

# UP TO 6,612 SF AVAILABLE

# MOSELEY

COMMERCIAL  
REAL ESTATE

6131 FM 1960 RD. WEST, HOUSTON, TEXAS 77069



[www.mcrehouston.com](http://www.mcrehouston.com)  
**(713) 522-4646**

**1,320 –  
6,612 SF**  
**FOR LEASE**

# PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
HOLLISTER ROAD SOUTH OF FM 1960 RD W	7,741
FM 1960 RD W WEST OF HOLLISTER	42,951
FM 1960 RD W EAST OF HOLLISTER	52,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,693	104,870	309,966
AVG. HH INCOME	\$145,380	\$114,088	\$114,309
DAYTIME POPULATION	7,892	57,556	137,569
HOUSEHOLD	3,812	40,116	108,693

## NEIGHBORS



The Container Store®

T.J. Maxx®

LOFT



## LOCATION

6131 FM 1960 RD. W.  
HOUSTON, TX 77069



## PROPERTY NOTES

- 1,320 – 6,612 SF AVAILABLE
- REDEVELOPED CHAMPIONS AREA CENTER
- AFFLUENT MARKET
- NEW PYLON
- HIGH TRAFFIC INTERSECTION
- SEEKING MEDICAL AND SERVICE USERS
- EXCELLENT INGRESS & EGRESS



SUITE	TENANT	SF
6127	MYEYEDR.	3,000
6131/35	AVAILABLE	2,000 – 6,612
6143A	WATCH HOSPITAL	1,200
6143	AVAILABLE	4,254
6147	AVAILABLE	1,390
6151	AVAILABLE	1,320
6155/59	NEW SEASONS CATERING	3,520
6163A	AVAILABLE	1,470
6163	EXECUTIVE CLEANERS	1,080

**EMAIL US**

BEA NARANJO  
[BEA@MCREHOUSTON.COM](mailto:BEA@MCREHOUSTON.COM)  
 KAYLA HOLLEY  
[KAYLA@MCREHOUSTON.COM](mailto:KAYLA@MCREHOUSTON.COM)

**CALL US**

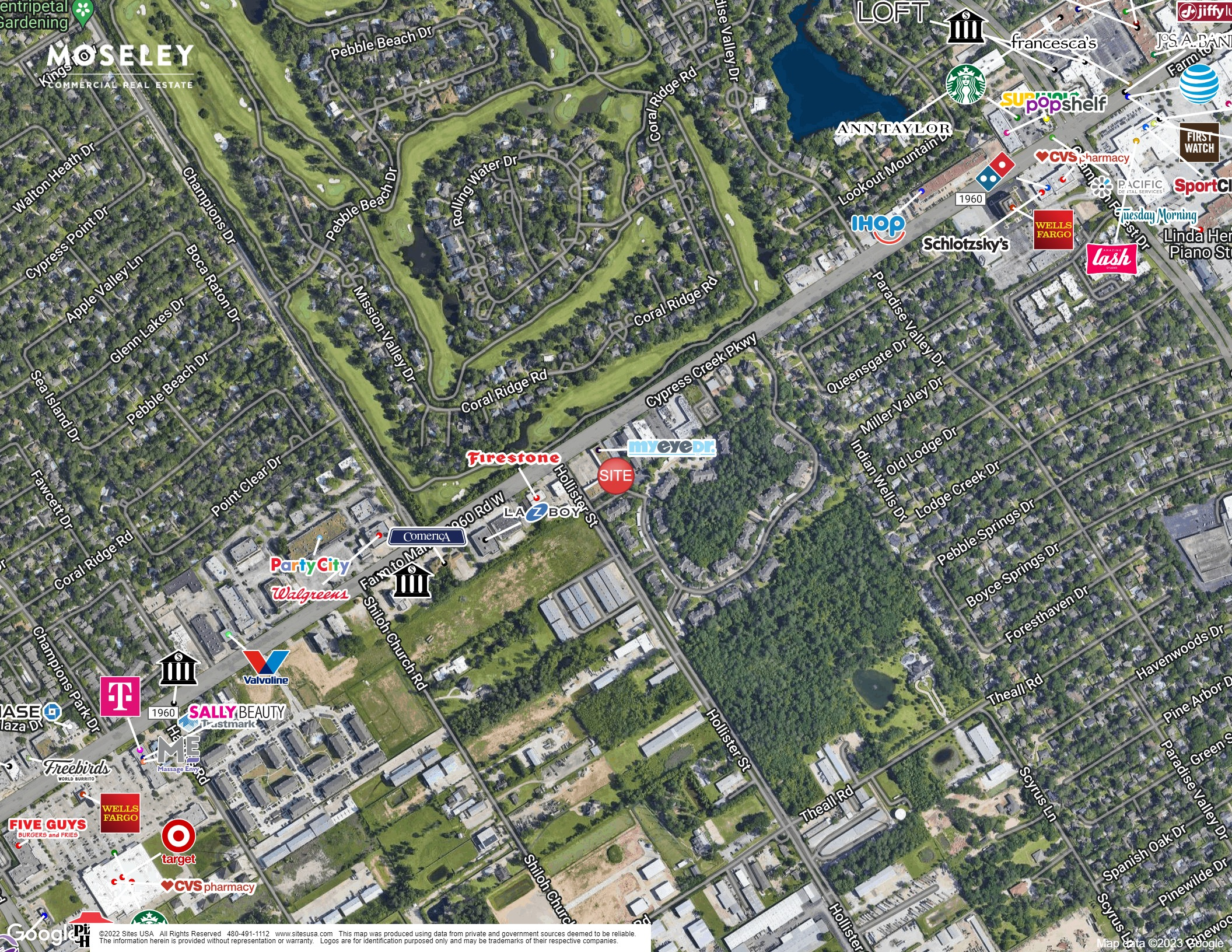
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Schlotzsky's



