

# SHOPPING CENTER FOR SALE

11950 Hwy 6, Santa Fe, TX 77510



- **Price: \$1,000,000**
- **P/SF: \$188**
- **Building Size: +/- 5,317 SF**
- **Land Size: +/- 0.41 AC**
- **Cap Rate: 6.43%**
- **Occupancy Rate: 100%**
- **Approx. Miles: 10.4 (HWY 45), 19.2 (Galveston), 42.8 (The Galleria), 20.2 (Pearland), 11 (Alvin), 25.6 (Hobby Airport)**

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**Danny Nguyen, CCIM**

**M - (713) 478-2972**

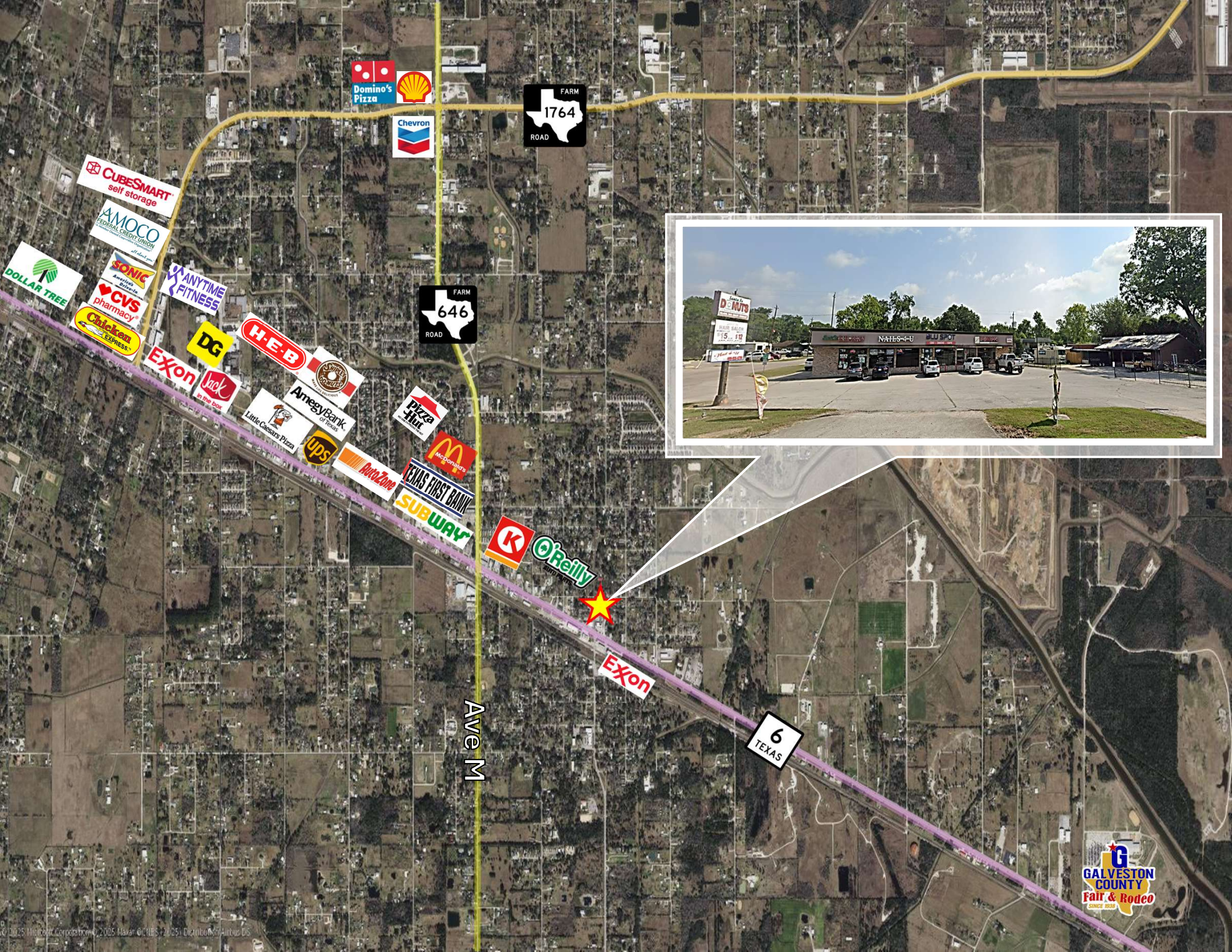
**O - (713) 270-5400**

**dannynguyen@dncommercial.net**

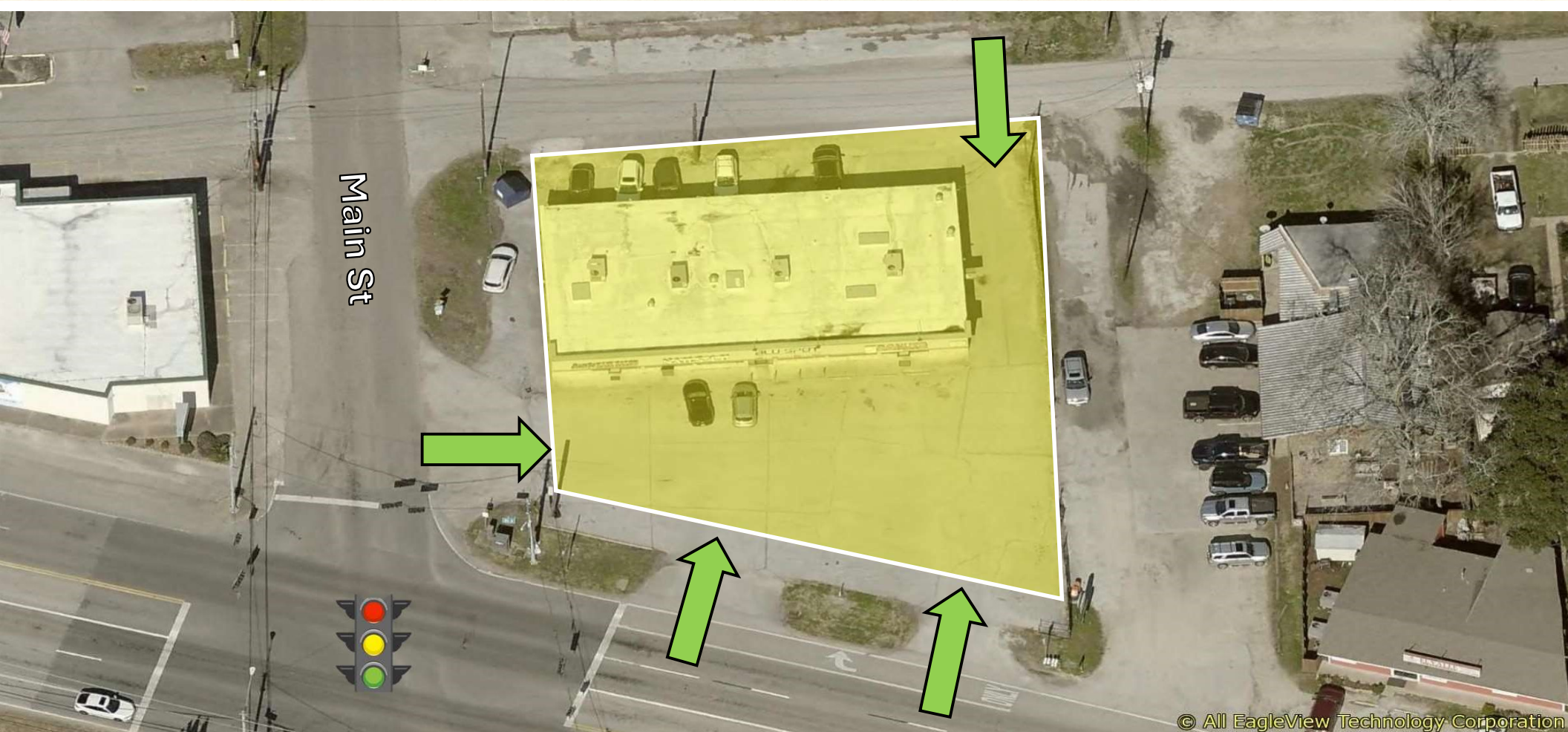


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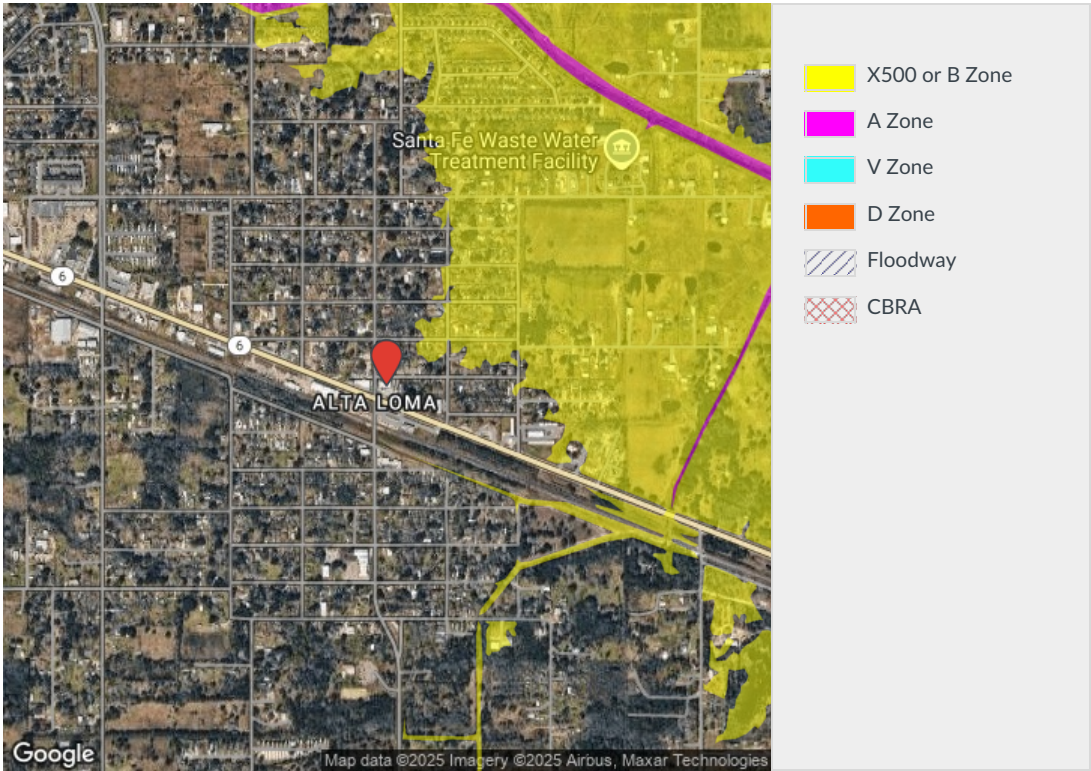
11950 HIGHWAY 6 SANTA FE, TX 77510-2022

