

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



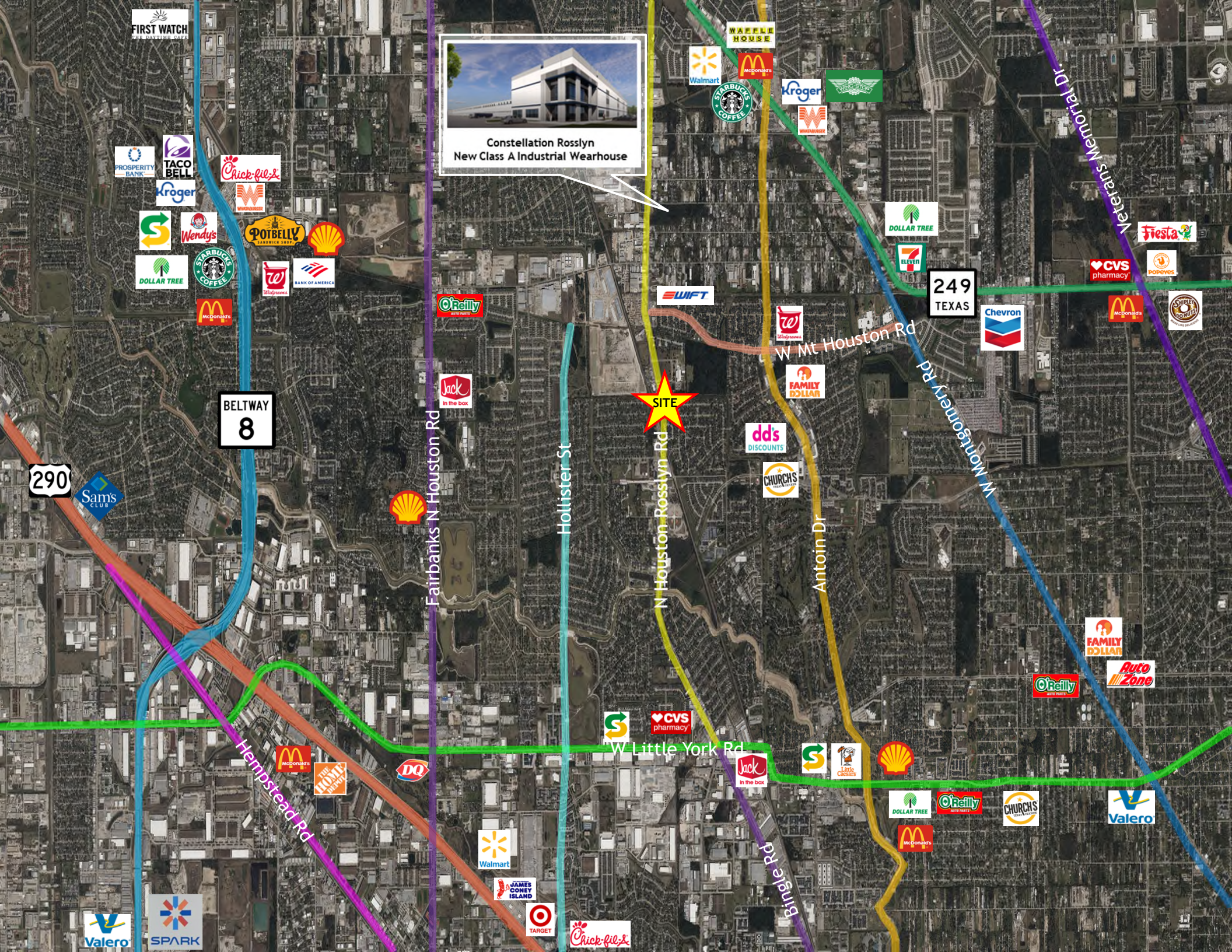
Parvez Karedia
M - (832) 614-0222
O - (713) 270-5400
parvez@dncommercial.net
www.dncommercial.net



