

SHOPPING CENTER - FOR LEASE

4231 Cook Rd – Unit # 4237, Houston, TX 77072



Base Rate: \$1.00 SF/MO

NNN: Est. \$0.40 SF/MO

Space Avail: +/-2,400 SF

Frontage High Star Dr. +/- 135',
Cook Rd +/- 215.5'

Hard Corner

Approx. mile: 3.6 (Beltway 8), 0.8 (Westpark
Tollway), 3.6 (Hwy 6), 15.3 (Houston), 14.8
(Sugar Land), 9.7 (The Galleria), 6.9 (I-69)

SITE

High Star Dr

Cook Rd

Hastings High School

Alief Middle School

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Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

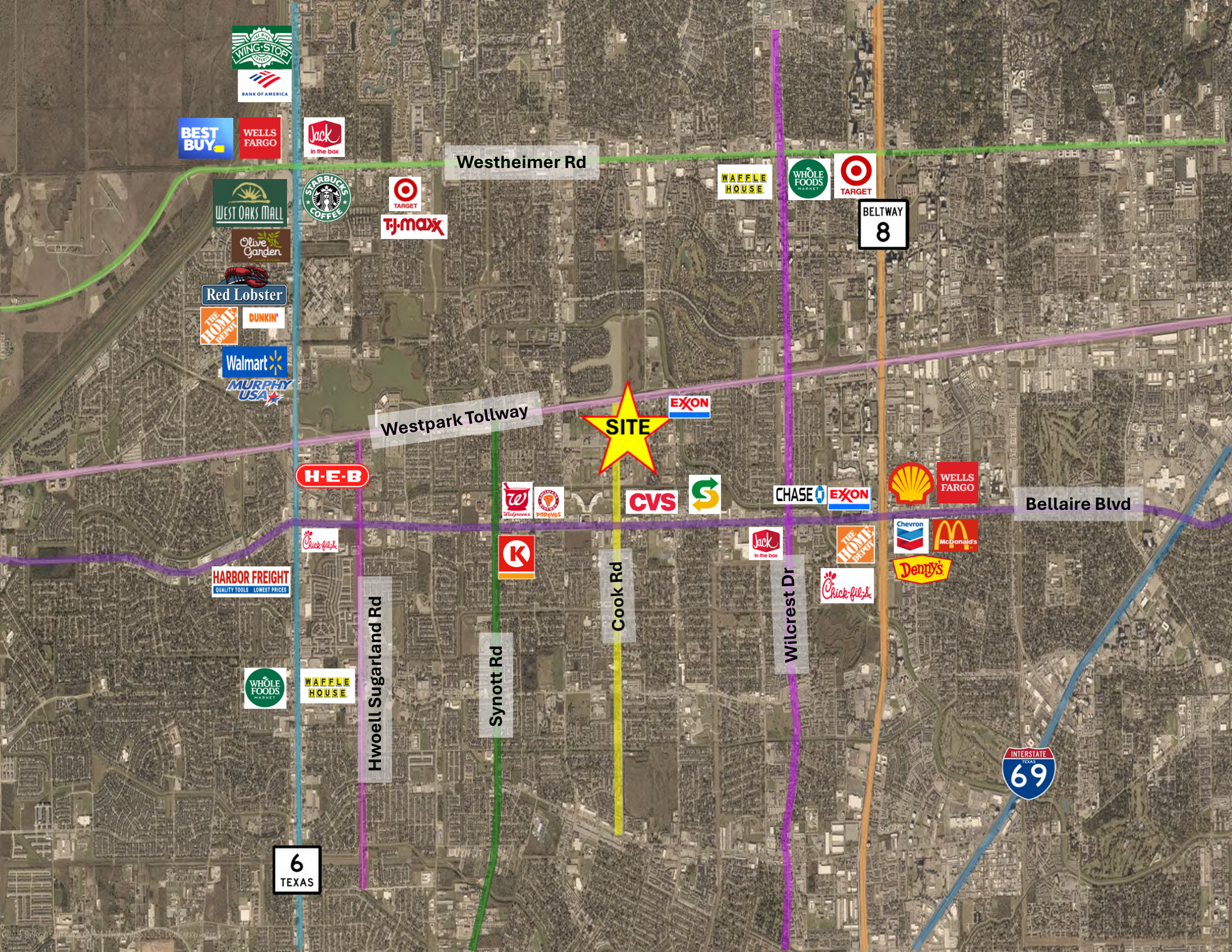
dannynguyen@dncommercial.net



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







Westheimer Rd



Westpark Tollway



Bellaire Blvd



Cook Rd



Hwoell Sugarland Rd



Synott Rd

Wilcrest Dr



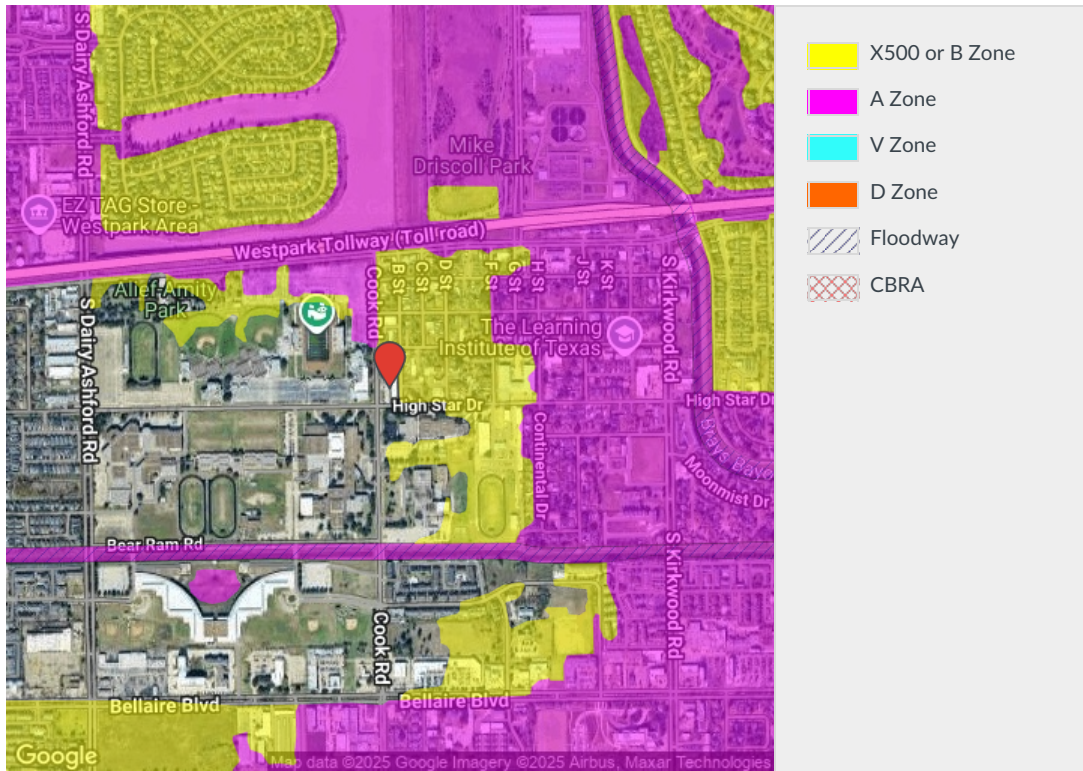
4231 COOK RD HOUSTON, TX 77072-1102

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

| | | | |
|------------|---------------|------------|-------------|
| COMMUNITY | 480296 | PANEL | 0830L |
| PANEL DATE | June 18, 2007 | MAP NUMBER | 48201C0830L |





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

| ZONE | DESCRIPTION |
|--------------|---|
| A | Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown. |
| AE, A1 - A30 | Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30). |
| AH | Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses. |
| AO | Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses. |
| AR | Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection. |
| A99 | Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown. |
| V | Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown. |
| VE, V1 - V30 | Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.) |

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

| ZONE | DESCRIPTION |
|---------------------|--|
| D | Areas of undetermined flood hazard where flooding is possible. |
| X, C | Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.) |
| X (Shaded), X500, B | Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.) |
| XFUT | For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use. |
| None | Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible. |

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

4231 Cook Rd, Houston, Texas, 77072
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.71150
 Longitude: -95.59605

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|------------------------|------------|------------|------------|
