



TIFFANY PLAZA

6221 S. Texas 6 Houston, TX 77083





Space for lease	Base Rent	NNN	Total Rent
6221 C-	1250 SF	\$25.00 + \$5.25	\$3151.04
6221 D-	1250 SF	\$25.00 + \$5.25	\$3151.04
6221 E-	1300 SF	\$27.00 + \$5.25	\$3493.75
6255A-	1500 SF	\$15.00 + \$5.25	\$2531.25
6275-	1320 SF	\$15.00 + \$5.25	\$2227.50
6276-	1500 SF	\$20.00 + \$5.25	\$3156.25
6277-	1500 SF	\$15.00 + \$5.25	\$2531.25

Property Highlights

- .47 acre pad site Available
- Located at the signalized corner of Alief Clodine/Westpark Tollway and Hwy 6
- Great visibility with pylon sign and easy access
- Immediate access to Hwy 6 and Westpark Tollway
- Ample Parking









6295 - Signs & Graphic Design	1,050 SF
6291 - Game Room	3,506 SF
6287, 6289 - Dominion African Food Store	4,485 SF
6287B - Dabira Jewelry	1,239 SF
6287A - Refresquera	1,501 SF
6285 - Spirit Liquor	2,150 SF
6277 - Available	1,500 SF
6276 - Available	1,500 SF
6275 - Available	1,320 SF
6271 - Amala Joint Restaurant	1,800 SF
6267 - Carniceria Mexico Lindo	3,000 SF

6265 - BUW Human Hair Factory Store	1,500 SF
6263 - Church	1,500 SF
6261 - Amgray Global Investment	1,500 SF
6259 - CHURCH	3,000 SF
6257 - Garza Home Furniture	1,500 SF
6255A - AVAILABLE	1,500 SF
6255 - RA Auto Color	1,500 SF
6253 - Chika Luxury Hair (Hair salon)	1,500 SF
6249 - CHURCH	1,800 SF
6237A - VIP Collections	1,550 SF

6237B - Boutique	1,550 SF
6237C - MedCure Clinic	1,550 SF
6237D - Amgray Global Investment	4,589 SF
6229 - Instyle Beauty Salon	1,450 SF
6227 - Mitty Mart	1,600 SF
6225 - Highway 6 Washteria	2,070 SF
6231 - Paramount Mobile	1,500 SF
6221A - SHIZA CAFE	1,400 SF
6221B - JOY'S CONFECTIONS	1,250 SF
6221C - AVAILABLE	1,250 SF
6221D - AVAILABLE	1,250 SF
6221E - AVAILABLE	1,300 SF





Income			
	1 mile	2 mile	3 mile
Avg Household Income	\$60,070	\$65,820	\$72,870
Median Household Income	\$46,486	\$49,791	\$54,848
< \$25,000	1,407	5,519	9,691
\$25,000 - 50,000	1,350	7,363	15,162
\$50,000 - 75,000	1,038	4,962	10,359
\$75,000 - 100,000	670	3,333	6,615
\$100,000 - 125,000	408	1,871	4,578
\$125,000 - 150,000	97	1,012	2,592
\$150,000 - 200,000	171	842	2,385
\$200,000+	113	775	2,219

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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.

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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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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Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone
				Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



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