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



FIRST WATCH

PROSPERITY BANK

TACO BELL

Chick-fil-e

Kroger

S

Wendy's

POPEYE'S

Shell

DOLLAR TREE

STARBUCKS COFFEE

Wendy's

BANK OF AMERICA

McDonald's

O'Reilly

WIFT

Waffle House

Walmart

McDonald's

STARBUCKS COFFEE

Kroger

Wendy's

DOLLAR TREE

7 ELEVEN

249 TEXAS

Chevron

CVS pharmacy

POPEYE'S

Fiesta

McDonald's

McDonald's

BELTWAY 8

290

Sams CLUB

Fairbanks N Houston Rd

Hollister St

N Houston-Rosslyn Rd

W Mt Houston Rd

Antoin Dr

W Montgomery Rd

Veterans Memorial Dr

Jack In the Box

Shell

Family Dollar

dds DISCOUNTS

CHURCH'S

Family Dollar

Auto Zone

O'Reilly

S

CVS pharmacy

W Little York Rd

McDonald's

THE HOME DEPOT

DO

Jack In the Box

S

Little Caesars

Shell

DOLLAR TREE

O'Reilly

CHURCH'S

Valero

McDonald's

Walmart

JAMES CONEY ISLAND

TARGET

Chick-fil-e

Valero

SPARK



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





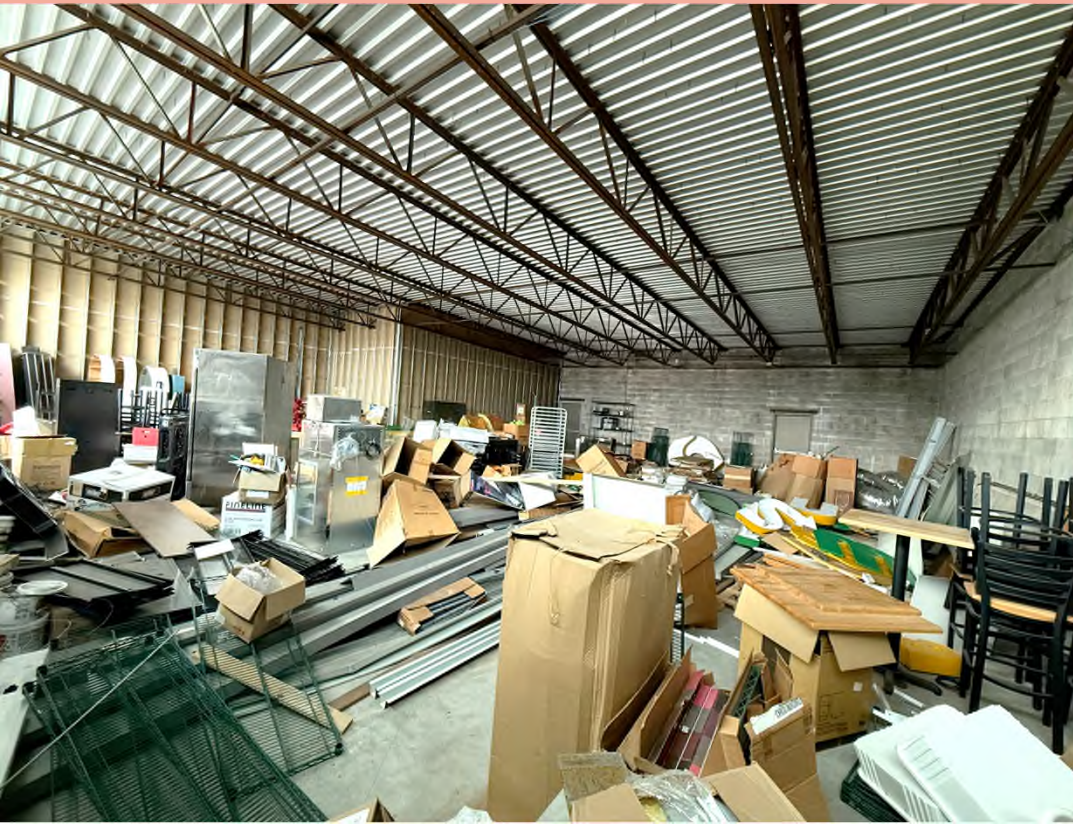


Suite B Cont.





Suite C
+/- 2,598 SF



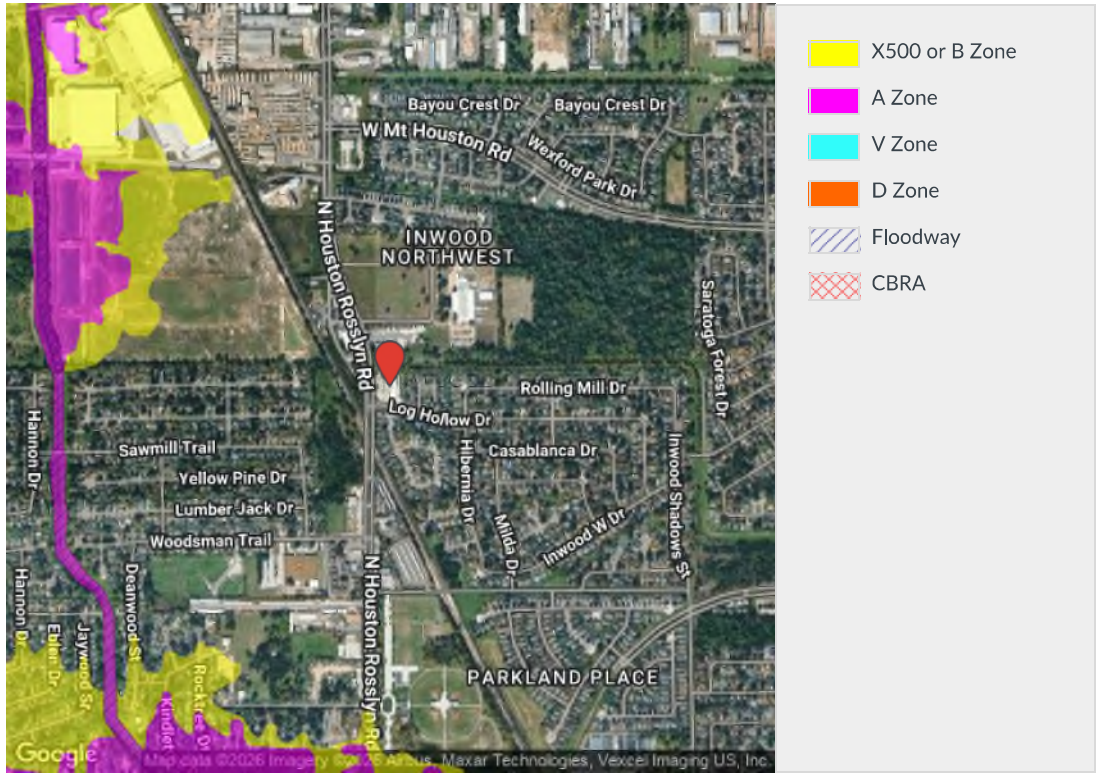
10206 N HOUSTON ROSSLYN RD HOUSTON, TX 77088-1504

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0465M
PANEL DATE	June 09, 2014	MAP NUMBER	48201C0465M





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.