Tuesday Morning

Linda Her Piano St

Walton Heath Dr

Cypress Point Dr

Apple Valley Ln

Champions Dr

Boca Raton Dr

Glenn Lakes Dr

Pebble Beach Dr

Pebble Beach Dr

Pebble Beach Dr

Rolling Water Dr

Mission Valley Dr

Coral Ridge Rd

Coral Ridge Rd

Cypress Creek Pkwy

Lookout Mountain Dr

1960

Paradise Valley Dr

Queensgate Dr

Miller Valley Dr

Indian Wells Dr

Old Lodge Dr

Lodge Creek Dr

Pebble Springs Dr

Boyce Springs Dr

Foresthaven Dr

Theall Rd

Scyrus Ln

Havenwoods Dr

Pine Arbor Dr

Paradise Valley Dr

Green S

Spanish Oak Dr

Pinewide Dr

Pinewood

Sea Island Dr

Fawcett Dr

Coral Ridge Rd

Point Clear Dr

Champions Park Dr

Champions Park Dr

Champions Park Dr

Champions Park Dr

Champions Park Dr

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FIVE GUYS

WELLS FARGO

target

CVS pharmacy

# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9742/-95.5216

6131 Farm to Market 1960 Rd W Houston, TX 77069		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2023 Estimated Population		8,693	104,870	309,966
2028 Projected Population		9,355	113,338	334,609
2020 Census Population		8,808	102,455	306,304
2010 Census Population		8,206	93,483	276,251
Projected Annual Growth 2023 to 2028		1.5%	1.6%	1.6%
Historical Annual Growth 2010 to 2023		0.5%	0.9%	0.9%
<b>Households</b>				
2023 Estimated Households		3,812	40,116	108,693
2028 Projected Households		4,103	43,319	117,551
2020 Census Households		3,824	38,805	106,122
2010 Census Households		3,533	35,157	95,542
Projected Annual Growth 2023 to 2028		1.5%	1.6%	1.6%
Historical Annual Growth 2010 to 2023		0.6%	1.1%	1.1%
<b>Age</b>				
2023 Est. Population Under 10 Years		10.2%	12.8%	13.6%
2023 Est. Population 10 to 19 Years		10.6%	13.7%	15.0%
2023 Est. Population 20 to 29 Years		14.3%	14.7%	13.7%
2023 Est. Population 30 to 44 Years		18.2%	21.4%	21.9%
2023 Est. Population 45 to 59 Years		19.5%	18.9%	19.1%
2023 Est. Population 60 to 74 Years		19.8%	13.9%	12.8%
2023 Est. Population 75 Years or Over		7.4%	4.7%	3.8%
2023 Est. Median Age		42.0	36.0	34.8
<b>Marital Status &amp; Gender</b>				
2023 Est. Male Population		48.6%	48.9%	49.1%
2023 Est. Female Population		51.4%	51.1%	50.9%
2023 Est. Never Married		34.7%	35.9%	35.1%
2023 Est. Now Married		46.4%	43.9%	45.9%
2023 Est. Separated or Divorced		13.3%	15.1%	14.8%
2023 Est. Widowed		5.6%	5.1%	4.3%
<b>Income</b>				
2023 Est. HH Income \$200,000 or More		14.5%	10.9%	10.9%
2023 Est. HH Income \$150,000 to \$199,999		7.6%	8.6%	9.0%
2023 Est. HH Income \$100,000 to \$149,999		14.6%	13.9%	15.7%
2023 Est. HH Income \$75,000 to \$99,999		16.3%	11.2%	12.1%
2023 Est. HH Income \$50,000 to \$74,999		13.7%	17.9%	17.8%
2023 Est. HH Income \$35,000 to \$49,999		10.3%	12.6%	11.1%
