

SHOPPING CENTER - FOR LEASE

4231 Cook Rd – Unit # 4243, Houston, TX 77072



Base Rate: \$1.25 SF/MO

NNN: Est. \$0.52 SF/MO

Space Avail: +/-1,600 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)

Hastings High School

Alief Middle School

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Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

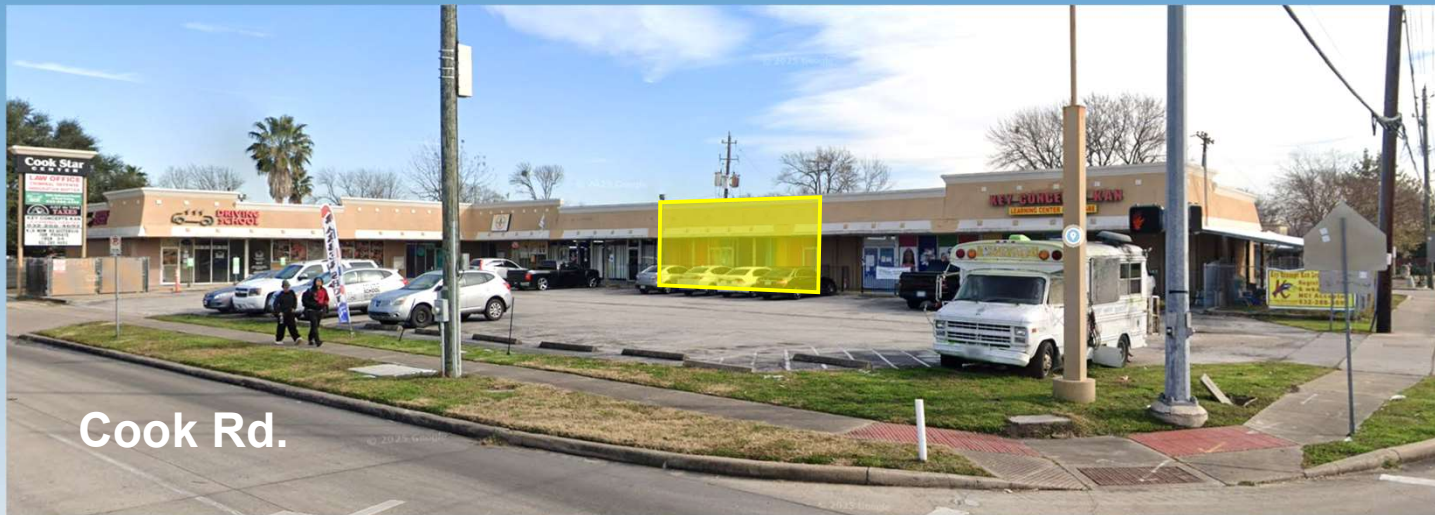
dannynguyen@dncommercial.net



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High Star Dr.

