

UP TO 6,612 SF AVAILABLE

MOSELEY

COMMERCIAL
REAL ESTATE

6131 FM 1960 RD. WEST, HOUSTON, TEXAS 77069



www.mcrehouston.com
(713) 522-4646

**1,470 –
6,612 SF**
FOR LEASE

PROPERTY INFORMATION

MOSELEY | COMMERCIAL
REAL ESTATE

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

LOCATION

6131 FM 1960 RD. W.
HOUSTON, TX 77069



PROPERTY NOTES

- 1,470 – 6,612 SF AVAILABLE
- REDEVELOPED CHAMPIONS AREA CENTER
- AFFLUENT MARKET
- NEW PYLON
- HIGH TRAFFIC INTERSECTION
- SEEKING MEDICAL AND SERVICE USERS
- EXCELLENT INGRESS & EGRESS

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®

TJ·maxx®

LOFT



MOSELEY

COMMERCIAL
REAL ESTATE

FM 1960 RD WEST



HOLLISTER ROAD



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

TO



249
TEXAS

EMAIL US

BEA NARANJO

BEA@MCREHOUSTON.COM

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

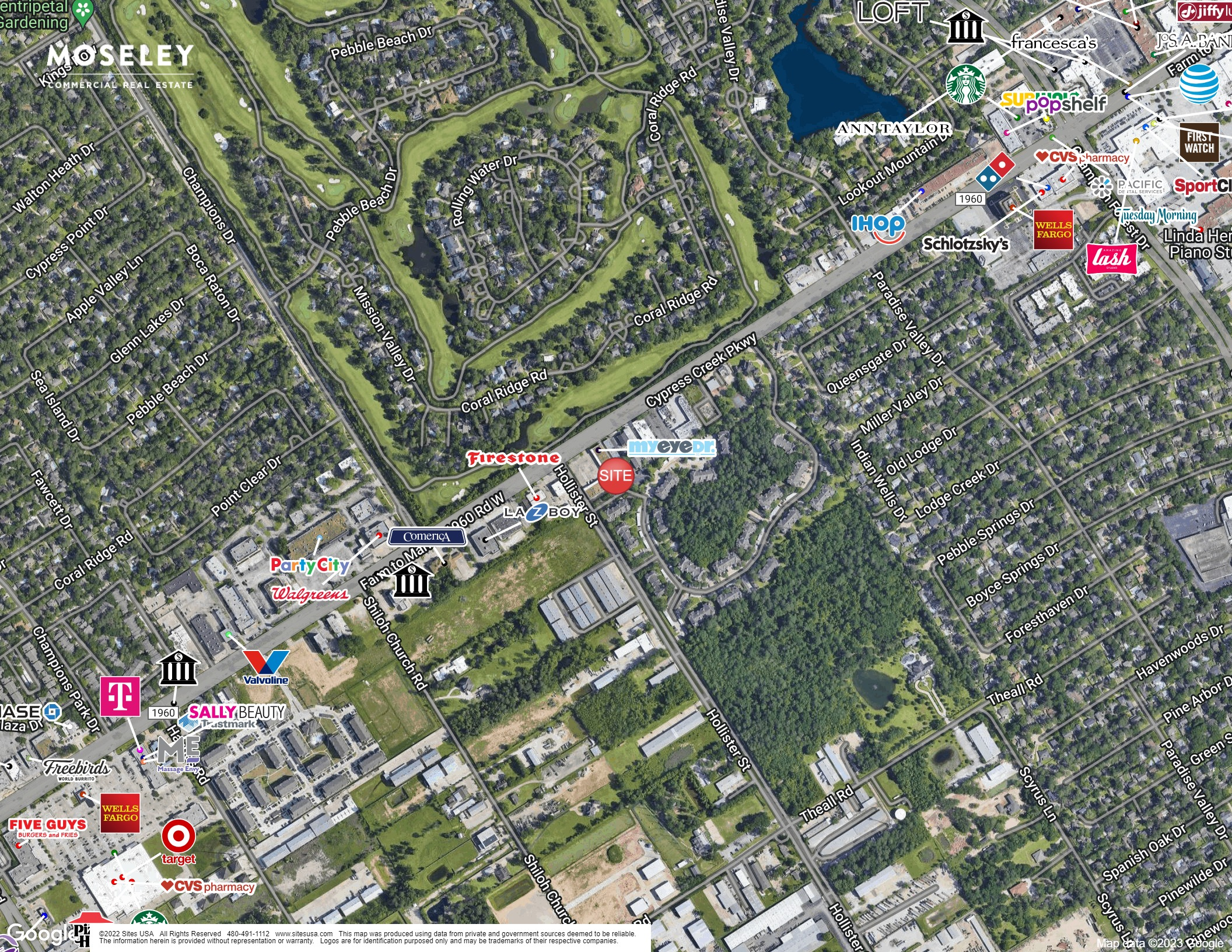
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francesca's

