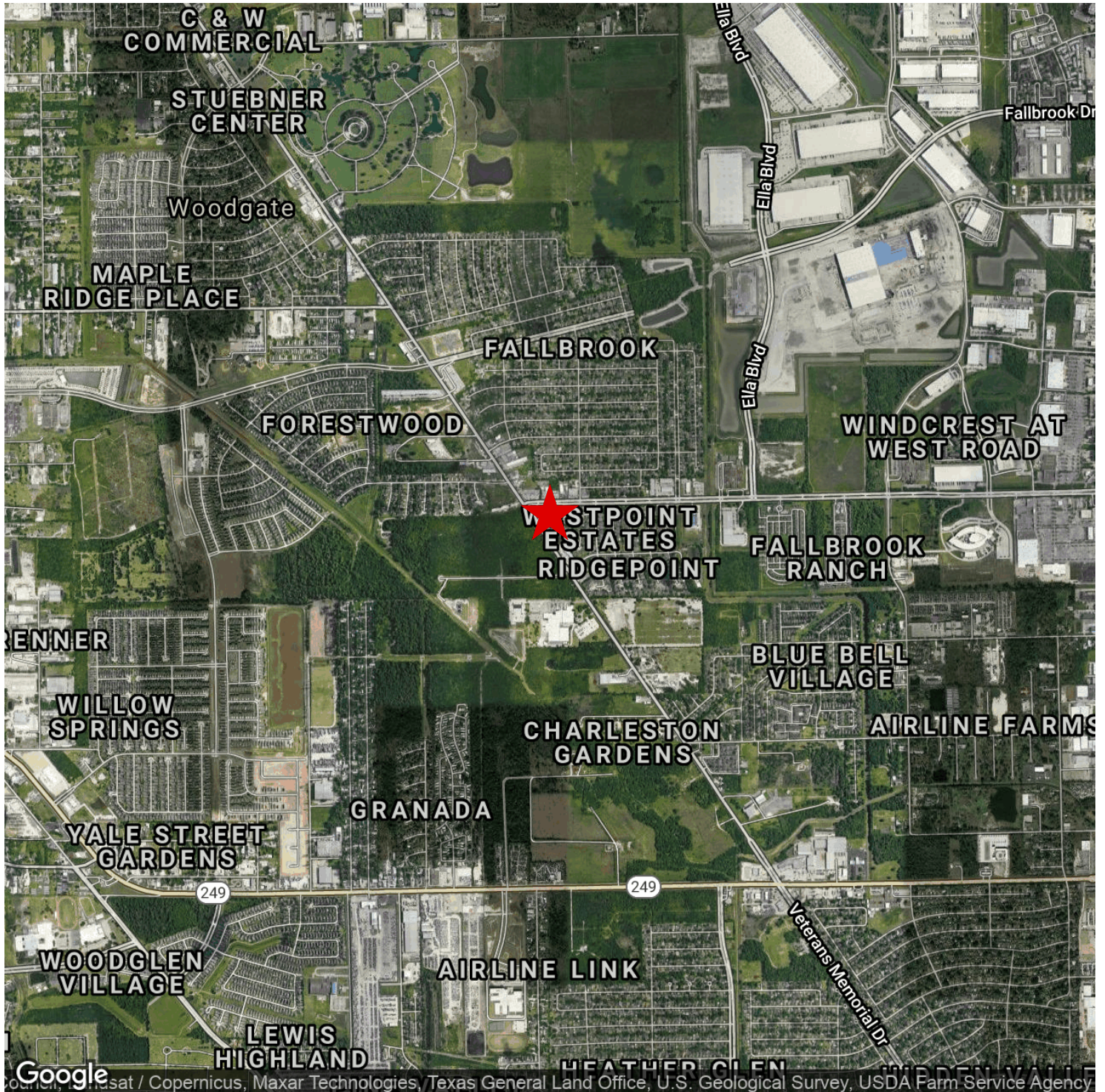
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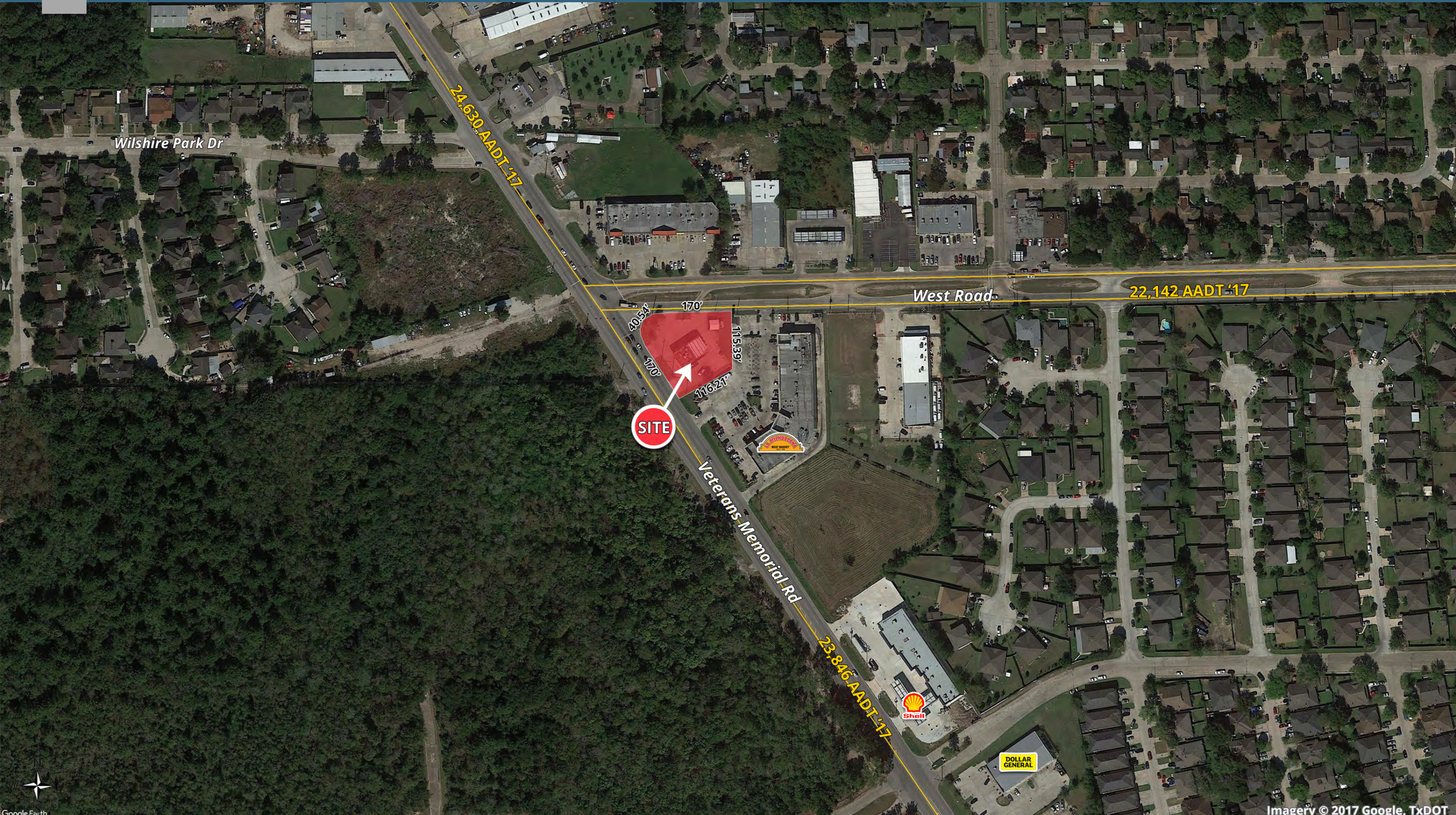
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Google Earth