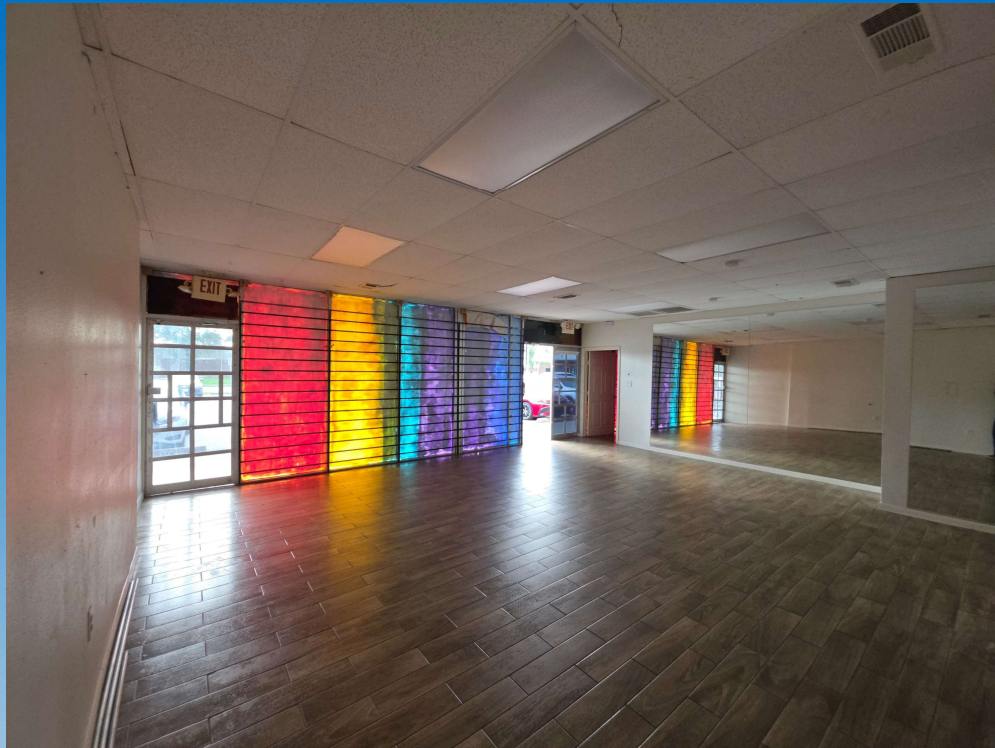


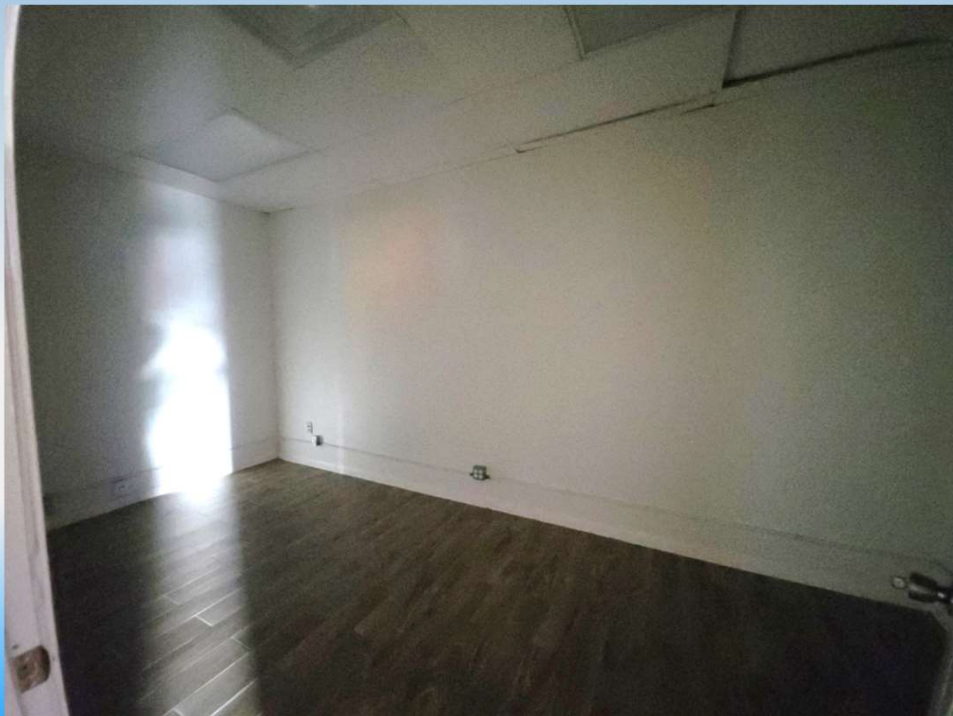
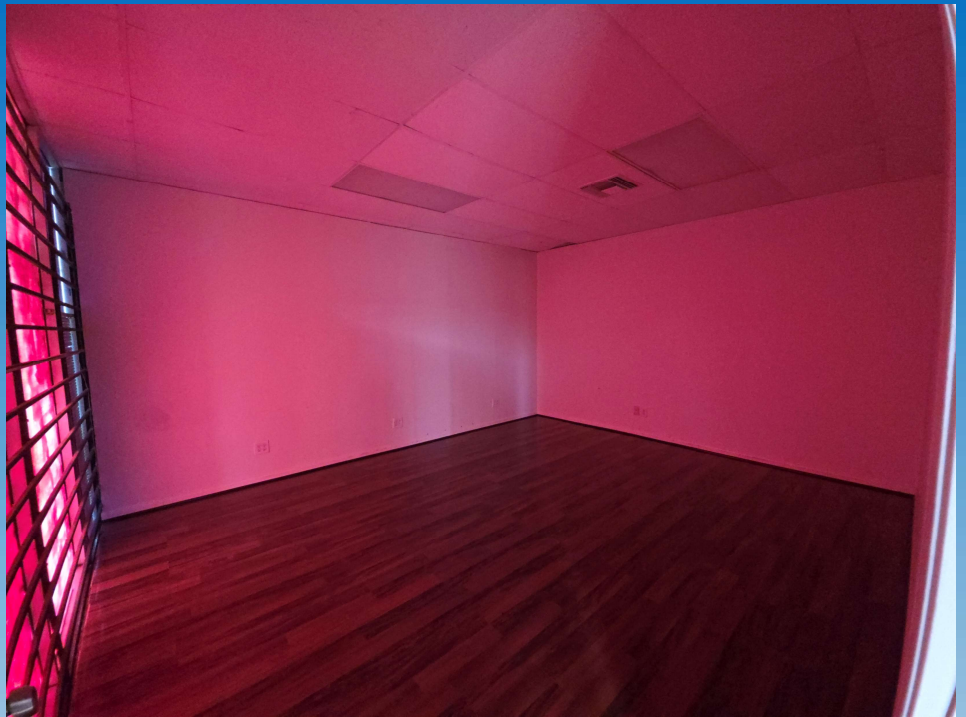
Cook Rd.

