

FOR LEASE - STANBRIDGE PLAZA

\$18.00 PSF/YR NNN

AVAILABLE SPACE

Address		Suite		SF
9210	-	C	-	1,125
9220*	-	H	-	2,250

***Available December 1, 2026**

Property Information

- Retail Shopping center consists of two centers with national tenants.
 - 9210 Plaza has 13,500 SF
 - 9220 Plaza has 12,000 SF
- Facing State Highway 6, it is a tremendous location for retail with high volume traffic.
- Property is surrounded by well established subdivisions.
- Easy access and excellent visibility.

9210 & 9220 HWY 6 SOUTH

Houston, TX 77083

Northwest Corner - Hwy 6 at Stanbridge



cmi brokerage

9210



**Suite
C**

9220



**Suite
H**

Trent Vacek, CCIM, Vice President

tvacek@cmirealestate.com

Gary Triplett, Broker

gtriplett@cmirealestate.com

713-961-4666

11757 Katy Fwy, #825, Houston, TX 77079

www.cmirealestate.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

Site Plan—Stanbridge Plaza



Demographic Summary Report

Stanbridge Plaza						
9210 Highway 6 S, Houston, TX 77083						
Building Type: General Retail		Total Available: 1,125 SF				
Secondary: Storefront		% Leased: 91.67%				
GLA: 13,500 SF		Rent/SF/Yr: \$18.00				
Year Built: 2000						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	21,837		193,256		427,937	
2025 Estimate	19,794		177,090		392,596	
2020 Census	18,662		167,096		364,665	
Growth 2025 - 2030	10.32%		9.13%		9.00%	
Growth 2020 - 2025	6.07%		5.98%		7.66%	
2025 Population by Hispanic Origin		6,523		62,074		133,952
2025 Population		19,794		177,090		392,596
White	2,658	13.43%	25,916	14.63%	67,302	17.14%
Black	5,453	27.55%	45,254	25.55%	100,385	25.57%
Am. Indian & Alaskan	231	1.17%	2,155	1.22%	4,459	1.14%
Asian	5,670	28.65%	48,755	27.53%	99,276	25.29%
Hawaiian & Pacific Island	12	0.06%	81	0.05%	250	0.06%
Other	5,769	29.15%	54,930	31.02%	120,925	30.80%
U.S. Armed Forces	24		82		569	
Households						
2030 Projection	6,576		59,002		141,348	
2025 Estimate	5,948		53,944		129,445	
2020 Census	5,604		50,868		120,208	
Growth 2025 - 2030	10.56%		9.38%		9.20%	
Growth 2020 - 2025	6.14%		6.05%		7.68%	
Owner Occupied	4,241	71.30%	34,824	64.56%	71,733	55.42%
Renter Occupied	1,707	28.70%	19,120	35.44%	57,712	44.58%
2025 Households by HH Income		5,948		53,946		129,446
Income: <\$25,000	657	11.05%	8,364	15.50%	21,898	16.92%
Income: \$25,000 - \$50,000	1,078	18.12%	10,185	18.88%	25,188	19.46%
Income: \$50,000 - \$75,000	807	13.57%	10,440	19.35%	23,778	18.37%
Income: \$75,000 - \$100,000	764	12.84%	6,730	12.48%	16,063	12.41%
Income: \$100,000 - \$125,000	899	15.11%	6,175	11.45%	13,438	10.38%
Income: \$125,000 - \$150,000	423	7.11%	2,865	5.31%	8,216	6.35%
Income: \$150,000 - \$200,000	803	13.50%	4,565	8.46%	9,665	7.47%
Income: \$200,000+	517	8.69%	4,622	8.57%	11,200	8.65%
2025 Avg Household Income		\$105,363		\$93,780		\$92,136
2025 Med Household Income		\$89,136		\$70,268		\$68,428

Traffic Count Report

Stanbridge Plaza							
9210 Highway 6 S, Houston, TX 77083							
Building Type: General Retail Secondary: Storefront GLA: 13,500 SF Year Built: 2000 Total Available: 1,125 SF % Leased: 91.67% Rent/SF/Yr: \$18.00							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Addicks-Howell Rd	Stanbridge Dr	0.03 S	2025	51,472	MPSI	.07	
2 Stanbridge Dr	Woodleigh Dr	0.02 E	2026	616	MPSI	.09	
3 Highway 6 South	Highway 6 South	0.03 S	2026	57,291	MPSI	.13	
4 Bissonnet St	Addicks-Howell Rd	0.08 E	2026	14,762	MPSI	.16	
5 Highway 6 South	Bissonnet Street	0.01 S	2026	57,291	MPSI	.17	
6 Charlmont Dr	Woodleigh Dr	0.05 W	2026	2,970	MPSI	.18	
7 Highway 6 South	Highway 6 South	0.00 S	2026	57,291	MPSI	.18	
8 Parkesgate Dr	Charlmont Dr	0.05 W	2024	833	MPSI	.20	
9 Parkesgate Dr	Charlmont Dr	0.05 W	2026	824	MPSI	.20	
10 Bissonnet St	Addicks-Howell Rd	0.10 W	2026	17,444	MPSI	.22	



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E. Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	