Imagery © 2017 Google, TxDOT

	1 mile	3 miles	5 miles
Population			
2020 Population	13,930	121,666	340,888
2000 Population	10,140	95,994	257,794
2010 Population	12,717	111,538	307,721
2025 Population	14,507	127,520	358,772
2000-2010 Annual Rate	2.29%	1.51%	1.79%
2010-2020 Population: Annual Growth Rate	0.89%	0.85%	1.00%
2020-2025 Population: Annual Growth Rate	0.82%	0.94%	1.03%
2020 Median Age	29.4	29.6	29.9
Households			
2000 Households	2,693	28,898	82,205
2010 Households	3,269	31,987	92,515
2020 Total Households	3,507	34,094	100,264
2025 Total Households	3,621	35,417	104,699
2000-2010 Annual Rate	1.96%	1.02%	1.19%
2010-2020 Households: Annual Growth Rate	0.69%	0.62%	0.79%
2020-2025 Households: Annual Growth Rate	0.64%	0.76%	0.87%
2020 Average Household Size	3.97	3.57	3.39
Housing Units			
2020 Total Housing Units	3,684	37,680	112,900
2020 Owner Occupied Housing Units	2,136	18,110	51,178
2020 Renter Occupied Housing Units	1,371	15,983	49,087
2020 Vacant Housing Units	177	3,586	12,636
Race and Ethnicity			
2020 White Alone	44.4%	37.2%	36.1%
2020 Black Alone	18.6%	28.9%	31.4%
2020 American Indian/Alaska Native Alone	1.1%	0.9%	0.7%
2020 Asian Alone	6.3%	5.3%	5.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Hispanic Origin (Any Race)	71.0%	61.4%	56.7%
Income			
2020 Median Household Income	\$44,699	\$40,223	\$41,596
2020 Average Household Income	\$56,686	\$52,475	\$55,109
2020 Per Capita Income	\$14,555	\$14,694	\$16,257
2020 Population 25+ by Educational Attainment			
Total	8,047	70,814	200,765
High School Graduate	23.7%	27.8%	26.4%
GED/Alternative Credential	4.5%	3.9%	4.5%
Some College, No Degree	17.4%	18.7%	19.0%
Associate Degree	4.0%	4.6%	5.9%
Bachelor's Degree	4.7%	6.8%	9.1%
Graduate/Professional Degree	2.6%	2.7%	3.4%
Data for all businesses in area			
Total Businesses:	224	3,406	9,644
Total Employees:	1,582	39,967	109,137
Total Residential Population:	13,930	121,666	340,888
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	10,438	110,226	307,897
Workers	2,388	39,295	113,511
Residents	8,050	70,931	194,386

Source: Esri, Esri and Infogroup, U.S. Census

Texas law requires all real estate license holders 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 or 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.

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Sales Agent/Associate's Name		License No.	Email	Phone
Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date