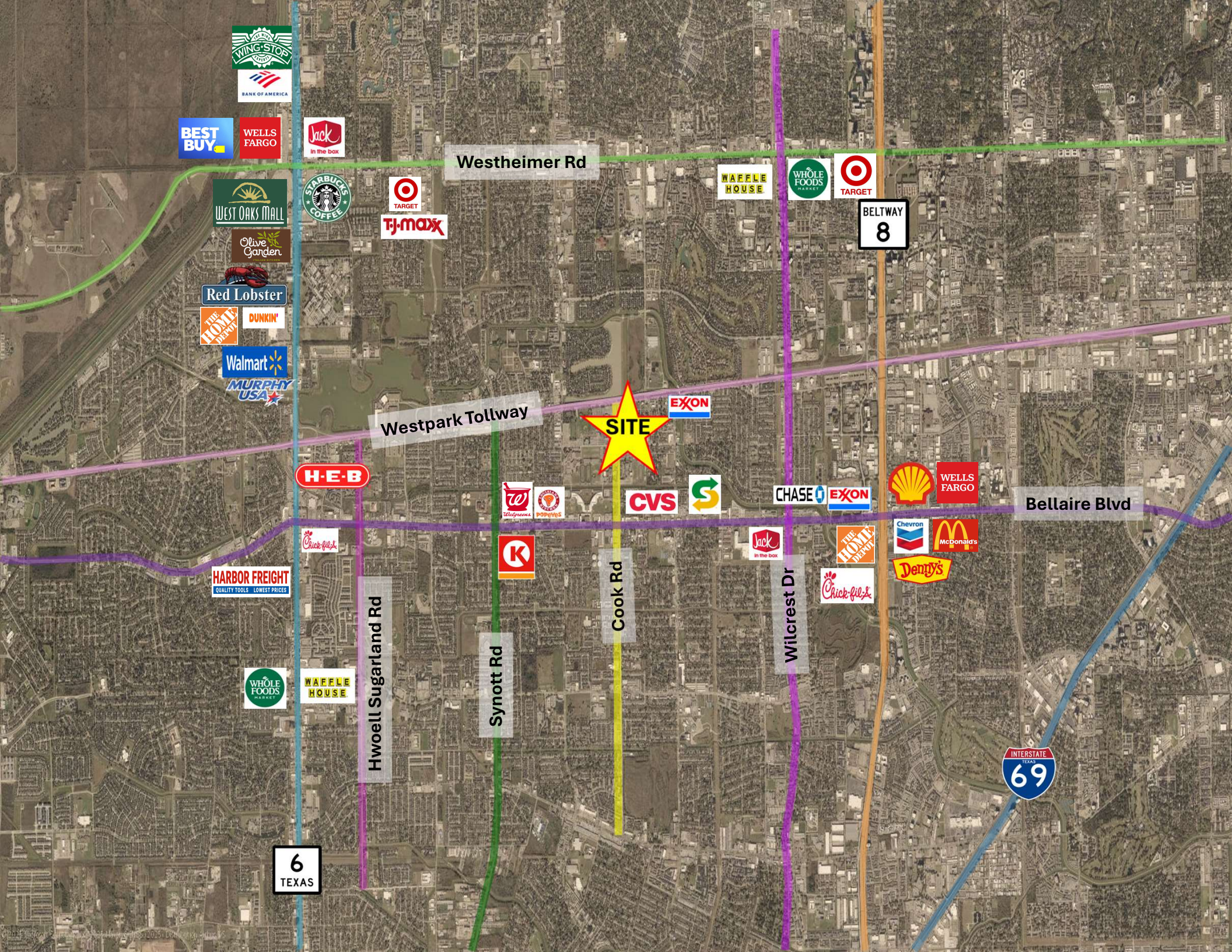


Cook Rd.









