

# 5410 HIGHWAY 6

5410 HIGHWAY 6 | MISSOURI CITY, TEXAS 77459

**FORMER 3,960 SF WELLS FARGO BANK FOR SALE**

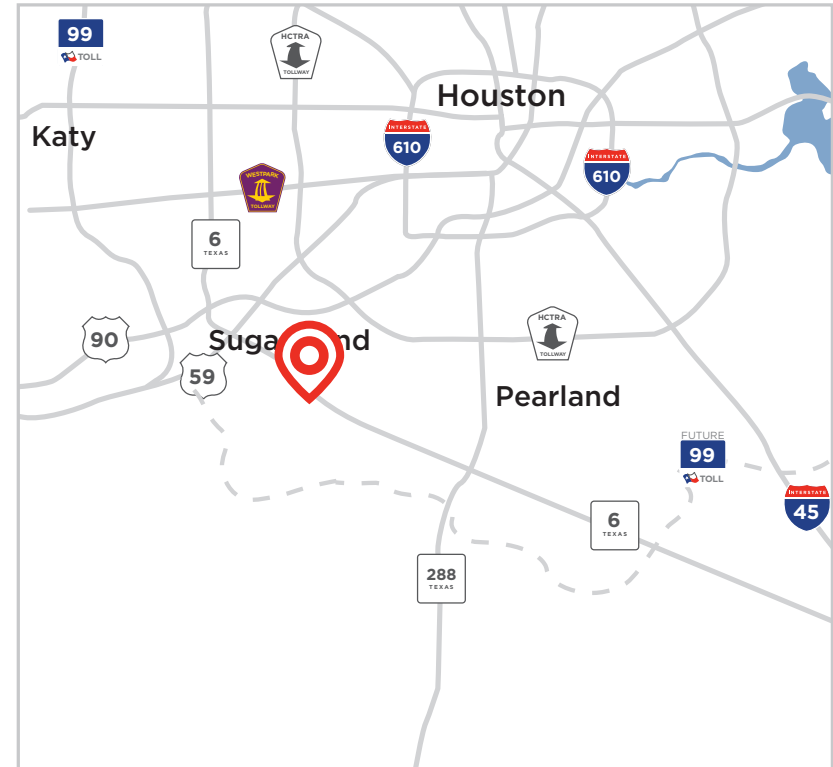
MARC PEELER | KRYSTAL MUTINA



## 5410 Highway 6

5410 HIGHWAY 6 | MISSOURI CITY, TEXAS

NewQuest Properties is pleased to present to qualified investors the **disposition** of a 3,960 sf high quality construction bank on 1.1-acres with **Hwy 6 frontage**. The recently dark Wells Fargo Bank is located on an outparcel to LA Fitness and adjacent to a Wal-Mart Supercenter with direct access to Hwy 6. Experiencing nearly **46K VPD**, makes this an excellent location for any tenant. Surrounding tenants include **Kohl's, Spec's, HEB, Discount Tire, UPS, National Tire & Battery, Enterprise, Wendy's** and many local and regional tenants. Located between Missouri City and Sugarland, this is a prime spot for future growth in a Houston suburb with a **4% increase** in residents in the past 10 years. Currently there are 160,000 residents and an average household income of \$125,000 within 5-miles of the property. This is an opportunity to acquire a piece of one of the **fastest growing cities** in the US with nearly 7 million residents in the MSA.



