

SMALL SHOP AVAILABLE MOSELEY

COMMERCIAL
REAL ESTATE

6450 LOUETTA ROAD, SPRING, TEXAS 77379



www.mcrehouston.com
(713) 522-4646

1,000 –
5,543 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
LOUETTA WEST OF SPRING CREEK FOREST DRIVE	37,882
LOUETTA EAST OF SPRING CREEK FOREST DRIVE	35,108
SPRING CREEK FOREST DRIVE NORTH OF LOUETTA	3,174

LOCATION

6450 LOUETTA ROAD
SPRING, TX 77379



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,642	102,234	287,811
AVG. HH INCOME	\$136,241	\$138,746	\$124,811
DAYTIME POPULATION	3,662	31,966	108,368
HOUSEHOLD	4,870	37,677	104,598

PROPERTY NOTES

- 1,000 – 5,543 SF AVAILABLE
- RETAIL AND OFFICE SPACES
- MOVE IN READY
- PYLON SIGNAGE ON LOUETTA
- LIGHTED INTERSECTION
- EXCELLENT INGRESS & EGRESS

NEIGHBORS



SPRING CREEK FOREST DRIVE

LOUETTA ROAD



TO



SUITE	TENANT	SF
110	KUMA-RAMA COFFEE	2,088
120	AVAILABLE	1,508
130	AVAILABLE	1,170
140	AVAILABLE	1,170
150	AVAILABLE(OFFICE)	1,695
160/70	JG ACADEMY	7,171
185	BLACK ROSE HAIR WEAVING	838
190	FARMER'S INSURANCE	992
200	CYPRESS CREEK F.A.C.E.	1,197
210	AVAILABLE	1,197
220	KATER 2 HEALTH & BEAUTY	1,500
225	JACKPOT PIZZA	1,500
230	AVAILABLE	1,000
240	HR BAR & GRILL	2,530

EMAIL US

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713-522-4646

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MOSELEY

COMMERCIAL
REAL ESTATE

Spring Creek Forest
585 Homes

ACCESS HEALTH CLINIC
Robyn's Nest
KUMON
MAPSR pharmacy
Floors for Living
RED TOP SELECT

Urban Day Spa
League Nordic Spa
PRINCESS Professional Salon & Spa Services
PURE FITNESS For Women
MITTES medspa
Mainstream Boutique
SPRING LOVE DENTISTRY

