

# FOR LEASE 511 WEST LITTLE YORK

**Rental Rate**  
**\$16.00 Gross psf/yr**

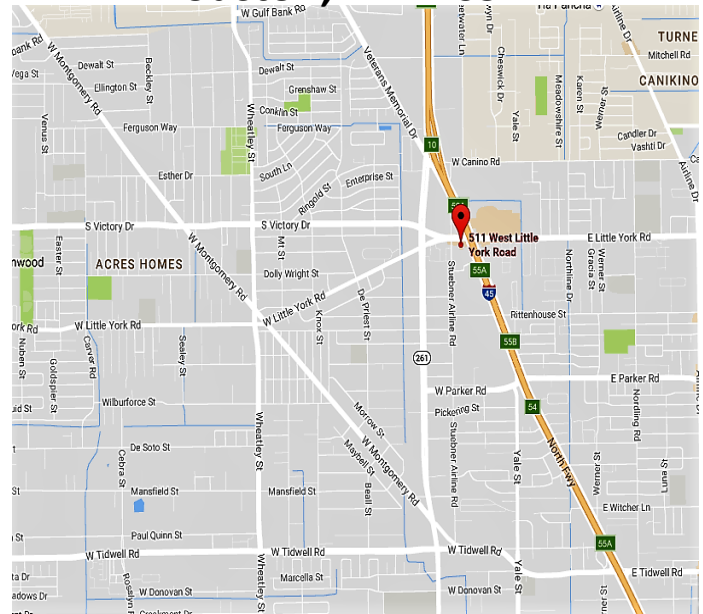
## AVAILABLE SPACE

**Suite B 1,000 SF**  
**Suite C 1,000 SF**  
**Suite F 1,000 SF**

## TENANTS

**Boost Mobile**  
**Global Tax Solutions**  
**La Dona Beauty Salon**  
**Neat Stuff Boutique**

**Located near I-45 North Corridor**  
**511 W. Little York Road**  
**Houston, TX 77091**



**cm1 brokerage**

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For Leasing inquiries, please contact:

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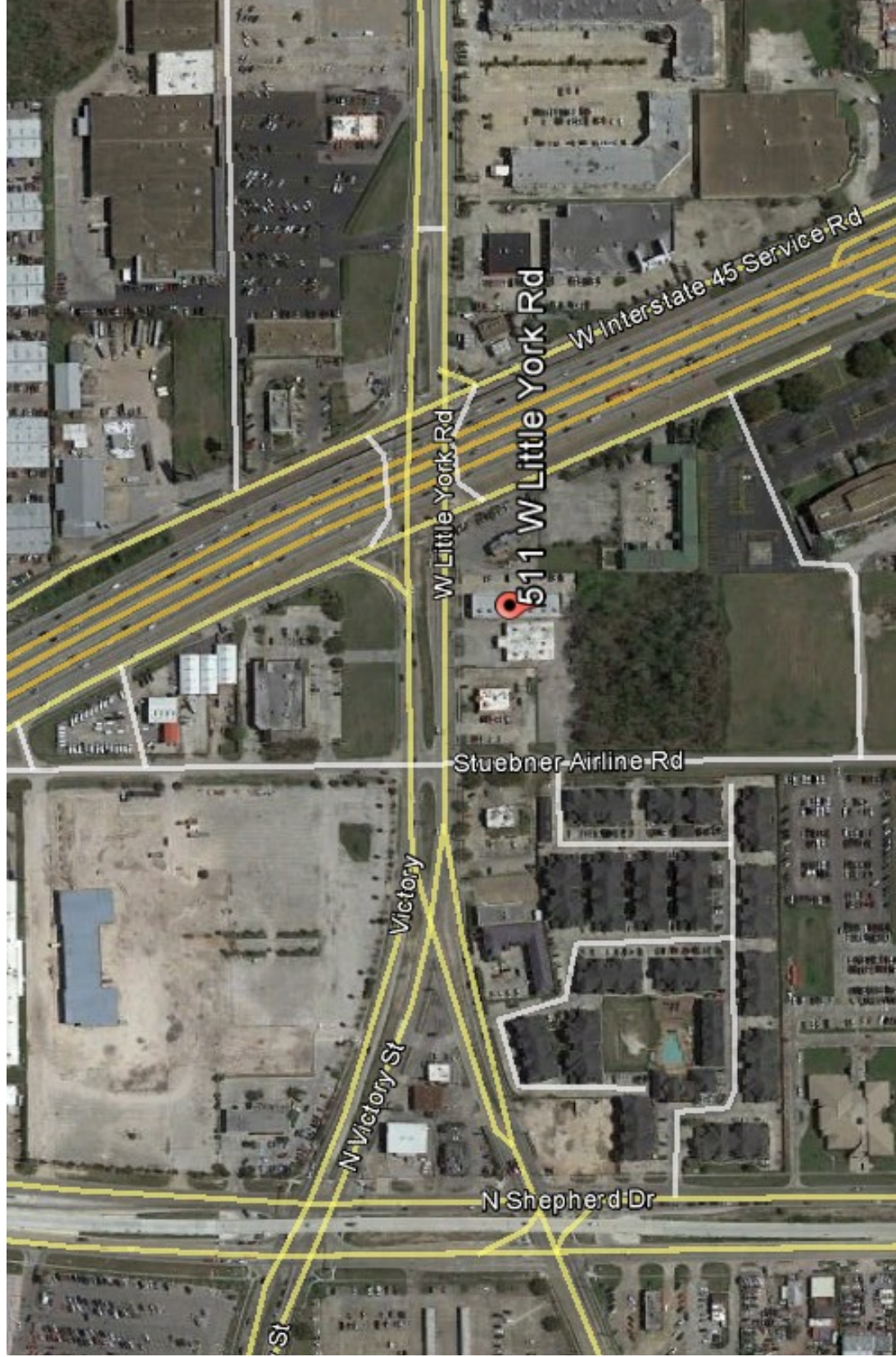
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HOUSTON, TX 77091

