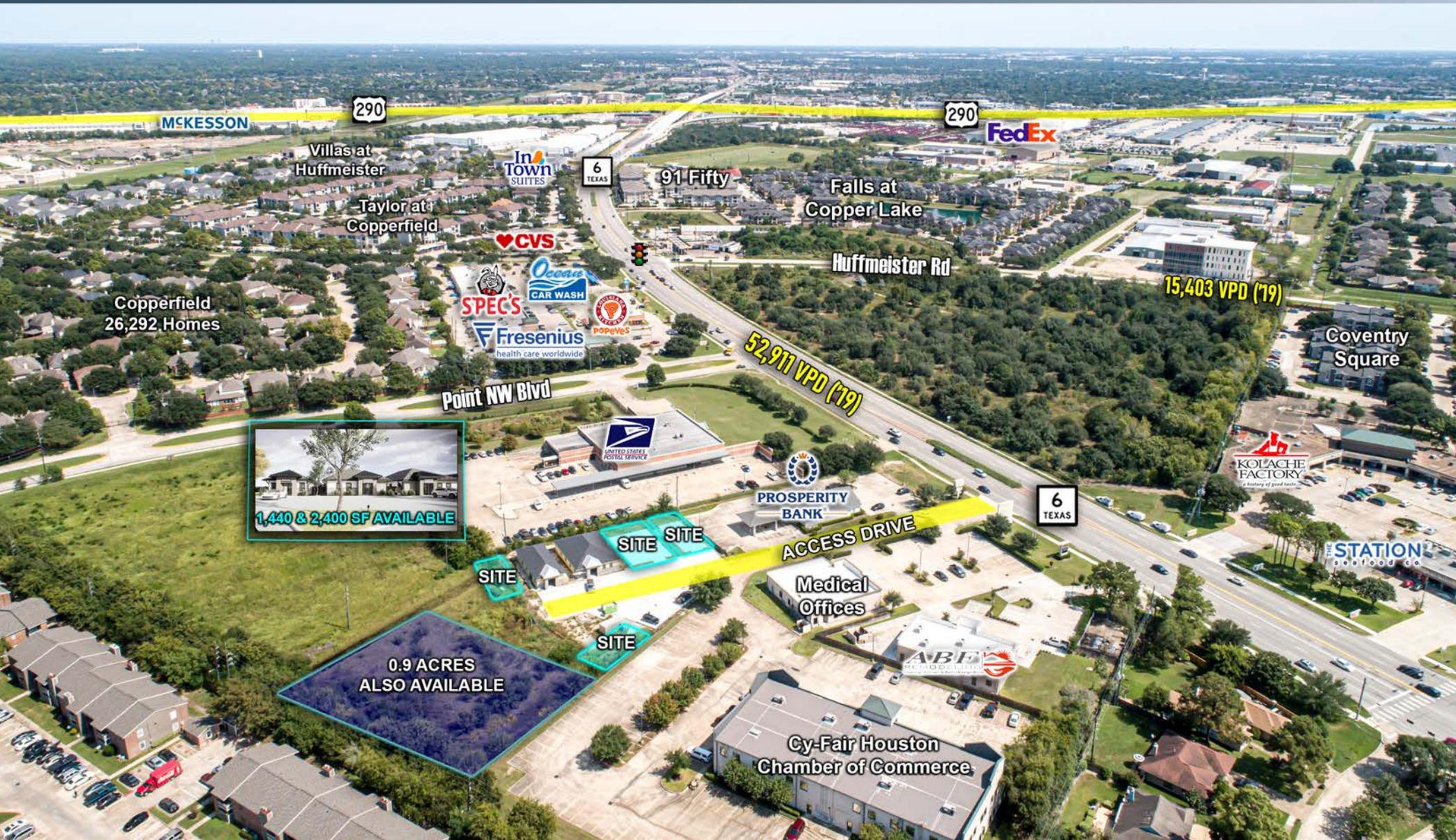


# FOR SALE OR LEASE: FREESTANDING OFFICE CONDOS

COPPERFIELD OFFICE SQUARE - 8725-8737 HIGHWAY 6 NORTH | HOUSTON, TEXAS 77095



**S&P** INTERESTS

**JOSHUA SEBESTA**  
713.298.1341  
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5373 W. Alabama St., Ste. 325 | Houston, TX 77056