| Population | | | |
| 2010 Population | 21,434 | 174,298 | 288,876 |
| 2020 Population | 21,535 | 190,028 | 309,214 |
| 2024 Population | 21,370 | 188,844 | 308,987 |
| 2029 Population | 21,272 | 188,229 | 314,395 |
| 2010-2020 Annual Rate | 0.05% | 0.87% | 0.68% |
| 2020-2024 Annual Rate | -0.18% | -0.15% | -0.02% |
| 2024-2029 Annual Rate | -0.09% | -0.07% | 0.35% |
| 2020 Male Population | 49.0% | 48.5% | 49.1% |
| 2020 Female Population | 51.0% | 51.5% | 50.9% |
| 2020 Median Age | 34.8 | 34.5 | 35.1 |
| 2024 Male Population | 49.5% | 49.1% | 49.6% |
| 2024 Female Population | 50.5% | 50.9% | 50.4% |
| 2024 Median Age | 35.4 | 35.4 | 35.9 |

In the identified area, the current year population is 308,987. In 2020, the Census count in the area was 309,214. The rate of change since 2020 was -0.02% annually. The five-year projection for the population in the area is 314,395 representing a change of 0.35% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 39.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2024 White Alone | 13.6% | 18.3% | 27.5% |
| 2024 Black Alone | 26.2% | 27.6% | 20.4% |
| 2024 American Indian/Alaska Native Alone | 1.2% | 1.2% | 1.1% |
| 2024 Asian Alone | 21.5% | 17.8% | 15.4% |
| 2024 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2024 Other Race | 24.4% | 21.2% | 20.2% |
| 2024 Two or More Races | 13.0% | 13.9% | 15.3% |
| 2024 Hispanic Origin (Any Race) | 43.0% | 39.7% | 40.7% |

Persons of Hispanic origin represent 40.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 89.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|---------|
| 2024 Wealth Index | 54 | 57 | 76 |
| 2010 Households | 7,301 | 64,517 | 106,141 |
| 2020 Households | 7,547 | 71,092 | 115,109 |
| 2024 Households | 7,513 | 71,427 | 116,667 |
| 2029 Households | 7,587 | 72,357 | 120,482 |
| 2010-2020 Annual Rate | 0.33% | 0.98% | 0.81% |
| 2020-2024 Annual Rate | -0.11% | 0.11% | 0.32% |
| 2024-2029 Annual Rate | 0.20% | 0.26% | 0.65% |
| 2024 Average Household Size | 2.84 | 2.63 | 2.63 |

The household count in this area has changed from 115,109 in 2020 to 116,667 in the current year, a change of 0.32% annually. The five-year projection of households is 120,482, a change of 0.65% annually from the current year total. Average household size is currently 2.63, compared to 2.67 in the year 2020. The number of families in the current year is 73,489 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

