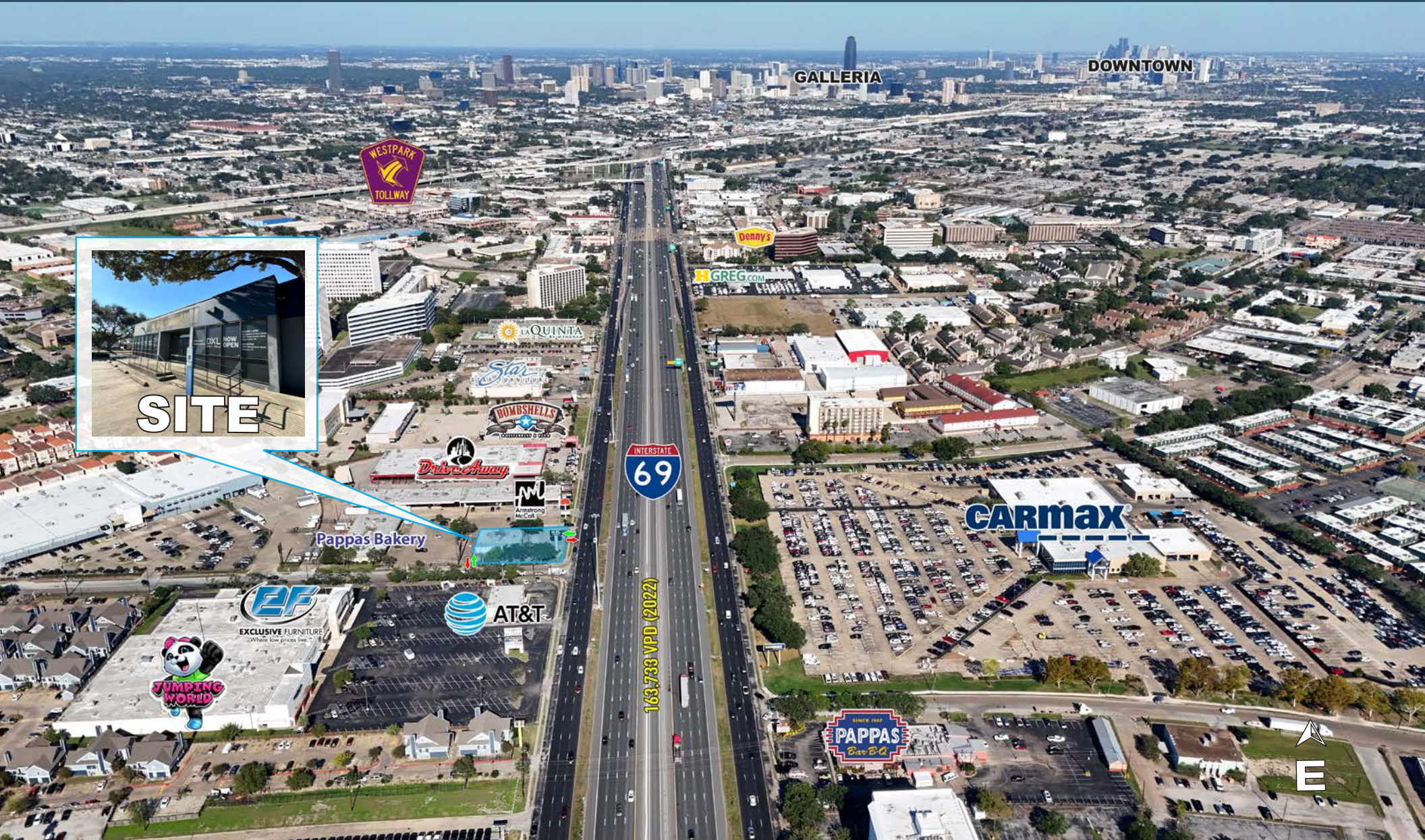


**FREESTANDING RETAIL | ± 4,764 SF**

**6898 SOUTHWEST FREEWAY, HOUSTON, TX 77074**

**FOR LEASE**



**S&P** INTERESTS

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

**JOSHUA SEBESTA**

713.298.1341

josh@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500

5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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.



