

9,350 SF RETAIL AVAILABLE

MOSELEY

COMMERCIAL
REAL ESTATE

11939 EASTEX FREEWAY, HOUSTON, TEXAS 77039



www.mcrehouston.com
(713) 522-4646

720 -
9,350 SF
FOR LEASE

PROPERTY INFORMATION

MOSELEY

COMMERCIAL
REAL ESTATE



LOCATION

11939 EASTEX FREEWAY
HOUSTON, TEXAS 77039

TRAFFIC COUNTS	CPD
EASTEX FREEWAY NORTH OF ALDINE MAIL RTE	104,967
EASTEX FREEWAY SOUTH OF ALDINE MAIL RTE	101,210
ALDINE MAIL RTE EAST OF EASTEX FREEWAY	25,343
ALDINE MAIL RTE WEST OF EASTEX FREEWAY	4,646

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,612	83,880	209,738
AVG. HH INCOME	\$48,195	\$53,805	\$61,250
DAYTIME POPULATION	3,342	25,087	77,810
HOUSEHOLD	3,990	24,341	62,324

PROPERTY NOTES

- 720 SF
- 9,1350 SF BANQUET HALL
- RETAIL SPACE AVAILABLE
- LOCATED ON EASTEX FREEWAY (US 69)
- FREEWAY PYLON SIGNAGE
- CROSS ACCESS TO TAQUERIA ARANDAS AND ARANDAS BAKERY

NEIGHBORS



Shoes. Style. Selection.®



MOSELEY

COMMERCIAL
REAL ESTATE

WINFIELD ROAD



SUITE	TENANT	SF
A	WORKFORCE SOLUTIONS	1,870
B	WORKFORCE SOLUTIONS	2,363
C	WORKFORCE SOLUTIONS	1,080
D	SARAH'S COUTURE	2,172
E/F	AVAILABLE	9,350
H-1	CPR CELL PHONE REPAIR	670
H-2	AVAILABLE	720
I	TRINITY DENTAL	1,800
J	T-MOBILE	2,060