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

Executive Summary

10206 N Houston Rosslyn Rd, Houston, Texas, 77088



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	14,044	94,426	166,934
2020 Population	14,060	110,498	174,030
2025 Population	13,453	109,759	175,697
2030 Population	13,038	110,492	177,334
2010-2020 Annual Rate	0.01%	1.58%	0.42%
2020-2025 Annual Rate	-0.84%	-0.13%	0.18%
2025-2030 Annual Rate	-0.62%	0.13%	0.19%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	36.2	33.7	35.8
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	17.8%	19.0%	23.1%
Black Alone	20.1%	24.7%	22.1%
American Indian Alone	2.0%	1.6%	1.7%
Asian Alone	8.2%	6.3%	7.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	33.2%	31.5%	27.8%
Two or More Races	18.8%	16.9%	17.8%
Hispanic Origin	63.5%	58.3%	54.5%
Diversity Index	87.9	88.2	89.1

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	4,085	30,653	53,335
2020 Total Households	4,233	36,781	57,471
2025 Total Households	4,184	37,684	60,267
2030 Total Households	4,141	38,641	62,141
2010-2020 Annual Rate	0.36%	1.84%	0.75%
2020-2025 Annual Rate	-0.22%	0.46%	0.91%
2025-2030 Annual Rate	-0.21%	0.50%	0.61%
2025 Average Household Size	3.21	2.91	2.91
Wealth Index	68	61	73

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

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	21.5%	26.3%	25.4%
Median Household Income			
2025 Median Household Income	\$64,755	\$59,395	\$66,703
2030 Median Household Income	\$75,424	\$67,756	\$75,439
2025-2030 Annual Rate	3.10%	2.67%	2.49%
Average Household Income			
2025 Average Household Income	\$87,384	\$83,092	\$92,695
2030 Average Household Income	\$98,070	\$92,659	\$103,137
Per Capita Income			
2025 Per Capita Income	\$27,012	\$28,493	\$31,982
2030 Per Capita Income	\$30,949	\$32,367	\$36,356
2025-2030 Annual Rate	2.76%	2.58%	2.60%
Income Equality			
2025 Gini Index	42.8	46.6	47.0
Socioeconomic Status			
2025 Socioeconomic Status Index	36.1	38.7	39.2
Housing Unit Summary			
Housing Affordability Index	92	77	80
2010 Total Housing Units	4,351	35,839	58,308
2010 Owner Occupied Hus (%)	74.5%	56.5%	60.9%
2010 Renter Occupied Hus (%)	25.5%	43.5%	39.1%
2010 Vacant Housing Units (%)	6.1%	14.5%	8.5%
2020 Housing Units	4,396	39,020	61,167
2020 Owner Occupied HUs (%)	72.4%	50.3%	57.5%
2020 Renter Occupied HUs (%)	27.6%	49.7%	42.5%
Vacant Housing Units	4.0%	5.7%	6.0%
2025 Housing Units	4,322	39,790	63,796
Owner Occupied Housing Units	73.3%	50.7%	58.8%
Renter Occupied Housing Units	26.7%	49.3%	41.2%
Vacant Housing Units	3.2%	5.3%	5.5%
2030 Total Housing Units	4,322	40,829	66,040
2030 Owner Occupied Housing Units	3,119	20,222	37,597
2030 Renter Occupied Housing Units	1,022	18,419	24,545
2030 Vacant Housing Units	181	2,188	3,899