# PROPERTY OVERVIEW



## LOCATION

6898 Southwest Freeway  
Houston, TX 77074



## SPACE AVAILABLE

± 4,764 SF



## RENTAL RATE

\$24.00/SF + NNN



## INCOME

\$69,001 within 3 miles



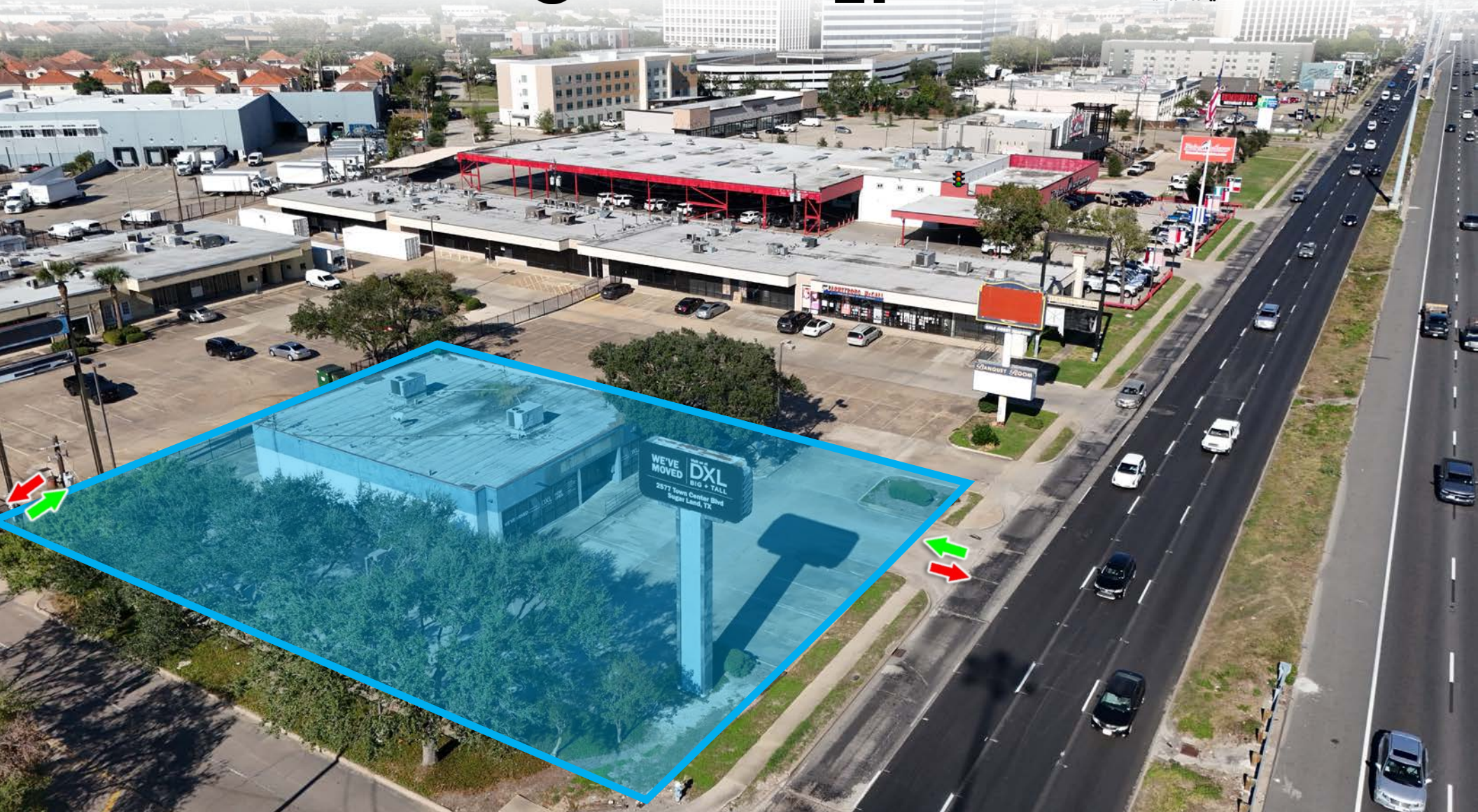
## ROOFTOPS

108,006 in 3 mile radius



## POPULATION

267,525 in 3 mile radius