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	481562	PANEL	0380G
PANEL DATE	August 15, 2019	MAP NUMBER	48167C0380G





# 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](http://www.floodcert.com)



## Executive Summary

11950 Highway 6, Santa Fe, Texas, 77510  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.37047  
Longitude: -95.08141

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	4,032	12,001	19,823
2020 Population	4,114	15,786	26,126
2024 Population	4,254	19,517	30,295
2029 Population	4,567	20,537	32,819
2010-2020 Annual Rate	0.20%	2.78%	2.80%
2020-2024 Annual Rate	0.79%	5.12%	3.54%
2024-2029 Annual Rate	1.43%	1.02%	1.61%
2020 Male Population	48.9%	49.0%	48.3%
2020 Female Population	51.1%	51.0%	51.7%
2020 Median Age	40.0	39.1	37.4
2024 Male Population	49.8%	49.8%	49.0%
2024 Female Population	50.2%	50.2%	51.0%
2024 Median Age	40.1	38.2	37.4

In the identified area, the current year population is 30,295. In 2020, the Census count in the area was 26,126. The rate of change since 2020 was 3.54% annually. The five-year projection for the population in the area is 32,819 representing a change of 1.61% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 37.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	82.7%	70.2%	53.7%
2024 Black Alone	0.4%	6.8%	21.2%
2024 American Indian/Alaska Native Alone	0.9%	0.7%	0.7%
2024 Asian Alone	0.4%	2.2%	2.4%
2024 Pacific Islander Alone	0.0%	0.2%	0.1%
2024 Other Race	5.0%	6.8%	8.2%
2024 Two or More Races	10.5%	13.1%	13.7%
2024 Hispanic Origin (Any Race)	18.1%	23.7%	26.3%

Persons of Hispanic origin represent 26.3% 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 78.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	107	107	86
2010 Households	1,529	4,345	7,366
2020 Households	1,628	5,748	9,743
2024 Households	1,683	7,284	11,403
2029 Households	1,833	7,780	12,492
2010-2020 Annual Rate	0.63%	2.84%	2.84%
2020-2024 Annual Rate	0.78%	5.73%	3.77%
2024-2029 Annual Rate	1.72%	1.33%	1.84%
2024 Average Household Size	2.53	2.68	2.64

The household count in this area has changed from 9,743 in 2020 to 11,403 in the current year, a change of 3.77% annually. The five-year projection of households is 12,492, a change of 1.84% annually from the current year total. Average household size is currently 2.64, compared to 2.66 in the year 2020. The number of families in the current year is 7,668 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.

March 06, 2025





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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	24.5%	23.9%	25.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$84,636	\$91,249	\$72,937
2029 Median Household Income	\$92,879	\$105,405	\$83,849
2024-2029 Annual Rate	1.88%	2.93%	2.83%
<b>Average Household Income</b>			
2024 Average Household Income	\$109,019	\$115,715	\$98,951
2029 Average Household Income	\$122,805	\$135,827	\$117,015
2024-2029 Annual Rate	2.41%	3.26%	3.41%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$42,814	\$43,076	\$37,772
2029 Per Capita Income	\$48,938	\$51,299	\$45,174
2024-2029 Annual Rate	2.71%	3.56%	3.64%
<b>GINI Index</b>			
2024 Gini Index	38.7	35.8	40.5
<b>Households by Income</b>			

Current median household income is \$72,937 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$83,849 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$98,951 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$117,015 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,772 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,174 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	91	94	87
2010 Total Housing Units	1,642	4,678	8,262
2010 Owner Occupied Housing Units	1,135	3,688	5,125
2010 Renter Occupied Housing Units	394	656	2,241
2010 Vacant Housing Units	113	333	896
2020 Total Housing Units	1,740	6,122	10,790
2020 Owner Occupied Housing Units	1,180	4,700	6,709
2020 Renter Occupied Housing Units	448	1,048	3,034
2020 Vacant Housing Units	122	431	976
2024 Total Housing Units	1,801	7,785	12,523
2024 Owner Occupied Housing Units	1,239	5,872	8,050
2024 Renter Occupied Housing Units	444	1,412	3,353
2024 Vacant Housing Units	118	501	1,120
2029 Total Housing Units	1,931	8,261	13,672
2029 Owner Occupied Housing Units	1,313	6,348	9,203
2029 Renter Occupied Housing Units	519	1,431	3,288
2029 Vacant Housing Units	98	481	1,180
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	53.6	52.7	48.4

Currently, 64.3% of the 12,523 housing units in the area are owner occupied; 26.8%, renter occupied; and 8.9% 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 10,790 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 3.57%. Median home value in the area is \$301,716, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.09% annually to \$368,660.