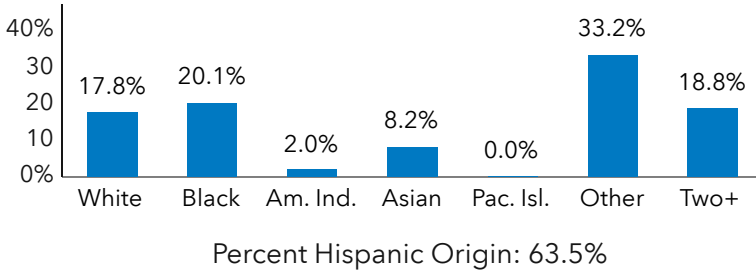
Graphic Profile

10206 N Houston Rosslyn Rd, Houston, Texas, 77088

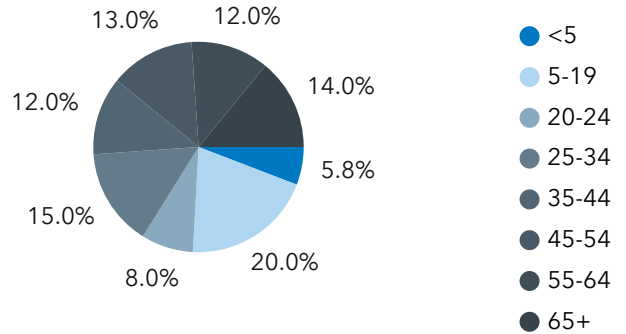


Ring band: 0 - 1 mile radius

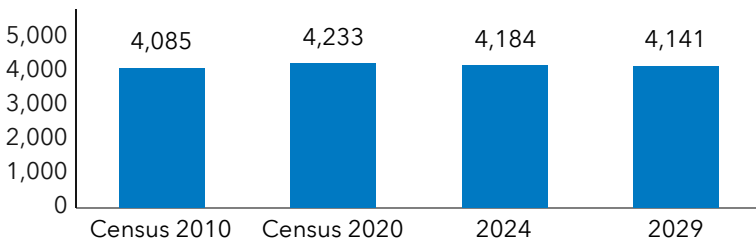
Population by Race



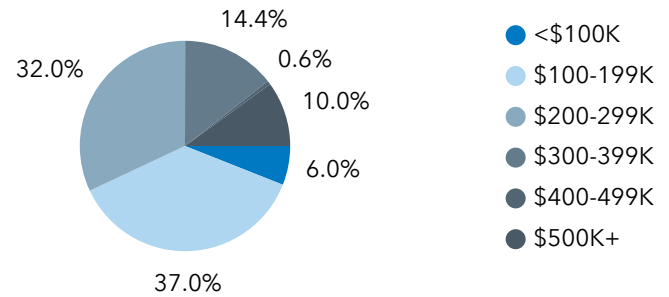
Population by Age



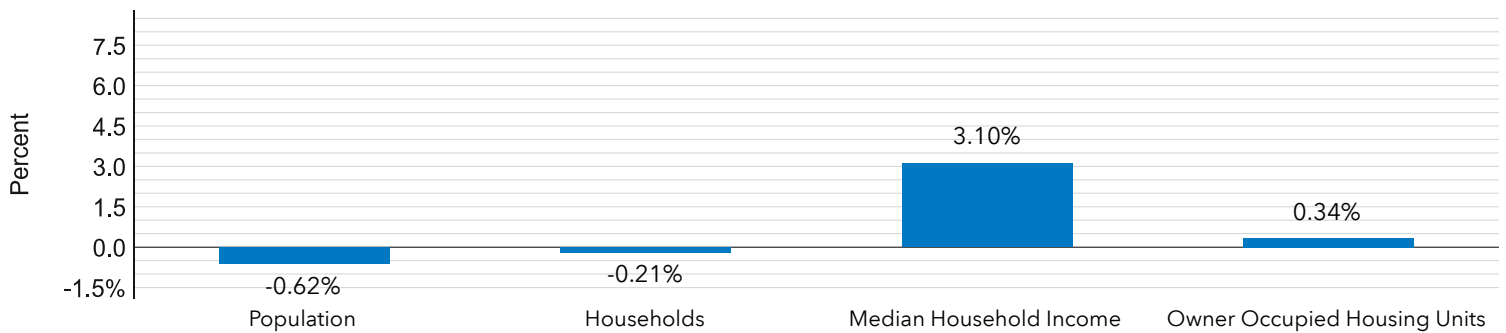
Households



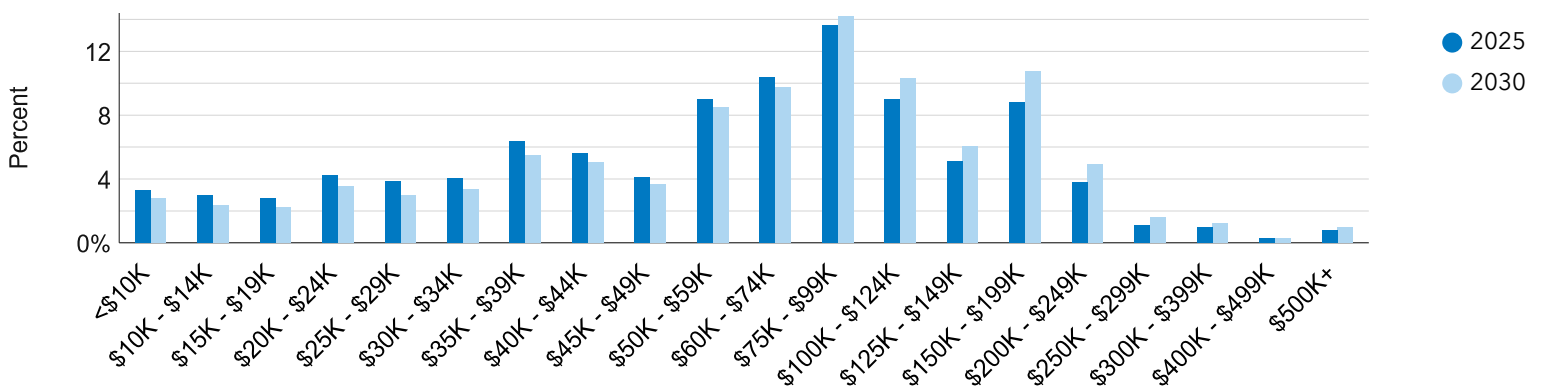
Home Value



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.