**S&P** INTERESTS

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

**JOSHUA SEBESTA**

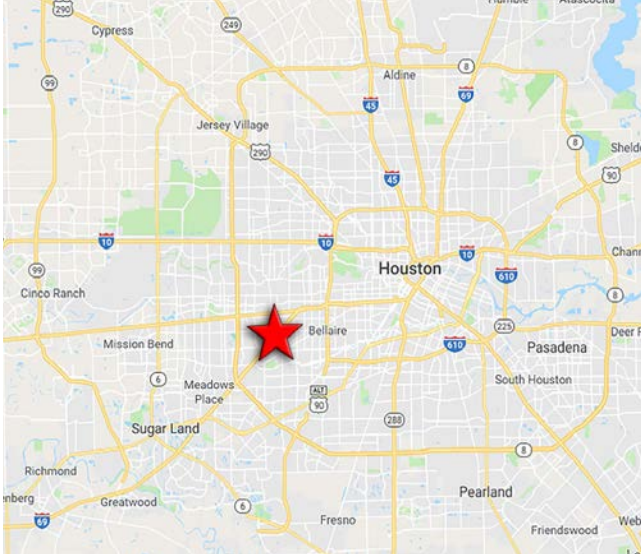
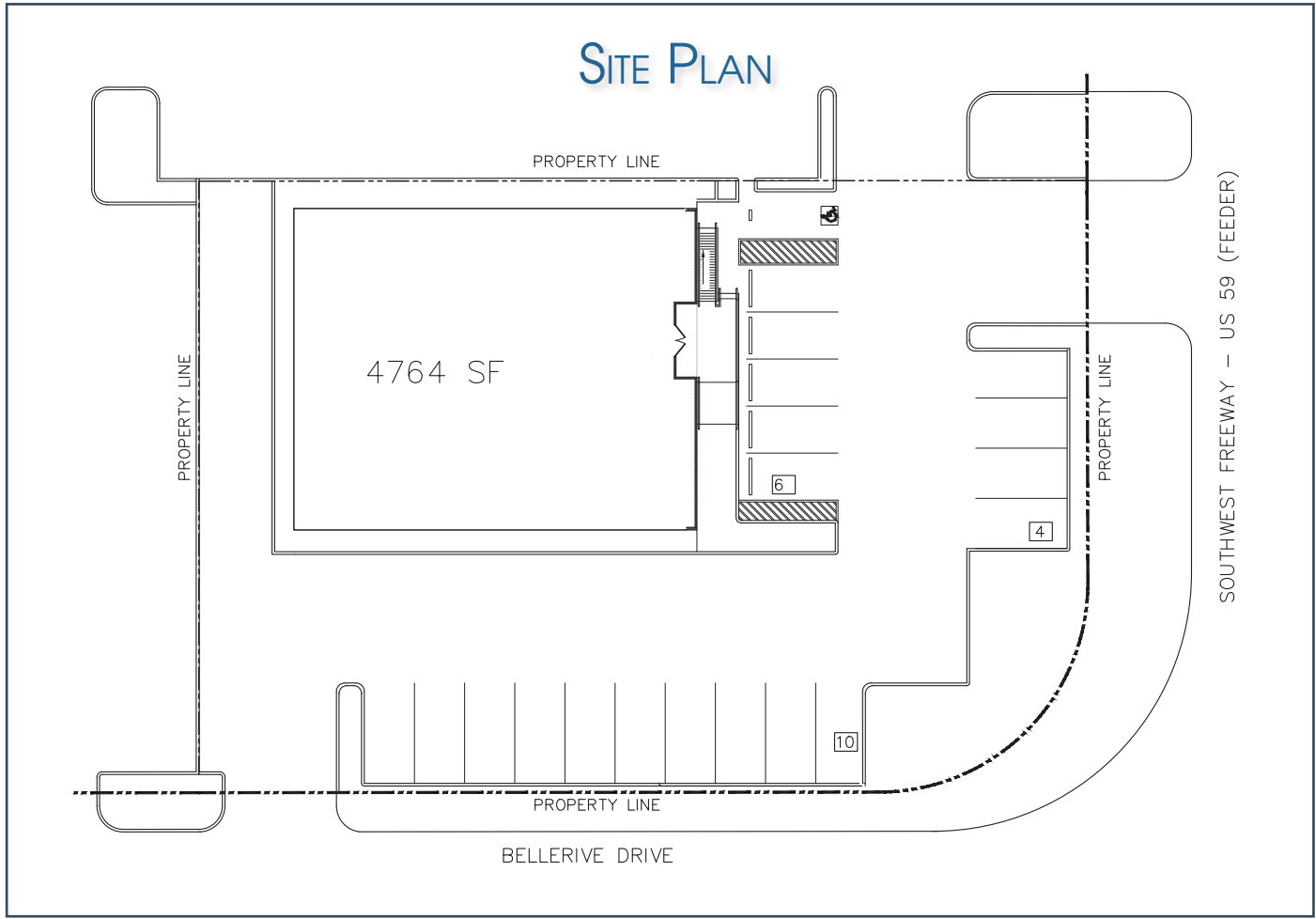
713.298.1341

josh@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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.