# PROPERTY OVERVIEW

**LOCATION**  
SWQ of Highway 6 & Point NW Blvd  
Houston, Texas 77095

**BUILDING SIZES**  
1,440 SF & 2,400 SF

**LAND SIZE**  
53,265 SF

**POPULATION**  
121,988 within 3 miles

**AVERAGE HH INCOME**  
\$103,306 within 5 miles

**RENTAL RATES**  
Call Broker for Pricing

**TRAFFIC COUNTS**  
52,911 VPD on Hwy 6



**S&P** INTERESTS

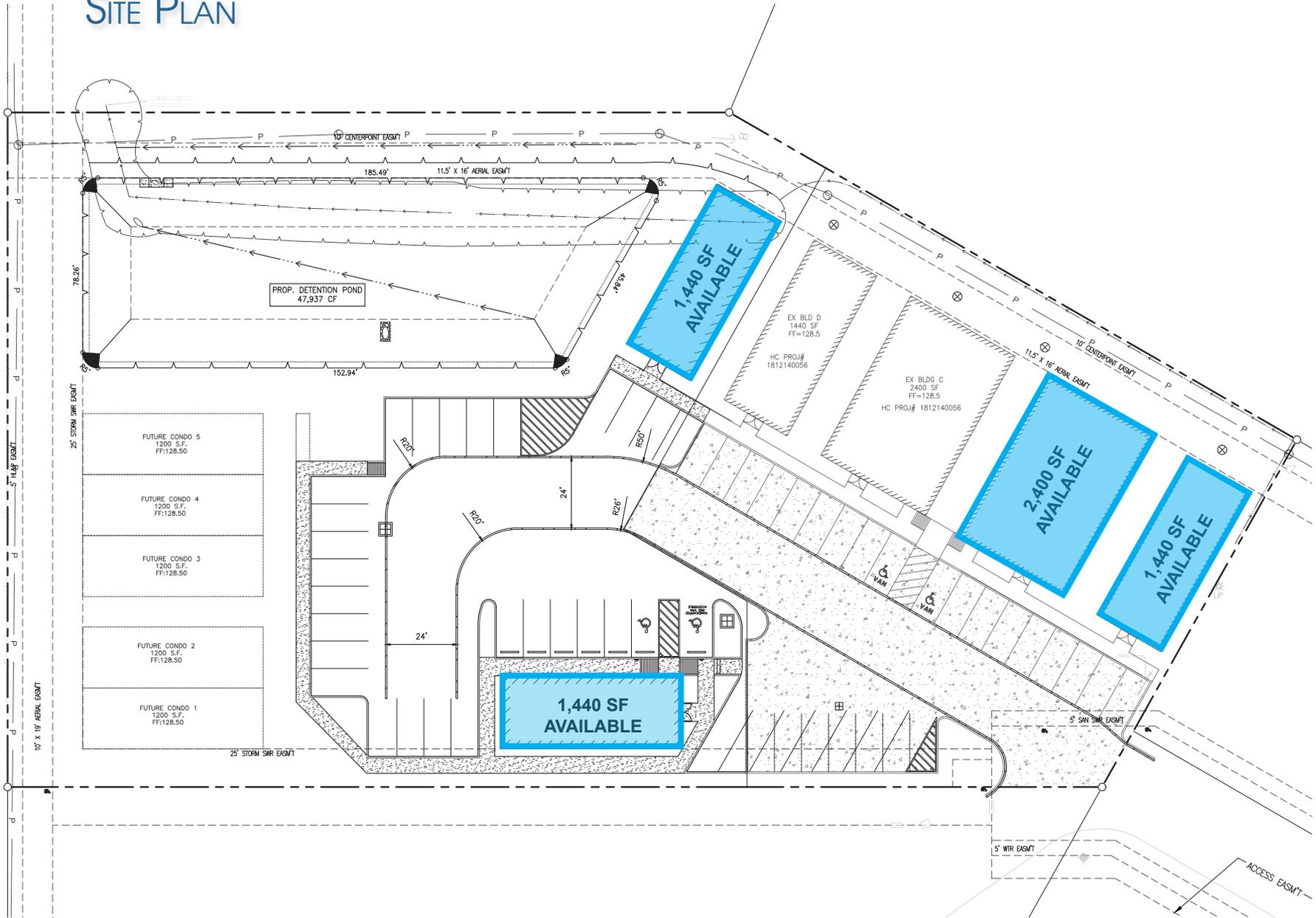
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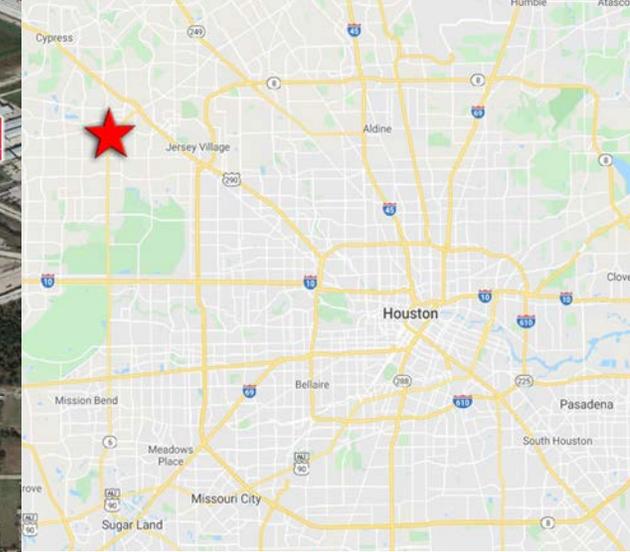
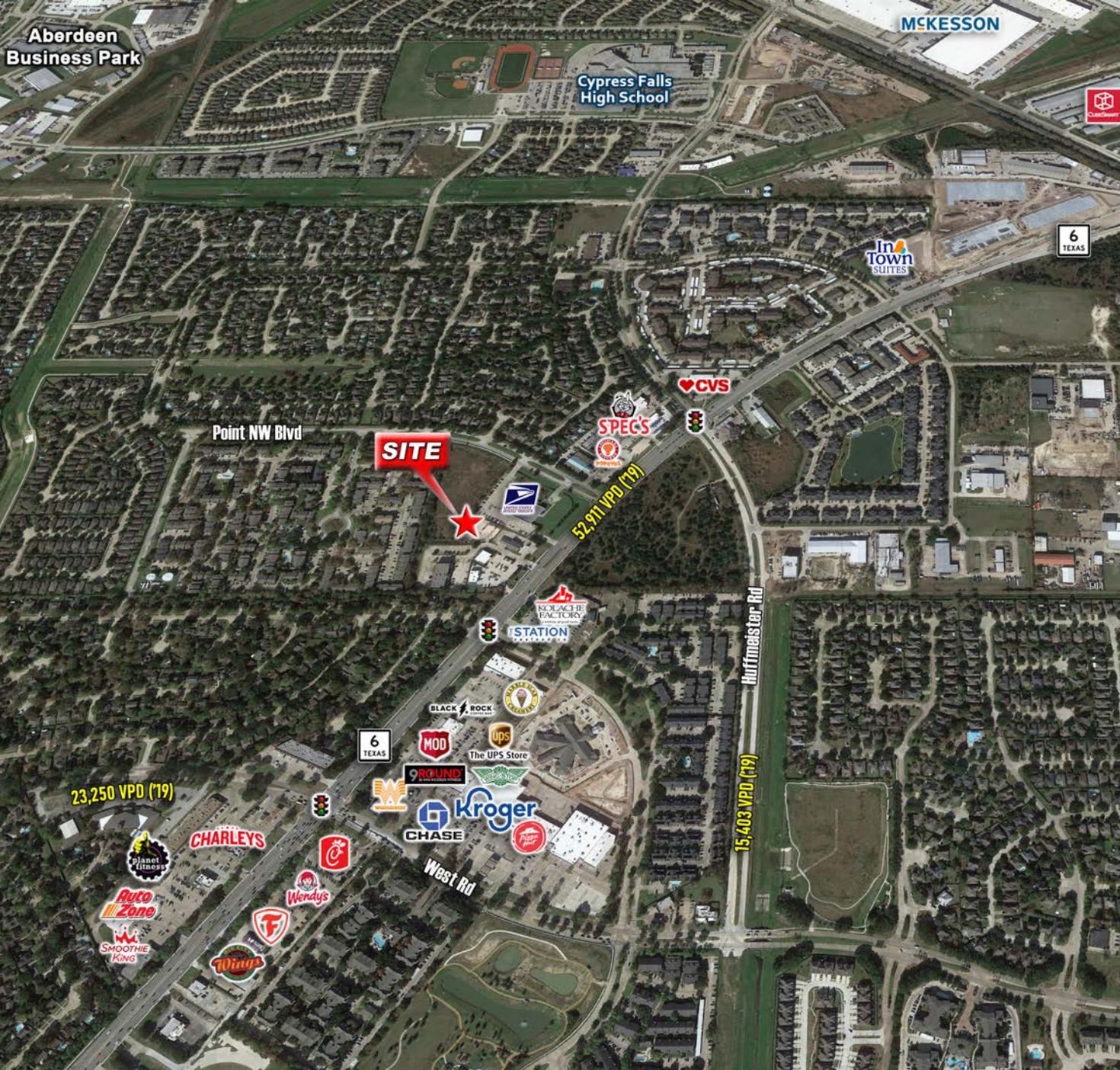
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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