4231 Cook Rd, Houston, Texas, 77072
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.71150
 Longitude: -95.59605

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------------------|------------|------------|------------|
| Mortgage Income | | | |
| 2024 Percent of Income for Mortgage | 32.5% | 29.1% | 30.8% |
| Median Household Income | | | |
| 2024 Median Household Income | \$47,981 | \$53,577 | \$60,281 |
| 2029 Median Household Income | \$55,393 | \$60,243 | \$68,224 |
| 2024-2029 Annual Rate | 2.91% | 2.37% | 2.51% |
| Average Household Income | | | |
| 2024 Average Household Income | \$73,517 | \$79,483 | \$95,602 |
| 2029 Average Household Income | \$86,717 | \$91,837 | \$109,019 |
| 2024-2029 Annual Rate | 3.36% | 2.93% | 2.66% |
| Per Capita Income | | | |
| 2024 Per Capita Income | \$25,540 | \$30,105 | \$36,409 |
| 2029 Per Capita Income | \$30,551 | \$35,355 | \$42,122 |
| 2024-2029 Annual Rate | 3.65% | 3.27% | 2.96% |
| GINI Index | | | |
| 2024 Gini Index | 45.7 | 43.5 | 43.5 |

Households by Income

Current median household income is \$60,281 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$68,224 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$95,602 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$109,019 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,409 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,122 in five years, compared to \$51,203 for all U.S. households.

Housing

| | | | |
|------------------------------------|-------|--------|---------|
| 2024 Housing Affordability Index | 69 | 77 | 72 |
| 2010 Total Housing Units | 8,161 | 72,732 | 119,877 |
| 2010 Owner Occupied Housing Units | 2,927 | 25,135 | 50,440 |
| 2010 Renter Occupied Housing Units | 4,374 | 39,382 | 55,700 |
| 2010 Vacant Housing Units | 860 | 8,215 | 13,736 |
| 2020 Total Housing Units | 8,441 | 77,364 | 126,389 |
| 2020 Owner Occupied Housing Units | 2,790 | 25,440 | 47,429 |
| 2020 Renter Occupied Housing Units | 4,757 | 45,652 | 67,680 |
| 2020 Vacant Housing Units | 893 | 6,260 | 11,217 |
| 2024 Total Housing Units | 8,414 | 77,969 | 128,153 |
| 2024 Owner Occupied Housing Units | 2,848 | 26,186 | 48,707 |
| 2024 Renter Occupied Housing Units | 4,665 | 45,241 | 67,960 |
| 2024 Vacant Housing Units | 901 | 6,542 | 11,486 |
| 2029 Total Housing Units | 8,540 | 79,226 | 132,667 |
| 2029 Owner Occupied Housing Units | 3,009 | 27,545 | 51,358 |
| 2029 Renter Occupied Housing Units | 4,578 | 44,812 | 69,124 |
| 2029 Vacant Housing Units | 953 | 6,869 | 12,185 |

Socioeconomic Status Index

| | | | |
|---------------------------------|------|------|------|
| 2024 Socioeconomic Status Index | 34.8 | 39.2 | 40.8 |
|---------------------------------|------|------|------|

Currently, 38.0% of the 128,153 housing units in the area are owner occupied; 53.0%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 126,389 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.33%. Median home value in the area is \$296,406, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.75% annually to \$373,842.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

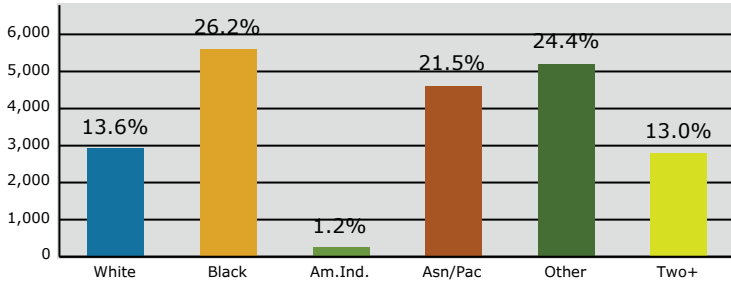


Graphic Profile

4231 Cook Rd, Houston, Texas, 77072
 Ring band: 0 - 1 mile radius

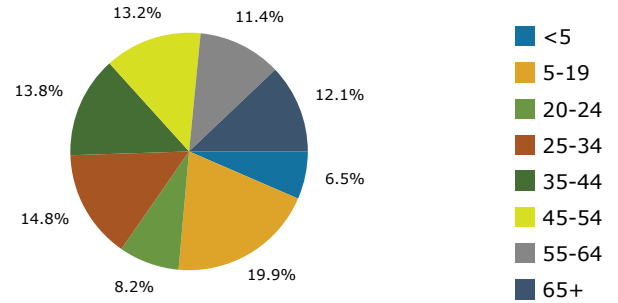
Prepared by Esri
 Latitude: 29.71150
 Longitude: -95.59605