WELCOME TO FLORENCE JACKPOT
FARMERS INSURANCE
HR Bar & Grill
JG ACADEMY
KLEIN CHIRO
CYPRESS CREEK FACE



KEC
KLEIN CHIROPRACTIC
CLINIC



LOUETTA ROAD

Wimbledon Estates
618 Homes



← TO STUEBNER AIRLINE

TO TC JESTER →

Full Profile

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



Lat/Lon: 30.0276/-95.5134

6450 Louetta Rd Spring, TX 77379	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,642	102,234	287,811
2028 Projected Population	15,042	109,796	306,522
2020 Census Population	13,344	101,137	283,955
2010 Census Population	12,042	87,454	233,384
Projected Annual Growth 2023 to 2028	2.1%	1.5%	1.3%
Historical Annual Growth 2010 to 2023	1.0%	1.3%	1.8%
Households			
2023 Estimated Households	4,870	37,677	104,598
2028 Projected Households	5,367	40,448	111,518
2020 Census Households	4,692	36,798	102,033
2010 Census Households	4,303	31,738	84,548
Projected Annual Growth 2023 to 2028	2.0%	1.5%	1.3%
Historical Annual Growth 2010 to 2023	1.0%	1.4%	1.8%
Age			
2023 Est. Population Under 10 Years	11.9%	12.0%	13.6%
2023 Est. Population 10 to 19 Years	15.5%	14.3%	14.5%
2023 Est. Population 20 to 29 Years	11.1%	11.4%	12.9%
2023 Est. Population 30 to 44 Years	19.2%	20.4%	22.7%
2023 Est. Population 45 to 59 Years	22.5%	20.8%	18.6%
2023 Est. Population 60 to 74 Years	15.9%	16.5%	13.6%
2023 Est. Population 75 Years or Over	4.0%	4.6%	4.1%
2023 Est. Median Age	38.3	38.8	35.6
Marital Status & Gender			
2023 Est. Male Population	50.0%	49.2%	49.0%
2023 Est. Female Population	50.0%	50.8%	51.0%
2023 Est. Never Married	25.1%	28.8%	32.6%
2023 Est. Now Married	57.5%	54.7%	49.2%
2023 Est. Separated or Divorced	14.6%	12.4%	13.9%
2023 Est. Widowed	2.8%	4.1%	4.3%
Income			
2023 Est. HH Income \$200,000 or More	20.3%	17.9%	14.0%
2023 Est. HH Income \$150,000 to \$199,999	12.5%	11.1%	9.7%
2023 Est. HH Income \$100,000 to \$149,999	16.1%	18.1%	17.3%
2023 Est. HH Income \$75,000 to \$99,999	12.6%	11.6%	11.4%
2023 Est. HH Income \$50,000 to \$74,999	17.0%	15.2%	16.8%
2023 Est. HH Income \$35,000 to \$49,999	5.8%	8.2%	9.7%
2023 Est. HH Income \$25,000 to \$34,999	6.1%	6.8%	7.8%
2023 Est. HH Income \$15,000 to \$24,999	1.8%	4.5%	5.8%
2023 Est. HH Income Under \$15,000	7.8%	6.5%	7.5%
2023 Est. Average Household Income	\$136,241	\$138,746	\$124,811
2023 Est. Median Household Income	\$114,515	\$104,156	\$90,771
2023 Est. Per Capita Income	\$48,675	\$51,162	\$45,395
2023 Est. Total Businesses	630	6,082	16,329
2023 Est. Total Employees	3,662	31,966	108,368

Full Profile

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6450 Louetta Rd Spring, TX 77379	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	52.8%	51.6%	43.5%
2023 Est. Black	14.0%	16.2%	21.0%
2023 Est. Asian or Pacific Islander	9.0%	9.5%	9.5%
2023 Est. American Indian or Alaska Native	0.8%	0.7%	0.9%
2023 Est. Other Races	23.4%	22.0%	25.1%
Hispanic			
2023 Est. Hispanic Population	4,044	28,010	90,787
2023 Est. Hispanic Population	29.6%	27.4%	31.5%
2028 Proj. Hispanic Population	29.4%	27.5%	31.7%
2020 Hispanic Population	29.1%	28.0%	35.7%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	9,129	69,784	189,804
2023 Est. Elementary (Grade Level 0 to 8)	5.0%	3.4%	5.7%
2023 Est. Some High School (Grade Level 9 to 11)	4.2%	4.0%	5.0%
2023 Est. High School Graduate	23.1%	20.6%	22.0%
2023 Est. Some College	19.5%	20.0%	20.2%
2023 Est. Associate Degree Only	6.8%	9.0%	8.7%
2023 Est. Bachelor Degree Only	26.9%	29.5%	25.8%
2023 Est. Graduate Degree	14.4%	13.6%	12.7%
Housing			
2023 Est. Total Housing Units	5,251	40,100	112,823
2023 Est. Owner-Occupied	70.5%	69.1%	58.6%
2023 Est. Renter-Occupied	22.2%	24.8%	34.1%
2023 Est. Vacant Housing	7.3%	6.0%	7.3%
Homes Built by Year			
2023 Homes Built 2010 or later	15.1%	14.2%	17.6%
2023 Homes Built 2000 to 2009	8.0%	16.5%	23.4%
2023 Homes Built 1990 to 1999	11.6%	14.0%	12.3%
2023 Homes Built 1980 to 1989	29.6%	23.2%	16.8%
2023 Homes Built 1970 to 1979	23.6%	21.6%	17.7%
2023 Homes Built 1960 to 1969	1.5%	2.3%	2.6%
2023 Homes Built 1950 to 1959	2.5%	1.1%	1.1%
2023 Homes Built Before 1949	0.8%	1.0%	1.2%
Home Values			
2023 Home Value \$1,000,000 or More	2.9%	1.6%	1.4%
2023 Home Value \$500,000 to \$999,999	4.3%	7.2%	5.7%
2023 Home Value \$400,000 to \$499,999	5.0%	7.4%	6.2%
2023 Home Value \$300,000 to \$399,999	26.2%	22.3%	17.3%
2023 Home Value \$200,000 to \$299,999	38.4%	37.7%	39.7%
2023 Home Value \$150,000 to \$199,999	13.7%	16.1%	18.4%
2023 Home Value \$100,000 to \$149,999	6.0%	4.0%	6.1%
2023 Home Value \$50,000 to \$99,999	2.0%	1.6%	2.1%
2023 Home Value \$25,000 to \$49,999	0.4%	0.8%	1.2%
2023 Home Value Under \$25,000	1.0%	1.3%	1.7%
2023 Median Home Value	\$271,323	\$276,614	\$255,769
2023 Median Rent	\$1,077	\$1,156	\$1,123