Westheimer Rd



Westpark Tollway



Bellaire Blvd



Hwoell Sugarland Rd

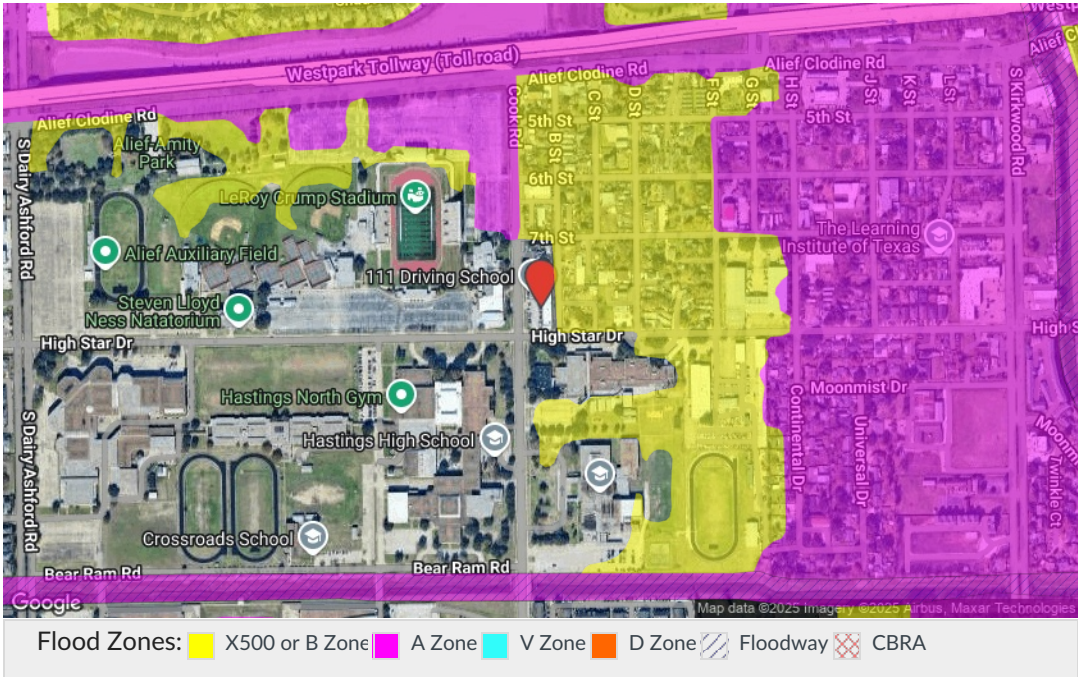
Synott Rd

Cook Rd

Wilcrest Dr



Overview Map



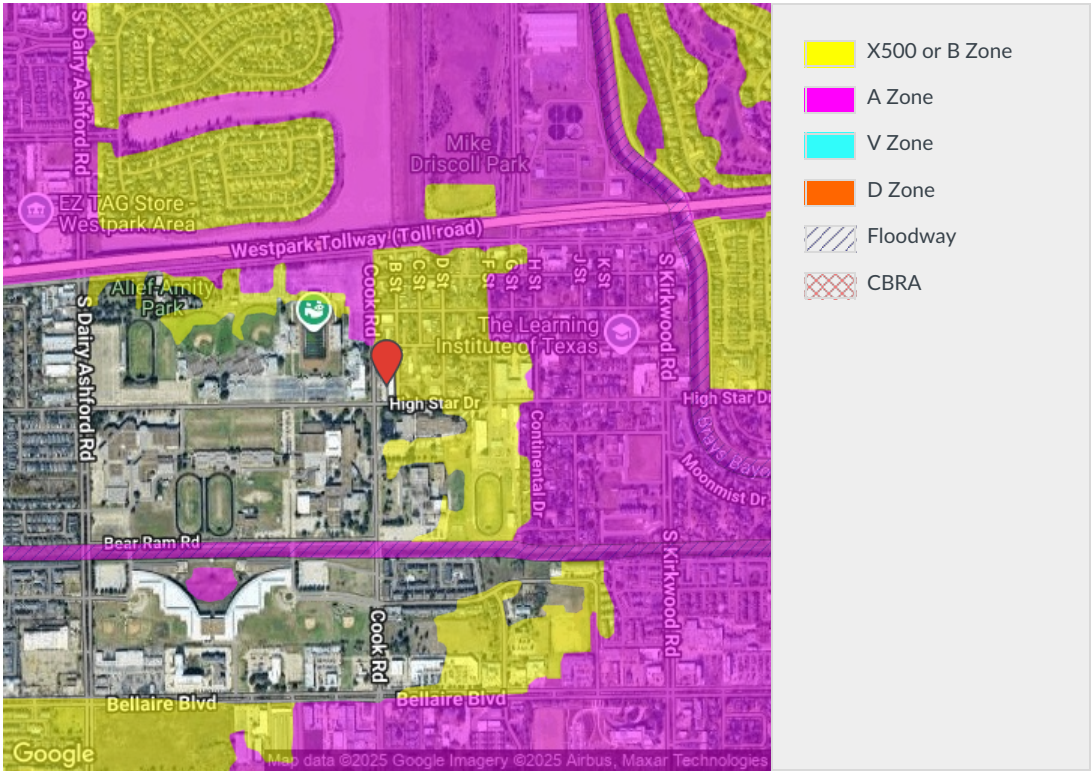
4231 COOK RD HOUSTON, TX 77072-1102

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.

June 11, 2025



Executive Summary

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Prepared by Esri
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	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.

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

June 11, 2025

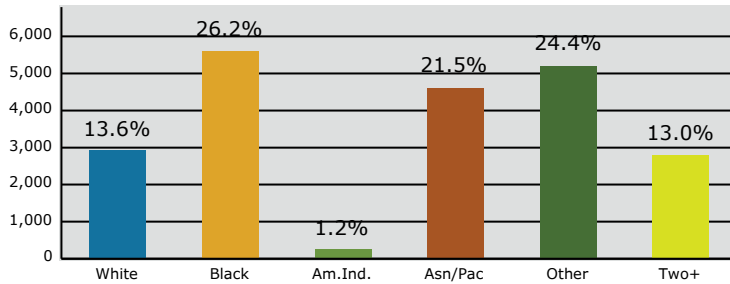


Graphic Profile

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

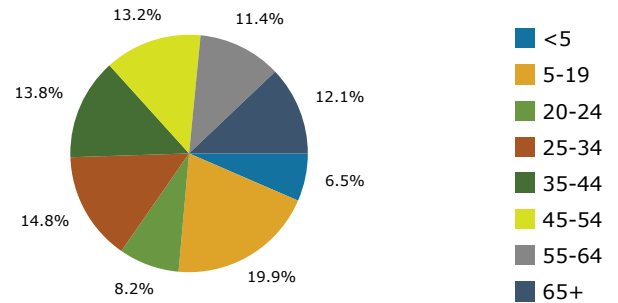
Prepared by Esri
Latitude: 29.71150
Longitude: -95.59605