2024 Population by Race

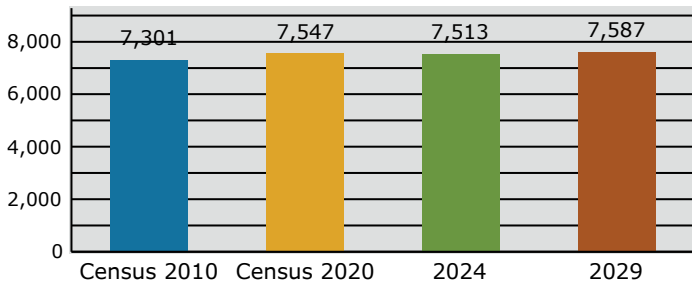


2024 Percent Hispanic Origin: 43.0%

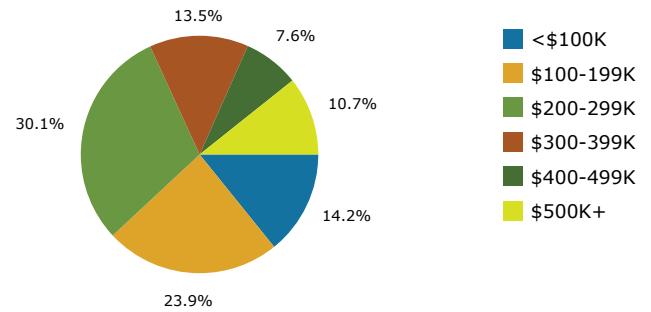
2024 Population by Age



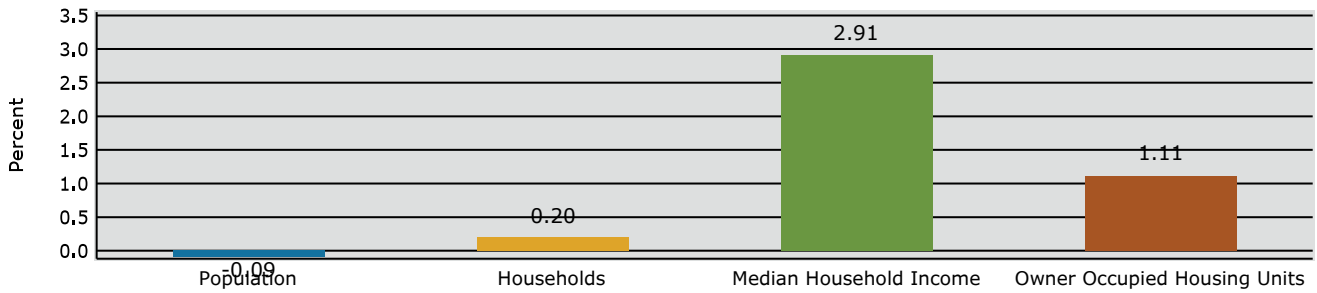
Households



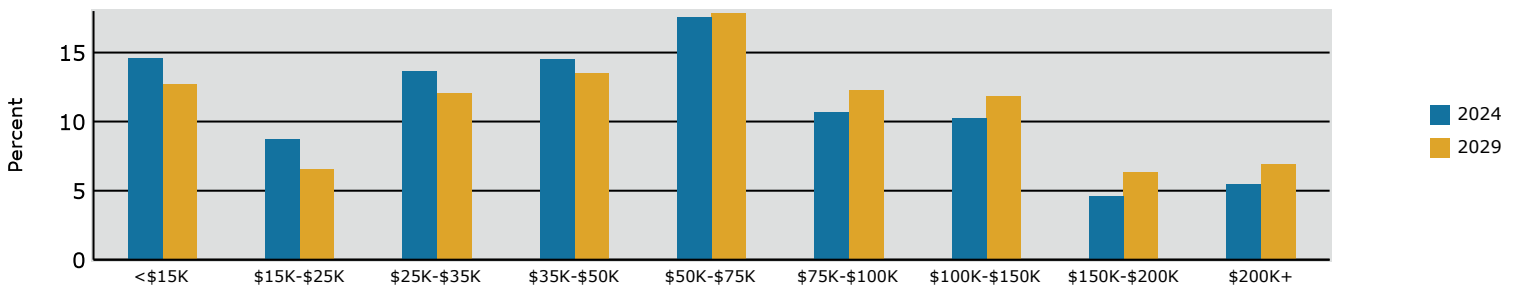
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

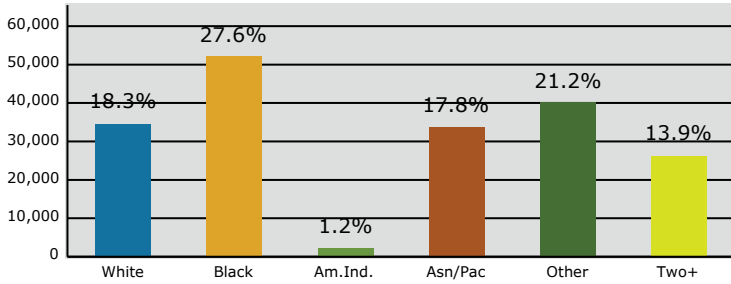


Graphic Profile

4231 Cook Rd, Houston, Texas, 77072
 Ring band: 1 - 3 mile radius

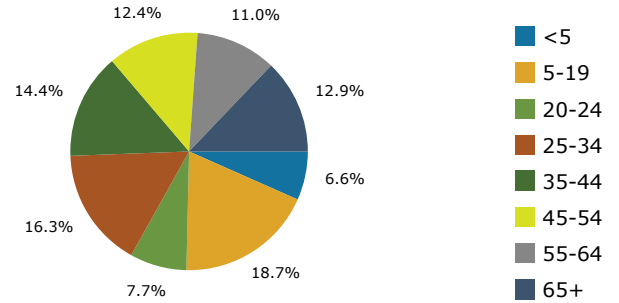
Prepared by Esri
 Latitude: 29.71150
 Longitude: -95.59605