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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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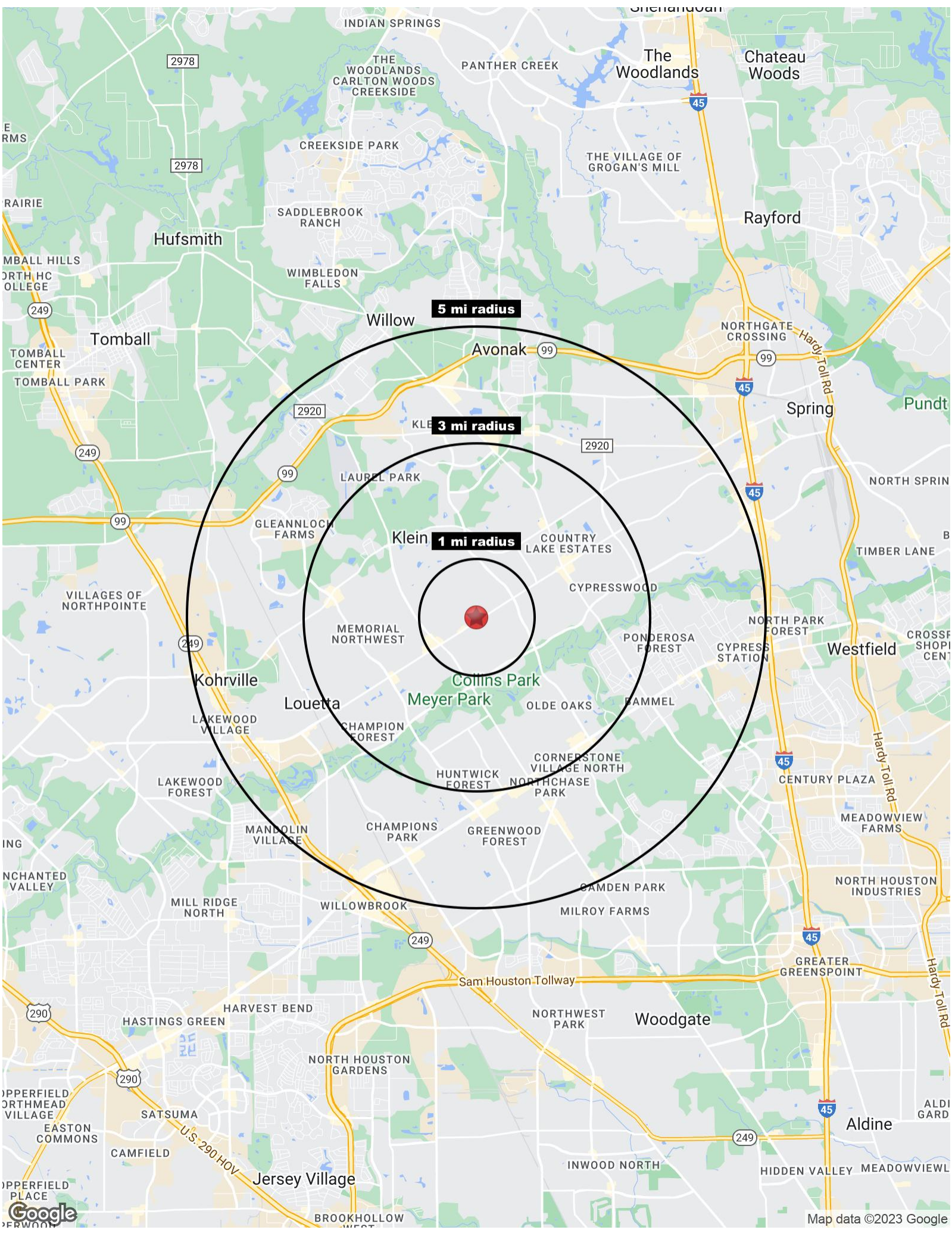