**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.

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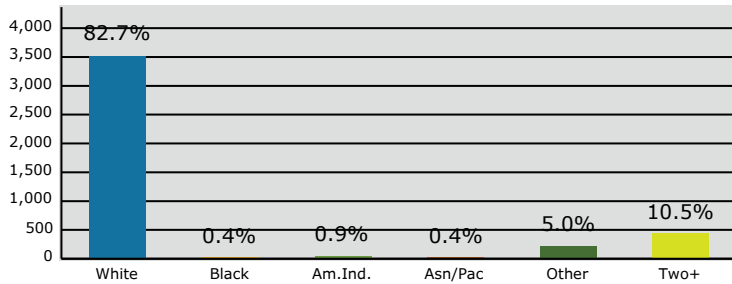


## Graphic Profile

11950 Highway 6, Santa Fe, Texas, 77510  
Ring band: 0 - 1 mile radius

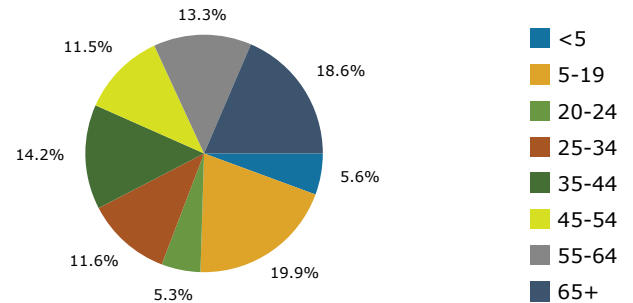
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Latitude: 29.37047  
Longitude: -95.08141