EMAIL US

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

CALL US

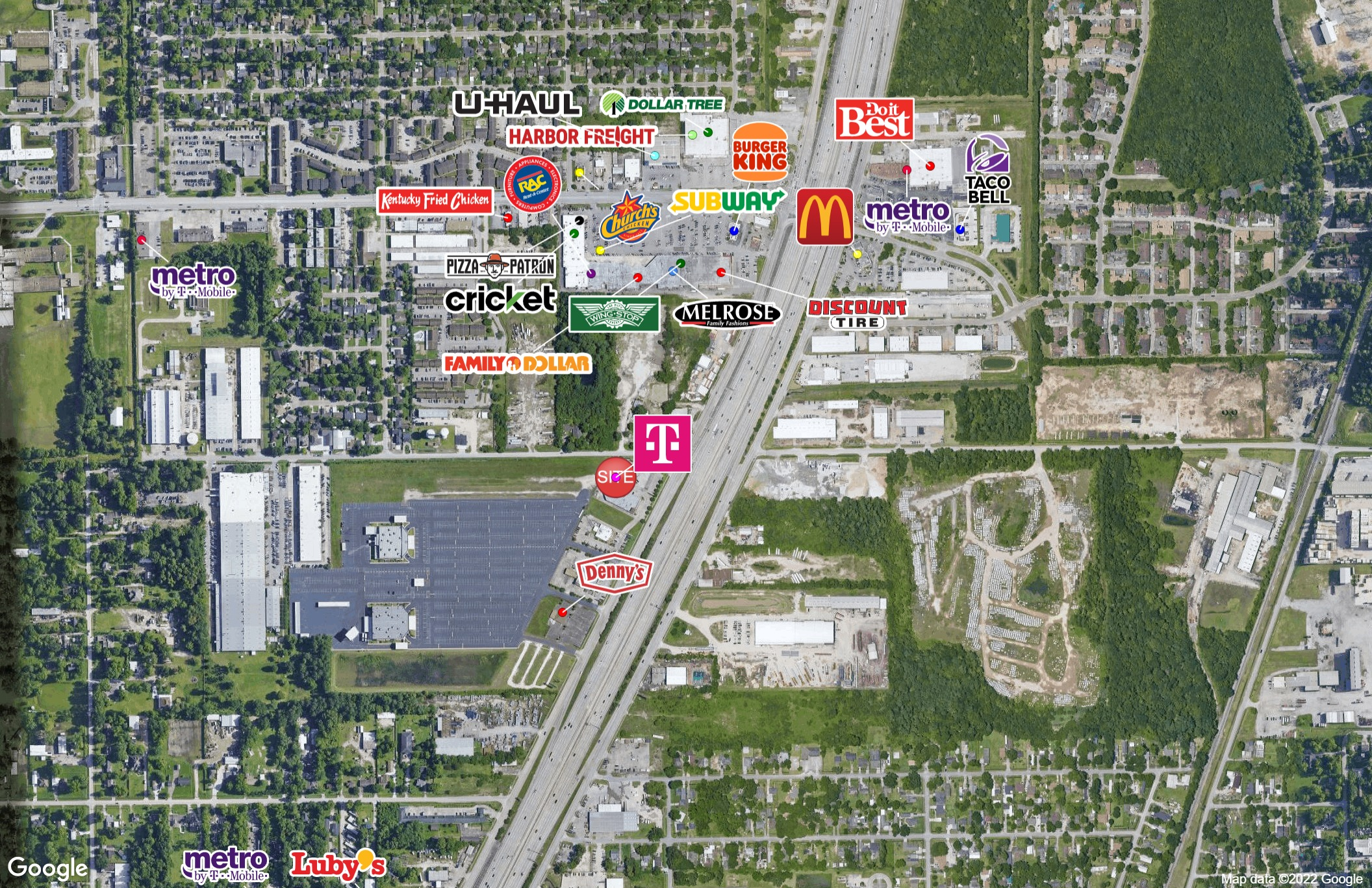
713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US





11939 Eastex Fwy

Houston, TX 77039

MOSELEY
COMMERCIAL REAL ESTATE

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Moseley Commercial Real Estate, Inc.
Lat/Lon: 29.8989/-95.3149

11939 Eastex Fwy Houston, TX 77039	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	14,612	83,880	209,738
2026 Projected Population	14,839	85,044	213,582
2020 Census Population	14,546	83,264	205,180
2010 Census Population	12,894	76,477	187,982
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.4%
Historical Annual Growth 2010 to 2021	1.2%	0.9%	1.1%
Households			
2021 Estimated Households	3,990	24,341	62,324
2026 Projected Households	4,153	25,272	65,042
2020 Census Households	3,967	24,253	61,001
2010 Census Households	3,427	21,768	54,331
Projected Annual Growth 2021 to 2026	0.8%	0.8%	0.9%
Historical Annual Growth 2010 to 2021	-	-	0.2%
Age			
2021 Est. Population Under 10 Years	16.7%	15.5%	15.8%
2021 Est. Population 10 to 19 Years	16.6%	15.6%	15.5%
2021 Est. Population 20 to 29 Years	15.8%	14.4%	14.6%
2021 Est. Population 30 to 44 Years	20.0%	19.4%	20.3%
2021 Est. Population 45 to 59 Years	16.3%	17.0%	17.1%
2021 Est. Population 60 to 74 Years	11.5%	14.2%	12.9%
2021 Est. Population 75 Years or Over	3.2%	3.9%	3.8%
2021 Est. Median Age	30.0	33.0	32.5
Marital Status & Gender			
2021 Est. Male Population	52.0%	50.1%	50.0%
2021 Est. Female Population	48.0%	49.9%	50.0%
2021 Est. Never Married	48.7%	42.5%	42.5%
2021 Est. Now Married	33.1%	36.3%	35.5%
2021 Est. Separated or Divorced	14.0%	15.7%	16.3%
2021 Est. Widowed	4.1%	5.6%	5.7%
Income			
2021 Est. HH Income \$200,000 or More	1.5%	2.0%	2.9%
2021 Est. HH Income \$150,000 to \$199,999	2.0%	2.1%	2.3%
2021 Est. HH Income \$100,000 to \$149,999	6.5%	8.1%	9.0%
2021 Est. HH Income \$75,000 to \$99,999	10.4%	11.0%	12.1%
2021 Est. HH Income \$50,000 to \$74,999	17.8%	19.6%	20.3%
2021 Est. HH Income \$35,000 to \$49,999	15.8%	15.7%	15.3%
2021 Est. HH Income \$25,000 to \$34,999	13.5%	14.1%	12.5%
2021 Est. HH Income \$15,000 to \$24,999	13.7%	11.8%	11.5%
2021 Est. HH Income Under \$15,000	18.7%	15.5%	14.2%
2021 Est. Average Household Income	\$48,195	\$53,805	\$61,250
2021 Est. Median Household Income	\$39,580	\$44,836	\$48,297
2021 Est. Per Capita Income	\$13,176	\$15,680	\$18,285
2021 Est. Total Businesses	357	2,253	6,690
2021 Est. Total Employees	3,342	25,087	77,810