# SITE PLAN





### PROPERTY FEATURES:

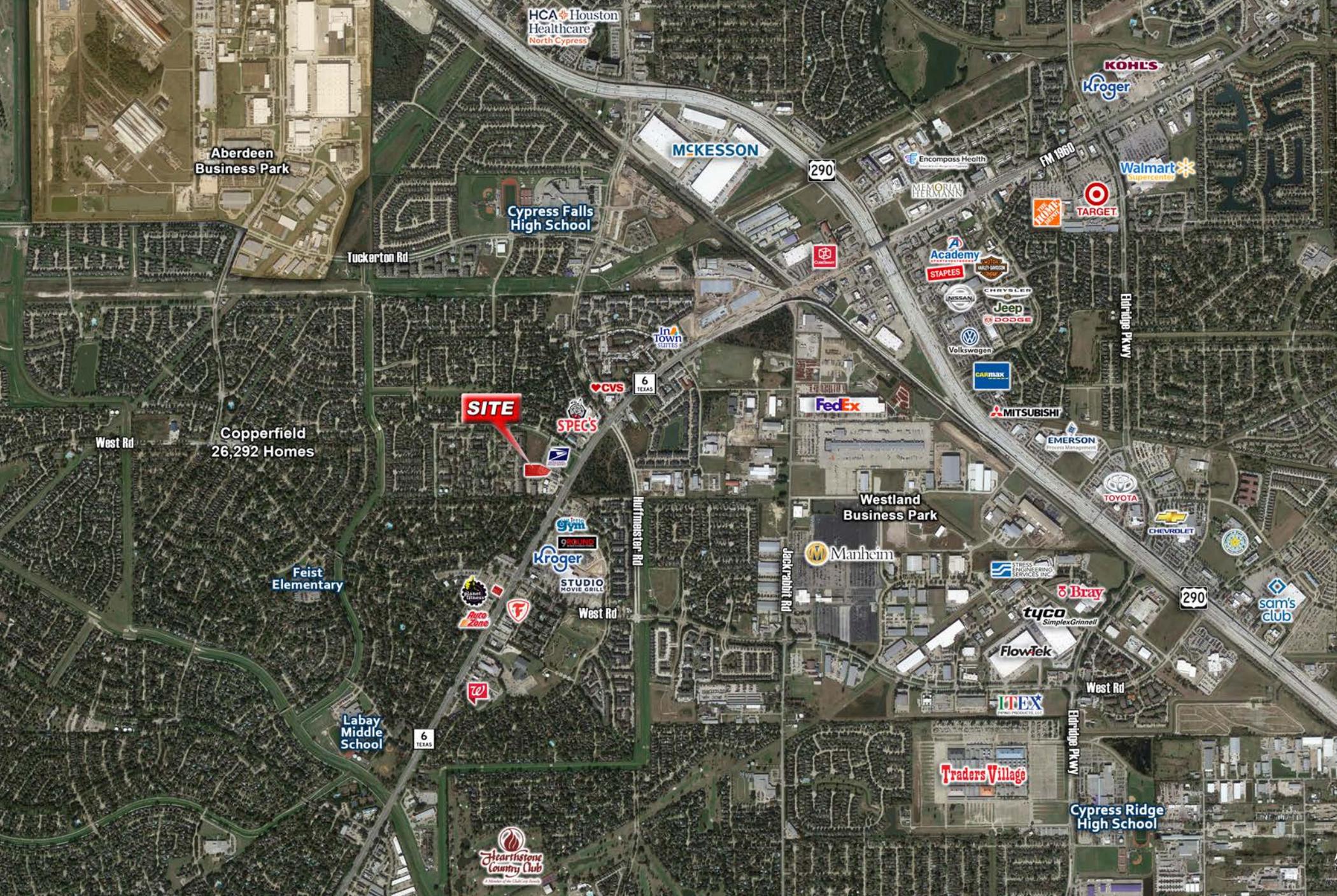
- 1,440 - 2,400 SF freestanding buildings with green space - modern design with natural stone & stucco and custom interior build out
- Pylon signage available
- Strong Traffic Counts
- Convenient access to Highway 6 and Hwy 290
- Zone X per Fema Flood Map
- Surrounded by Affluent Neighborhoods
- Pad Site for Development
- Call for Pricing