### 2024 Population by Race

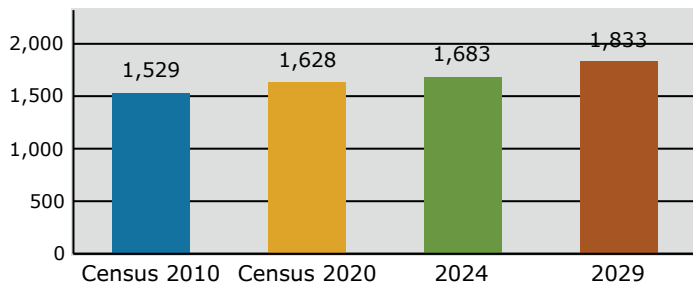


2024 Percent Hispanic Origin: 18.1%

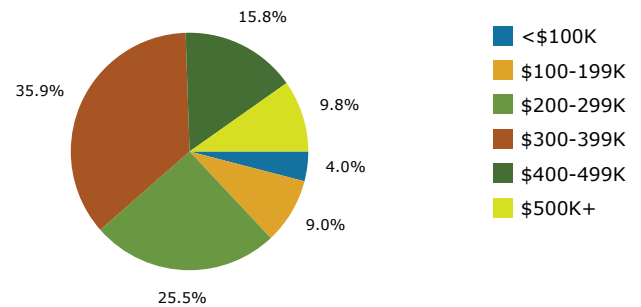
### 2024 Population by Age



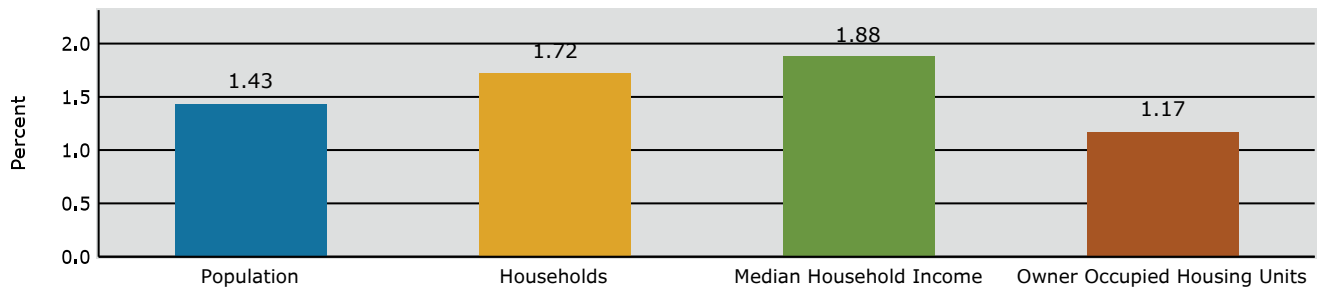
### Households



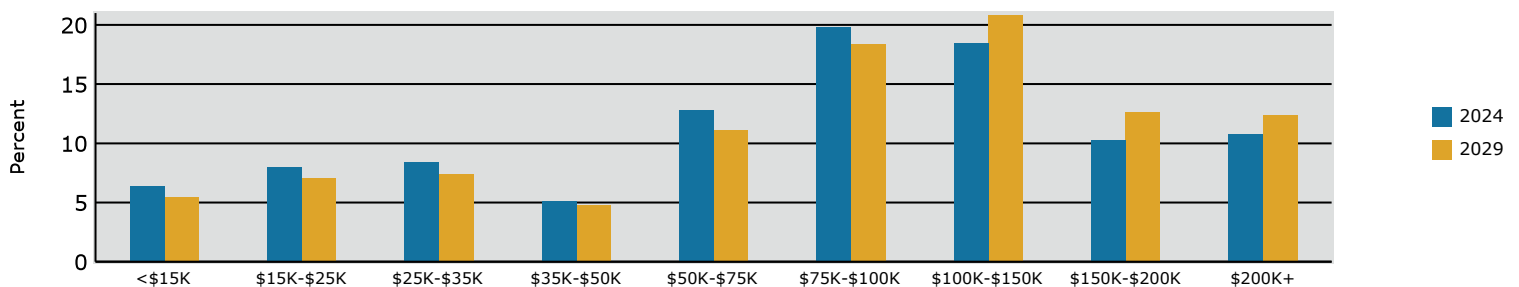
### 2024 Home Value



### 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.

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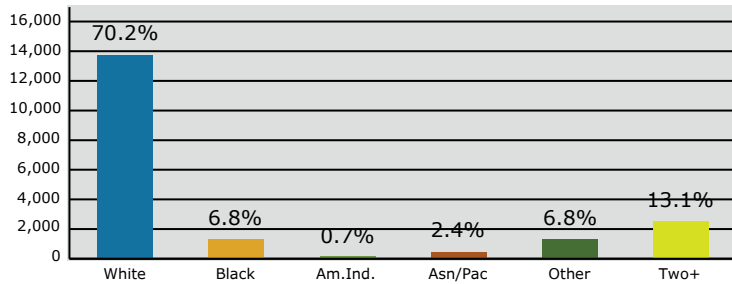


## Graphic Profile

11950 Highway 6, Santa Fe, Texas, 77510  
Ring band: 1 - 3 mile radius

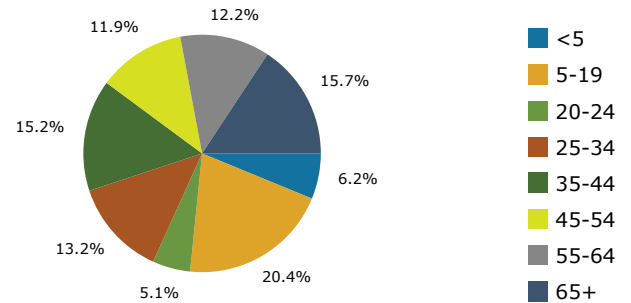
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### 2024 Population by Race