511 WEST LITTLE YORK SHOPPING CENTER



## Demographic Summary Report

### 511 W Little York Rd

511 W Little York Rd, Houston, TX 77081

Building Type: General Retail

Total Available: 3,200 SF

Secondary: -

% Leased: 100%

GLA: 7,000 SF

Rent/SF/Yr: \$16.00

Year Built: 2009



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	15,464		132,188		376,904	
2018 Estimate	14,421		123,486		351,076	
2010 Census	13,426		116,332		324,361	
Growth 2018 - 2023	7.23%		7.05%		7.36%	
Growth 2010 - 2018	7.41%		6.15%		8.24%	
2018 Population by Hispanic Origin	8,361		78,797		222,910	
2018 Population	14,421		123,486		351,076	
White	8,856	61.41%	86,421	69.98%	259,352	73.87%
Black	5,147	35.69%	31,995	25.91%	74,164	21.12%
Am. Indian & Alaskan	148	1.03%	1,872	1.52%	5,392	1.54%
Asian	98	0.68%	1,561	1.26%	7,123	2.03%
Hawaiian & Pacific Island	12	0.08%	128	0.10%	375	0.11%
Other	161	1.12%	1,509	1.22%	4,671	1.33%
U.S. Armed Forces	12		44		117	
Households						
2023 Projection	4,682		39,830		120,343	
2018 Estimate	4,370		37,229		112,100	
2010 Census	4,101		35,272		103,834	
Growth 2018 - 2023	7.14%		6.99%		7.35%	
Growth 2010 - 2018	6.56%		5.55%		7.96%	
Owner Occupied	1,837	42.04%	21,405	57.50%	60,658	54.11%
Renter Occupied	2,533	57.96%	15,824	42.50%	51,442	45.89%
2018 Households by HH Income	4,371		37,231		112,101	
Income: <\$25,000	1,931	44.18%	13,030	35.00%	34,231	30.54%
Income: \$25,000 - \$50,000	1,347	30.82%	10,965	29.45%	31,917	28.47%
Income: \$50,000 - \$75,000	605	13.84%	6,161	16.55%	17,849	15.92%
Income: \$75,000 - \$100,000	306	7.00%	3,187	8.56%	10,773	9.61%
Income: \$100,000 - \$125,000	124	2.84%	1,577	4.24%	5,842	5.21%
Income: \$125,000 - \$150,000	17	0.39%	815	2.19%	3,328	2.97%
Income: \$150,000 - \$200,000	28	0.64%	711	1.91%	3,610	3.22%
Income: \$200,000+	13	0.30%	785	2.11%	4,551	4.06%
2018 Avg Household Income	\$37,045		\$50,799		\$61,113	
2018 Med Household Income	\$28,279		\$36,271		\$40,917	



## Traffic Count Report

511 W Little York Rd						
611 W Little York Rd, Houston, TX 77081						
Building Type: General Retail Secondary: - GLA: 7,000 SF Year Built: 2009 Total Available: 3,200 SF % Leased: 100% Rent/SF/Yr: \$16.00						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Little York Rd	Stuebner Airline Rd	0.02 W	2017	31,380	MP&I	.06
2 I-45	W Little York Rd	0.10 SE	2017	256,732	MP&I	.12
3 W Little York Rd	North Fwy	0.12 W	2017	26,680	MP&I	.18
4 W Little York Rd	N Shepherd Dr	0.06 SW	2017	15,380	MP&I	.18
5 N Victory St	N Shepherd Dr	0.06 NW	2017	19,970	MP&I	.20
6 I-45	W Rittenhouse St	0.18 SE	2017	292,410	MP&I	.24
7 N Shepherd Dr	N Victory St	0.10 S	2017	31,380	MP&I	.28
8 N Shepherd Dr	Millville Dr	0.07 S	2017	26,791	MP&I	.30
9 N Victory St	N Shepherd Dr	0.08 E	2017	23,647	MP&I	.36
10 Banjo St	Lucky St	0.01 S	2011	23,969	MP&I	.38



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)