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	19,325	121,988	325,964
2028 Population Est.	19,348	121,542	328,207
Average HH Income	\$96,415	\$97,635	\$103,306

### TRAFFIC COUNTS:

Hwy 6: 52,911 VPD northeast of site  
 West Rd: 23,250 VPD  
 Huffmeister Rd: 15,403 VPD  
 (TXDOT 2019)



Aberdeen Business Park

Cypress Falls High School

McKESSON

KOHL'S  
Kroger

Walmart Supercenter

Target

Copperfield  
26,292 Homes

SITE

CVS

STAPLES

FedEx

MITSUBISHI

Westland Business Park

Manheim

Bray

tyco SimplexGrinnell

FlowTek

ITEX

Traders Village

Cypress Ridge High School

Feist Elementary

Labay Middle School

Hearstone Country Club

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	19,348	121,542	328,158
2023 Estimate	19,325	121,988	325,964
2010 Census	17,704	115,279	287,930
Growth 2023 - 2028	0.12%	-0.37%	0.67%
Growth 2010 - 2023	9.16%	5.82%	13.21%

2023 Population by Age	19,325	121,988	325,964
Age 0 - 4	1,385 7.17%	8,119 6.66%	21,373 6.56%
Age 5 - 9	1,401 7.25%	8,374 6.86%	22,504 6.90%
Age 10 - 14	1,381 7.15%	8,804 7.22%	24,254 7.44%
Age 15 - 19	1,282 6.63%	8,726 7.15%	24,223 7.43%
Age 20 - 24	1,227 6.35%	8,335 6.83%	22,775 6.99%
Age 25 - 29	1,400 7.24%	8,711 7.14%	23,039 7.07%
Age 30 - 34	1,577 8.16%	8,930 7.32%	23,072 7.08%
Age 35 - 39	1,561 8.08%	8,667 7.10%	22,585 6.93%
Age 40 - 44	1,411 7.30%	8,301 6.80%	22,250 6.83%
Age 45 - 49	1,254 6.49%	7,962 6.53%	21,743 6.67%
Age 50 - 54	1,171 6.06%	7,806 6.40%	21,239 6.52%
Age 55 - 59	1,111 5.75%	7,473 6.13%	19,947 6.12%
Age 60 - 64	1,032 5.34%	6,910 5.66%	18,115 5.56%
Age 65 - 69	847 4.38%	5,713 4.68%	14,837 4.55%
Age 70 - 74	605 3.13%	4,173 3.42%	10,893 3.34%
Age 75 - 79	358 1.85%	2,549 2.09%	6,735 2.07%
Age 80 - 84	186 0.96%	1,366 1.12%	3,640 1.12%
Age 85+	135 0.70%	1,071 0.88%	2,740 0.84%
Age 65+	2,131 11.03%	14,872 12.19%	38,845 11.92%