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Moseley Commercial Real Estate, Inc.
Lat/Lon: 29.8989/-95.3149

11939 Eastex Fwy Houston, TX 77039		1 mi radius	3 mi radius	5 mi radius
Race				
2021 Est. White		22.1%	21.8%	22.2%
2021 Est. Black		15.5%	24.9%	27.1%
2021 Est. Asian or Pacific Islander		0.8%	1.0%	1.5%
2021 Est. American Indian or Alaska Native		1.7%	1.5%	1.5%
2021 Est. Other Races		59.9%	50.8%	47.7%
Hispanic				
2021 Est. Hispanic Population		11,320	55,908	130,493
2021 Est. Hispanic Population		77.5%	66.7%	62.2%
2026 Proj. Hispanic Population		74.7%	64.7%	60.4%
2020 Hispanic Population		90.7%	75.8%	71.8%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		8,560	51,535	128,800
2021 Est. Elementary (Grade Level 0 to 8)		28.3%	22.2%	20.6%
2021 Est. Some High School (Grade Level 9 to 11)		20.8%	17.8%	16.1%
2021 Est. High School Graduate		29.2%	31.7%	31.4%
2021 Est. Some College		11.5%	16.2%	16.5%
2021 Est. Associate Degree Only		3.9%	4.6%	4.6%
2021 Est. Bachelor Degree Only		4.7%	5.1%	7.1%
2021 Est. Graduate Degree		1.6%	2.3%	3.7%
Housing				
2021 Est. Total Housing Units		4,617	26,345	67,687
2021 Est. Owner-Occupied		39.7%	53.5%	52.9%
2021 Est. Renter-Occupied		46.7%	38.9%	39.2%
2021 Est. Vacant Housing		13.6%	7.6%	7.9%
Homes Built by Year				
2021 Homes Built 2010 or later		6.1%	6.6%	8.6%
2021 Homes Built 2000 to 2009		4.4%	7.8%	12.1%
2021 Homes Built 1990 to 1999		5.0%	6.0%	7.8%
2021 Homes Built 1980 to 1989		7.1%	9.3%	9.5%
2021 Homes Built 1970 to 1979		20.1%	20.5%	15.6%
2021 Homes Built 1960 to 1969		34.1%	24.2%	16.9%
2021 Homes Built 1950 to 1959		6.6%	13.0%	13.4%
2021 Homes Built Before 1949		3.2%	5.1%	8.2%
Home Values				
2021 Home Value \$1,000,000 or More		1.2%	1.5%	1.6%
2021 Home Value \$500,000 to \$999,999		2.8%	3.8%	4.4%
2021 Home Value \$400,000 to \$499,999		1.7%	2.0%	2.3%
2021 Home Value \$300,000 to \$399,999		5.4%	5.7%	7.0%
2021 Home Value \$200,000 to \$299,999		12.6%	12.9%	14.0%
2021 Home Value \$150,000 to \$199,999		20.6%	15.2%	15.4%
2021 Home Value \$100,000 to \$149,999		20.3%	19.5%	19.2%
2021 Home Value \$50,000 to \$99,999		25.4%	28.4%	24.8%
2021 Home Value \$25,000 to \$49,999		6.0%	6.1%	5.9%
2021 Home Value Under \$25,000		4.1%	4.9%	5.3%
2021 Median Home Value		\$126,869	\$124,423	\$138,106
2021 Median Rent		\$826	\$817	\$861