### SURROUNDING TENANTS



**46,000 VPD** on Highway 6  
*(TXDoT 2019)*



**\$147K AVG HHI**  
within 3 miles



**198,455 POPULATION**  
within 5 miles

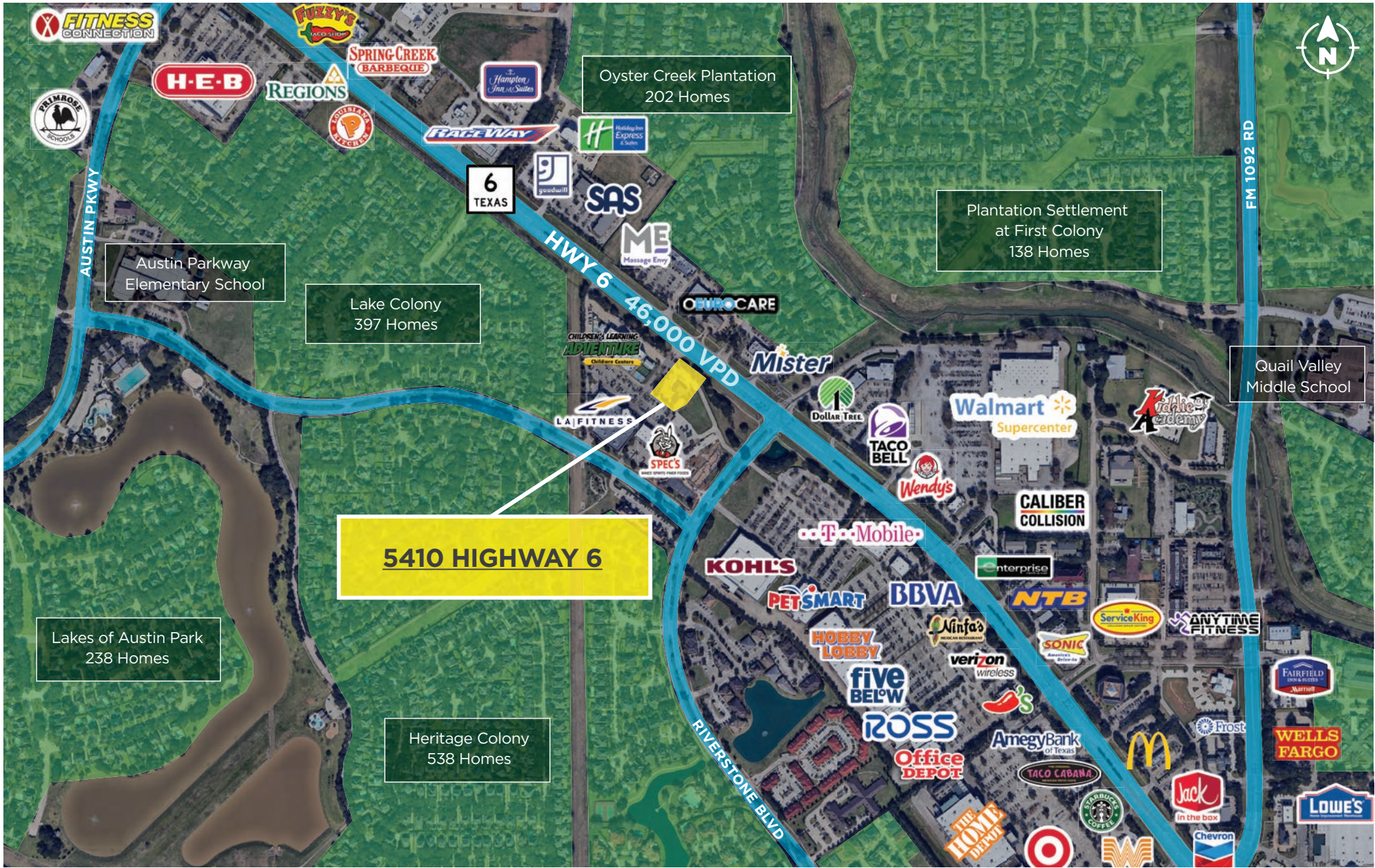


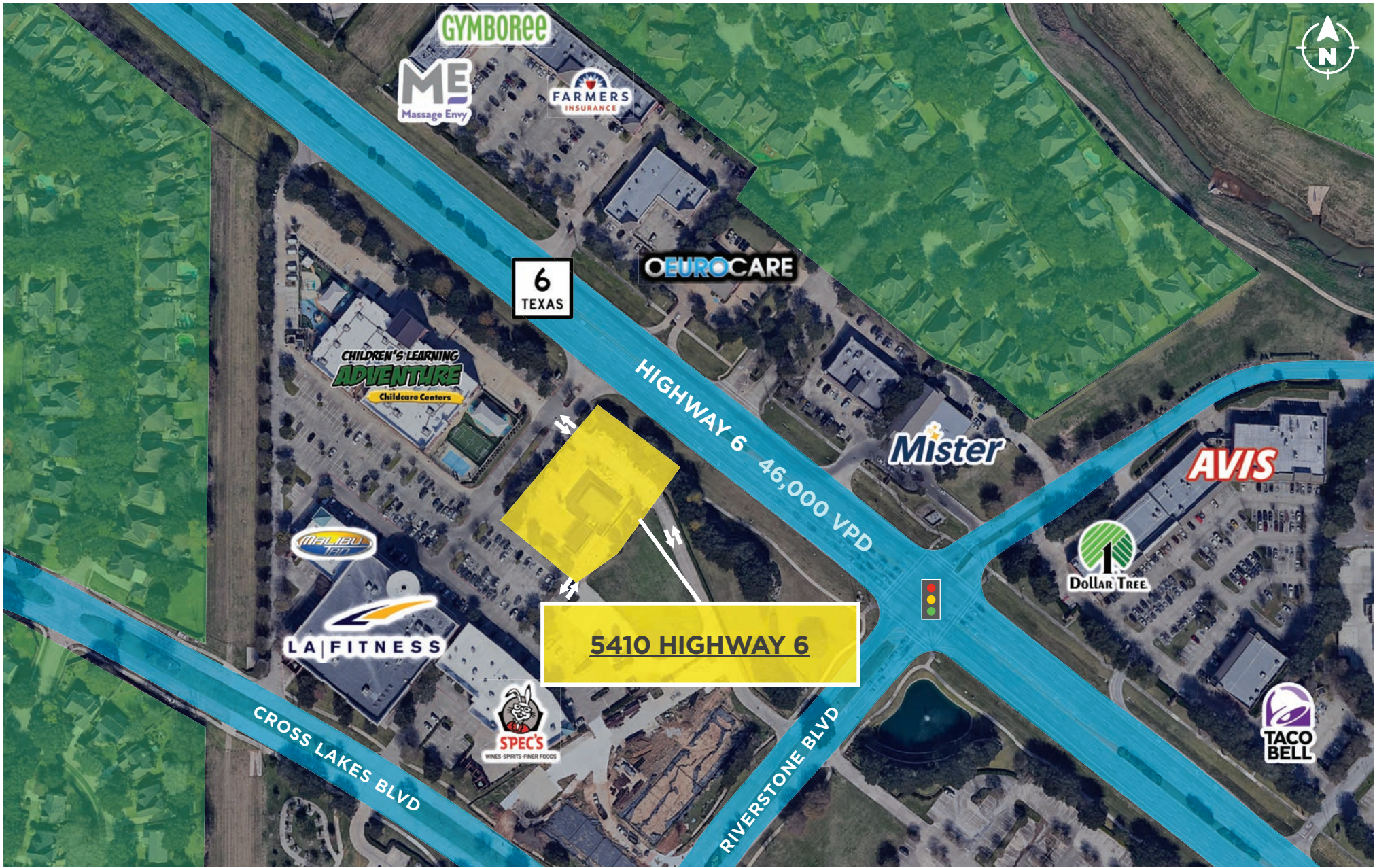
**21.6% GROWTH**  
from 2010 - 2020 within 3 miles