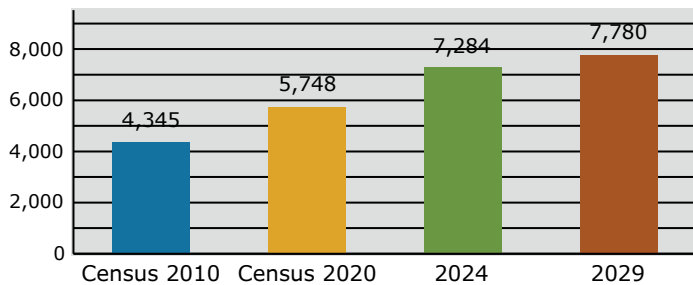


2024 Percent Hispanic Origin: 23.7%

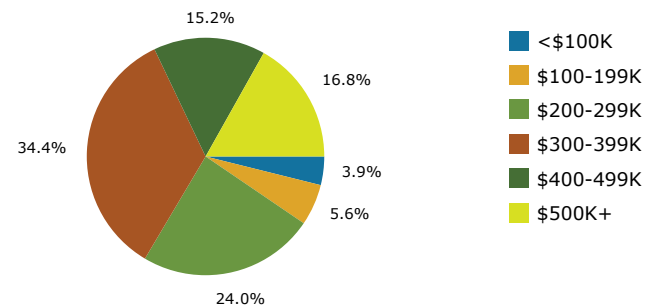
### 2024 Population by Age



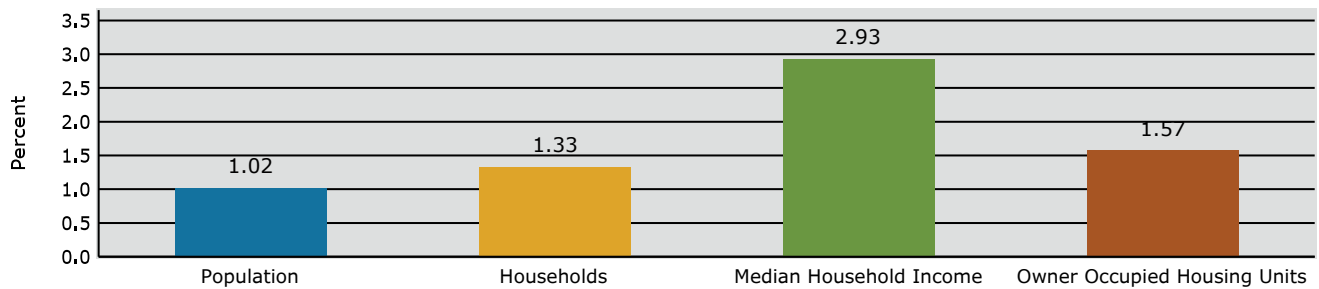
### Households



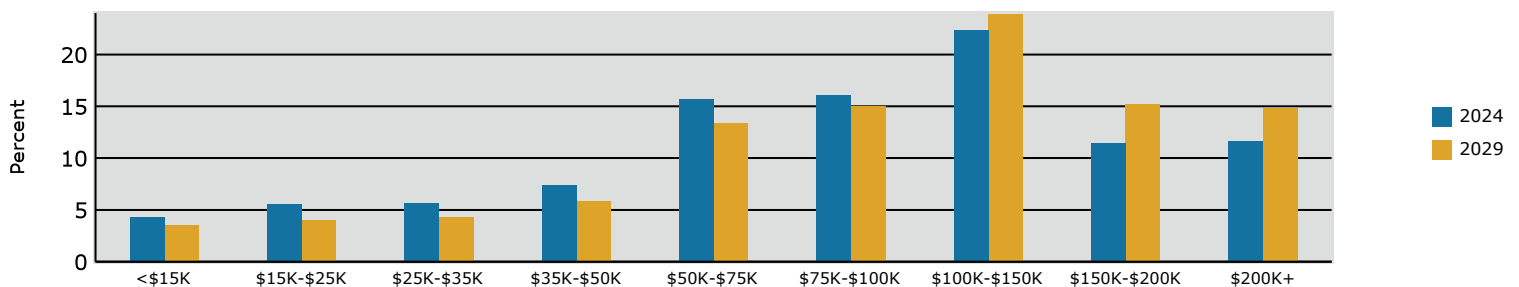
### 2024 Home Value



### 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.

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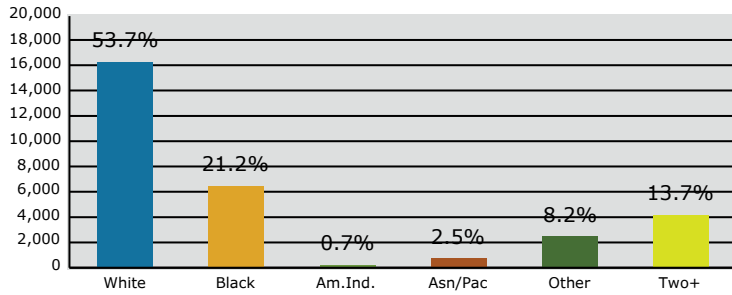


## Graphic Profile

11950 Highway 6, Santa Fe, Texas, 77510  
Ring band: 3 - 5 mile radius

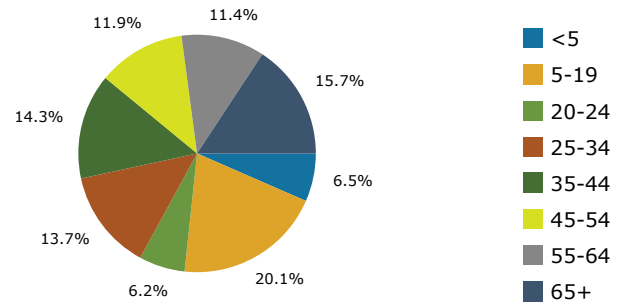
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### 2024 Population by Race