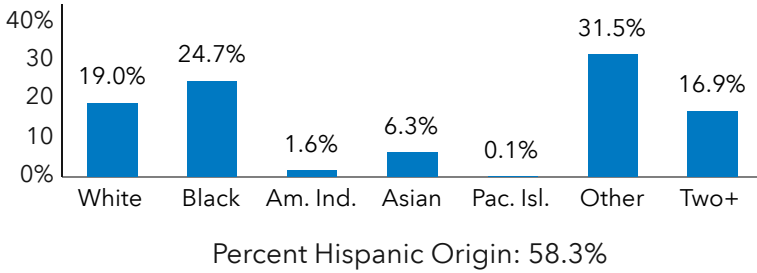
Graphic Profile

10206 N Houston Rosslyn Rd, Houston, Texas, 77088

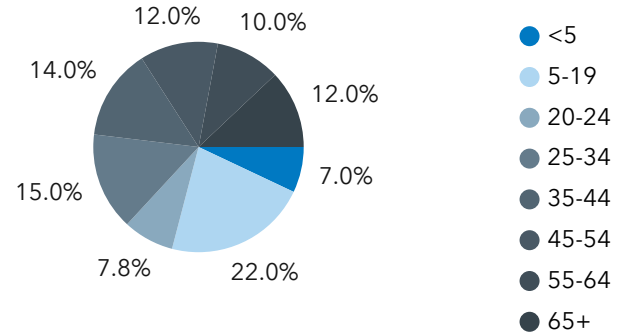


Ring band: 1 - 3 mile radius

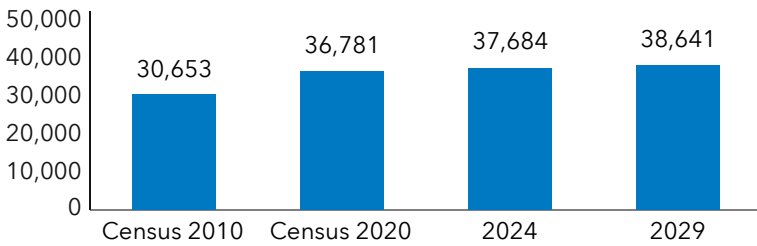
Population by Race



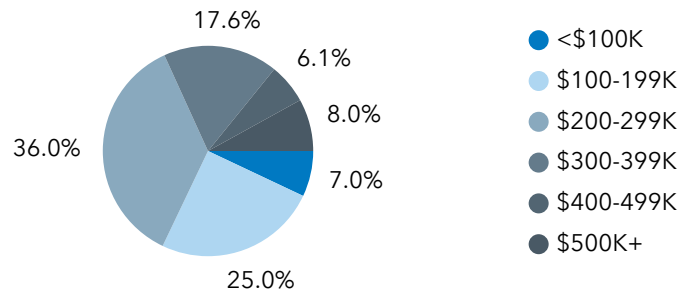
Population by Age



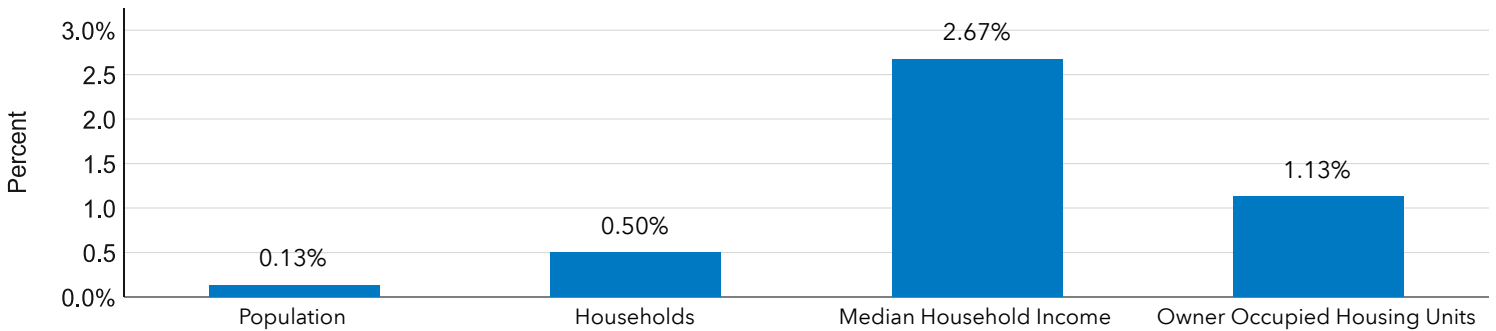
Households



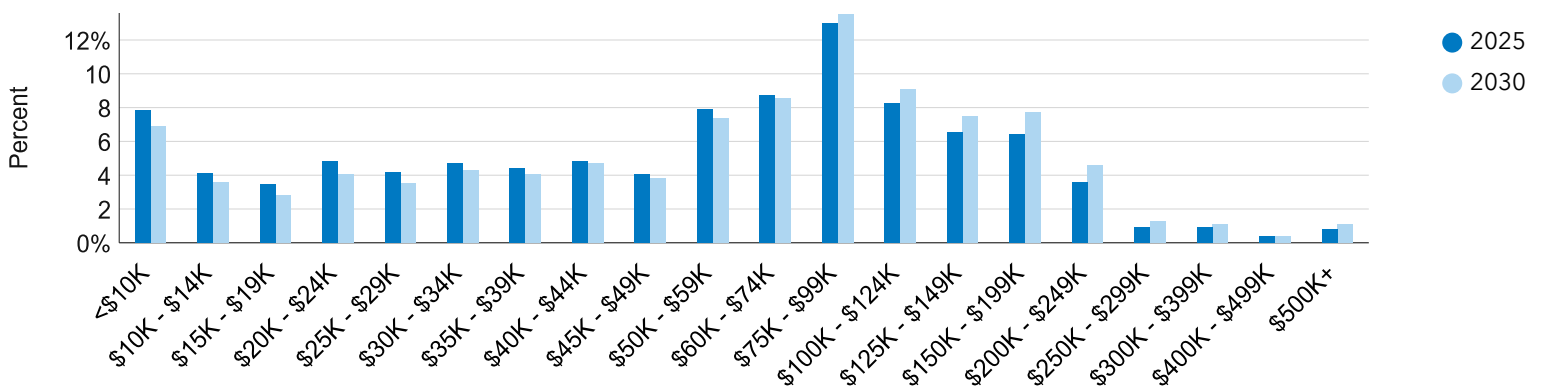
Home Value



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.