2024 Population by Race

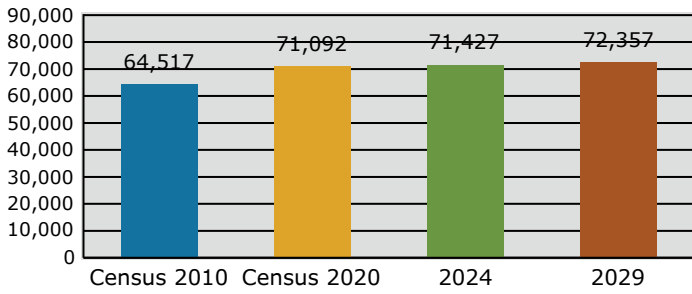


2024 Percent Hispanic Origin: 39.7%

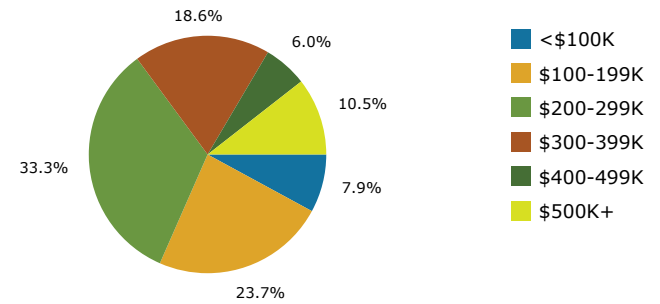
2024 Population by Age



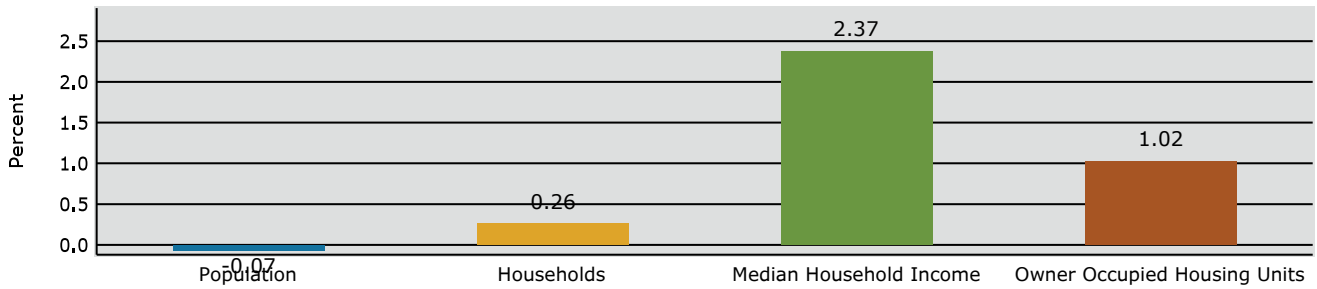
Households



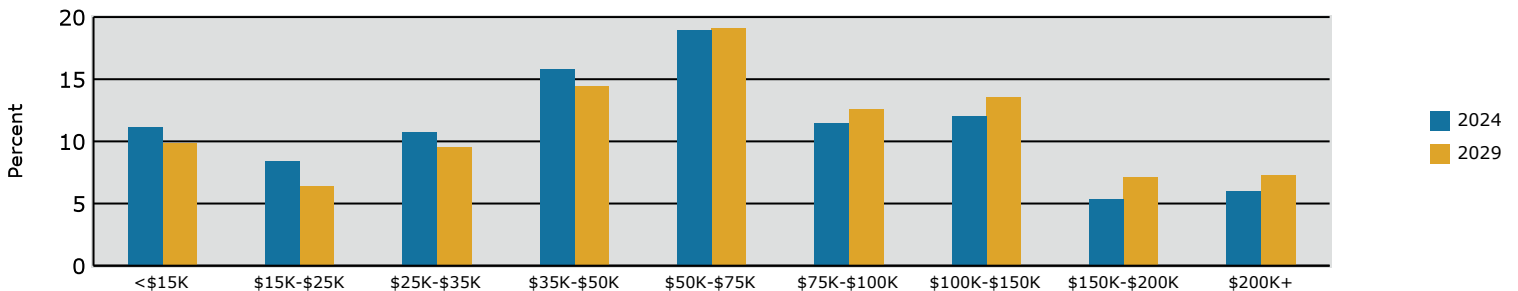
2024 Home Value



2024-2029 Annual Growth Rate

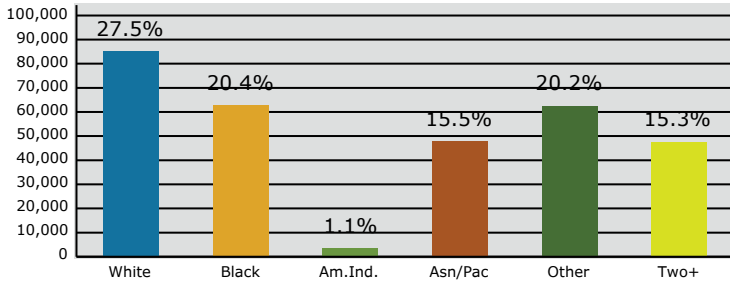


Household Income



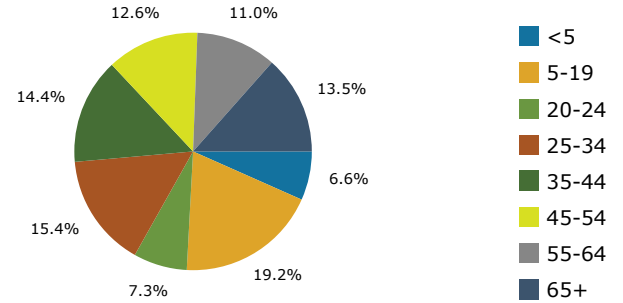
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

