SHOPPING CENTER - FOR LEASE

End Caps available – Ste B 2nd Gen Restaurant
Ste C - Shell Space (subdivisible)

- Base Rent: $1.83 SF/MO
- NNN: Est. $0.67 SF/MO
- Suite B: +/- 2,598 SF
  - 2nd Gen Restaurant
  - Drive-Thru Available
  - HVAC Controlled
- Suite C: +/- 2,598 SF
  - Shell Space (subdivisible)

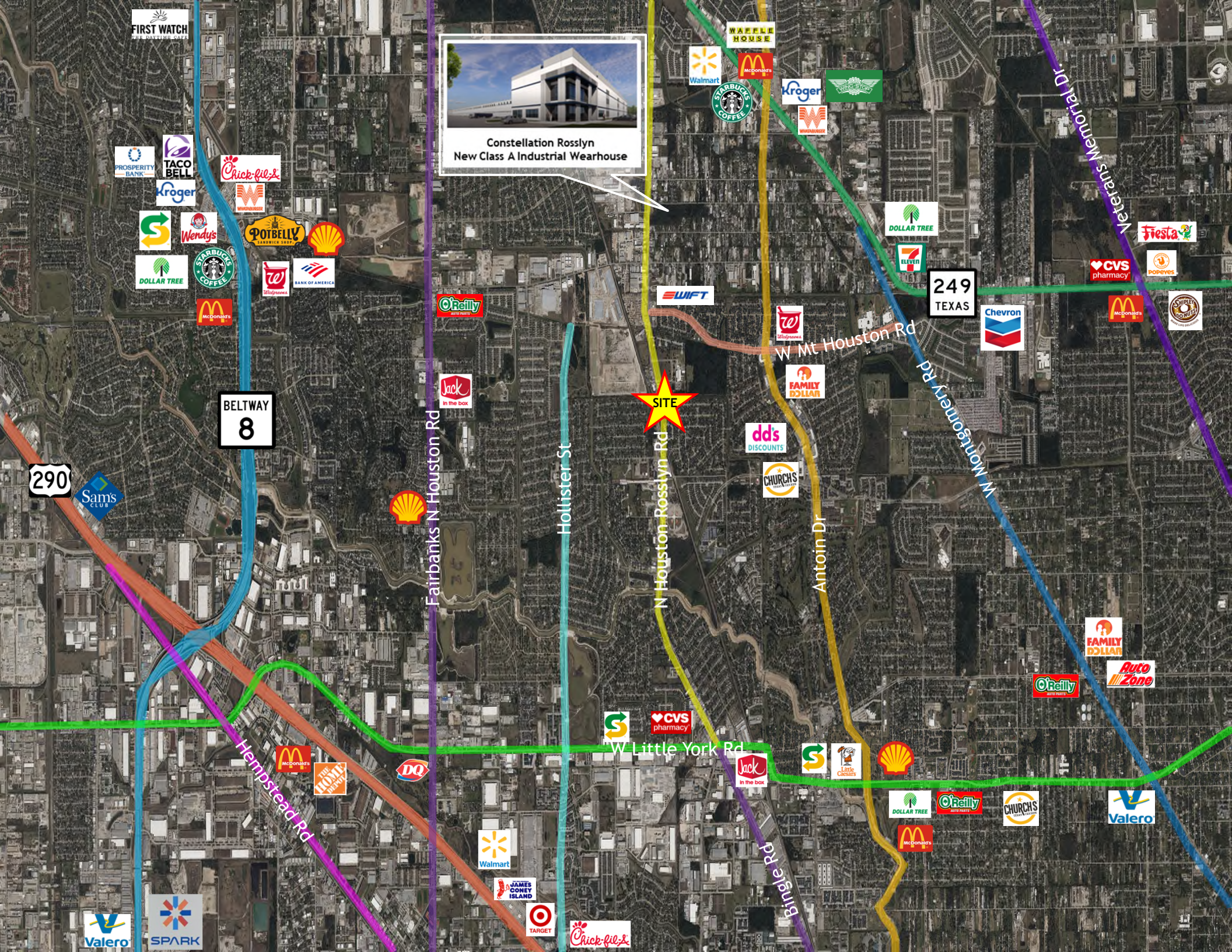
- Approx Miles: (7.1) Hwy 290, (15.6) Houston, (9.3) Beltway 8, (16) Bush Int. Airport, (2.9) Hwy 249, (8.2) Hwy 49, (7.2) Amazon Fulfillment, (7.8) Coca-Cola Southwest Beverages, (5.1) Target Sortation Center, (3.4) Fairbanks Logistics Park.
- Hard Corner with 4 drive cuts
- Excellent Visibility & Accessibility
- Pylon Sign



10206 N Houston Rosslyn, Houston, TX 77088

Parvez Karedia
M - (832) 614-0222
O - (713) 270-5400
parvez@dncommercial.net
www.dncommercial.net

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.