**MARC PEELER**  
281.477.4307  
mpeeler@newquest.com

**KRYSTAL MUTINA**  
281.477.4382  
kmutina@newquest.com

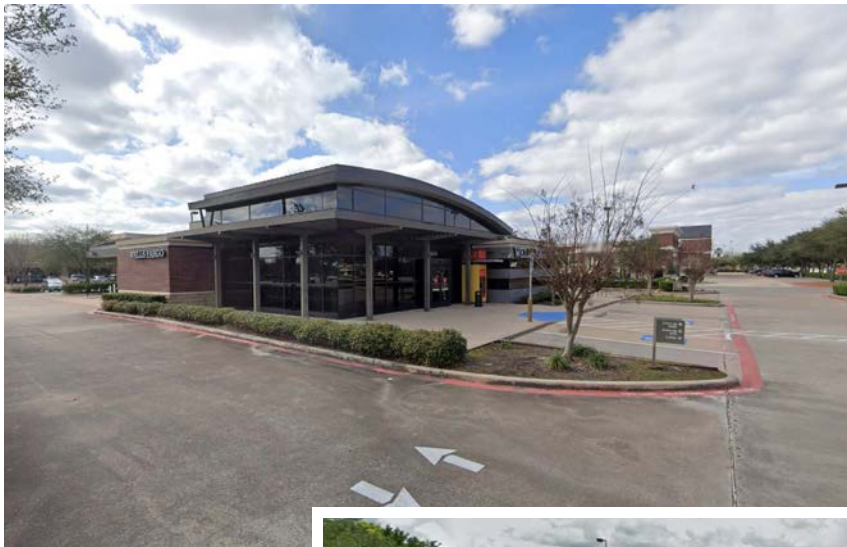




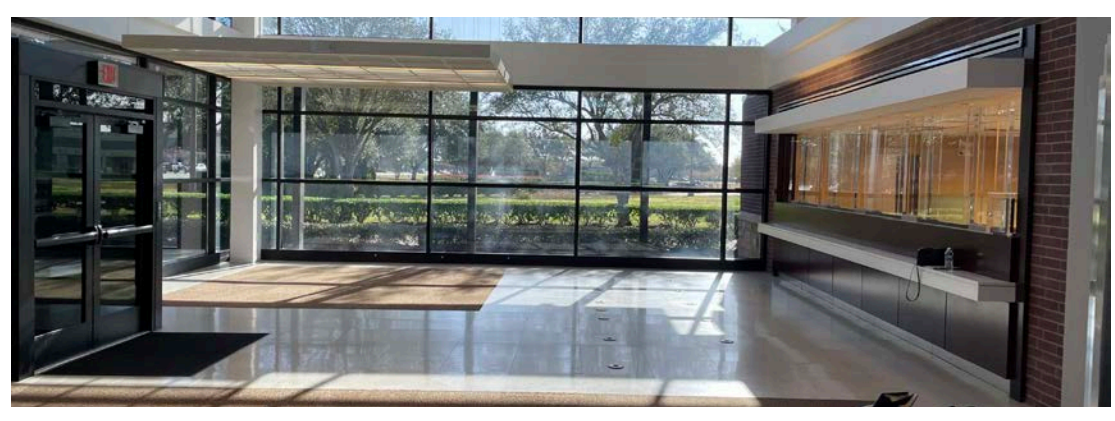
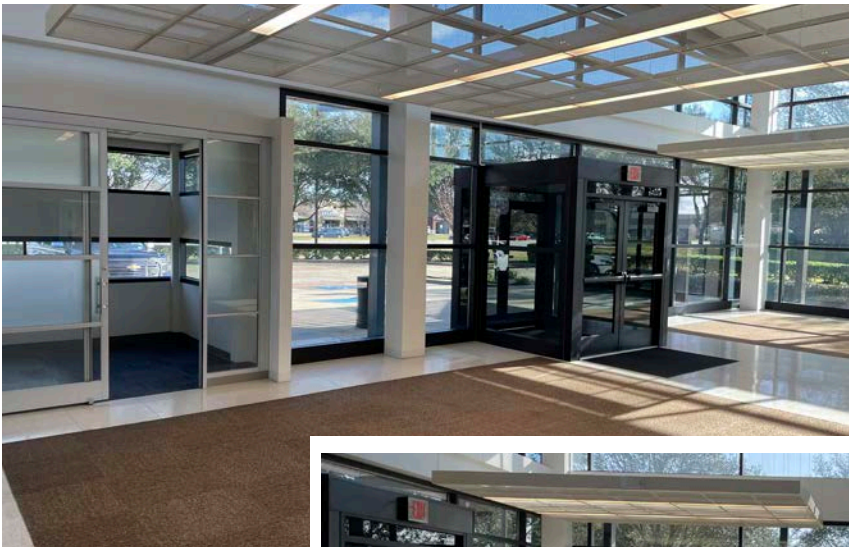




# BUILDING PHOTOS



# INTERIOR PHOTOS



# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	3,838	37,075	68,278
Current Population	11,796	108,244	198,455
2010 Census Population	11,333	89,004	157,647
Population Growth 2010 to 2020	4%	22%	26%
2020 Median Age	40.5	39.9	39.4

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$153,322	\$147,428	\$147,501
Median Household Income	\$132,864	\$115,362	\$113,761
Per Capita Income	\$49,882	\$50,515	\$50,765

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	34%	40%	37%
Black or African American	14%	20%	26%
Asian or Pacific Islander	47%	33%	29%
Hispanic	12%	17%	17%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	12%	17%	18%
2 Person Households	29%	31%	30%
3+ Person Households	22%	20%	20%
Owner-Occupied Housing Units	93%	79%	77%
Renter-Occupied Housing Units	7%	21%	23%

# 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.

## 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>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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 (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 07.07.20 ct