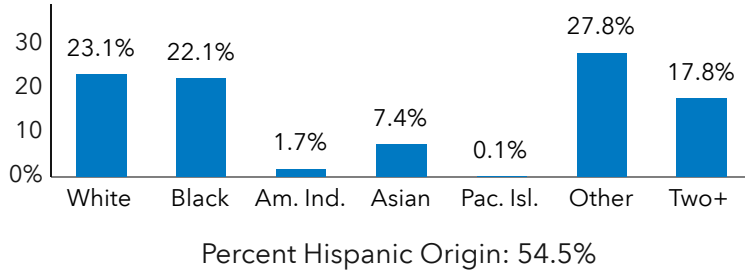
Graphic Profile

10206 N Houston Rosslyn Rd, Houston, Texas, 77088

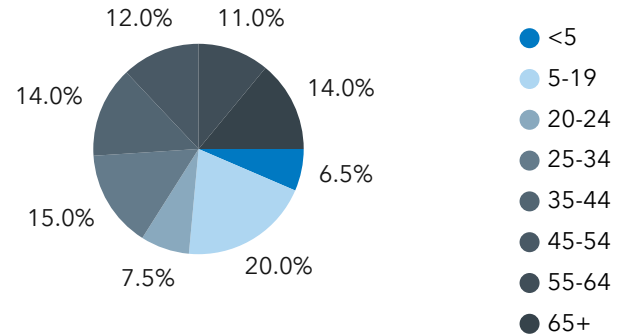


Ring band: 3 - 5 mile radius

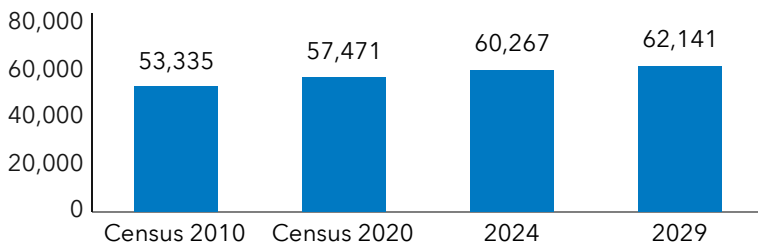
Population by Race



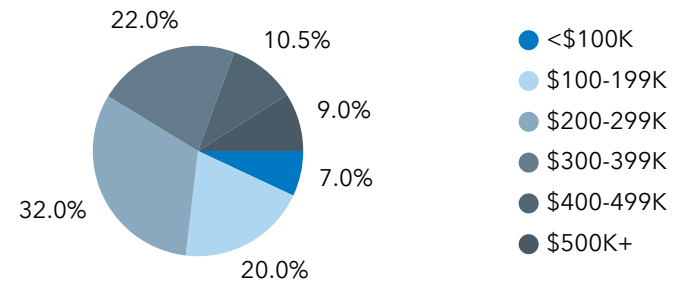
Population by Age