2024 Population by Race

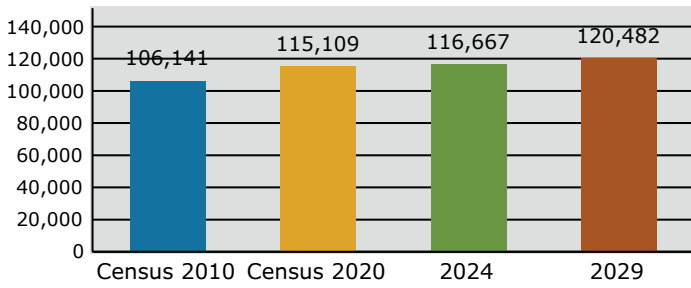


2024 Percent Hispanic Origin: 40.7%

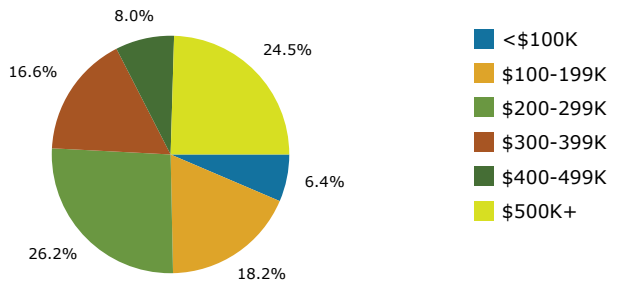
2024 Population by Age



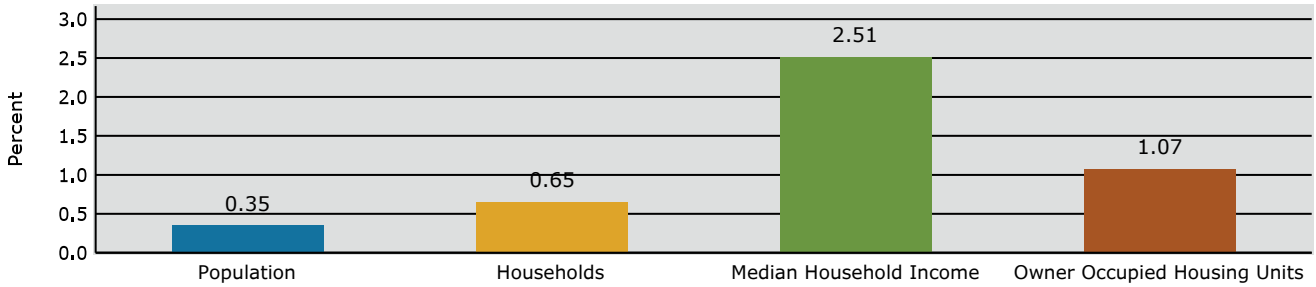
Households



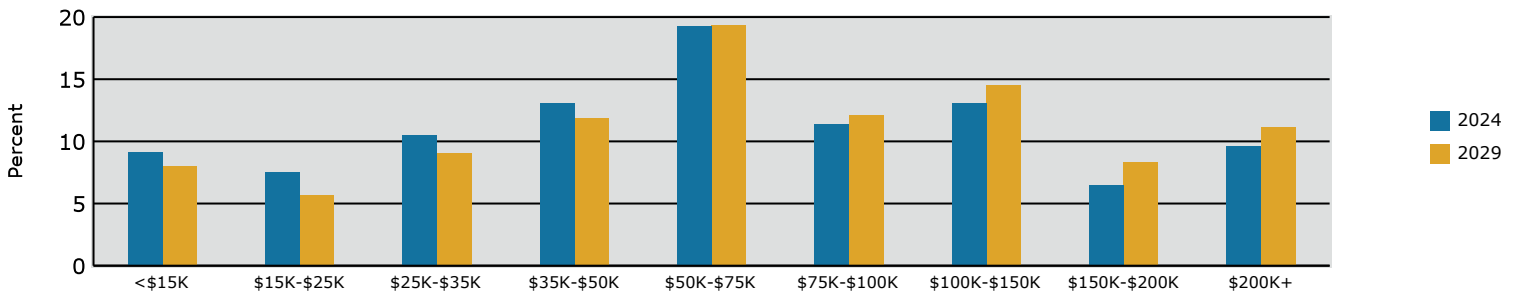
2024 Home Value



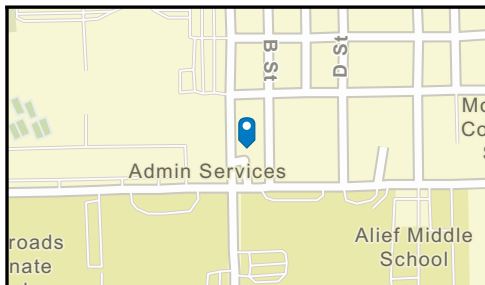
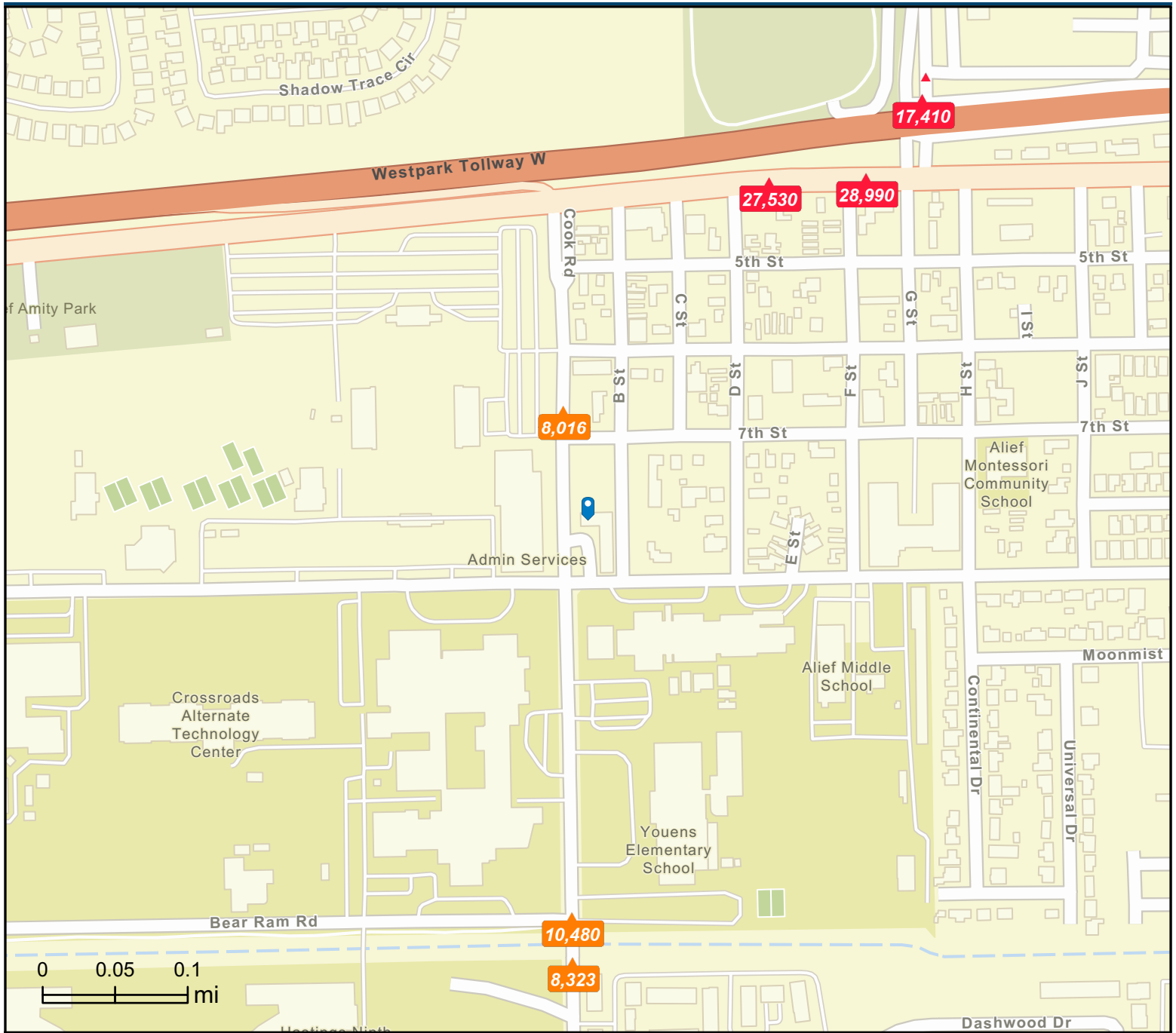
2024-2029 Annual Growth Rate