2023 Est. HH Income \$25,000 to \$34,999		10.0%	8.6%	8.7%
2023 Est. HH Income \$15,000 to \$24,999		7.3%	7.0%	6.2%
2023 Est. HH Income Under \$15,000		5.7%	9.4%	8.5%
2023 Est. Average Household Income		\$145,380	\$114,088	\$114,309
2023 Est. Median Household Income		\$80,502	\$75,461	\$80,885
2023 Est. Per Capita Income		\$63,746	\$43,674	\$40,118
2023 Est. Total Businesses		1,106	7,842	17,376
2023 Est. Total Employees		7,892	57,556	137,569

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<b>6131 Farm to Market 1960 Rd W</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Houston, TX 77069</b>				
<b>Race</b>				
2023 Est. White		47.6%	34.5%	34.5%
2023 Est. Black		23.8%	23.7%	23.1%
2023 Est. Asian or Pacific Islander		5.8%	10.7%	10.2%
2023 Est. American Indian or Alaska Native		0.8%	1.1%	1.1%
2023 Est. Other Races		22.0%	29.9%	31.1%
<b>Hispanic</b>				
2023 Est. Hispanic Population		2,432	39,146	121,428
2023 Est. Hispanic Population		28.0%	37.3%	39.2%
2028 Proj. Hispanic Population		28.3%	37.5%	39.2%
2020 Hispanic Population		26.9%	39.6%	42.3%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		6,286	69,958	201,135
2023 Est. Elementary (Grade Level 0 to 8)		7.0%	9.8%	9.9%
2023 Est. Some High School (Grade Level 9 to 11)		2.8%	6.0%	6.5%
2023 Est. High School Graduate		16.7%	22.9%	24.2%
2023 Est. Some College		24.6%	19.9%	20.2%
2023 Est. Associate Degree Only		8.2%	7.4%	7.6%
2023 Est. Bachelor Degree Only		27.3%	23.2%	21.5%
2023 Est. Graduate Degree		13.5%	10.8%	10.1%
<b>Housing</b>				
2023 Est. Total Housing Units		4,084	44,087	117,680
2023 Est. Owner-Occupied		59.5%	50.4%	57.1%
2023 Est. Renter-Occupied		33.8%	40.6%	35.3%
2023 Est. Vacant Housing		6.7%	9.0%	7.6%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		7.1%	12.2%	12.3%
2023 Homes Built 2000 to 2009		11.3%	17.7%	18.8%
2023 Homes Built 1990 to 1999		9.4%	15.1%	14.1%
2023 Homes Built 1980 to 1989		19.2%	21.0%	21.5%
2023 Homes Built 1970 to 1979		40.1%	20.4%	20.3%
2023 Homes Built 1960 to 1969		3.9%	2.5%	3.0%
2023 Homes Built 1950 to 1959		1.5%	0.8%	1.1%
2023 Homes Built Before 1949		0.8%	1.3%	1.4%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		0.4%	1.2%	1.6%
2023 Home Value \$500,000 to \$999,999		11.1%	6.7%	5.2%
2023 Home Value \$400,000 to \$499,999		5.8%	5.2%	4.9%
2023 Home Value \$300,000 to \$399,999		20.7%	14.5%	13.2%
2023 Home Value \$200,000 to \$299,999		44.0%	36.8%	34.4%
2023 Home Value \$150,000 to \$199,999		12.0%	20.3%	22.5%
2023 Home Value \$100,000 to \$149,999		2.3%	8.6%	11.0%
2023 Home Value \$50,000 to \$99,999		1.0%	3.6%	3.7%
2023 Home Value \$25,000 to \$49,999		0.3%	0.9%	1.1%
2023 Home Value Under \$25,000		2.4%	2.1%	2.5%
2023 Median Home Value		\$277,427	\$242,193	\$227,868
2023 Median Rent		\$1,146	\$1,077	\$1,085