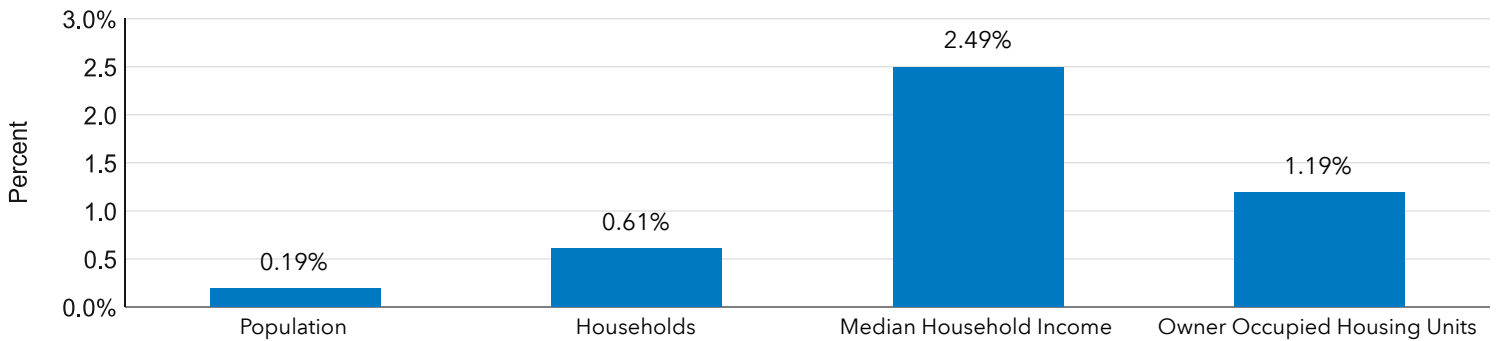
Households



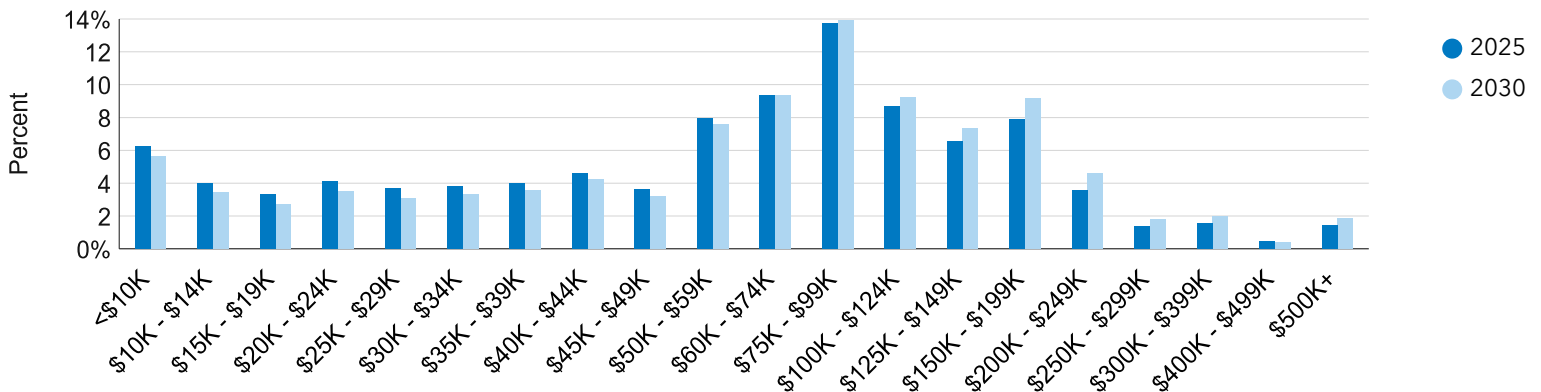
Home Value



2024-2029 Annual Growth Rate



Household Income



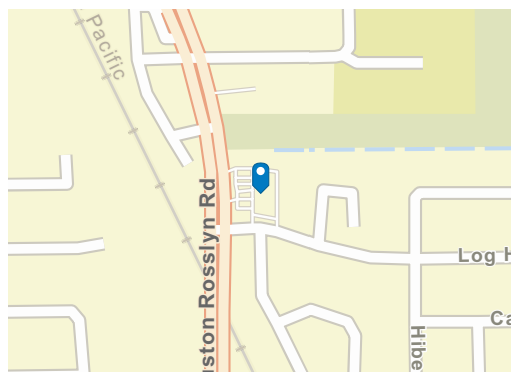
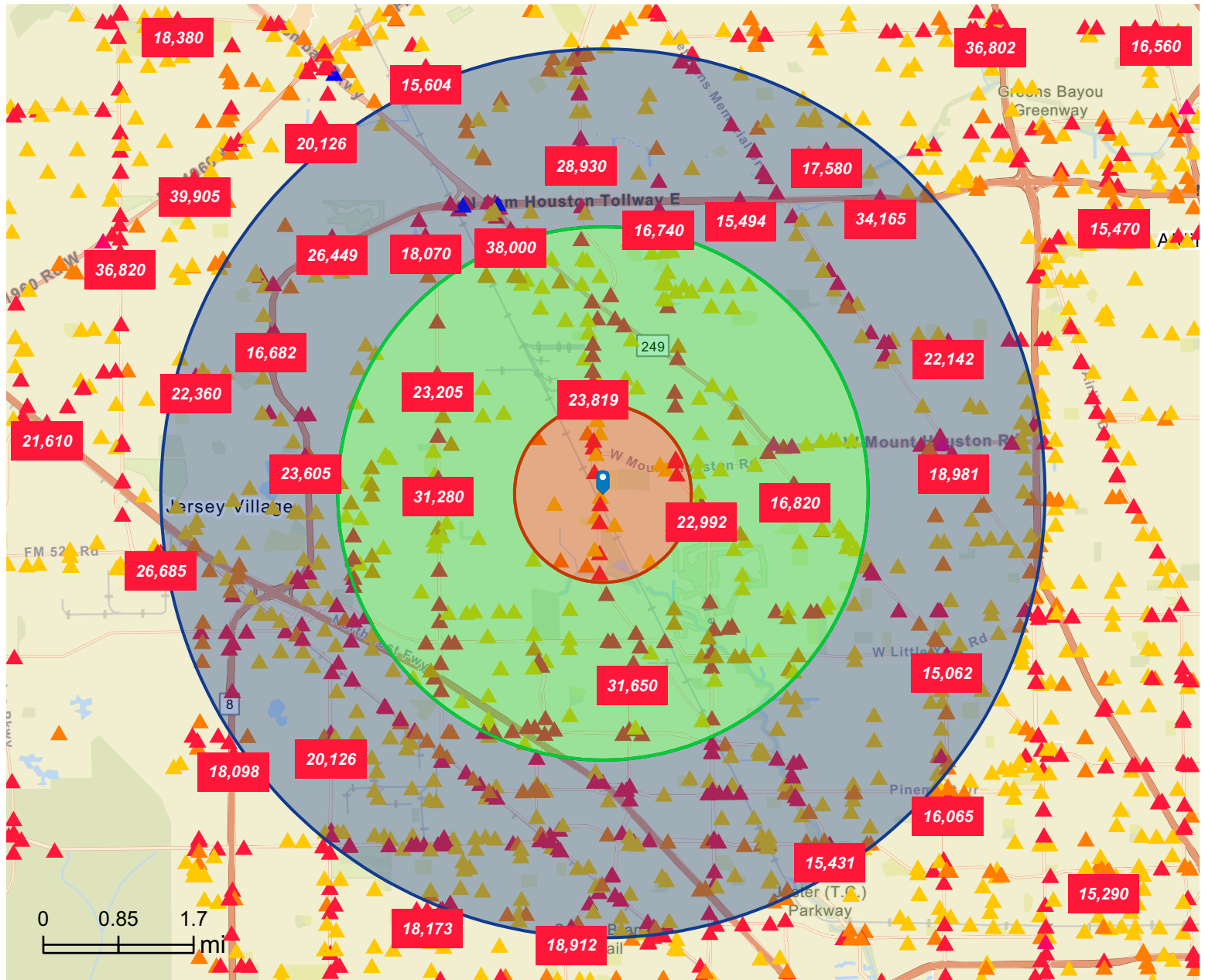
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