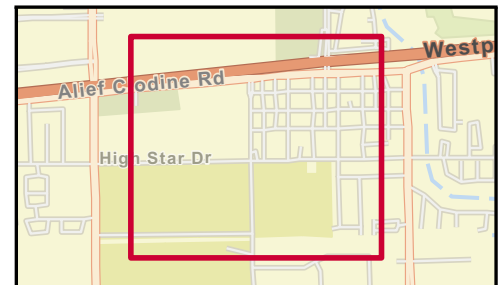
Household Income



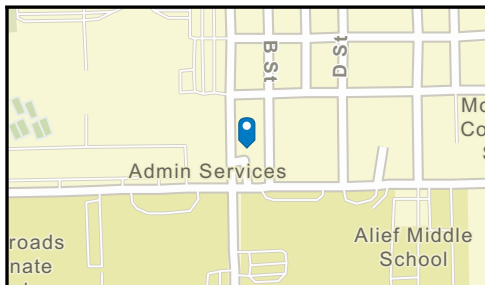
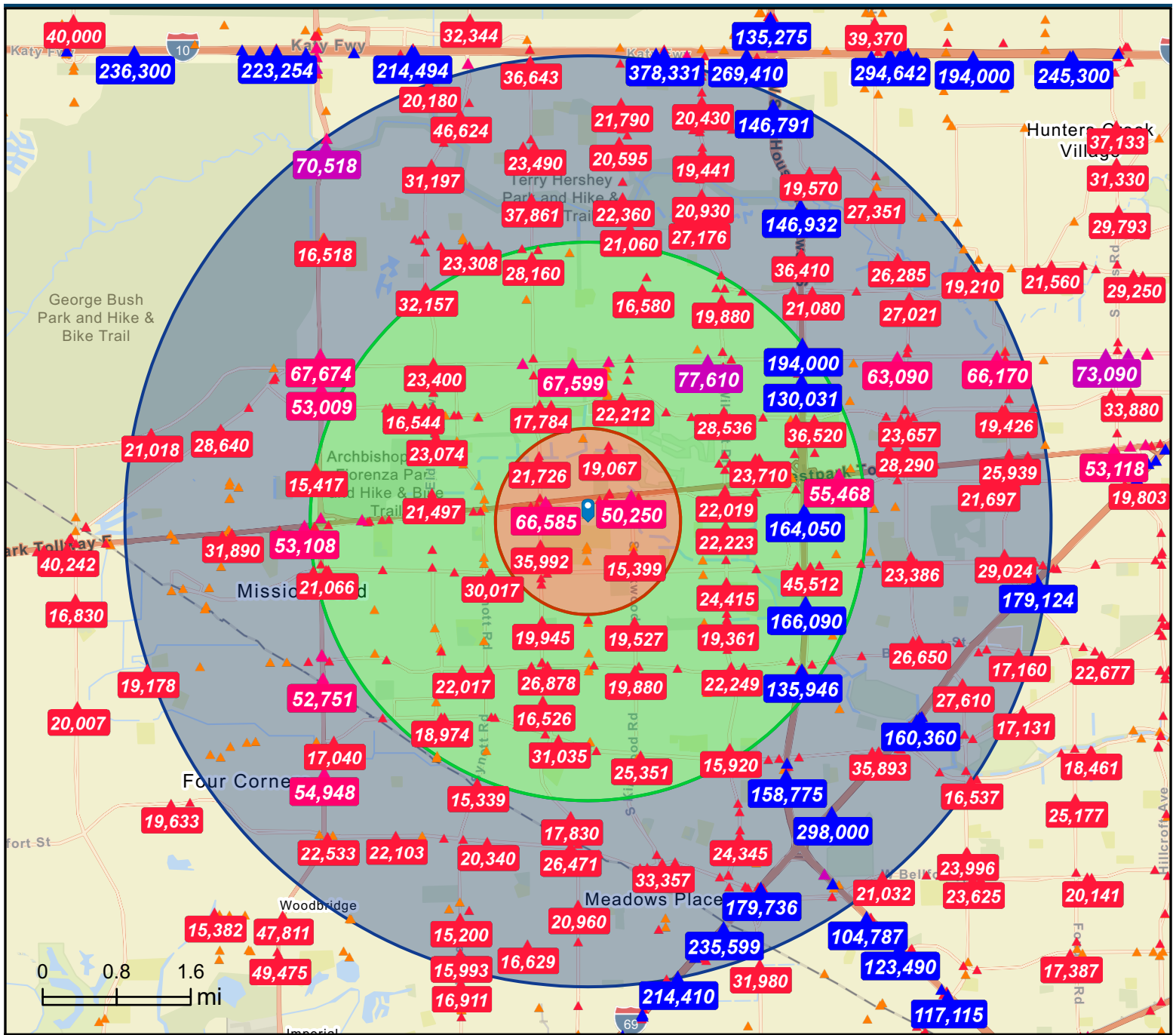
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