2024 Population by Race

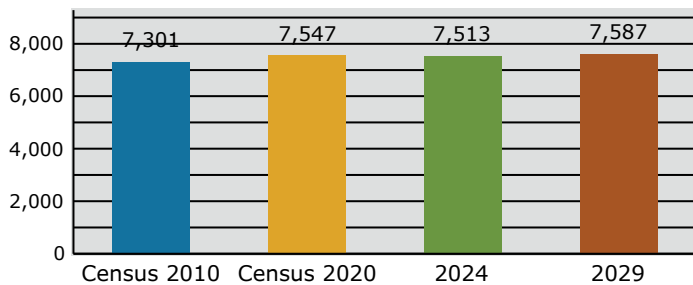


2024 Percent Hispanic Origin: 43.0%

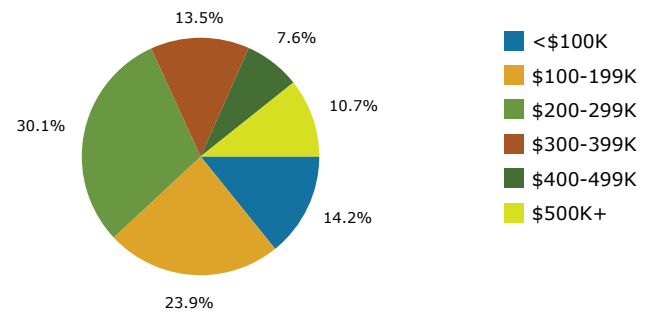
2024 Population by Age



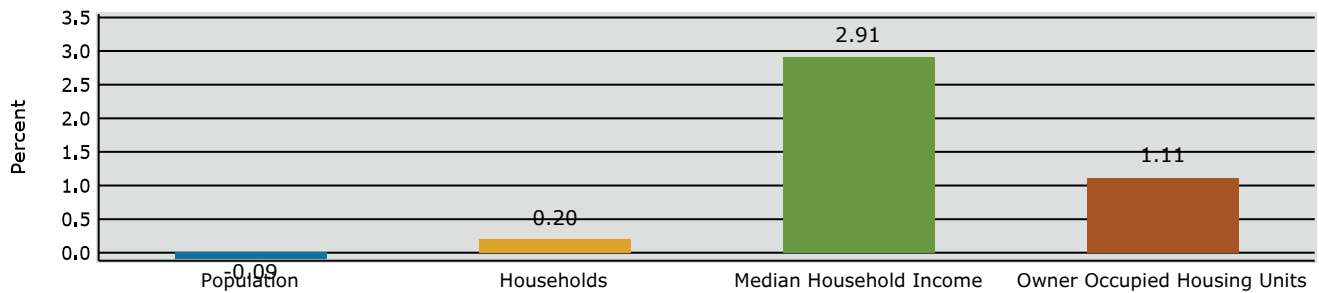
Households



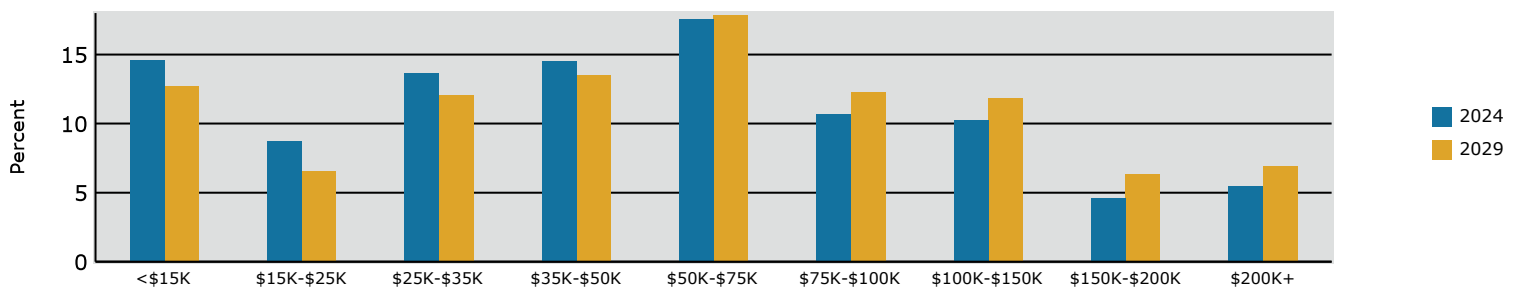
2024 Home Value



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.

June 11, 2025

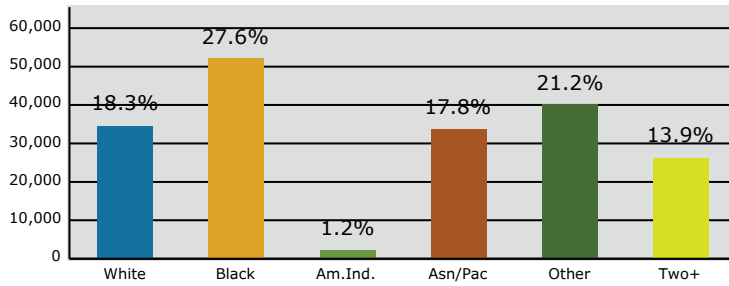


Graphic Profile

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

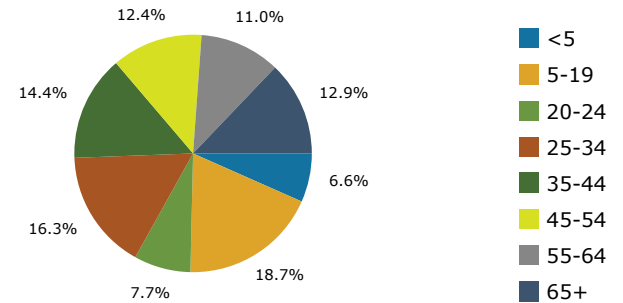
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Latitude: 29.71150
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2024 Population by Race

