SHOPPING CENTER - FOR SALE

8335 Veterans Memorial Dr, Houston, TX 77088



Price: $575,000

Lot Size: +/- 17,032 SF

Building Size: +/- 5,980 SF

Frontage: Veterans Memorial Dr. +/- 141.26'
Ideal type of businesses: Restaurant, convenient store, retail, etc.
Existing Tent: Barber Shop
Approx Miles: 2.2 (I-45), 1.5 (Hwy 249), 5.4 (Beltway 8),4.9 (Hardy Toll), 6.9 (I-69), 11.7 (I-45), 8.4 (I-610), 9.9 (IAH / Airport), 11.2 (Downtown Houston), 16.5 (Humble), and 11.8 (George Bush Int. Airport)

DN COMMERCIAL



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Commercial REALTOR

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.




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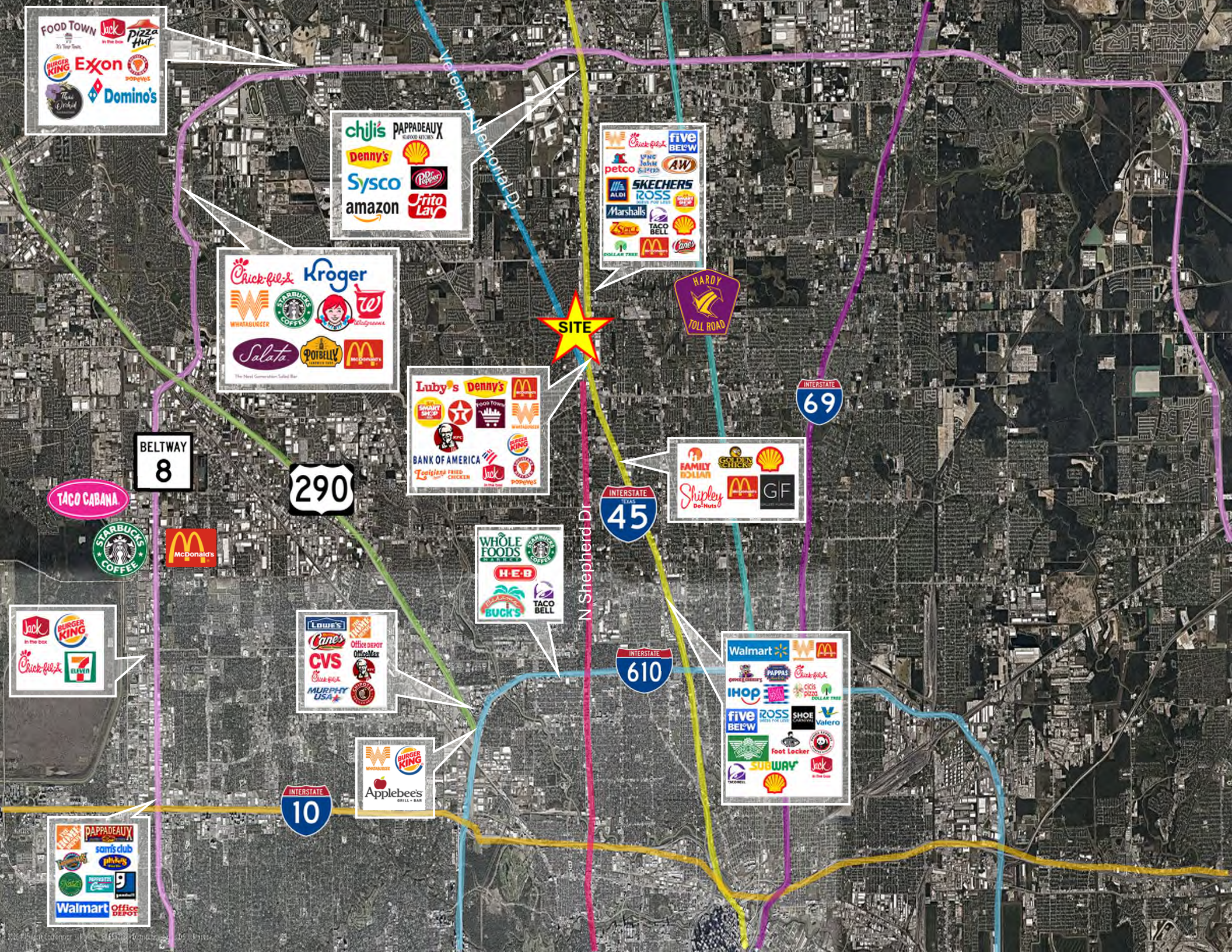











FOOD TOWN
Jack in the box
Pizza Hut
BURGER KING
Exxon
POPEYES
Domino's
chili's
PAPPADEAUX
Denny's
Sysco
Dr Pepper
amazon
Frito Lay
Veterans Memorial Dr
five BELOW
petco
SKECHERS
ROSS
ALDI
Marshalls
TACO BELL
DOLLAR TREE
Chick-fil-A
Kroger
WHATABURGER
STARBUCKS COFFEE
Walgreens
Salata
POTBELLY
McDONALD'S
SITE
HARDY TOLL ROAD
Luby's
Denny's
BANK OF AMERICA
Louisiana FRIED CHICKEN
INTERSTATE 69
BELTWAY 8
290
TACO CABANA
STARBUCKS COFFEE
McDonald's
INTERSTATE TEXAS 45
FAMILY DOLLAR
GOLDEN CHICK
Shipley Do-Nuts
GF
N Shepherd Dr
WHOLE FOODS MARKET
H-E-B
BUCK'S
TACO BELL
Jack in the box
BURGER KING
Chick-fil-A
7-ELEVEN
LOWE'S
Cane's
Office DEPOT
OfficeMax
CVS
MURPHY USA
INTERSTATE 610
Walmart
IHOP
five BELOW
ROSS
SHOE CARNIVAL
Valero
Foot Locker
SUBWAY
Applebee's
INTERSTATE 10
PAPPADEAUX
sam's club
Walmart
Office DEPOT