<b>Median Age</b>	<b>35.00</b>	<b>35.60</b>	<b>35.40</b>
<b>Average Age</b>	<b>35.50</b>	<b>36.30</b>	<b>36.10</b>

2023 Population By Race	19,325	121,988	325,964
White	11,694 60.51%	81,378 66.71%	220,727 67.72%
Black	4,232 21.90%	21,384 17.53%	52,178 16.01%
Am. Indian & Alaskan	164 0.85%	974 0.80%	2,976 0.91%
Asian	2,708 14.01%	15,054 12.34%	41,811 12.83%
Hawaiian & Pacific Island	16 0.08%	120 0.10%	339 0.10%
Other	511 2.64%	3,079 2.52%	7,933 2.43%

Population by Hispanic Origin	19,325	121,988	325,964
Non-Hispanic Origin	13,622 70.49%	81,021 66.42%	206,961 63.49%
Hispanic Origin	5,703 29.51%	40,967 33.58%	119,003 36.51%

<b>2023 Median Age, Male</b>	<b>34.40</b>	<b>34.60</b>	<b>34.40</b>
<b>2023 Average Age, Male</b>	<b>34.90</b>	<b>35.50</b>	<b>35.40</b>

<b>2023 Median Age, Female</b>	<b>35.70</b>	<b>36.50</b>	<b>36.30</b>
<b>2023 Average Age, Female</b>	<b>36.10</b>	<b>37.00</b>	<b>36.80</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>14,900</b>	<b>94,947</b>	<b>252,993</b>
Civilian Employed	10,068 67.57%	63,121 66.48%	168,995 66.80%
Civilian Unemployed	496 3.33%	3,229 3.40%	7,965 3.15%
Civilian Non-Labor Force	4,331 29.07%	28,567 30.09%	75,974 30.03%
Armed Forces	5 0.03%	30 0.03%	59 0.02%

Households by Marital Status			
Married	3,463	23,673	65,063
Married No Children	1,682	11,130	29,349
Married w/Children	1,781	12,544	35,714

2023 Population by Education	13,497	84,236	223,531
Some High School, No Diploma	853 6.32%	8,576 10.18%	24,984 11.18%
High School Grad (Incl Equivalency)	2,925 21.67%	18,159 21.56%	45,271 20.25%
Some College, No Degree	3,978 29.47%	25,574 30.36%	64,633 28.91%
Associate Degree	848 6.28%	4,605 5.47%	12,696 5.68%
Bachelor Degree	3,313 24.55%	18,983 22.54%	52,603 23.53%
Advanced Degree	1,580 11.71%	8,339 9.90%	23,344 10.44%

2023 Population by Occupation	19,042	117,899	314,765
Real Estate & Finance	922 4.84%	4,276 3.63%	11,256 3.58%
Professional & Management	5,361 28.15%	32,574 27.63%	93,820 29.81%
Public Administration	116 0.61%	1,234 1.05%	3,476 1.10%
Education & Health	1,535 8.06%	12,118 10.28%	31,670 10.06%
Services	1,271 6.67%	8,269 7.01%	22,321 7.09%
Information	269 1.41%	1,092 0.93%	2,728 0.87%
Sales	2,641 13.87%	14,790 12.54%	38,900 12.36%
Transportation	175 0.92%	892 0.76%	2,170 0.69%
Retail	1,305 6.85%	7,583 6.43%	18,541 5.89%
Wholesale	652 3.42%	3,424 2.90%	8,145 2.59%
Manufacturing	1,198 6.29%	7,047 5.98%	18,946 6.02%
Production	1,453 7.63%	8,460 7.18%	20,891 6.64%
Construction	335 1.76%	5,345 4.53%	13,721 4.36%
Utilities	726 3.81%	4,020 3.41%	9,370 2.98%
Agriculture & Mining	616 3.23%	3,107 2.64%	8,194 2.60%
Farming, Fishing, Forestry	6 0.03%	198 0.17%	271 0.09%
Other Services	461 2.42%	3,470 2.94%	10,345 3.29%