### PROPERTY FEATURES:

- Address: 6898 Southwest Freeway, Houston, TX 77074
- Land Size: ± 19,209 SF
- Building Size: ± 4,764 SF
- Traffic Count: 163,733 Cars Per Day
- Highly Visible Pylon Sign Available
- Rental Rate: \$24.00/SF
- OPEX: \$4.72/SF

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	30,248	267,525	585,489
Households	10,993	108,006	239,675
Average HH Income	\$50,020	\$69,001	\$90,234

### TRAFFIC COUNT:

I-69: 163,733 VPD ('22)



**S&P**INTERESTS

**JOSEPH SEBESTA**  
832.455.7355  
jsebesta@spinterests.com

**JOSHUA SEBESTA**  
713.298.1341  
josh@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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.

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	31,139	274,957	601,864
2024 Estimate	30,248	267,525	585,489
2020 Census	28,970	258,565	565,346
Growth 2024 - 2029	2.95%	2.78%	2.80%
Growth 2020 - 2024	4.41%	3.47%	3.56%

2024 Population by Age	30,248		267,525		585,489	
Age 0 - 4	2,269	7.50%	19,752	7.38%	40,170	6.86%
Age 5 - 9	2,622	8.67%	20,419	7.63%	41,687	7.12%
Age 10 - 14	2,357	7.79%	17,983	6.72%	38,369	6.55%
Age 15 - 19	2,044	6.76%	15,893	5.94%	35,165	6.01%
Age 20 - 24	1,978	6.54%	17,234	6.44%	37,018	6.32%
Age 25 - 29	2,127	7.03%	21,188	7.92%	43,674	7.46%
Age 30 - 34	2,337	7.73%	24,047	8.99%	48,366	8.26%
Age 35 - 39	2,413	7.98%	23,169	8.66%	46,460	7.94%
Age 40 - 44	2,367	7.83%	20,877	7.80%	42,975	7.34%
Age 45 - 49	2,062	6.82%	17,324	6.48%	37,556	6.41%
Age 50 - 54	1,726	5.71%	15,143	5.66%	34,499	5.89%
Age 55 - 59	1,454	4.81%	13,167	4.92%	31,249	5.34%
Age 60 - 64	1,259	4.16%	11,600	4.34%	28,896	4.94%
Age 65 - 69	1,057	3.49%	9,887	3.70%	25,652	4.38%
Age 70 - 74	798	2.64%	7,554	2.82%	20,386	3.48%
Age 75 - 79	578	1.91%	5,283	1.97%	14,795	2.53%
Age 80 - 84	396	1.31%	3,425	1.28%	9,535	1.63%
Age 85+	404	1.34%	3,579	1.34%	9,036	1.54%
Age 65+	3,233	10.69%	29,728	11.11%	79,404	13.56%

Median Age	33.70		34.40		35.90	
Average Age	34.40		35.20		36.80	

2024 Population By Race	30,248		267,525		585,489	
White	4,808	15.90%	69,148	25.85%	190,810	32.59%
Black	4,311	14.25%	40,342	15.08%	98,968	16.90%
Am. Indian & Alaskan	748	2.47%	5,576	2.08%	8,878	1.52%
Asian	3,797	12.55%	29,413	10.99%	63,902	10.91%
Hawaiian & Pacific Island	34	0.11%	201	0.08%	360	0.06%
Other	16,551	54.72%	122,844	45.92%	222,572	38.01%

Population by Hispanic Origin	30,248		267,525		585,489	
Non-Hispanic Origin	11,277	37.28%	130,351	48.72%	342,782	58.55%
Hispanic Origin	18,972	62.72%	137,174	51.28%	242,707	41.45%

2024 Median Age, Male	33.90		34.50		35.50	
2024 Average Age, Male	34.00		34.80		36.10	

2024 Median Age, Female	33.50		34.30		36.30	
2024 Average Age, Female	34.80		35.70		37.50	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	22,594		206,201		458,238	
Civilian Employed	15,195	67.25%	142,485	69.10%	305,509	66.67%
Civilian Unemployed	552	2.44%	6,192	3.00%	12,604	2.75%
Civilian Non-Labor Force	6,847	30.30%	57,477	27.87%	139,851	30.52%
Armed Forces	0	0.00%	47	0.02%	274	0.06%

