

# FOR SALE

# Fully Leased Shopping Center

9123 Scott St, Houston, TX 77051



- **Price: \$599,000**
- **Land Size: +/- 13,000 SF**
- **Building Size: +/- 5,000 SF**
- **Occupancy: 100%**
- **Built: 1970**
- **Recent Upgrades**
- **\$8,450 Rental Income**
- **Approx. Miles: 5.9 (NRG), 3.1 (Hwy 288), 5.0 (Hwy 90), 6.3 (Hwy 35), 9.0 (I-45), 6.9 (Hobby Int Airport), 5.4 (Beltway 8), 10.9 (I-10), 8.9 (Downtown Houston) 1.6 (I-610 Loop), 4.4 (U of H), 5.3 (MD Anderson), 2.2 (HEB eFC) 4.9 (Michael E DeBakey VA Medical Center) 3.8 (Coca – Cola Southwest Beverage) 5.9 ( Baylor College of Medicine).**
- **Expansion and Growth nearby**
  - U of H Expansion
  - Texas Medical Center Expansion
  - Road/infrastructure improvements on Scott Street and Beltway 8



**Danny Nguyen, CCIM**

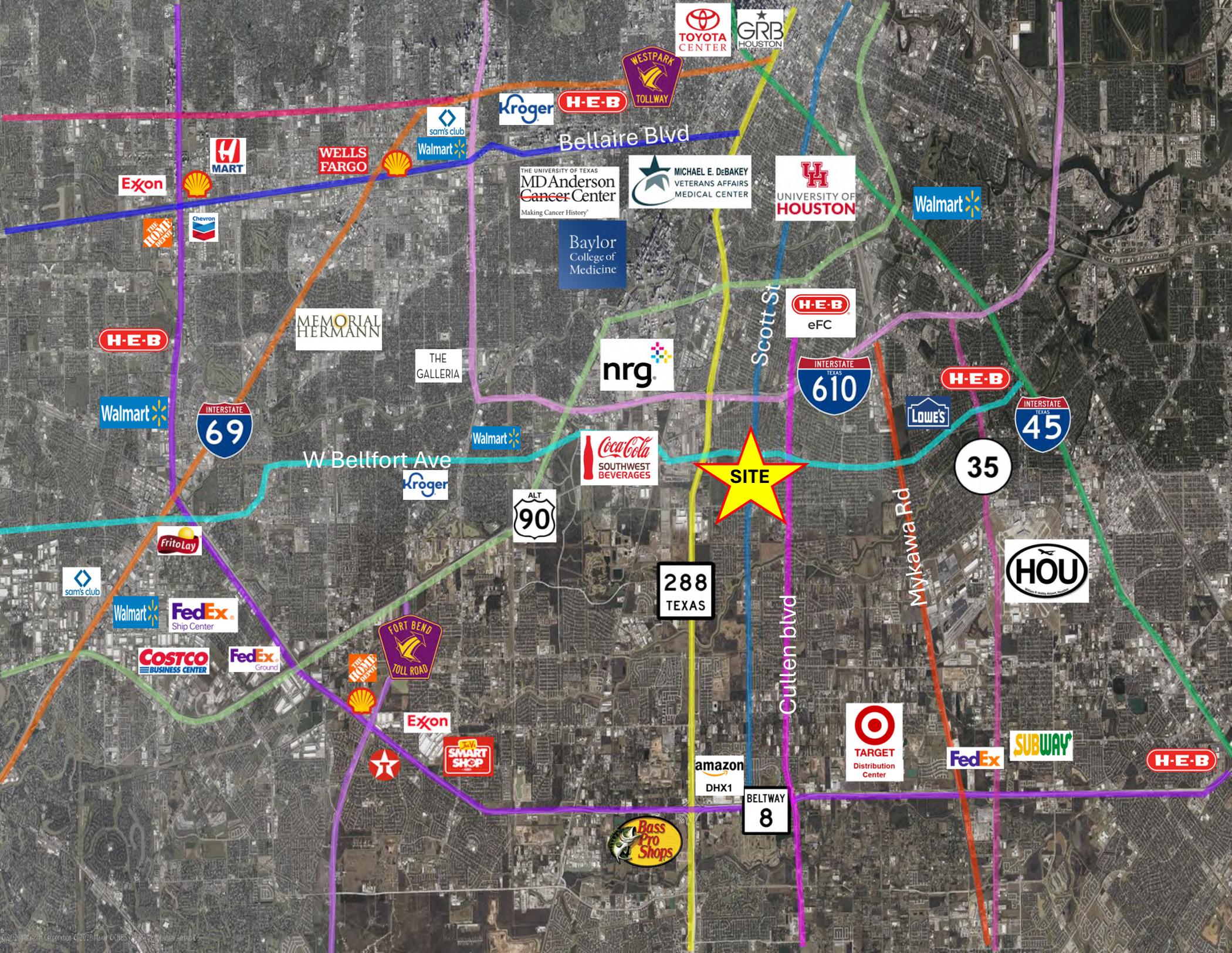
M - (713) 478-2972

O - (713) 270-5400

dannynguyen@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.*



Bellaire Blvd



W Bellfort Ave



Cullen Blvd

Mykawa Rd





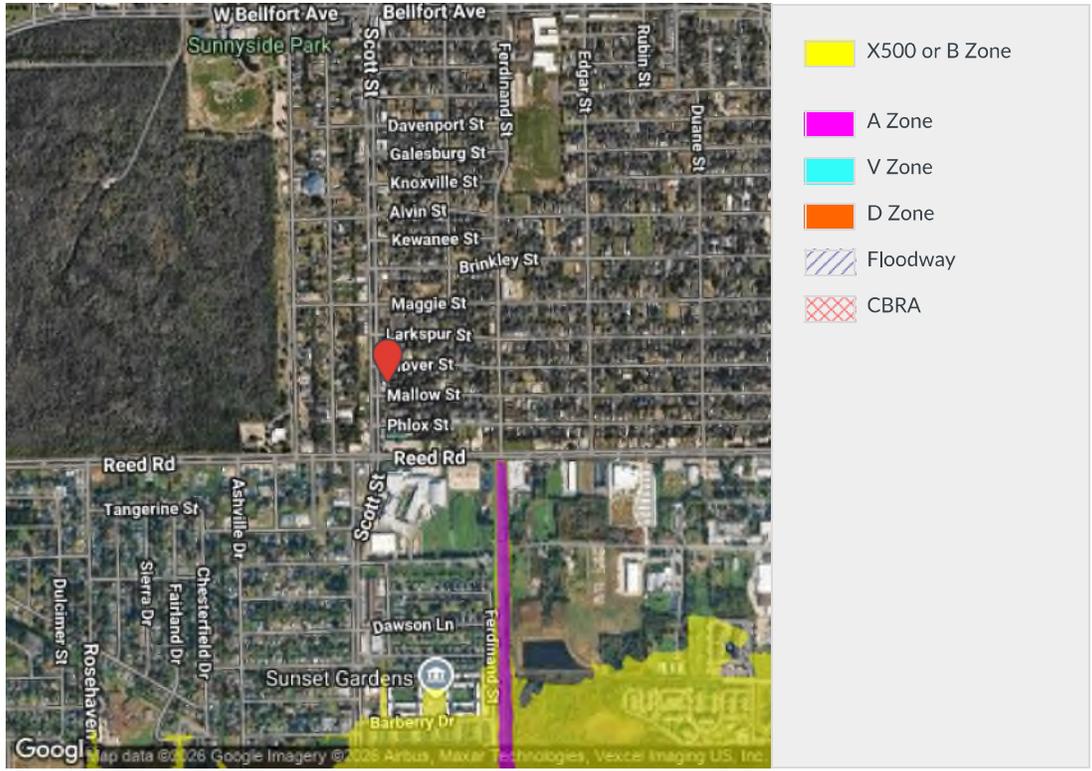
9123 SCOTT ST HOUSTON, TX 77051-2709

LOCATION ACCURACY: Excellent

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0890M
PANEL DATE	May 02, 2019	MAP NUMBER	48201C0890M



Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

# Executive Summary

9123 Scott St, Houston, Texas, 77051



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	10,521	84,305	159,796
2020 Population	12,196	89,913	189,246
2025 Population	13,290	94,817	196,282
2030 Population	14,365	96,948	201,278
2010-2020 Annual Rate	1.49%	0.65%	1.71%
2020-2025 Annual Rate	1.65%	1.02%	0.70%
2025-2030 Annual Rate	1.57%	0.45%	0.50%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	35.4	34.7	33.3
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	4.2%	9.4%	25.9%
Black Alone	81.1%	62.0%	31.7%
American Indian Alone	0.6%	0.9%	1.0%
Asian Alone	0.4%	6.6%	10.4%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	8.4%	13.1%	17.6%
Two or More Races	5.2%	8.1%	13.4%
Hispanic Origin	15.6%	24.6%	37.0%
Diversity Index	50.7	73.5	87.9

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	4,076	32,463	58,673
2020 Total Households	4,688	35,781	70,938
2025 Total Households	5,128	38,888	75,348
2030 Total Households	5,628	40,558	78,712
2010-2020 Annual Rate	1.41%	0.98%	1.92%
2020-2025 Annual Rate	1.72%	1.60%	1.16%
2025-2030 Annual Rate	1.88%	0.84%	0.88%
2025 Average Household Size	2.59	2.42	2.39
Wealth Index	31	41	83