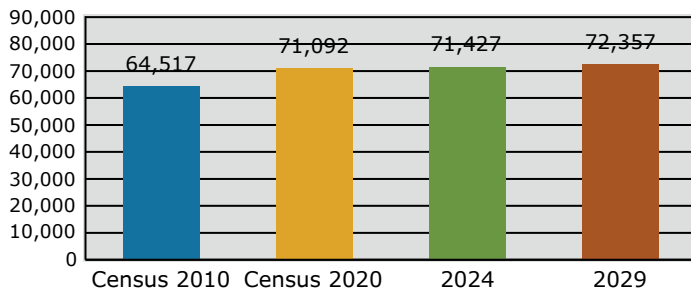


2024 Percent Hispanic Origin: 39.7%

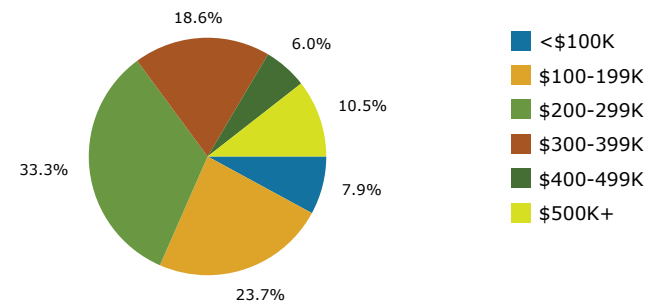
2024 Population by Age



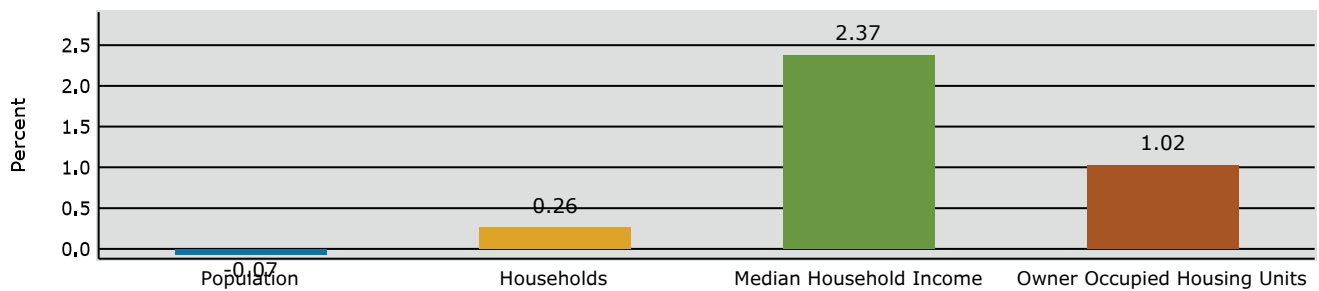
Households



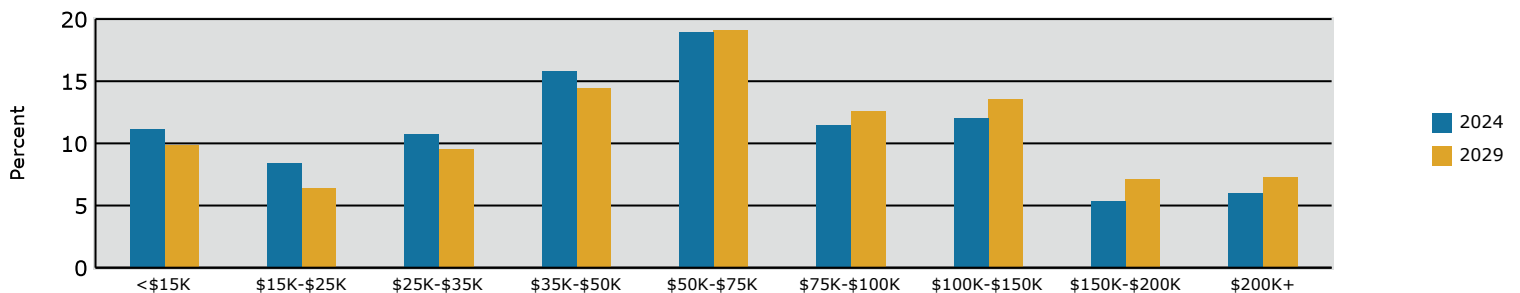
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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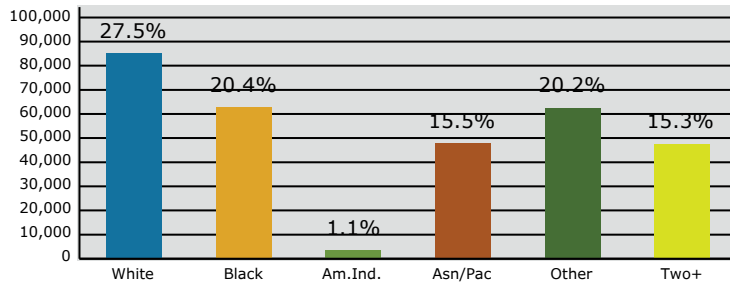


Graphic Profile

4231 Cook Rd, Houston, Texas, 77072
Ring band: 3 - 5 mile radius

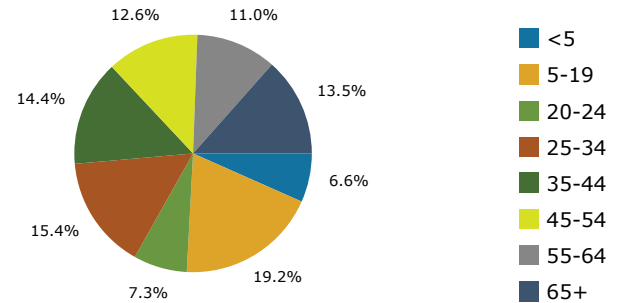
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2024 Population by Race