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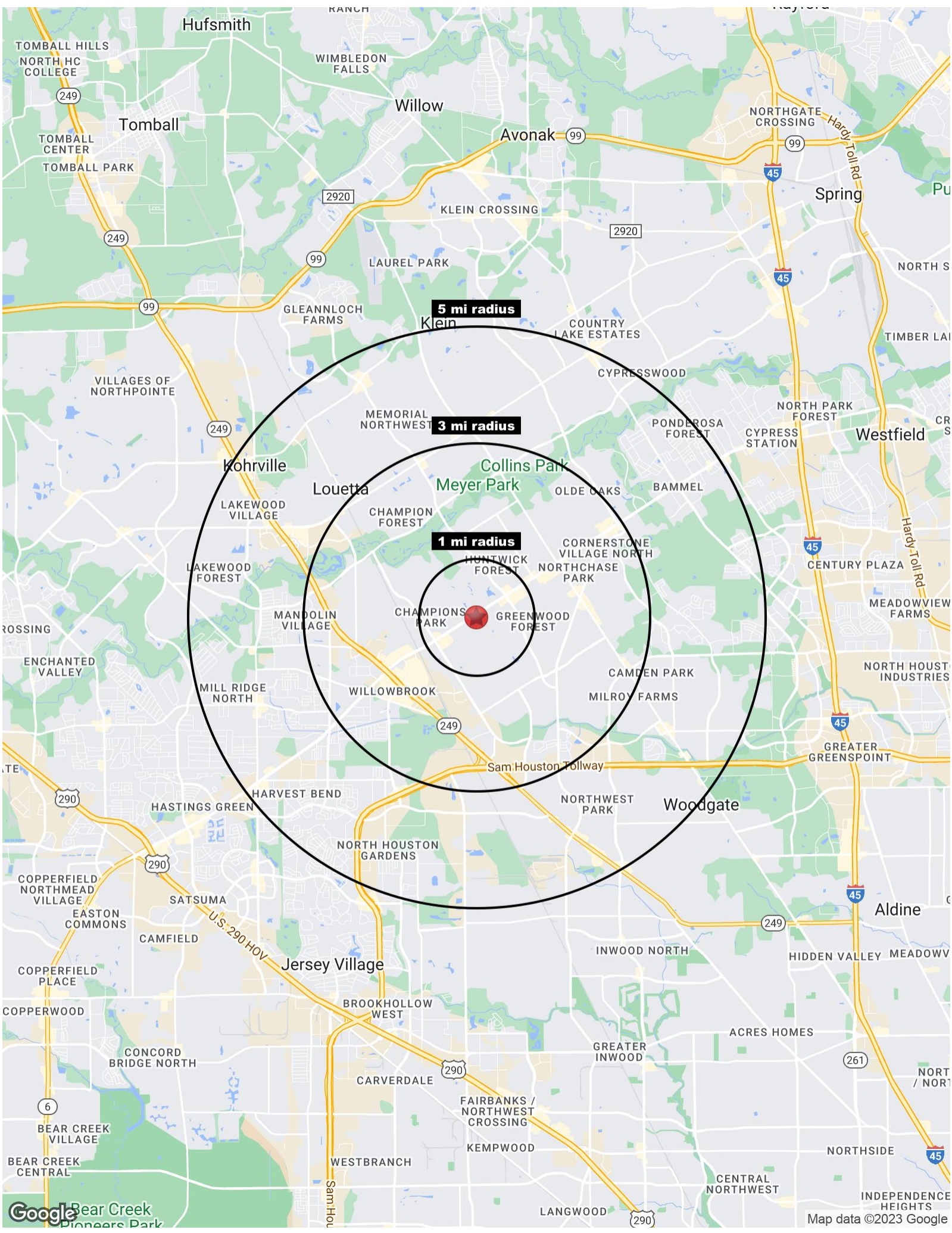