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	37.7%	22.5%	25.6%
<b>Median Household Income</b>			
2025 Median Household Income	\$37,352	\$52,779	\$70,777
2030 Median Household Income	\$44,323	\$57,485	\$78,073
2025-2030 Annual Rate	3.48%	1.72%	1.98%
<b>Average Household Income</b>			
2025 Average Household Income	\$51,769	\$67,565	\$113,891
2030 Average Household Income	\$58,614	\$74,398	\$125,122
<b>Per Capita Income</b>			
2025 Per Capita Income	\$20,048	\$27,100	\$44,344
2030 Per Capita Income	\$23,049	\$30,419	\$49,618
2025-2030 Annual Rate	2.83%	2.34%	2.27%
<b>Income Equality</b>			
2025 Gini Index	46.7	45.8	52.7
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	29.9	38.7	43.6
<b>Housing Unit Summary</b>			
Housing Affordability Index	54	90	80
2010 Total Housing Units	4,641	37,193	68,066
2010 Owner Occupied Hus (%)	38.1%	48.1%	48.8%
2010 Renter Occupied Hus (%)	62.0%	51.9%	51.2%
2010 Vacant Housing Units (%)	12.2%	12.7%	13.8%
2020 Housing Units	5,126	39,725	80,890
2020 Owner Occupied HUs (%)	35.2%	44.1%	44.1%
2020 Renter Occupied HUs (%)	64.8%	55.9%	55.9%
Vacant Housing Units	8.5%	9.8%	12.3%
2025 Housing Units	5,649	43,101	85,521
Owner Occupied Housing Units	40.3%	45.4%	45.3%
Renter Occupied Housing Units	59.7%	54.6%	54.7%
Vacant Housing Units	9.2%	9.8%	11.9%
2030 Total Housing Units	6,210	45,035	89,104
2030 Owner Occupied Housing Units	2,554	19,099	36,918
2030 Renter Occupied Housing Units	3,074	21,460	41,794
2030 Vacant Housing Units	582	4,477	10,392