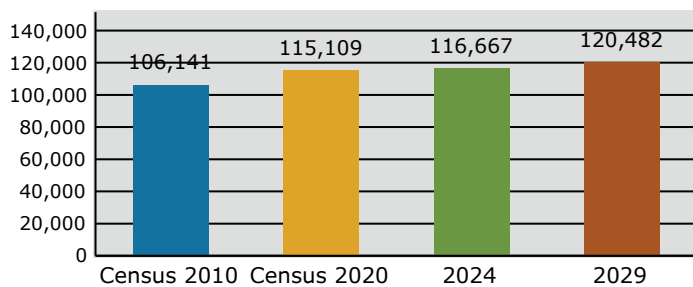


2024 Percent Hispanic Origin: 40.7%

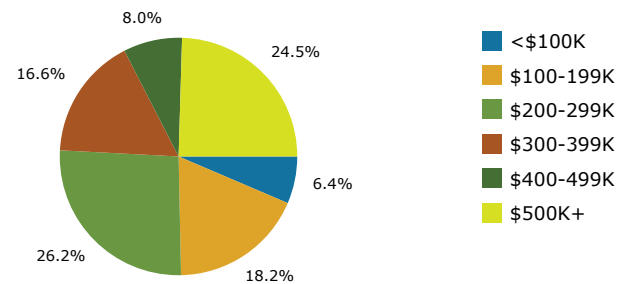
2024 Population by Age



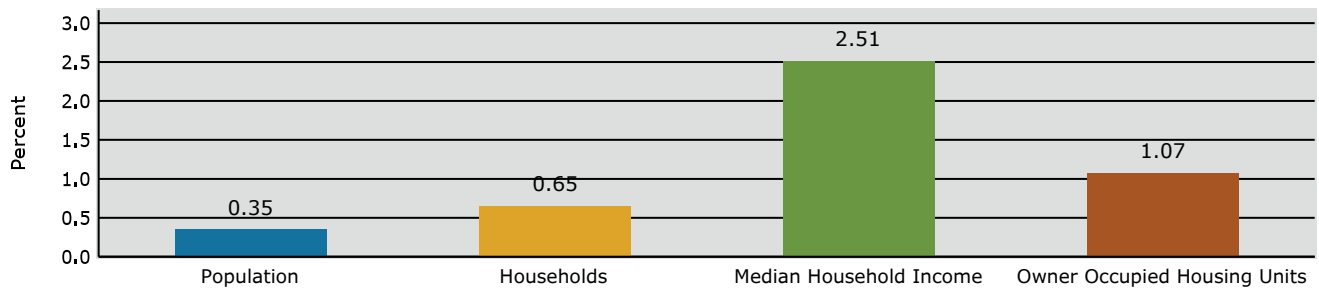
Households



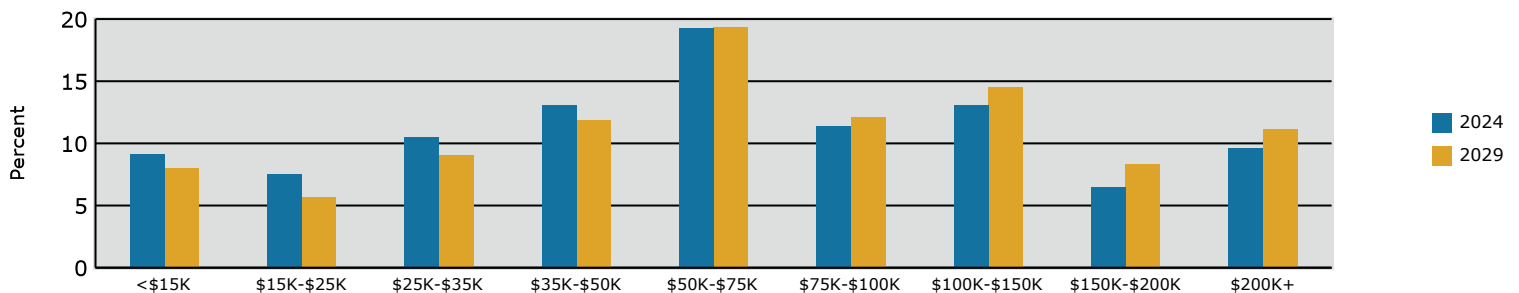
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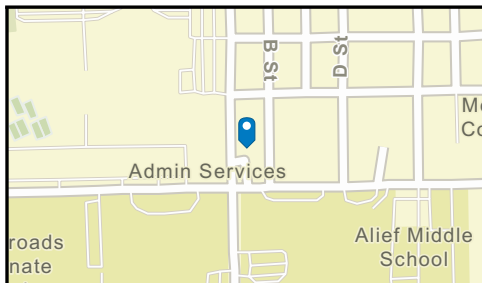
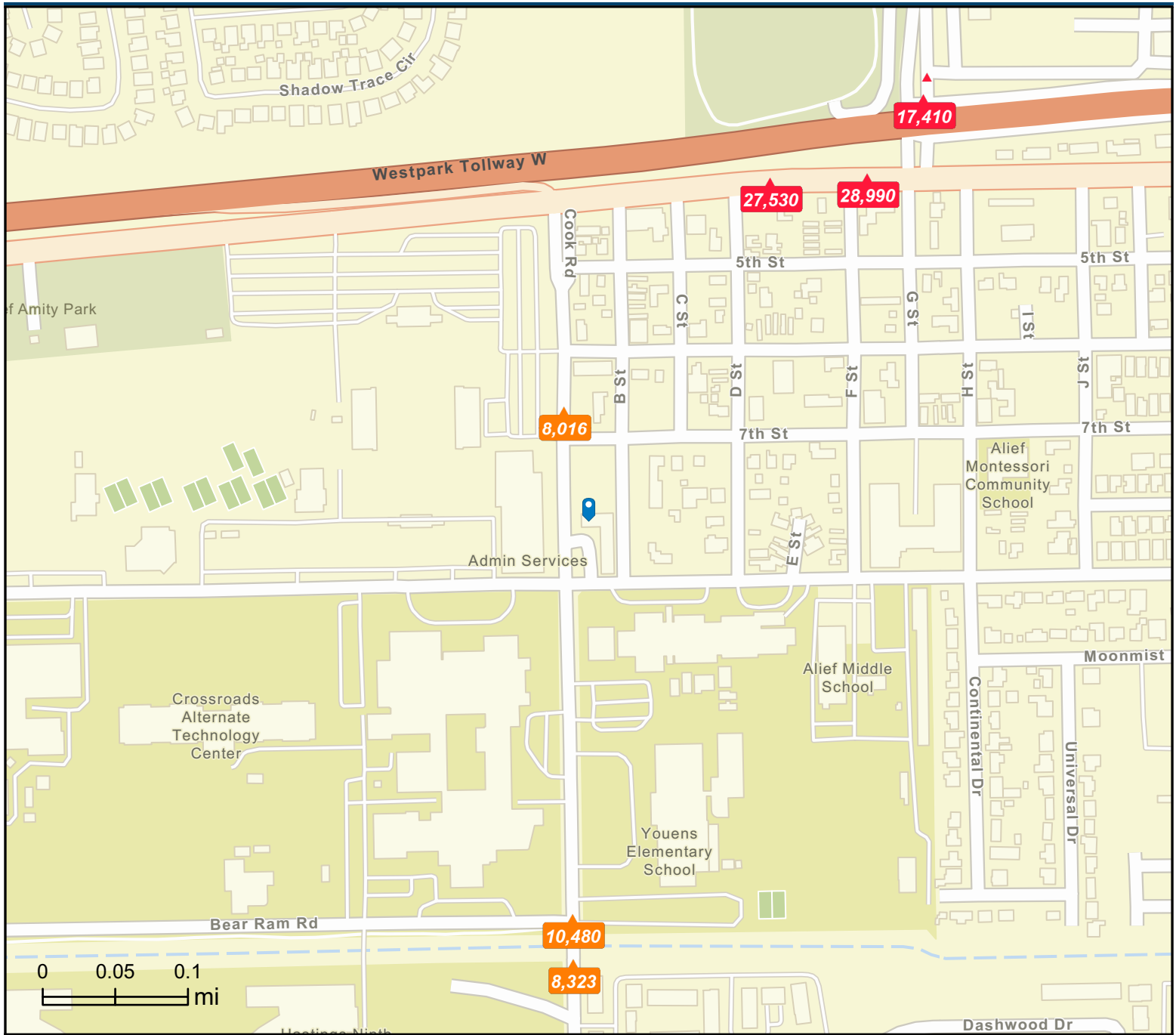
June 11, 2025



Traffic Count Map - Close Up

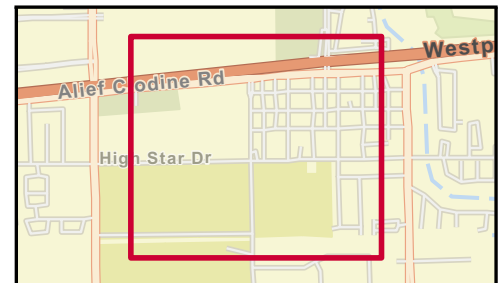
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Ring bands: 0-1, 1-3, 3-5 mile radii

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Latitude: 29.71150
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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).