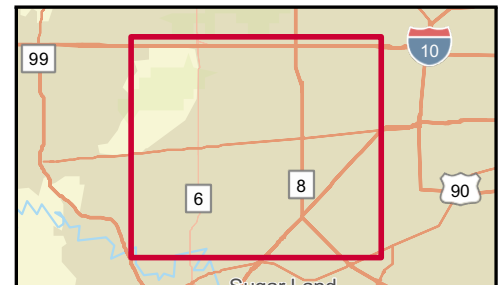
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
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Source: ©2024 Kalibrate Technologies (Q4 2024).



Traffic Count Profile

4231 Cook Rd, Houston, Texas, 77072
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.71150
 Longitude: -95.59605

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|-------------------------------|-----------------------------------|----------------|--------|
| 0.08 | Cook Road | 6th St (0.02 miles N) | 2022 | 8016 |
| 0.26 | Alief Clodine Rd | S Dairy Ashford Rd (0.65 miles W) | 2001 | 27530 |
| 0.27 | Cook Rd | Dashwood Dr (0.11 miles S) | 2001 | 10480 |
| 0.30 | Alief Clodine Rd | S Dairy Ashford Rd (0.71 miles W) | 2011 | 28990 |
| 0.30 | Cook Road | Dashwood Dr (0.08 miles S) | 2019 | 8323 |
| 0.37 | Old Westheimer Rd | Westpark Dr (0.61 miles N) | 2011 | 17410 |
| 0.38 | West Houston Center Boulevard | Westpark Dr (0.59 miles N) | 2019 | 17529 |
| 0.41 | High Star Dr | L St (0.02 miles E) | 2011 | 3750 |
| 0.43 | Cook Rd | Dashwood Dr (0.04 miles N) | 2013 | 13195 |
| 0.44 | High Star Dr | S Dairy Ashford Rd (0.07 miles W) | 2011 | 2210 |
| 0.46 | Alief Clodine Rd | S Dairy Ashford Rd (0.1 miles W) | 2011 | 25240 |
| 0.50 | Westpark Tollway | S Dairy Ashford St (0.06 miles W) | 2020 | 51275 |
| 0.50 | WPT | S Dairy Ashford St (0.06 miles W) | 2021 | 52075 |
| 0.50 | WPT | S Dairy Ashford Rd (0.06 miles W) | 2022 | 66585 |
| 0.52 | South Dairy Ashford Road | Alief Clodine Rd (0.07 miles N) | 2019 | 17838 |
| 0.52 | S Dairy Ashford Rd | High Star Dr (0.09 miles S) | 2011 | 18620 |
| 0.53 | S Dairy Ashford Rd | Alief Clodine Rd (0.07 miles N) | 2011 | 22899 |
| 0.53 | South Kirkwood Road | Alief Rd (0.01 miles N) | 2019 | 11752 |
| 0.53 | S Kirkwood Rd | Alief Rd (0.01 miles N) | 2011 | 9810 |
| 0.54 | High Star Dr | S Kirkwood Rd (0.05 miles W) | 2006 | 2750 |
| 0.54 | Westpark Tollway | (0.0 miles) | 2013 | 50250 |
| 0.56 | S Kirkwood Rd | Dashwood Dr (0.09 miles S) | 2013 | 14201 |
| 0.57 | S Dairy Ashford Rd | Rodeo Square Dr (0.13 miles S) | 2015 | 35992 |
| 0.57 | Alief Clodine Road | S Dairy Ashford Rd (0.1 miles E) | 2019 | 24071 |
| 0.57 | S Dairy Ashford Rd | Brant Rock Dr (0.02 miles N) | 2011 | 24344 |
| 0.59 | South Kirkwood Road | Dashwood Dr (0.04 miles S) | 2019 | 15399 |
| 0.60 | South Dairy Ashford Road | Rodeo Square Dr (0.04 miles S) | 2019 | 19499 |
| 0.61 | Alief Clodine Dr | (0.0 miles) | 2011 | 23470 |
| 0.61 | S Dairy Ashford Rd | Rodeo Square Dr (0.04 miles S) | 2006 | 23950 |
| 0.64 | Alief Clodine Rd | S Dairy Ashford Rd (0.1 miles E) | 2011 | 19890 |

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2024 Kalibrate Technologies (Q4 2024).



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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|---|---------------|-------------------------------------|----------------------|
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| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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