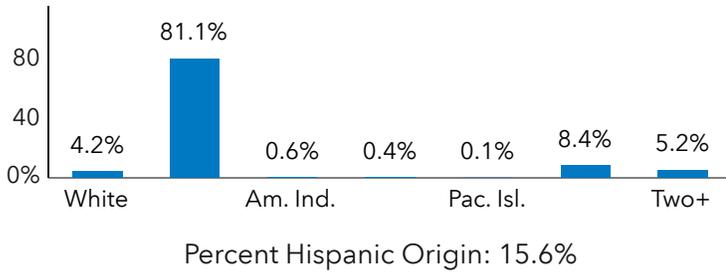
# Graphic Profile

9123 Scott St, Houston, Texas, 77051

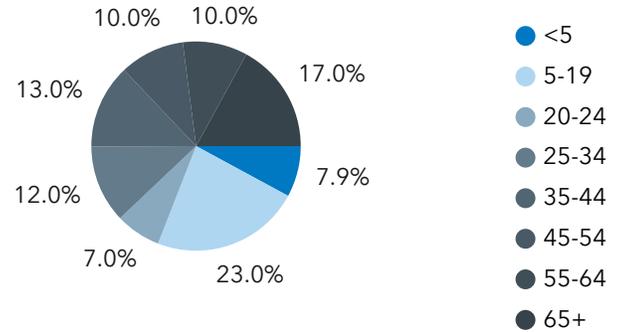


Ring band: 0 - 1 mile radius

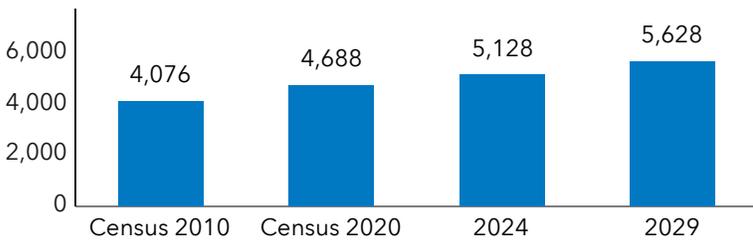
## Population by Race



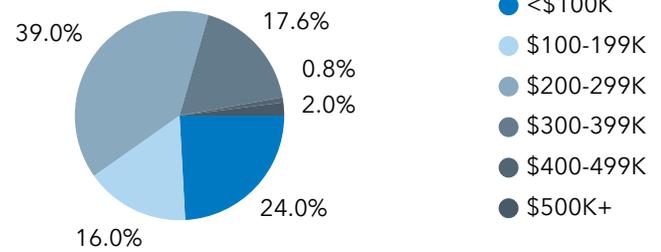
## Population by Age



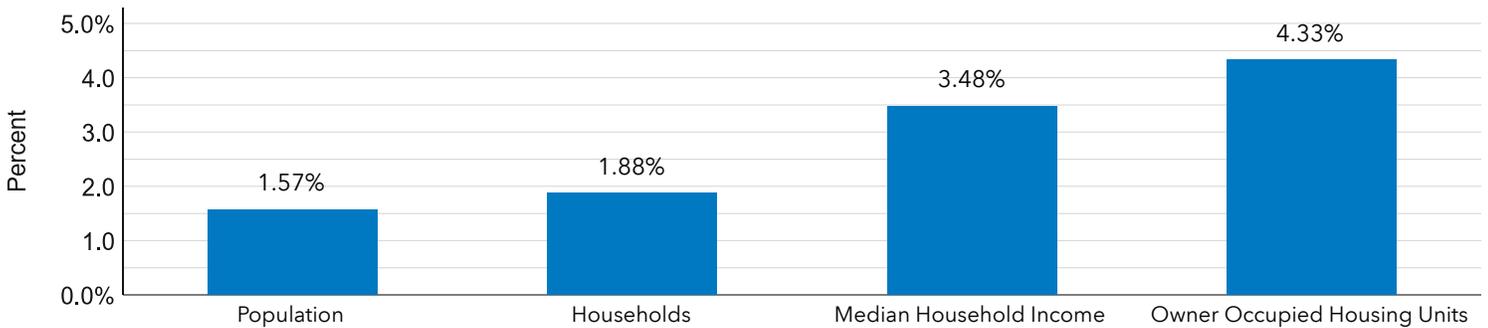
## Households



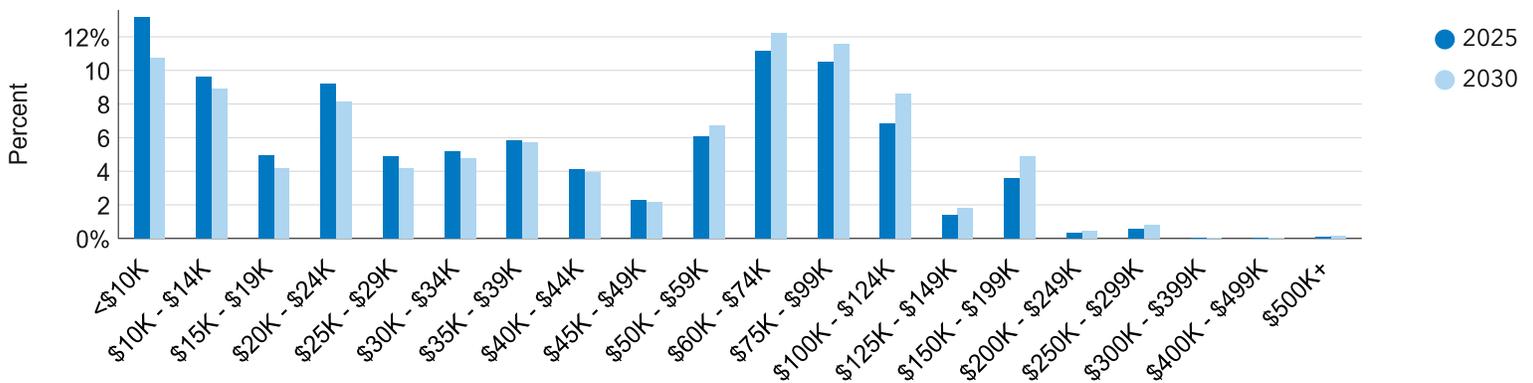
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

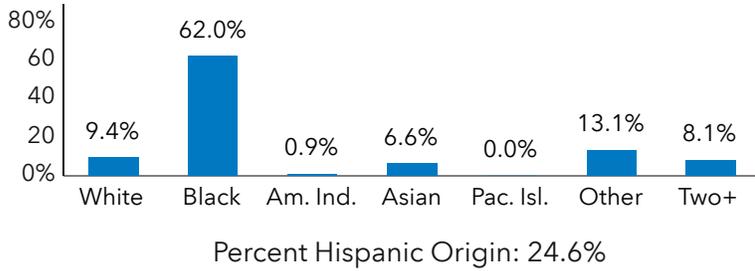
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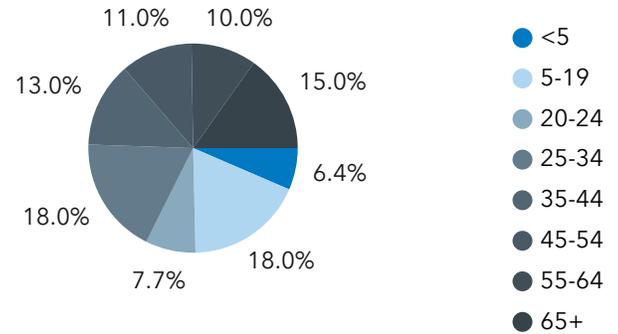