Constellation Rosslyn
New Class A Industrial Wearhouse
SITE
BELTWAY 8
290
249 TEXAS
Fairbanks N Houston Rd
Hollister St
N Houston Rosslyn Rd
Antoin Dr
W Montgomery Rd
Veterans Memorial Dr
W Mt Houston Rd
W Little York Rd
Hempstead Rd
Bingle Rd


Suite B
+/- 2,598 SF
Suite C
+/- 2,598 SF
Possible
Drive - Thru


Drive - Thru
Suite B
+/- 2,598 SF
Suite C
+/- 2,598 SF

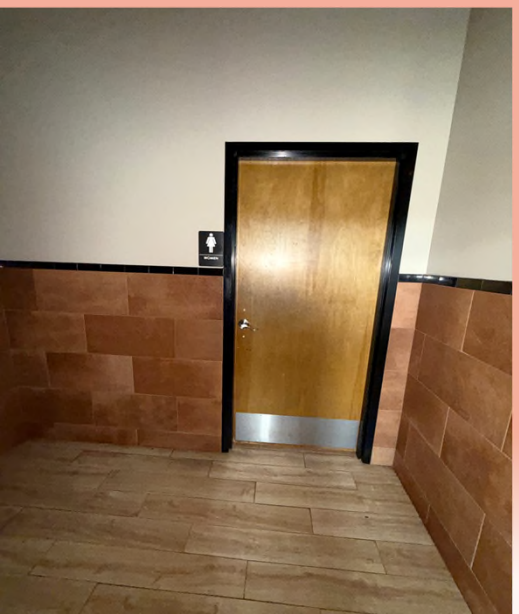

ORAKI


Suite B
+/- 2,598 SF
FRESH BAKED




The Golden Chick Story
1967
1989
1992
1993
A Bright Future








EXIT


NuCO2





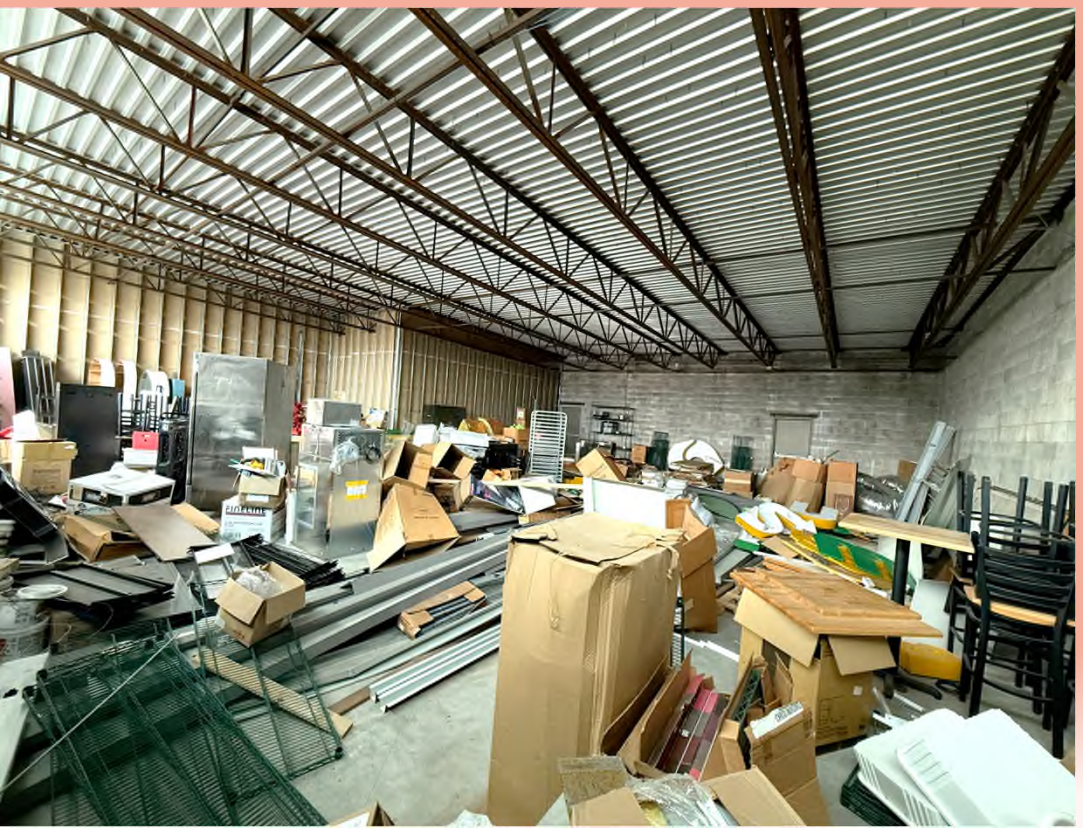
Suite B Cont.