Lat/Lon: 29.9742/-95.5216

6131 Farm to Market 1960 Rd W Houston, TX 77069	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	7,266	82,754	239,132
2023 Est. Civilian Employed	66.8%	65.7%	66.2%
2023 Est. Civilian Unemployed	3.1%	3.5%	3.4%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	30.1%	30.8%	30.4%
2023 Labor Force Males	47.9%	48.3%	48.6%
2023 Labor Force Females	52.1%	51.7%	51.4%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	4,852	54,408	158,266
2023 Mgmt, Business, & Financial Operations	20.4%	16.3%	15.5%
2023 Professional, Related	20.8%	22.0%	21.4%
2023 Service	14.5%	15.9%	16.7%
2023 Sales, Office	22.7%	21.6%	21.7%
2023 Farming, Fishing, Forestry	-	0.1%	0.1%
2023 Construction, Extraction, Maintenance	5.6%	9.0%	9.7%
2023 Production, Transport, Material Moving	15.9%	15.0%	14.9%
2023 White Collar Workers	63.9%	59.9%	58.5%
2023 Blue Collar Workers	36.1%	40.1%	41.5%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	59.7%	69.0%	68.8%
2023 Drive to Work in Carpool	11.6%	9.7%	10.1%
2023 Travel to Work by Public Transportation	1.6%	2.1%	1.7%
2023 Drive to Work on Motorcycle	-	0.2%	-
2023 Walk or Bicycle to Work	2.4%	1.8%	1.7%
2023 Other Means	1.6%	2.0%	2.2%
2023 Work at Home	22.9%	15.3%	15.3%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	18.5%	16.0%	16.8%
2023 Travel to Work in 15 to 29 Minutes	31.8%	34.1%	35.2%
2023 Travel to Work in 30 to 59 Minutes	37.5%	40.2%	39.5%
2023 Travel to Work in 60 Minutes or More	12.2%	9.7%	8.5%
2023 Average Travel Time to Work	28.6	27.7	27.0
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$355.52 M	\$3.09 B	\$8.37 B
2023 Est. Apparel	\$12.6 M	\$110.05 M	\$299.42 M
2023 Est. Contributions, Gifts	\$21.61 M	\$181.64 M	\$489.95 M
2023 Est. Education, Reading	\$12.21 M	\$105.15 M	\$285.22 M
2023 Est. Entertainment	\$20.39 M	\$175.67 M	\$477.89 M
2023 Est. Food, Beverages, Tobacco	\$53.72 M	\$470.03 M	\$1.28 B
2023 Est. Furnishings, Equipment	\$12.64 M	\$108.84 M	\$295.94 M
2023 Est. Health Care, Insurance	\$32.38 M	\$277.75 M	\$751.89 M
2023 Est. Household Operations, Shelter, Utilities	\$114.24 M	\$997.98 M	\$2.7 B
2023 Est. Miscellaneous Expenses	\$6.76 M	\$58.43 M	\$158.09 M
2023 Est. Personal Care	\$4.78 M	\$41.33 M	\$112.06 M
2023 Est. Transportation	\$64.19 M	\$558.54 M	\$1.52 B

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5 mi radius

3 mi radius

1 mi radius





# 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.

<u>Moseley Commercial Real Estate, Inc.</u>	<u>534557</u>	<u>BEA@MCREHOUSTON.COM</u>	<u>713-522-4646</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
 <u>Designated Broker of Firm</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Licensed Supervisor of Sales Agent/ Associate</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date