Ring band: 1 - 3 mile radius

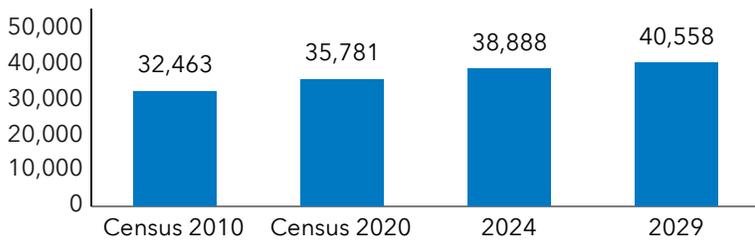
## Population by Race



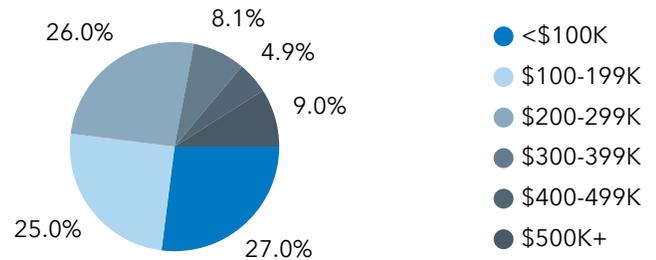
## Population by Age



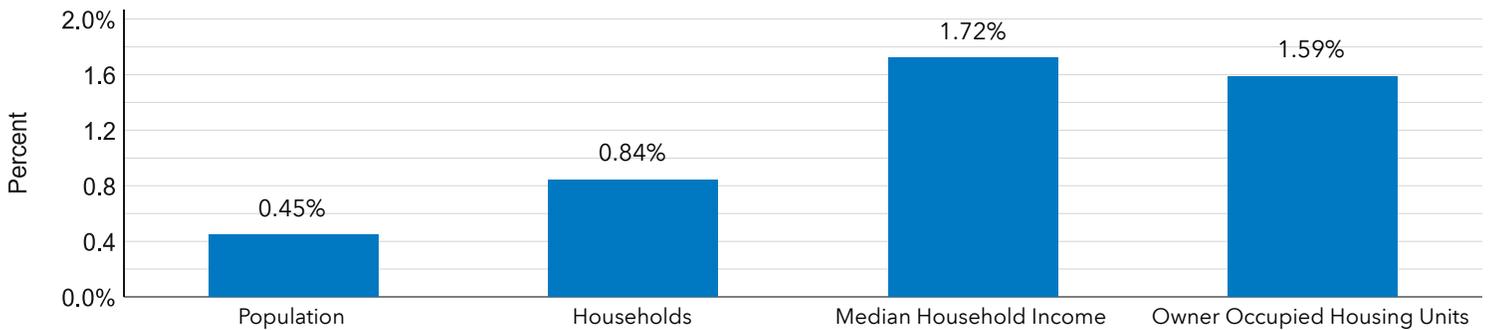
## Households



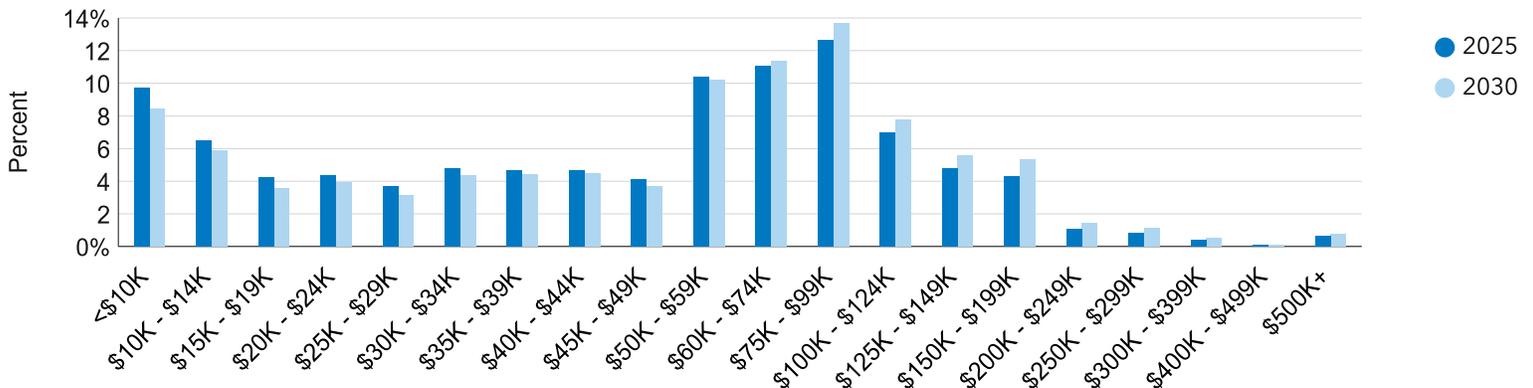
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