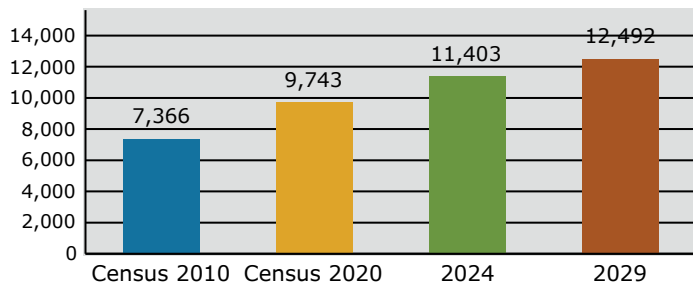


2024 Percent Hispanic Origin: 26.3%

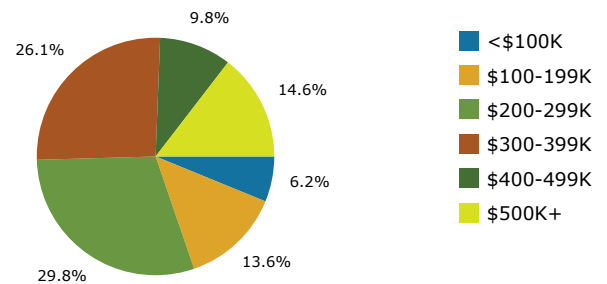
### 2024 Population by Age



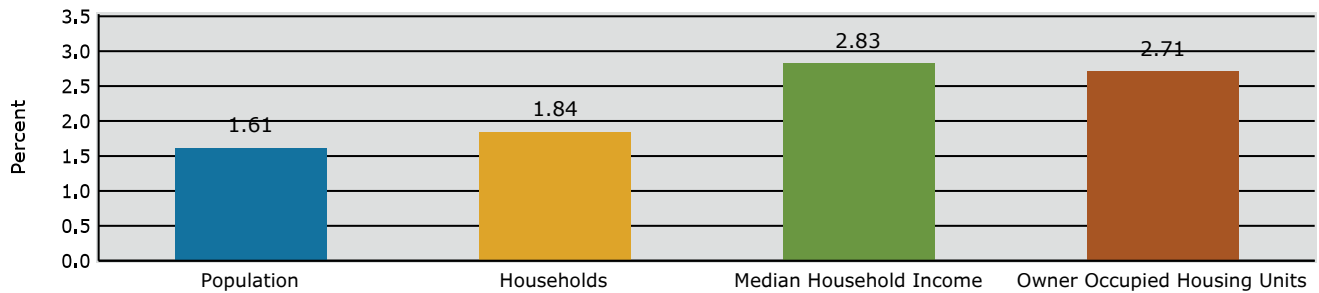
### Households



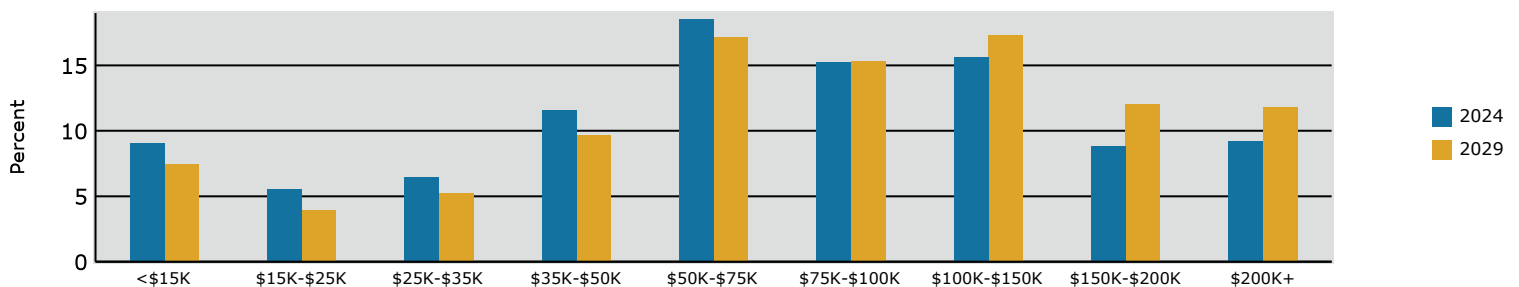
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



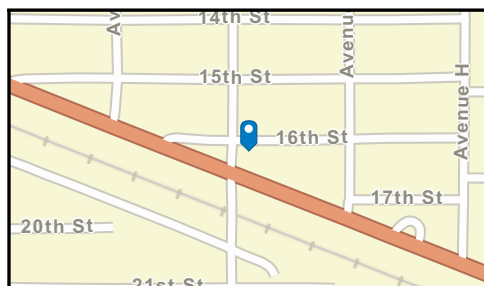
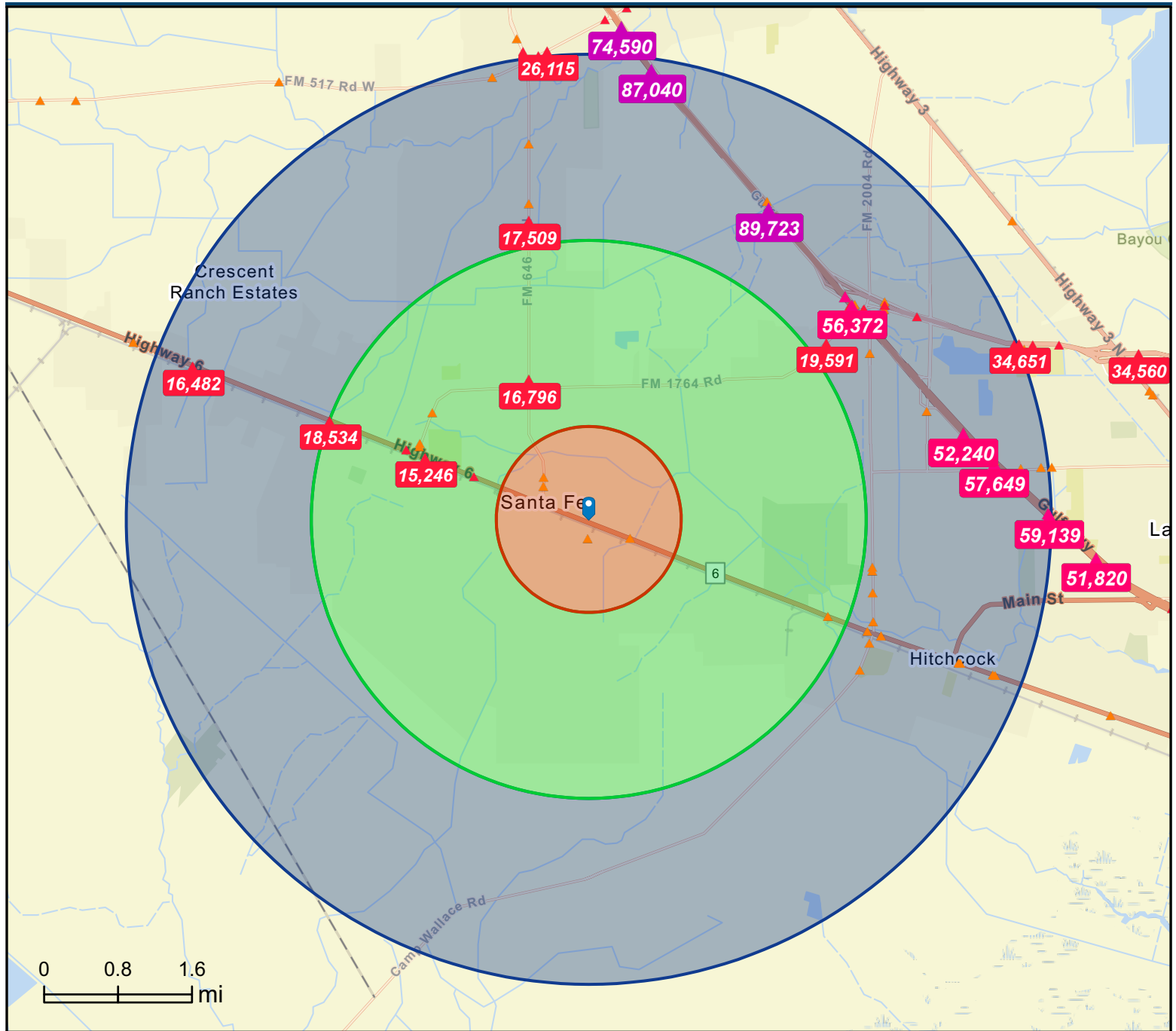
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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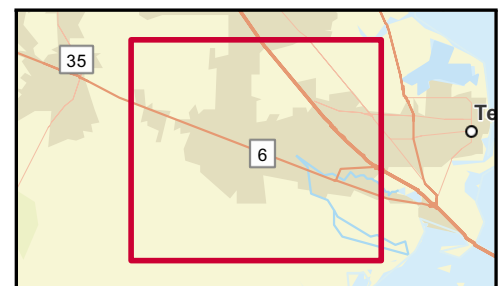
# Traffic Count Map