Jiffy Lube

JPS A. DANIEL



supershelf



CVS pharmacy

Sport Clips

WELLS FARGO



Linda Her Piano Studio

Schlotzsky's



ANN TAYLOR

1960

Cypress Creek Pkwy

Coral Ridge Rd

Firestone

my eye dr

SITE

LA Z BOY

Comerica

Party City

Walgreens



SALLY BEAUTY



CVS pharmacy



FIVE GUYS

Freebirds



Champions Park Dr

Coral Ridge Rd

Fawcett Dr

Sea Island Dr

Glenn Lakes Dr

Pebble Beach Dr

Boca Raton Dr

Champions Dr

Cypress Point Dr

Apple Valley Ln

Walton Heath Dr

Pebble Beach Dr

Rolling Water Dr

Mission Valley Dr

Coral Ridge Rd

Alise Valley Dr

Lookout Mountain Dr

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

Hollister St

Shiloh Church Rd

Point Clear Dr

Champions Dr

Pebble Beach Dr

Rolling Water Dr

Mission Valley Dr

Coral Ridge Rd

Alise Valley Dr

Lookout Mountain Dr

Paradise Valley Dr

Queensgate Dr

Miller Valley Dr

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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	
Population				
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%	
Households				
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%	
Age				
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	
Marital Status & Gender				
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%	
Income				
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	

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
Race							
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%
Hispanic							
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%
Education (Adults 25 & Older)							
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%
Housing							
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%
Homes Built by Year							
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%
Home Values							
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

Full Profile

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

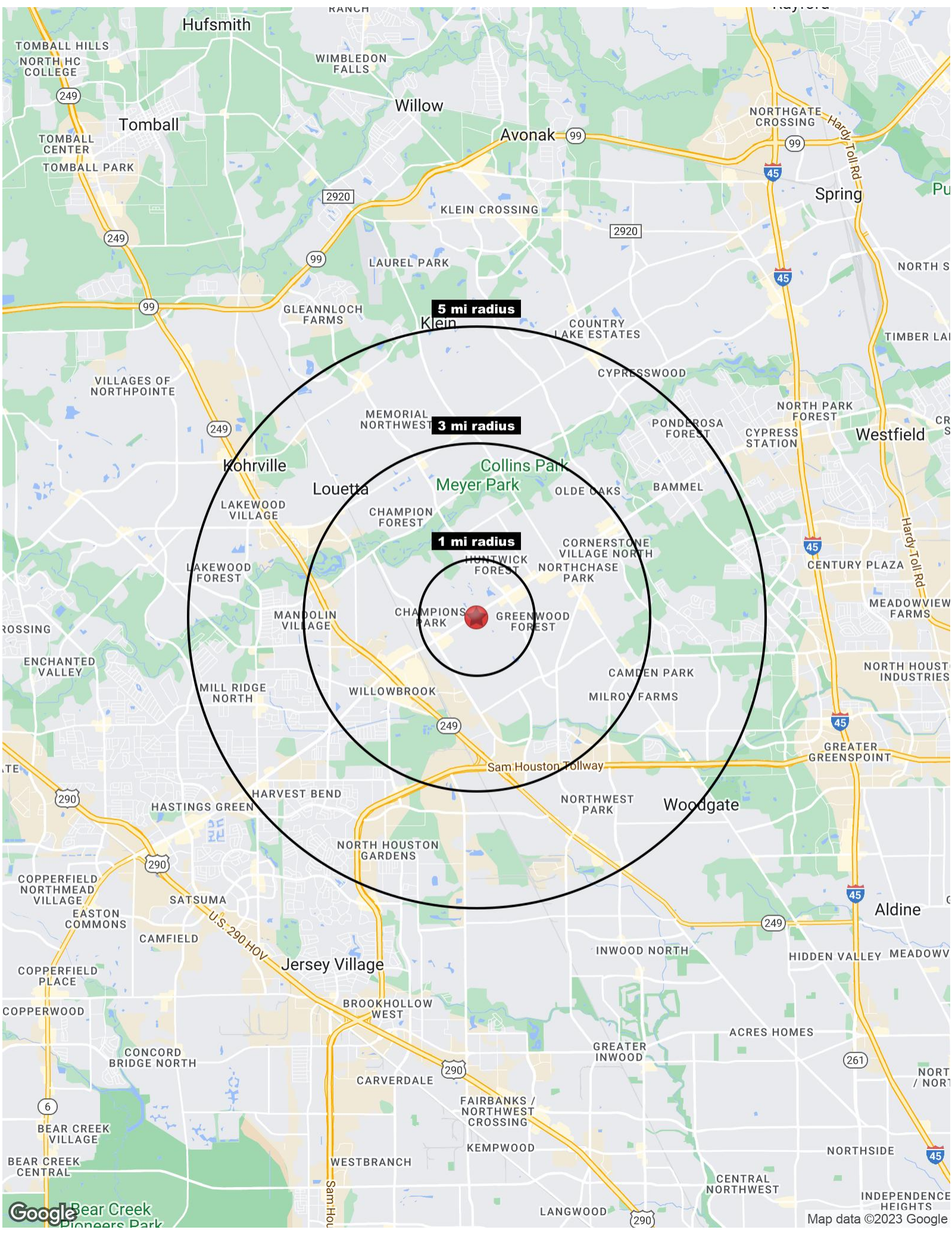


Lat/Lon: 29.9742/-95.5216

6131 Farm to Market 1960 Rd W Houston, TX 77069	1 mi radius	3 mi radius	5 mi radius
Labor Force			
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%
Occupation			
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%
Transportation to Work			
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%
Travel Time			
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
Consumer Expenditure			
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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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
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