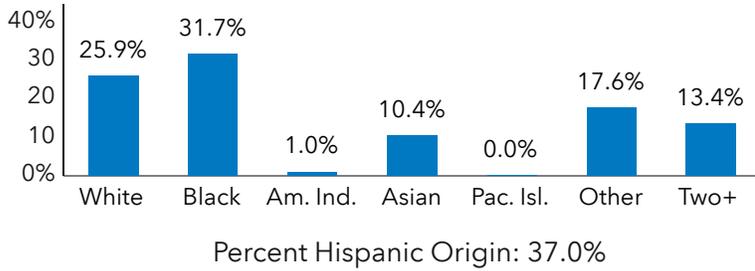
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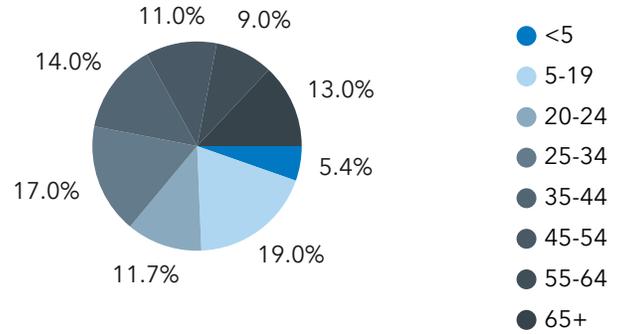