2023 Worker Travel Time to Job	9,668	60,727	161,501
<30 Minutes	3,785 39.15%	26,757 44.06%	67,110 41.55%
30-60 Minutes	4,693 48.54%	26,198 43.14%	72,681 45.00%
60+ Minutes	1,190 12.31%	7,772 12.80%	21,710 13.44%

Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>6,965</b>	<b>41,278</b>	<b>97,889</b>
1-Person Households	1,963 28.18%	9,286 22.50%	19,015 19.43%
2-Person Households	2,083 29.91%	11,720 28.39%	27,446 28.04%
3-Person Households	1,237 17.76%	7,710 18.68%	18,329 18.72%
4-Person Households	974 13.98%	7,042 17.06%	17,824 18.21%
5-Person Households	449 6.45%	3,380 8.19%	9,041 9.24%
6-Person Households	168 2.41%	1,330 3.22%	3,690 3.77%
7 or more Person Households	91 1.31%	810 1.96%	2,544 2.60%

<b>2023 Average Household Size</b>	<b>2.50</b>	<b>2.70</b>	<b>2.90</b>
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Households			
2028 Projection	7,845	44,773	114,306
2023 Estimate	7,809	44,782	113,243
2010 Census	6,966	41,278	97,890
Growth 2023 - 2028	0.46%	-0.02%	0.94%
Growth 2010 - 2023	12.10%	8.49%	15.68%

2023 Households by HH Income	7,812	44,781	113,243
<\$25,000	768 9.83%	5,132 11.46%	12,340 10.90%
\$25,000 - \$50,000	1,858 23.78%	8,858 19.78%	21,014 18.56%
\$50,000 - \$75,000	1,478 18.92%	8,559 19.11%	20,694 18.27%
\$75,000 - \$100,000	904 11.57%	6,157 13.75%	15,507 13.69%
\$100,000 - \$125,000	1,046 13.39%	5,036 11.25%	12,372 10.93%
\$125,000 - \$150,000	512 6.55%	3,409 7.61%	8,740 7.72%
\$150,000 - \$200,000	534 6.84%	3,767 8.41%	11,246 9.93%
\$200,000+	712 9.11%	3,863 8.63%	11,330 10.01%

<b>2023 Avg Household Income</b>	<b>\$96,415</b>	<b>\$97,635</b>	<b>\$103,306</b>
<b>2023 Med Household Income</b>	<b>\$71,505</b>	<b>\$74,519</b>	<b>\$79,149</b>

2023 Occupied Housing	7,809	44,782	113,243
Owner Occupied	3,601 46.11%	27,863 62.22%	78,935 69.70%
Renter Occupied	4,208 53.89%	16,919 37.78%	34,308 30.30%
<b>2010 Housing Units</b>	<b>8,584</b>	<b>48,965</b>	<b>124,319</b>
1 Unit	4,325 50.38%	33,277 67.96%	95,414 76.75%
2 - 4 Units	98 1.14%	1,283 2.62%	2,746 2.21%
5 - 19 Units	2,488 28.98%	8,337 17.03%	14,361 11.55%
20+ Units	1,673 19.49%	6,068 12.39%	11,798 9.49%

2023 Housing Value	3,601	27,863	78,934
<\$100,000	61 1.69%	1,137 4.08%	3,353 4.25%
\$100,000 - \$200,000	1,191 33.07%	12,364 44.37%	32,830 41.59%
\$200,000 - \$300,000	2,117 58.79%	11,550 41.45%	25,686 32.54%
\$300,000 - \$400,000	185 5.14%	2,108 7.57%	9,533 12.08%
\$400,000 - \$500,000	43 1.19%	550 1.97%	4,127 5.23%
\$500,000 - \$1,000,000	4 0.11%	148 0.53%	3,055 3.87%
\$1,000,000+	0 0.00%	6 0.02%	350 0.44%