Suite C
+/- 2,598 SF





PROPERTY INFORMATION

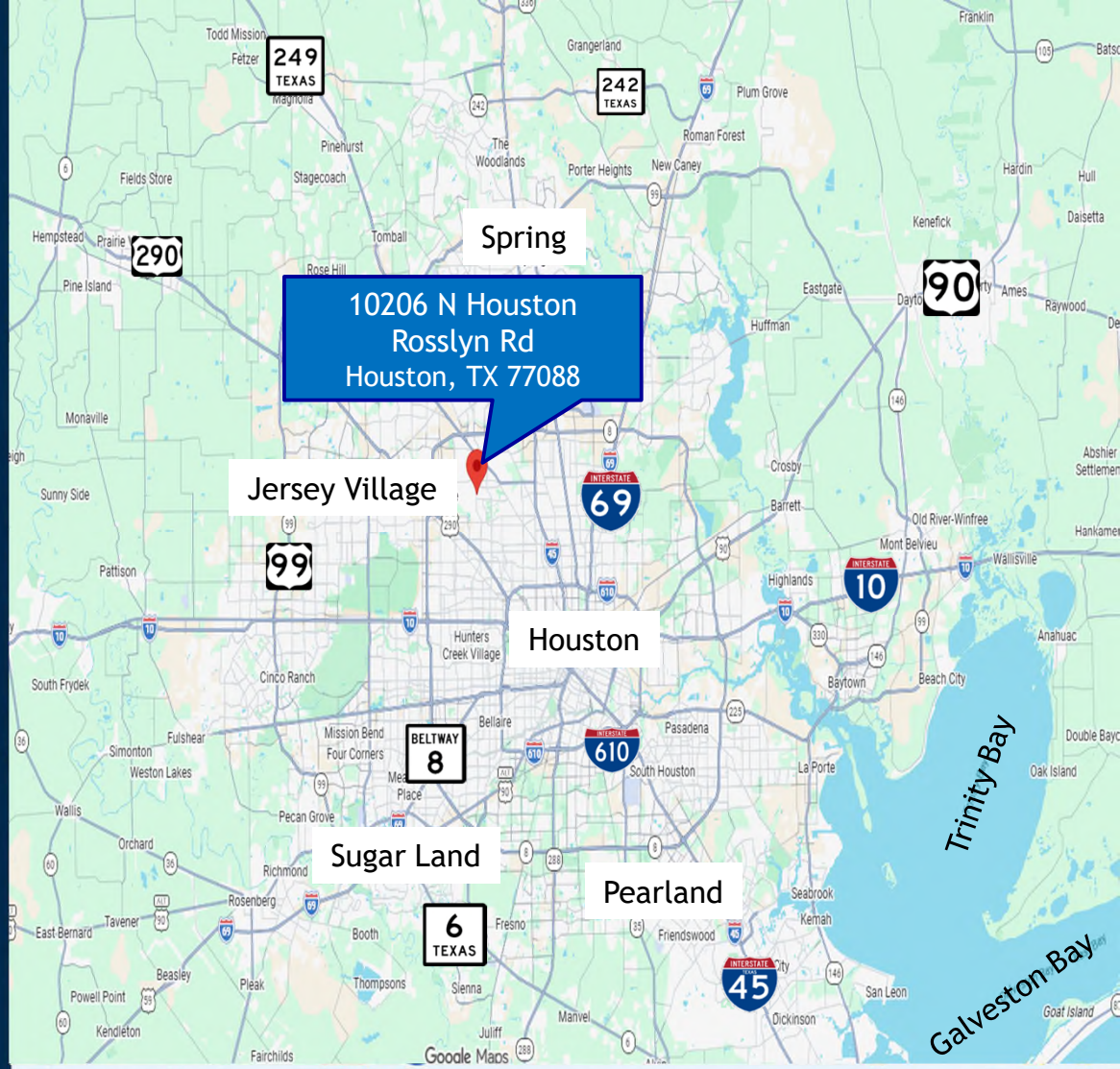
10206 N Houston Rosslyn Rd,
Houston, TX 77088

DEMOGRAPHICS
(2025 Estimates)

	0–1 MILE	1–3 MILES	3–5 MILES
Population	13,453	109,759	175,697
Households	4,184	37,684	60,267
Median Household Income	$64,755	$59,395	$66,703
Average Household Income	$87,384	$83,092	$92,695
Median Age	36.2	33.7	35.8
Population Growth (2025–2030)	-0.62%	0.13%	0.19%
Household Growth (2025–2030)	-0.21%	0.50%	0.61%

TRAFFIC EXPOSURE
Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
N Houston Rosslyn Rd @ S Klein Cir Dr	0.27 mi	30,670
N Houston Rosslyn Rd @ Alabonson Rd	0.32 mi	29,390
N Houston Rosslyn Rd @ Log Hollow Dr	0.12 mi	23,995
Antoine Dr @ W Mount Houston Rd	0.86 mi	21,610
N Houston Rosslyn Rd @ Woodland Trails Dr	0.89 mi	35,790



FLOOD ZONE
Flood Zone Determination:
OUT
X500 or B Zone

PROPERTY LOCATION
10206 N Houston Rosslyn Rd,
Houston, TX 77088

CONVENIENT NORTH HOUSTON LOCATION / STRONG DEMOGRAPHICS / HIGH TRAFFIC EXPOSURE

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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date