Ring band: 3 - 5 mile radius

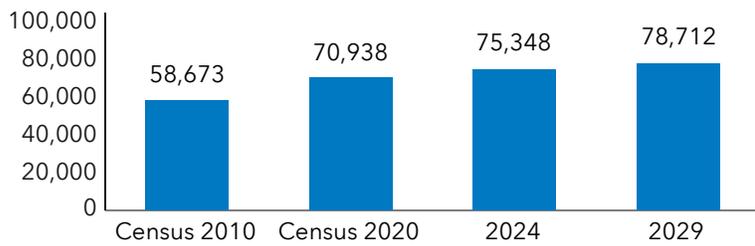
## Population by Race



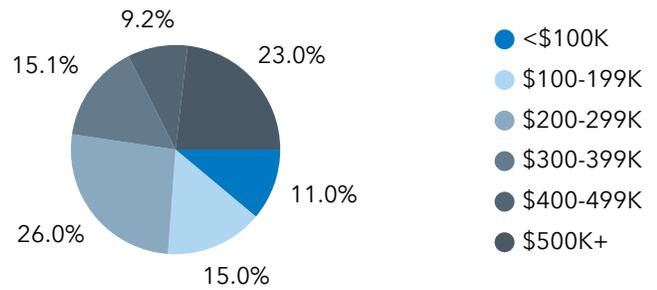
## Population by Age



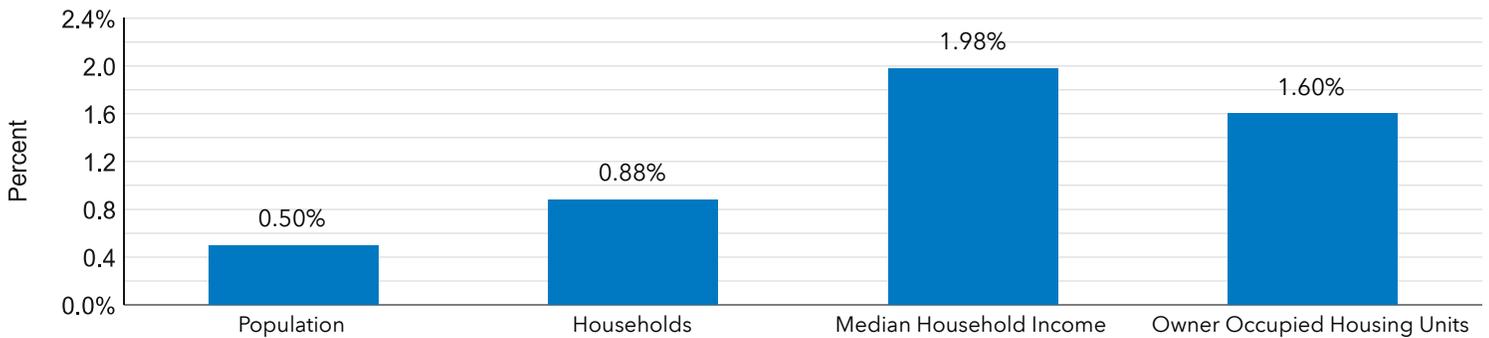
## Households



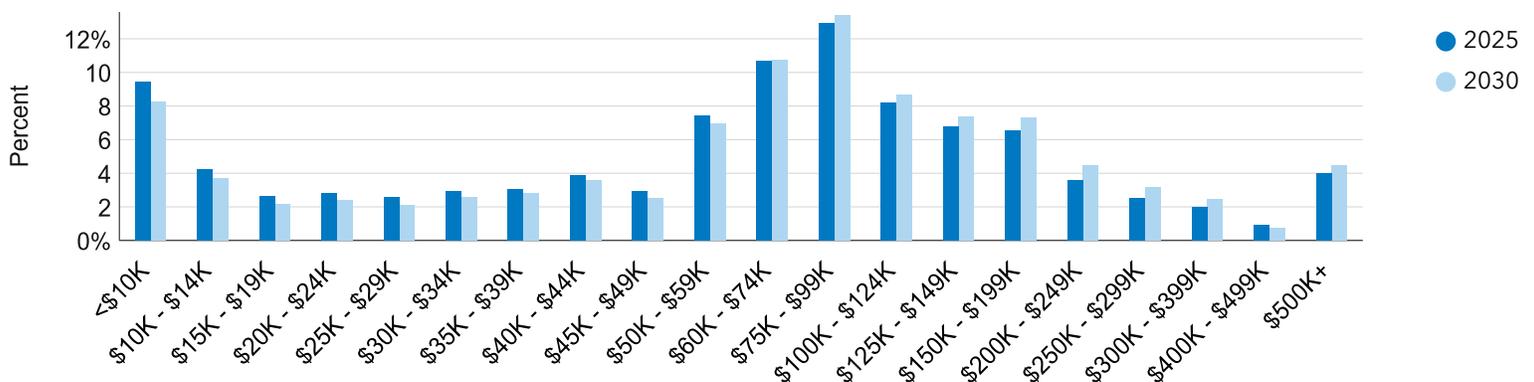