<b>2023 Median Home Value</b>	<b>\$225,909</b>	<b>\$203,727</b>	<b>\$212,785</b>
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Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>8,646</b>	<b>49,648</b>	<b>126,106</b>
Built 2010+	1,176 13.60%	5,938 11.96%	22,495 17.84%
Built 2000 - 2010	2,500 28.92%	14,687 29.58%	38,027 30.15%
Built 1990 - 1999	1,625 18.79%	11,282 22.72%	23,677 18.78%
Built 1980 - 1989	2,771 32.05%	12,607 25.39%	26,608 21.10%
Built 1970 - 1979	525 6.07%	4,488 9.04%	13,051 10.35%
Built 1960 - 1969	19 0.22%	325 0.65%	1,402 1.11%
Built 1950 - 1959	18 0.21%	263 0.53%	641 0.51%
Built <1949	12 0.14%	58 0.12%	205 0.16%

<b>2023 Median Year Built</b>	<b>1995</b>	<b>1995</b>	<b>1998</b>
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## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>17,704</b>	<b>19,325</b>	<b>19,348</b>
Age 0 - 4	1,390 7.85%	1,385 7.17%	1,277 6.60%
Age 5 - 9	1,226 6.92%	1,401 7.25%	1,324 6.84%
Age 10 - 14	1,238 6.99%	1,381 7.15%	1,342 6.94%
Age 15 - 19	1,281 7.24%	1,282 6.63%	1,309 6.77%
Age 20 - 24	1,629 9.20%	1,227 6.35%	1,247 6.45%
Age 25 - 29	1,748 9.87%	1,400 7.24%	1,256 6.49%
Age 30 - 34	1,395 7.88%	1,577 8.16%	1,365 7.05%
Age 35 - 39	1,330 7.51%	1,561 8.08%	1,452 7.50%
Age 40 - 44	1,205 6.81%	1,411 7.30%	1,440 7.44%
Age 45 - 49	1,296 7.32%	1,254 6.49%	1,334 6.89%
Age 50 - 54	1,339 7.56%	1,171 6.06%	1,209 6.25%
Age 55 - 59	1,067 6.03%	1,111 5.75%	1,109 5.73%
Age 60 - 64	681 3.85%	1,032 5.34%	1,023 5.29%
Age 65 - 69	331 1.87%	847 4.38%	904 4.67%
Age 70 - 74	229 1.29%	605 3.13%	723 3.74%
Age 75 - 79	156 0.88%	358 1.85%	506 2.62%
Age 80 - 84	95 0.54%	186 0.96%	298 1.54%
Age 85+	69 0.39%	135 0.70%	230 1.19%
<b>Age 15+</b>	<b>13,851 78.24%</b>	<b>15,157 78.43%</b>	<b>15,405 79.62%</b>
<b>Age 20+</b>	<b>12,570 71.00%</b>	<b>13,875 71.80%</b>	<b>14,096 72.86%</b>
<b>Age 65+</b>	<b>880 4.97%</b>	<b>2,131 11.03%</b>	<b>2,661 13.75%</b>
<b>Median Age</b>	<b>31</b>	<b>35</b>	<b>37</b>
<b>Average Age</b>	<b>32.50</b>	<b>35.50</b>	<b>37.20</b>

Population By Race	17,704	19,325	19,348
White	11,805 66.68%	11,694 60.51%	11,697 60.46%
Black	3,337 18.85%	4,232 21.90%	4,238 21.90%
Am. Indian & Alaskan	147 0.83%	164 0.85%	163 0.84%
Asian	2,016 11.39%	2,708 14.01%	2,723 14.07%
Hawaiian & Pacific Islander	16 0.09%	16 0.08%	16 0.08%
Other	356 2.01%	511 2.64%	511 2.64%



# 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:
  - 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.

**S&P Interests, LLC** 9003291 info@spinterests.com 713.766.4500  
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
 Designated Broker of Firm License No. Email Phone

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 Licensed Supervisor of Sales Agent/ Associate Email Phone

**Yasmin Kooros** 825896 ykooros@spinterests.com 832.283.4766  
 Sales Agent/Associate's Name License No. Email Phone

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 Buyer/Tenant/Seller/Landlord Initials Date