11950 Highway 6, Santa Fe, Texas, 77510  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 29.37047  
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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).

March 06, 2025

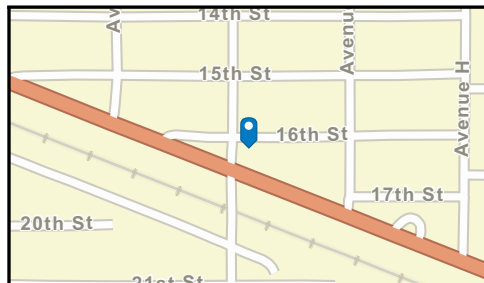




## Traffic Count Map - Close Up

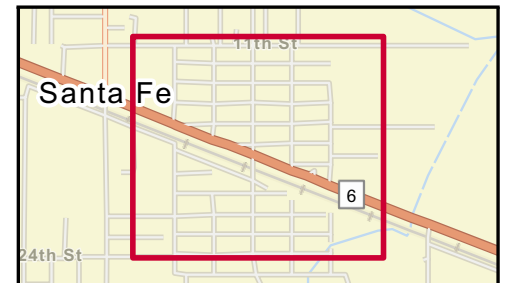
11950 Highway 6, Santa Fe, Texas, 77510  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Main St	16th St (0.02 miles S)	2001	2350
0.08		Hwy 6 (0.03 miles N)	2022	7856
0.10	15th St	Ave I (0.05 miles E)	2011	140
0.21	22nd St	Main St (0.01 miles W)	2005	9130
0.27	Ave L	18th St (0.04 miles N)	2011	680
0.32	11th St	Ave J (0.01 miles E)	2011	2740
0.36	Ave L	13th St (0.03 miles S)	2011	420
0.44	Ave L	11th St (0.06 miles S)	2011	590
0.49		Ave F (0.03 miles SE)	2022	9975
0.50	Ave M	18th St (0.01 miles S)	2011	3750
0.51	Ave L	Taquard Lndg (0.03 miles S)	2011	270
0.53	11th St	FM 646 (0.07 miles W)	2011	650
0.57	24th St	Ave M (0.04 miles W)	2006	470
0.60		11th St (0.04 miles S)	2022	12035
0.61	Ave F	Hwy 6 (0.04 miles N)	2011	220
0.62	24th St	Ave M (0.03 miles E)	2011	550
0.66	Ave L	9th St (0.03 miles S)	2011	770
0.66	FM 646	E Bar Dr (0.03 miles N)	2006	11900
0.68	Avenue N	24th St (0.06 miles S)	2011	80
0.71	Ave J	Oregon Trl (0.09 miles S)	2011	560
0.72	9th St	FM 646 (0.07 miles W)	2001	240
0.84	Ave O	24th St (0.04 miles N)	2011	510
0.86	Ave M	24th St (0.36 miles N)	2011	1640
1.04	Ave P	24th St (0.05 miles S)	2011	1020
1.05	Ave P	Hwy 6 (0.01 miles NE)	2011	1580
1.06		646 St S (0.05 miles S)	2022	6346
1.11	28th St	Ave L (0.16 miles W)	2011	760
1.12	W 6th St	Ave T (1.08 miles SW)	2011	690
1.18	W 6th St	Ave T (1.0 miles SW)	2011	2000
1.23	646 St S	FM 646 (0.12 miles N)	2013	4608

**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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
Designated Broker of Firm	License No.	Email	Phone
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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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