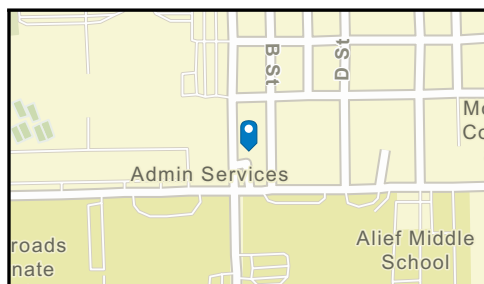
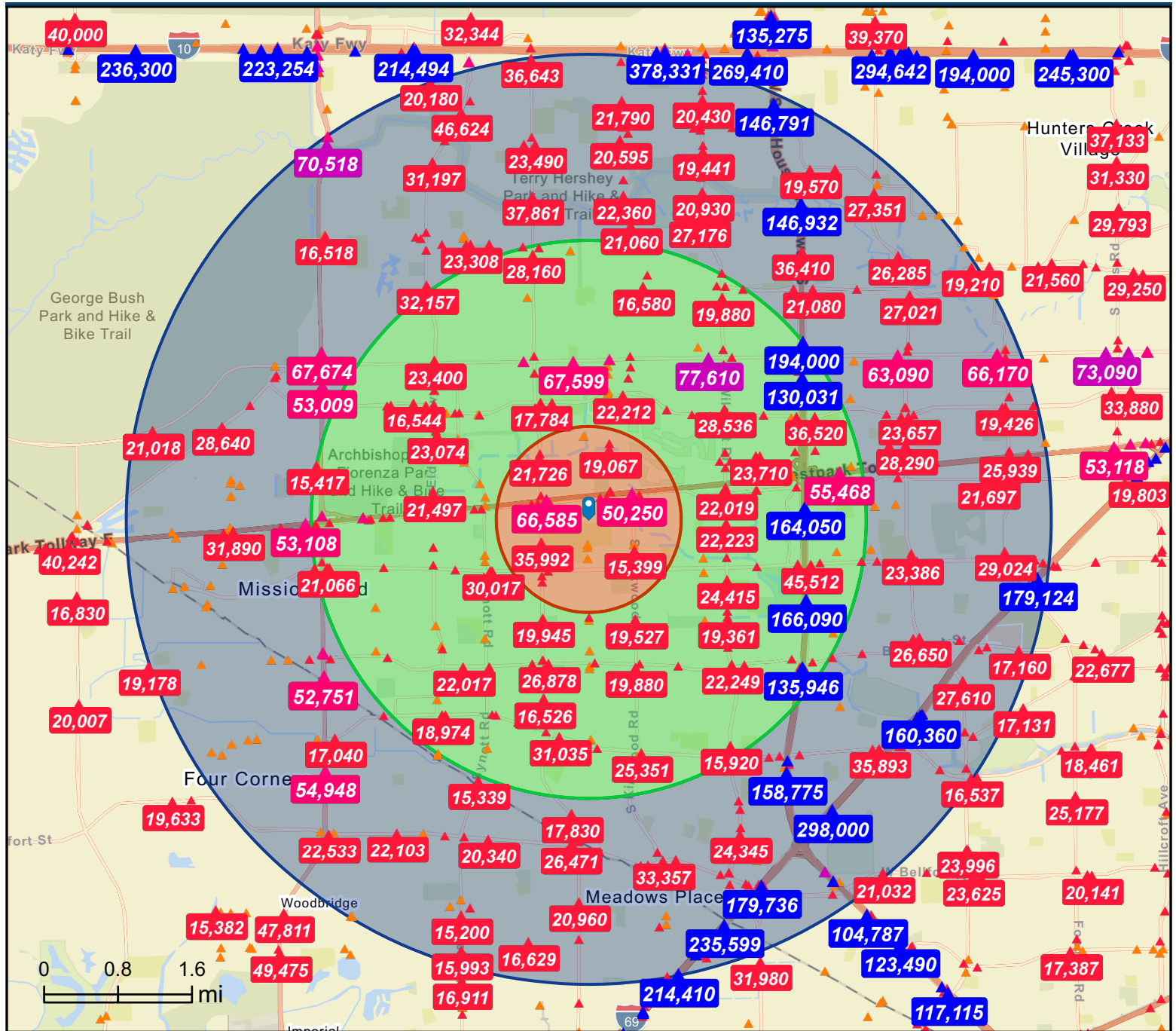
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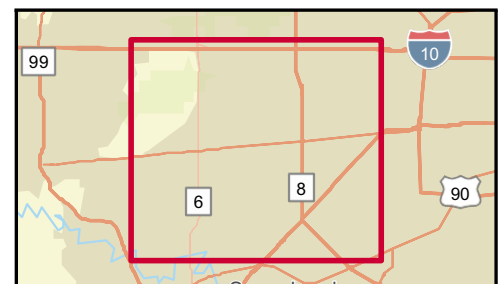
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June 11, 2025



Traffic Count Profile

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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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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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TXR-2501

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