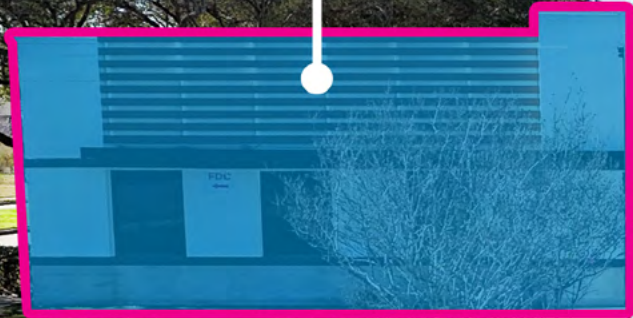


**AVAILABLE
2,964 SF**



COPPERFIELD MEDICAL FACILITY

2ND GENERATION MEDICAL SPACE FOR LEASE

8925 Highway 6 N | Houston, TX 77095



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 8925 Hwy 6 N
Houston, TX 77095

Availability: 2,964 SF

Price: \$24.00 PSF + \$9.00 NNN

HIGHLIGHTS:

- 2nd generation medical space available for lease
- Cross-access with adjacent property
- Frontage along Hwy 6 with over 40,000 cars per day
- Positioned just off of the regional intersection of Hwy 6 & Huffmeister Rd
- Supported by the established Copperfield trade area
- Easy access to Hwy 290, one of Houston MSA's major highways
- Located within a dense and established residential node, with over 122,000 homes within 5 miles

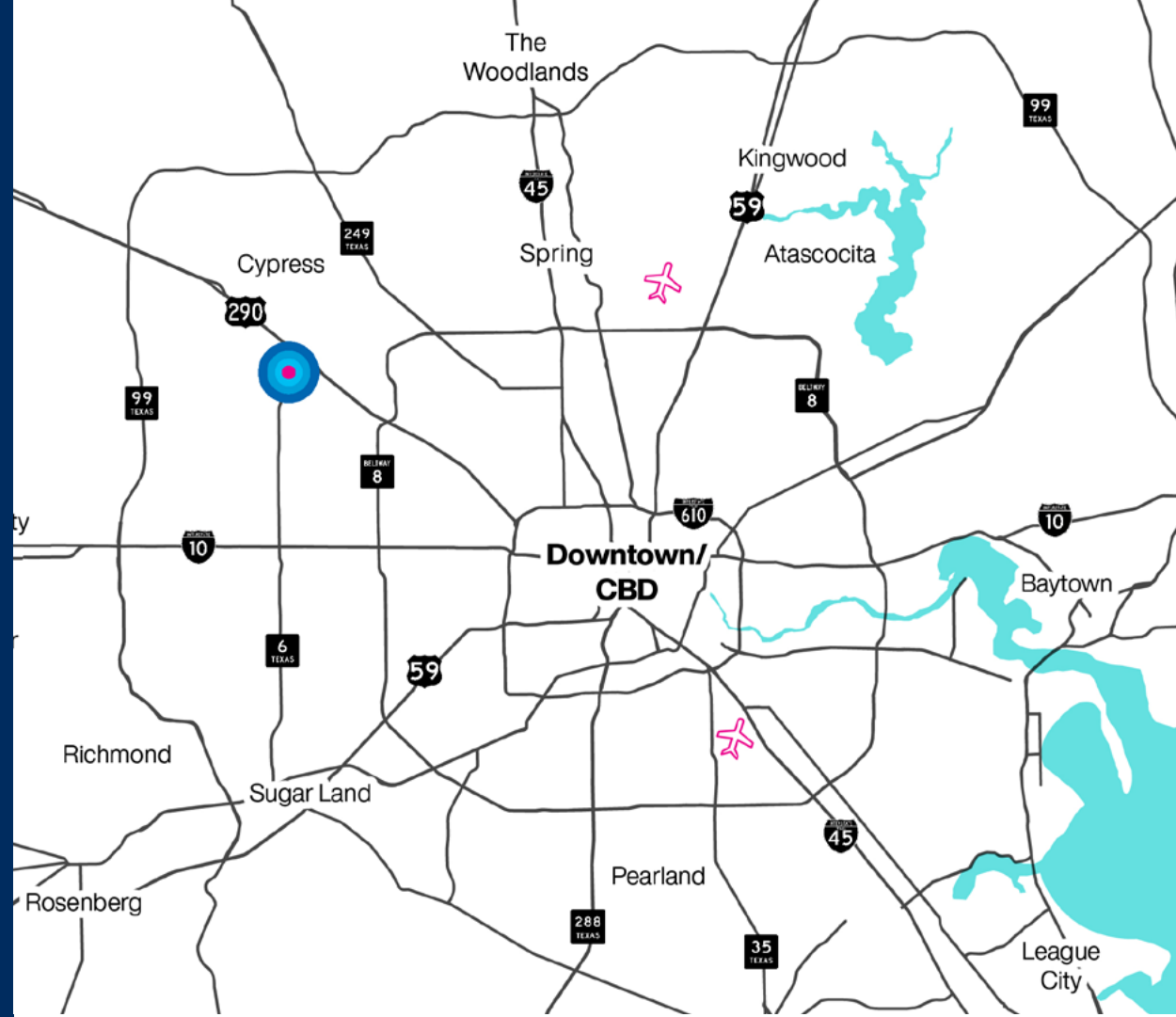
TRAFFIC COUNTS:

Highway 6: 59,567 CPD '24

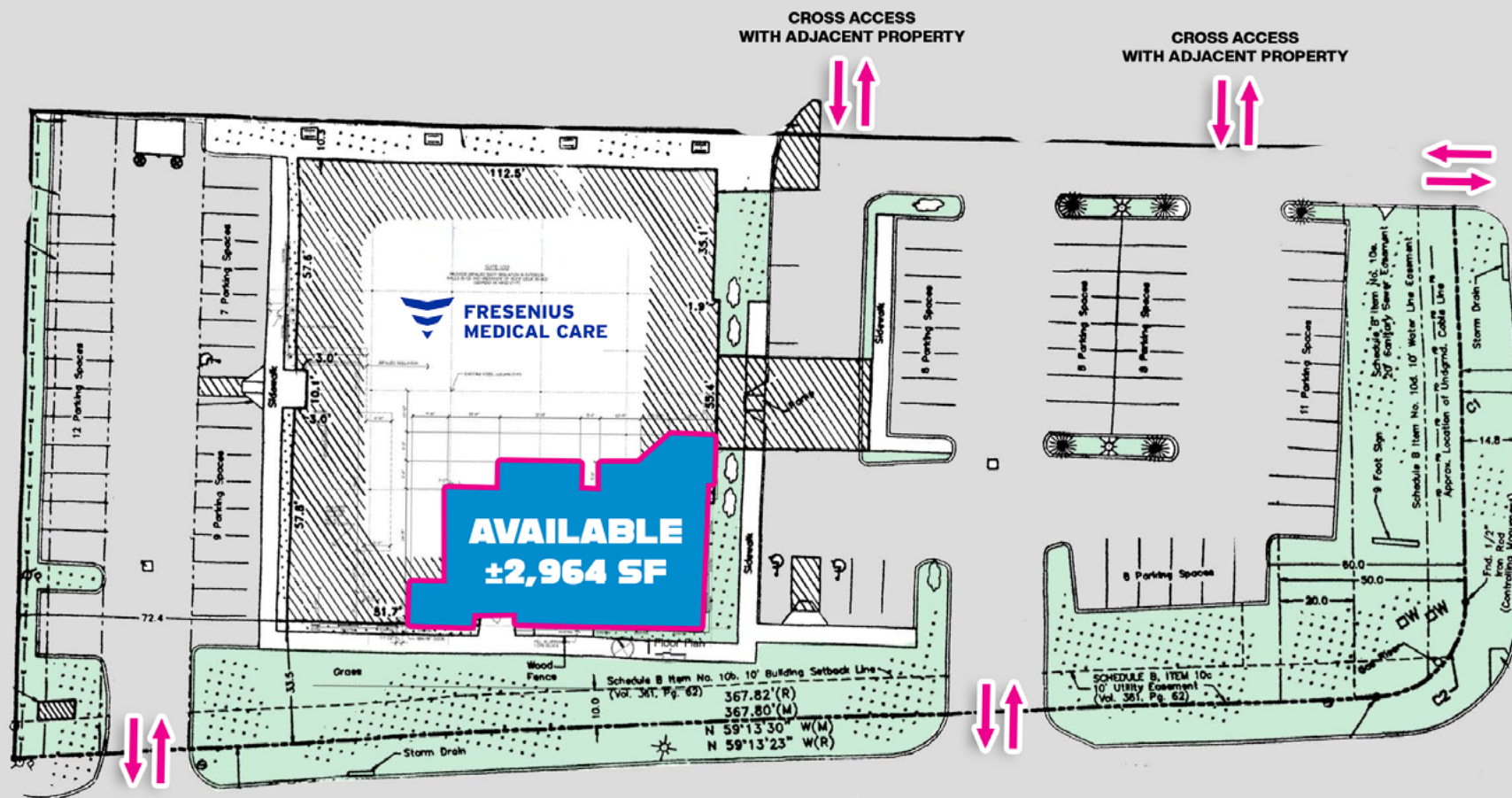
Huffmeister Rd: 21,162 CPD '22

2025 DEMOGRAPHICS:

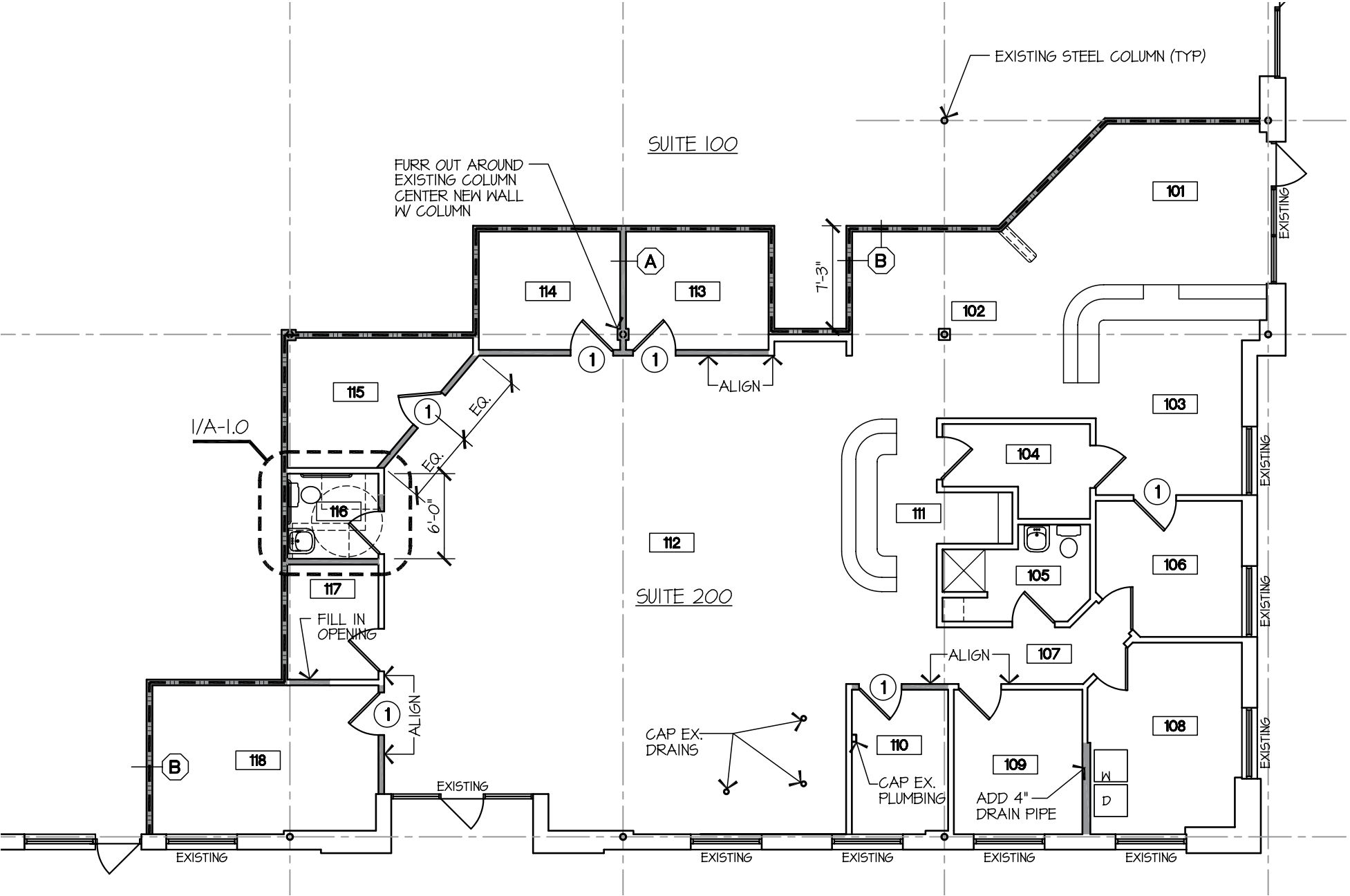
	1 Mile	3 Miles	5 Miles
Population	18,949	121,977	323,810
Daytime Pop.	9,958	69,533	194,611
Avg HH Income	\$99,882	\$112,893	\$125,275