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



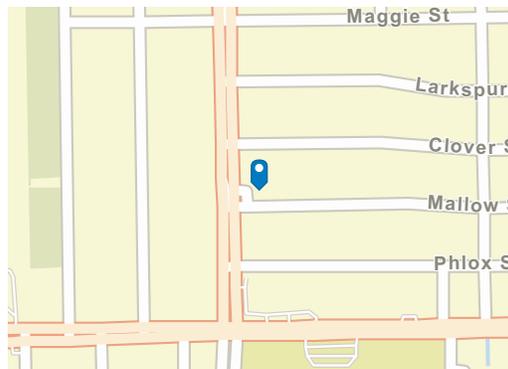
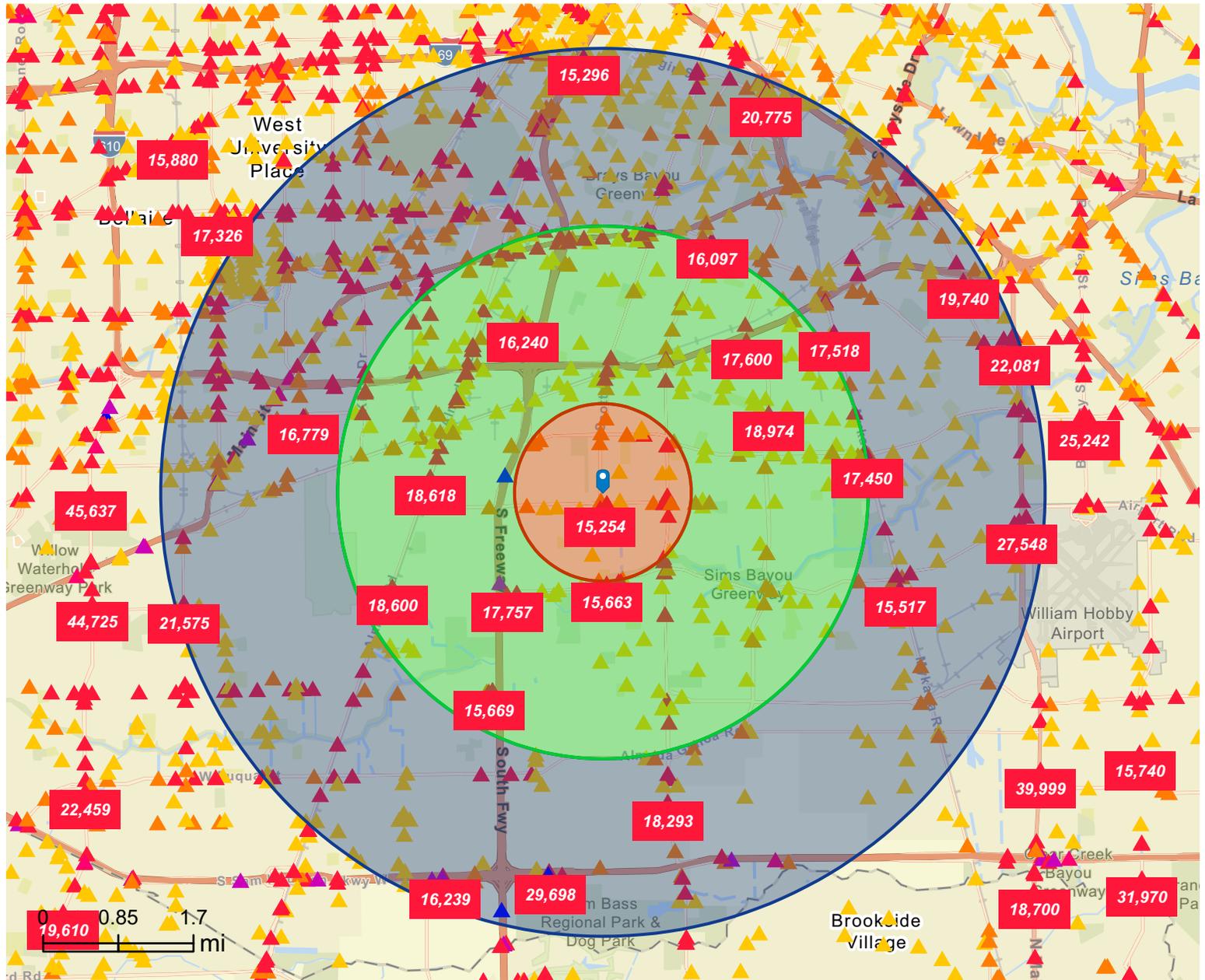
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Traffic Count Map