Full Profile

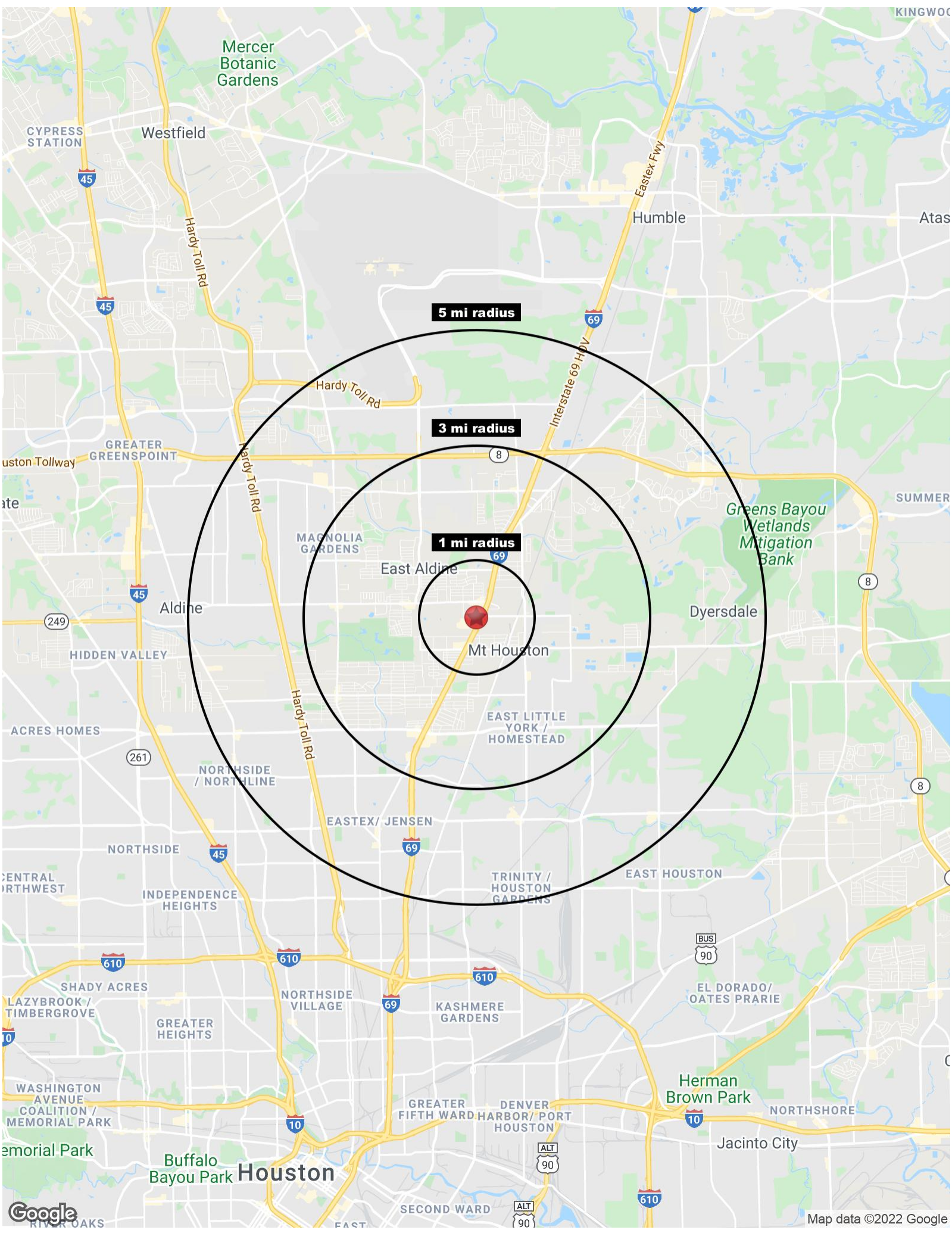
2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Moseley Commercial Real Estate, Inc.
Lat/Lon: 29.8989/-95.3149