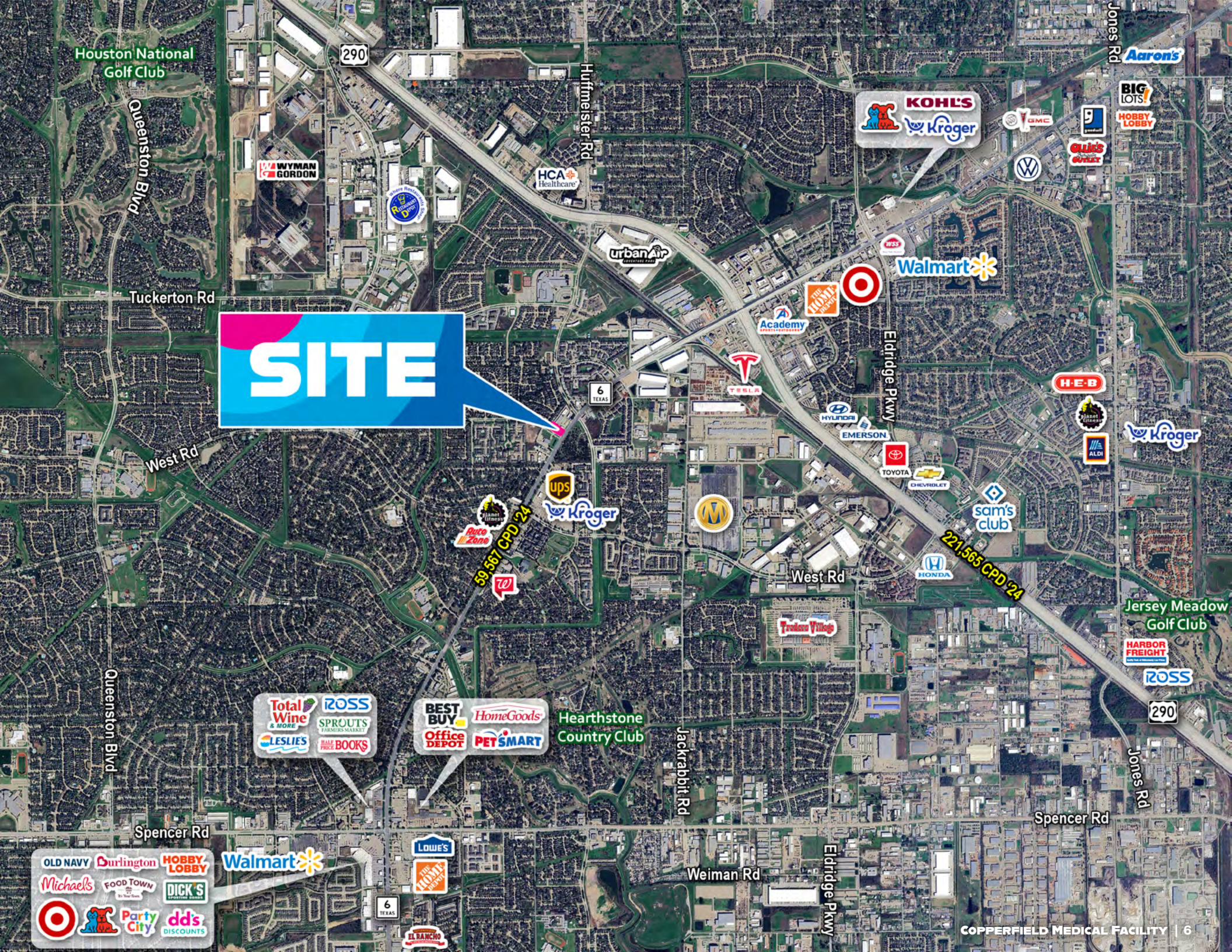


SITE PLAN



FLOOR PLAN





SITE

Total Wine & More
ROSS
LESLIES
SPROUTS FARMERS MARKET
DAVE PRICE BOOKS

BEST BUY
Office DEPOT
HomeGoods
PET SMART

OLD NAVY
Durlington
HOBBY LOBBY
Michaels
FOOD TOWN
DICK'S DISCOUNTS
Party City
dd's DISCOUNTS