9123 Scott St, Houston, Texas, 77051



Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



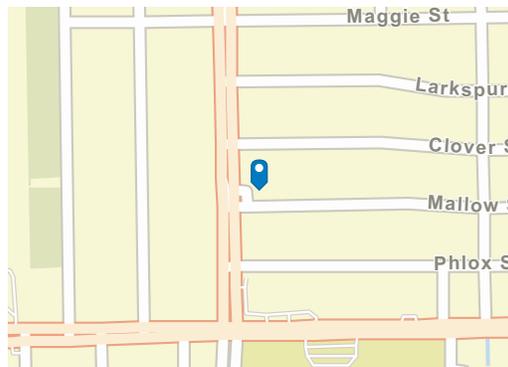
**Source:** Traffic Counts (2025)

# Traffic Count Map - Close Up

9123 Scott St, Houston, Texas, 77051



Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# Traffic Count Profile

9123 Scott St, Houston, Texas, 77051



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Scott St	Phlox St	2011	11,426
0.10	Reed Road	Scott St	2019	15,596
0.10	Reed Rd	Scott St	2011	13,780
0.20	Scott Street	Reed Rd	2019	15,254
0.20	Scott St	Reed Rd	2011	11,470
0.20	Culver St	Tangerine	2001	11,210
0.20	Ferdinand St	Phlox St	2011	1,390
0.30	Ferdinand St	Kewanee St	2011	880
0.30	Ashville Dr	Reed Rd	2011	1,390
0.50	Rosehaven Dr	Reed Rd	2011	5,070
0.60	Scott St	Elmwood St	2011	11,410
0.60	Reed Rd	Duane St	2011	13,840
0.70	Scott St	Lowden St	2011	9,850
0.70	Kish	Bolt St	2011	1,390
0.70	Reed Road	Cullen Blvd	2019	16,295
0.70	Sunbeam St	Fasco	2011	1,200
0.70	Brinkley St	Cullen Blvd	2011	820
0.70	Bellfort St	Shelby Cir	2011	8,500
0.70	Bellfort Street	Shelby Cir	2019	11,207
0.70	Cullen Blvd	Mallow	2005	21,700
0.80	Reed Road	Cullen Blvd	2019	12,985
0.80	Cullen Blvd	Wilmington St	2008	21,871
0.80	Brinkley St	Cullen Blvd	2011	1,330
0.80	Reed Rd	Cullen Blvd	2011	10,060
0.80	Bellfort St	Rubin St	2006	17,560
0.80	Rosemont St	Mc Lean	2011	230
0.80	Scott St	Rosemont St	2001	10,300
0.90	Stassen St	Mc Lean	2011	1,000

*Closest locations 1-28, Table 1 of 2*

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.90	Reed Rd	Kish	2009	14,751
0.90	Cullen Boulevard	Aledo St	2019	18,310
0.90	Cullen Blvd	Aledo St	2011	21,230
0.90	Bellfort Street	South Fwy	2019	10,250
1.00	Bellfort St	South Fwy	2011	8,490
1.00	Bellfort Street	South Fwy	2019	10,375
1.00	Scott St	Nita St	2011	12,520
1.00	Bellfort St	Coffee St	2011	12,200
1.00	Airport Blvd	Leitrim Way	2001	10,510
1.00	Sunbeam St	Rue St	2011	1,520
1.00	Cullen Blvd	Sunbeam St	2011	20,000
1.00	Airport Blvd	Southview St	2011	16,190
1.00	Airport Boulevard	Leitrim Way	2019	21,257
1.00	Airport Boulevard	Scott St	2022	15,663
1.00	Cullen Boulevard	Airport Blvd	2022	18,500
1.10	Reed Rd	Jutland Rd	2015	11,127
1.10	Leitrim Way	Holloway Dr	2011	4,830
1.10	South Freeway	W Bellfort St	2018	172,389
1.10	Ashville Dr	Elpyco St	2001	250
1.10	TX 288 Toll	S Fwy	2021	147,991
1.10	TX 288 Toll	S Fwy	2022	157,991
1.10	Airport Blvd	Ashville Dr	2001	12,820



## 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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