PROPERTY INFORMATION

8335 Veterans Memorial Dr,
Houston, TX 77088

DEMOGRAPHICS (2026 Estimates)

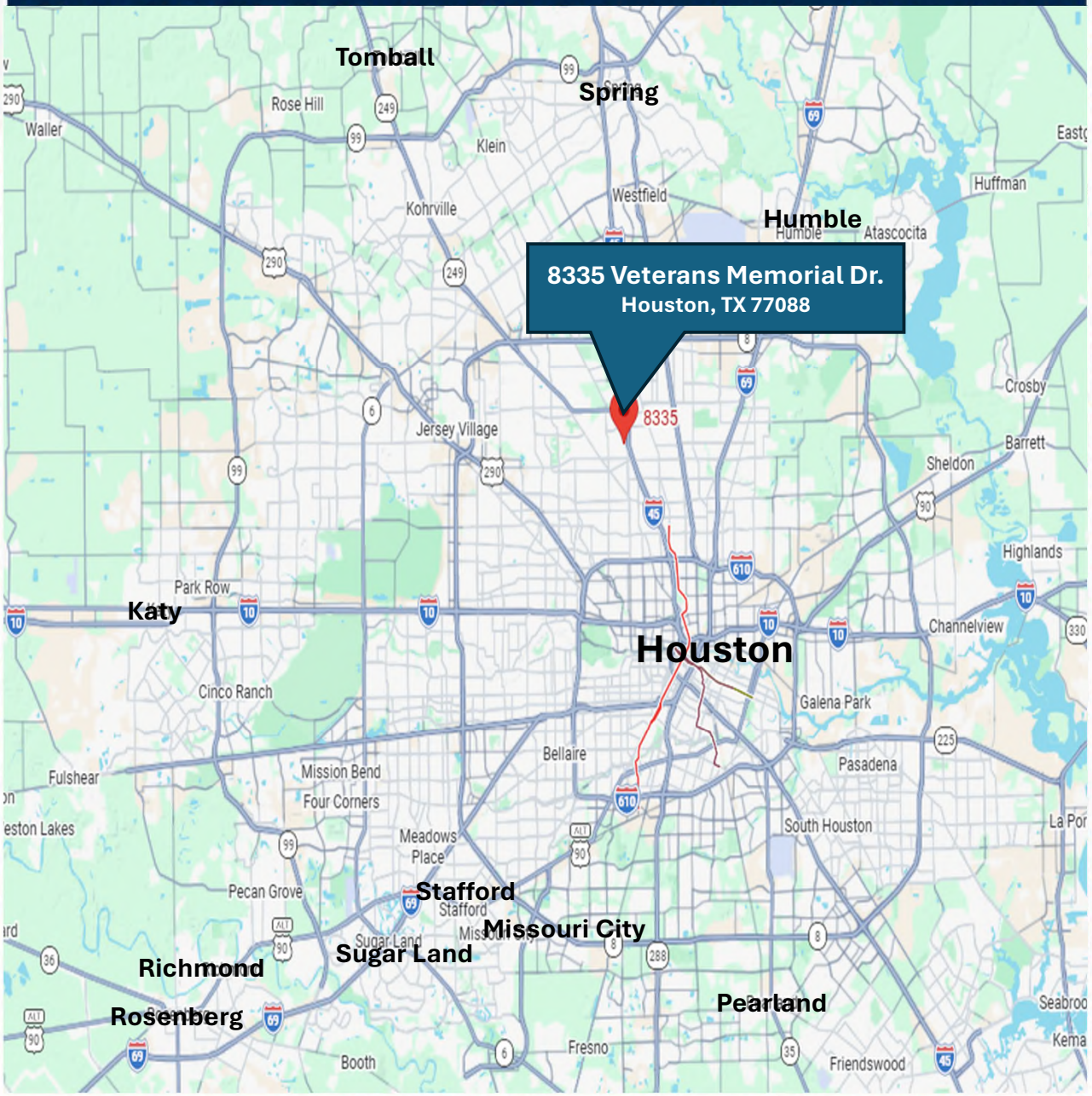
	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	12,808	105,800	223,784
Households	4,104	34,167	80,333
Median Household Income	$56,414	$48,491	$57,148
Average Household Income	$73,222	$67,181	$94,522
Median Age	35.9	33.7	34.3

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
I-45 (at W Rittenhouse St)	1.10 mi	297,000
I-45 (at W Gulf Bank Rd)	0.20 mi	286,837
I-45 (at W Gulf Bank Rd)	0.20 mi	272,059
I-45 (at W Gulf Bank Rd)	0.60 mi	283,969
North Freeway (at W Little York Rd)	0.80 mi	206,318
North Freeway (at W Gulf Bank Rd)	0.20 mi	215,747
W Gulf Bank Rd (at N Fwy Service Dr)	0.60 mi	13,980
N Victory Dr (at N Shepherd Dr)	0.70 mi	23,647

LOCATION MAP & TRAFFIC COUNTS



STEADY POPULATION
0.22% annual growth (2026–2031) within 5 miles

DIVERSE MARKET
64.2% Hispanic Origin (within 5 miles)

HIGH TRAFFIC EXPOSURE
Up to 297,000 VPD nearby
286,837 VPD on I-45
23,647 VPD on N Victory Dr

FLOOD ZONE
Flood Zone: **OUT**
(per FEMA Map)

11-03-2025

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.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
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 _____