Walmart

LOWE'S

EL RANCHO

Hearthstone Country Club

Weiman Rd

Eldridge Pkwy

Spencer Rd

Jones Rd

Jersey Meadow Golf Club

HARBOR FREIGHT

ROSS

Kroger

WEB

Walmart

Target

Academy

M

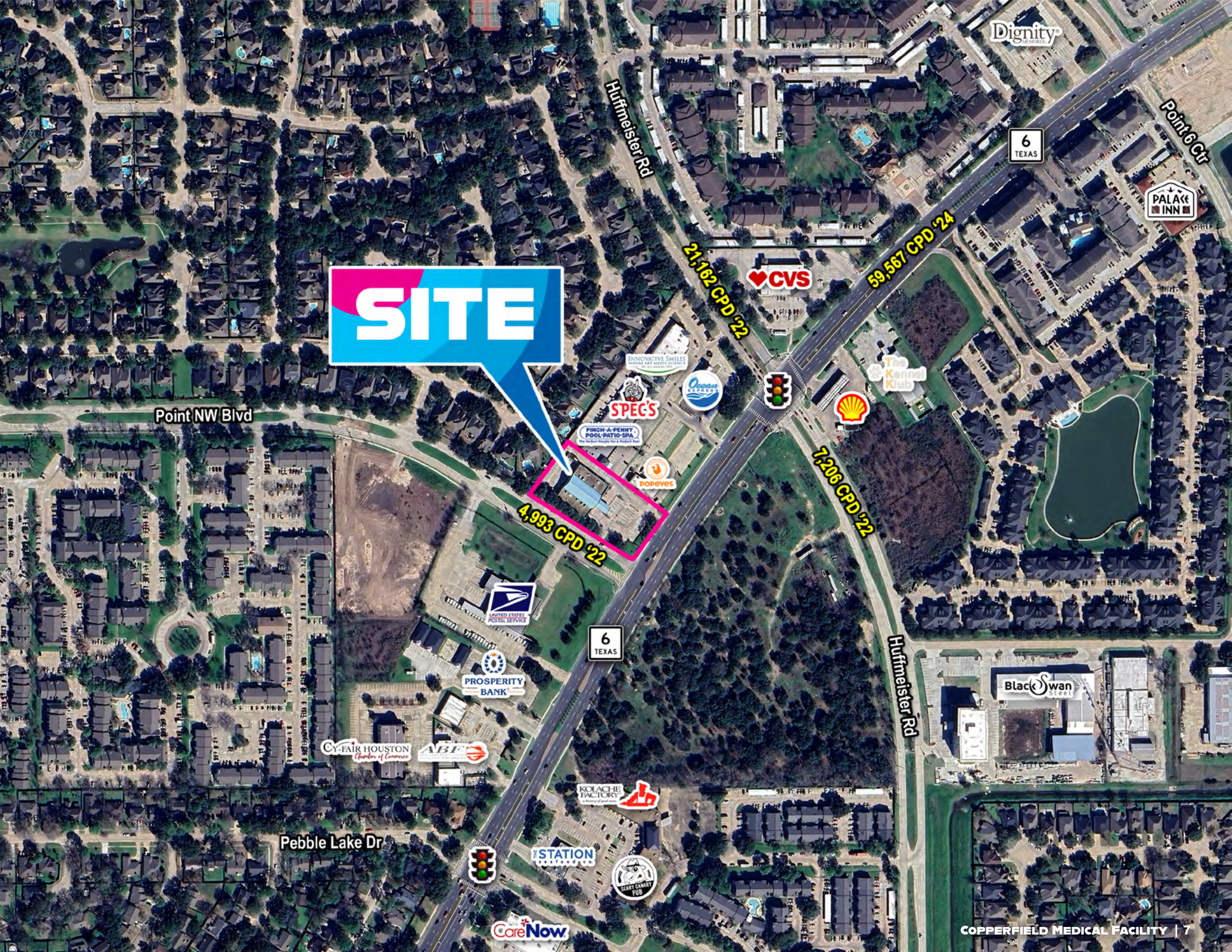
Kroger

ups

Auto Zone

59,567 CPD '24

221,565 CPD '24



SITE

Point NW Blvd

4,993 CPD '22

21,162 CPD '22

59,567 CPD '24

7,206 CPD '22

Pebble Lake Dr

Huffmeister Rd

Point 6 Ctr

Dignity

6 TEXAS

PALACE INN

CVS

SPEC'S

PRICH & PENNY POOL-PATIO-SPA

POPEYES

Shell

UNITED STATES POSTAL SERVICE

PROSPERITY BANK

CY-FAIR HOUSTON

ABF

KOLACHE FACTORY

THE STATION

CareNow

Black Swan Steel

INTERIOR PHOTOS





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 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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Rami Khoury

Sales Agent/Associate's Name

License No.

775141

License No.

Email

rk@blueoxgroup.com

Email

Phone

832.677.3434

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

**AVAILABLE
2,964 SF**



**FRESENIUS
KIDNEY CARE**

EDGY'S

COPPERFIELD MEDICAL FACILITY 2ND GENERATION MEDICAL SPACE FOR LEASE

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Rami Khoury | 832.677.3434
rk@blueoxgroup.com



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