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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	10,744	80,994	222,443
2023 Est. Civilian Employed	64.2%	65.4%	67.5%
2023 Est. Civilian Unemployed	3.5%	3.5%	3.1%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	32.3%	31.0%	29.4%
2023 Labor Force Males	49.6%	48.7%	48.4%
2023 Labor Force Females	50.4%	51.3%	51.6%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,897	53,009	150,048
2023 Mgmt, Business, & Financial Operations	18.6%	20.8%	18.7%
2023 Professional, Related	29.7%	26.3%	24.6%
2023 Service	13.8%	12.9%	15.2%
2023 Sales, Office	20.1%	21.0%	22.2%
2023 Farming, Fishing, Forestry	-	0.1%	-
2023 Construction, Extraction, Maintenance	4.7%	7.0%	7.5%
2023 Production, Transport, Material Moving	13.1%	12.0%	11.8%
2023 White Collar Workers	68.4%	68.1%	65.4%
2023 Blue Collar Workers	31.6%	31.9%	34.6%
Transportation to Work			
2023 Drive to Work Alone	69.0%	66.8%	68.8%
2023 Drive to Work in Carpool	9.7%	8.7%	9.3%
2023 Travel to Work by Public Transportation	1.5%	1.4%	1.7%
2023 Drive to Work on Motorcycle	0.1%	-	-
2023 Walk or Bicycle to Work	1.7%	1.5%	1.6%
2023 Other Means	1.9%	2.0%	2.1%
2023 Work at Home	16.1%	19.5%	16.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	15.9%	15.2%	15.8%
2023 Travel to Work in 15 to 29 Minutes	38.8%	34.3%	35.2%
2023 Travel to Work in 30 to 59 Minutes	40.1%	42.1%	40.5%
2023 Travel to Work in 60 Minutes or More	5.2%	8.4%	8.5%
2023 Average Travel Time to Work	25.8	28.4	27.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$423.36 M	\$3.36 B	\$8.6 B
2023 Est. Apparel	\$15.28 M	\$120.72 M	\$308.55 M
2023 Est. Contributions, Gifts	\$26.18 M	\$206.89 M	\$515.24 M
2023 Est. Education, Reading	\$15.55 M	\$121.46 M	\$301.29 M
2023 Est. Entertainment	\$24.68 M	\$194.98 M	\$494.21 M
2023 Est. Food, Beverages, Tobacco	\$63.47 M	\$504.24 M	\$1.3 B
2023 Est. Furnishings, Equipment	\$15.24 M	\$120.52 M	\$305.8 M
2023 Est. Health Care, Insurance	\$37.65 M	\$299.87 M	\$768.58 M
2023 Est. Household Operations, Shelter, Utilities	\$135.01 M	\$1.07 B	\$2.76 B
2023 Est. Miscellaneous Expenses	\$8.05 M	\$63.95 M	\$162.96 M
2023 Est. Personal Care	\$5.66 M	\$44.97 M	\$115.14 M
2023 Est. Transportation	\$76.58 M	\$607.1 M	\$1.56 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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