Households by Marital Status						
Married	3,651		36,486		88,463	
Married No Children	1,592		18,517		48,684	
Married w/Children	2,059		17,968		39,779	

2024 Population by Education	21,512		196,603		426,566	
Some High School, No Diploma	7,134	33.16%	45,057	22.92%	74,411	17.44%
High School Grad (Incl Equivalency)	4,921	22.88%	33,535	17.06%	65,593	15.38%
Some College, No Degree	3,428	15.94%	35,537	18.08%	78,970	18.51%
Associate Degree	2,534	11.78%	20,359	10.36%	33,487	7.85%
Bachelor Degree	2,837	13.19%	39,316	20.00%	100,050	23.45%
Advanced Degree	658	3.06%	22,799	11.60%	74,055	17.36%

2024 Population by Occupation	26,870		254,948		560,434	
Real Estate & Finance	452	1.68%	8,539	3.35%	23,421	4.18%
Professional & Management	4,557	16.96%	64,525	25.31%	173,542	30.97%
Public Administration	48	0.18%	1,807	0.71%	5,616	1.00%
Education & Health	1,879	6.99%	22,058	8.65%	58,338	10.41%
Services	5,173	19.25%	36,645	14.37%	61,807	11.03%
Information	202	0.75%	1,887	0.74%	3,550	0.63%
Sales	2,299	8.56%	25,226	9.89%	54,993	9.81%
Transportation	1,542	5.74%	9,408	3.69%	15,784	2.82%
Retail	1,506	5.60%	15,220	5.97%	29,173	5.21%
Wholesale	575	2.14%	3,804	1.49%	7,509	1.34%
Manufacturing	1,187	4.42%	8,343	3.27%	17,784	3.17%
Production	2,283	8.50%	16,299	6.39%	30,275	5.40%
Construction	3,118	11.60%	21,753	8.53%	35,871	6.40%
Utilities	689	2.56%	6,830	2.68%	14,841	2.65%
Agriculture & Mining	65	0.24%	2,516	0.99%	9,120	1.63%
Farming, Fishing, Forestry	57	0.21%	368	0.14%	563	0.10%
Other Services	1,238	4.61%	9,720	3.81%	18,247	3.26%

2024 Worker Travel Time to Job	14,978		133,418		278,849	
<30 Minutes	8,994	60.05%	78,284	58.68%	167,182	59.95%
30-60 Minutes	4,602	30.73%	46,045	34.51%	93,381	33.49%
60+ Minutes	1,382	9.23%	9,089	6.81%	18,286	6.56%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	10,565		104,962		231,874	
1-Person Households	3,475	32.89%	36,546	34.82%	79,309	34.20%
2-Person Households	2,482	23.49%	28,925	27.56%	66,682	28.76%
3-Person Households	1,634	15.47%	15,907	15.16%	34,107	14.71%
4-Person Households	1,441	13.64%	12,460	11.87%	28,053	12.10%
5-Person Households	898	8.50%	6,706	6.39%	14,376	6.20%
6-Person Households	377	3.57%	2,710	2.58%	5,730	2.47%
7 or more Person Households	258	2.44%	1,708	1.63%	3,617	1.56%
2024 Average Household Size	2.60		2.40		2.40	
Households						
2029 Projection	11,317		110,974		246,463	
2024 Estimate	10,993		108,006		239,675	
2020 Census	10,564		104,961		231,875	
Growth 2024 - 2029	2.95%		2.75%		2.83%	
Growth 2020 - 2024	4.06%		2.90%		3.36%	
2024 Households by HH Income	10,995		108,005		239,675	
<\$25,000	3,230	29.38%	27,279	25.26%	51,852	21.63%
\$25,000 - \$50,000	3,832	34.85%	32,370	29.97%	59,278	24.73%
\$50,000 - \$75,000	1,834	16.68%	18,279	16.92%	36,772	15.34%
\$75,000 - \$100,000	1,112	10.11%	10,166	9.41%	23,932	9.99%
\$100,000 - \$125,000	408	3.71%	6,034	5.59%	16,232	6.77%
\$125,000 - \$150,000	199	1.81%	3,218	2.98%	10,271	4.29%
\$150,000 - \$200,000	186	1.69%	4,022	3.72%	12,227	5.10%
\$200,000+	194	1.76%	6,637	6.15%	29,111	12.15%
2024 Avg Household Income	\$50,020		\$69,001		\$90,234	
2024 Med Household Income	\$35,354		\$43,890		\$54,922	
2024 Occupied Housing	10,993		108,006		239,676	
Owner Occupied	2,225	20.24%	25,830	23.92%	79,825	33.31%
Renter Occupied	8,768	79.76%	82,176	76.08%	159,851	66.69%
2020 Housing Units	12,743		124,775		275,627	
1 Unit	2,593	20.35%	31,038	24.88%	93,535	33.94%
2 - 4 Units	1,020	8.00%	7,920	6.35%	16,572	6.01%
5 - 19 Units	3,603	28.27%	36,447	29.21%	69,027	25.04%
20+ Units	5,527	43.37%	49,370	39.57%	96,493	35.01%
2024 Housing Value	2,225		25,830		79,824	
<\$100,000	603	27.10%	2,284	8.84%	5,388	6.75%
\$100,000 - \$200,000	926	41.62%	5,387	20.86%	12,878	16.13%
\$200,000 - \$300,000	511	22.97%	5,486	21.24%	13,423	16.82%
\$300,000 - \$400,000	99	4.45%	3,305	12.80%	9,897	12.40%
\$400,000 - \$500,000	73	3.28%	2,114	8.18%	5,859	7.34%
\$500,000 - \$1,000,000	11	0.49%	5,100	19.74%	16,782	21.02%
\$1,000,000+	2	0.09%	2,154	8.34%	15,597	19.54%
2024 Median Home Value	\$155,021		\$295,588		\$383,085	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	12,791		125,364		277,078	
Built 2010+	1,396	10.91%	14,524	11.59%	40,003	14.44%
Built 2000 - 2010	344	2.69%	9,163	7.31%	26,874	9.70%
Built 1990 - 1999	312	2.44%	10,830	8.64%	29,073	10.49%
Built 1980 - 1989	3,023	23.63%	20,453	16.31%	45,829	16.54%
Built 1970 - 1979	3,820	29.86%	35,248	28.12%	67,095	24.22%
Built 1960 - 1969	2,152	16.82%	23,982	19.13%	42,804	15.45%
Built 1950 - 1959	1,471	11.50%	8,882	7.08%	19,545	7.05%
Built <1949	273	2.13%	2,282	1.82%	5,855	2.11%
2024 Median Year Built	1976		1977		1980	