11939 Eastex Fwy Houston, TX 77039	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	10,740	63,131	157,225
2021 Est. Civilian Employed	53.7%	51.5%	52.9%
2021 Est. Civilian Unemployed	3.6%	5.3%	5.3%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	42.7%	43.2%	41.7%
2021 Labor Force Males	52.2%	49.9%	49.7%
2021 Labor Force Females	47.8%	50.1%	50.3%
Occupation			
2021 Occupation: Population Age 16 Years or Over	5,767	32,483	83,229
2021 Mgmt, Business, & Financial Operations	5.1%	5.8%	7.3%
2021 Professional, Related	6.3%	9.2%	11.4%
2021 Service	22.5%	20.8%	19.8%
2021 Sales, Office	13.1%	17.3%	18.1%
2021 Farming, Fishing, Forestry	0.4%	0.2%	0.1%
2021 Construction, Extraction, Maintenance	32.3%	25.2%	22.0%
2021 Production, Transport, Material Moving	20.3%	21.5%	21.4%
2021 White Collar Workers	24.5%	32.2%	36.8%
2021 Blue Collar Workers	75.5%	67.8%	63.2%
Transportation to Work			
2021 Drive to Work Alone	81.0%	81.3%	81.5%
2021 Drive to Work in Carpool	6.2%	8.4%	8.7%
2021 Travel to Work by Public Transportation	1.0%	1.8%	2.4%
2021 Drive to Work on Motorcycle	-	-	-
2021 Walk or Bicycle to Work	1.3%	0.8%	0.8%
2021 Other Means	7.0%	4.3%	3.3%
2021 Work at Home	3.5%	3.4%	3.3%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	13.1%	13.8%	12.4%
2021 Travel to Work in 15 to 29 Minutes	19.0%	28.2%	29.6%
2021 Travel to Work in 30 to 59 Minutes	56.5%	48.3%	48.4%
2021 Travel to Work in 60 Minutes or More	11.4%	9.8%	9.6%
2021 Average Travel Time to Work	30.9	29.4	29.5
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$169.95 M	\$1.11 B	\$3.07 B
2021 Est. Apparel	\$6.02 M	\$38.99 M	\$108.4 M
2021 Est. Contributions, Gifts	\$8.73 M	\$58.23 M	\$164.12 M
2021 Est. Education, Reading	\$5 M	\$32.6 M	\$92.32 M
2021 Est. Entertainment	\$9.24 M	\$60.8 M	\$169.48 M
2021 Est. Food, Beverages, Tobacco	\$26.99 M	\$174.69 M	\$482.06 M
2021 Est. Furnishings, Equipment	\$5.72 M	\$37.66 M	\$105.02 M
2021 Est. Health Care, Insurance	\$15.54 M	\$102.33 M	\$281.98 M
2021 Est. Household Operations, Shelter, Utilities	\$56.34 M	\$365.22 M	\$1.01 B
2021 Est. Miscellaneous Expenses	\$3.12 M	\$20.55 M	\$57.08 M
2021 Est. Personal Care	\$2.26 M	\$14.78 M	\$40.98 M
2021 Est. Transportation	\$31 M	\$202.78 M	\$562.22 M

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



5 mi radius

3 mi radius

1 mi radius



Mt Houston



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:
 - 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.

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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
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
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date