## Demographic Trend Report

Description	2020		2024		2029	
Population	28,970		30,248		31,139	
Age 0 - 4	2,502	8.64%	2,269	7.50%	2,003	6.43%
Age 5 - 9	2,482	8.57%	2,622	8.67%	2,284	7.33%
Age 10 - 14	2,123	7.33%	2,357	7.79%	2,414	7.75%
Age 15 - 19	1,899	6.56%	2,044	6.76%	2,295	7.37%
Age 20 - 24	1,869	6.45%	1,978	6.54%	2,114	6.79%
Age 25 - 29	2,242	7.74%	2,127	7.03%	2,069	6.64%
Age 30 - 34	2,441	8.43%	2,337	7.73%	2,160	6.94%
Age 35 - 39	2,484	8.57%	2,413	7.98%	2,288	7.35%
Age 40 - 44	2,144	7.40%	2,367	7.83%	2,344	7.53%
Age 45 - 49	1,871	6.46%	2,062	6.82%	2,237	7.18%
Age 50 - 54	1,465	5.06%	1,726	5.71%	1,990	6.39%
Age 55 - 59	1,374	4.74%	1,454	4.81%	1,688	5.42%
Age 60 - 64	1,197	4.13%	1,259	4.16%	1,420	4.56%
Age 65 - 69	952	3.29%	1,057	3.49%	1,184	3.80%
Age 70 - 74	685	2.36%	798	2.64%	951	3.05%
Age 75 - 79	497	1.72%	578	1.91%	704	2.26%
Age 80 - 84	338	1.17%	396	1.31%	480	1.54%
Age 85+	405	1.40%	404	1.34%	514	1.65%
Age 15+	21,863	75.47%	23,000	76.04%	24,438	78.48%
Age 20+	19,964	68.91%	20,956	69.28%	22,143	71.11%
Age 65+	2,877	9.93%	3,233	10.69%	3,833	12.31%
Median Age	33		34		36	
Average Age	33.70		34.40		36.10	



# 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.

<b>S&amp;P Interests, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003291</b> License No.	<b>info@spinterests.com</b> Email	<b>713.766.4500</b> Phone
<b>Joseph Sebesta</b> Designated Broker of Firm	<b>591067</b> License No.	<b>jsebesta@spinterests.com</b> Email	<b>832.455.7355</b> 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	