10206 N Houston Rosslyn Rd, Houston, Texas, 77088

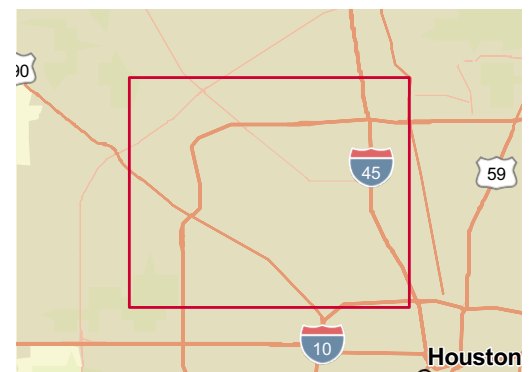


Ring bands: 0-1, 1-3, 3-5 mile radii



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



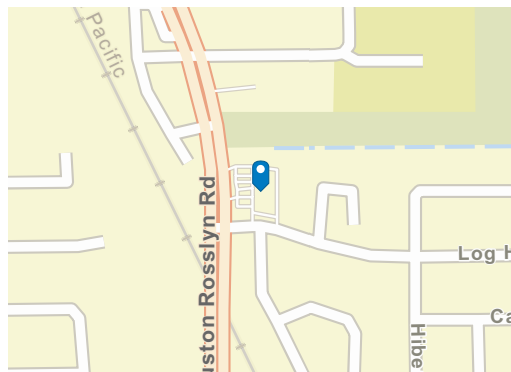
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

10206 N Houston Rosslyn Rd, Houston, Texas, 77088

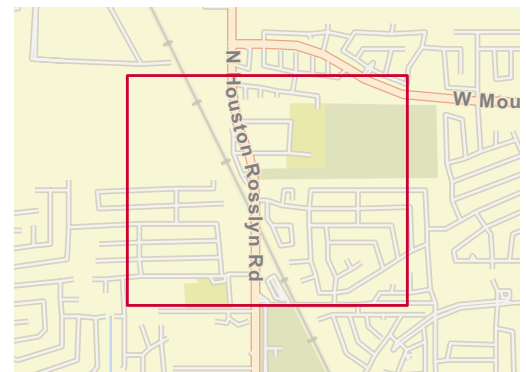


Ring bands: 0-1, 1-3, 3-5 mile radii



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

10206 N Houston Rosslyn Rd, Houston, Texas, 77088
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.88976
 Longitude: -95.49384

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Log Hollow Dr	N Houston Rosslyn Rd (0.0 miles W)	2011	2690
0.12	North Houston Rosslyn Road	Log Hollow Dr (0.08 miles N)	2022	23995
0.27	N Houston Rosslyn Rd	S Klein Cir Dr (0.14 miles S)	2001	30670
0.27	Woodsman Trl	N Houston Rosslyn Rd (0.05 miles E)	2011	540
0.32	N Houston Rosslyn Rd	Alabonson Rd (0.03 miles S)	2001	29390
0.37	Alabonson Rd	Milda Dr (0.08 miles E)	2011	5020
0.46	W Mount Houston Rd	N Houston Rosslyn Rd (0.03 miles W)	2011	2880
0.54	N Houston Rosslyn Rd	W Mount Houston Rd (0.08 miles S)	2001	25500
0.56	Sawmill Trl	Hannon Dr (0.06 miles W)	2011	1600
0.61	North Houston Rosslyn Road	Breen Dr (0.08 miles N)	2019	24823
0.61	North Houston Rosslyn Road	Breen Dr (0.08 miles N)	2022	24005
0.63	Majestic Oaks Dr	Hearthwood Dr (0.05 miles W)	2011	1150
0.67	N Houston Rosslyn Rd	Majestic Oaks Dr (0.04 miles N)	2001	27410
0.69	Breen Dr	N Houston Rosslyn Rd (0.08 miles W)	2011	5840
0.71	Breen Dr	N Houston Rosslyn Rd (0.06 miles E)	2011	8130
0.73	Bold Forest Dr	Whitter Forest Dr (0.22 miles S)	2011	590
0.77	W Mount Houston Rd	Boldforest Dr (0.07 miles W)	2011	3300
0.83	W Gulf Bank Rd	Gulf Bank Rd (0.15 miles E)	2011	12080
0.84	Spindle Dr	N Houston Rosslyn Rd (0.04 miles W)	2011	710
0.86	Antoine Dr	W Mount Houston Rd (0.05 miles N)	2011	21610
0.86	W Gulf Bank Rd	Bayou Forest Dr (0.09 miles W)	2013	5896
0.89	W Gulf Bank Rd	Deanwood St (0.03 miles E)	2001	10160
0.89	N Houston Rosslyn Rd	Woodland Trails Dr (0.08 miles S)	2011	35790
0.90	Antoine Drive	Fairview Forest Dr (0.03 miles N)	2019	17522
0.91	Antoine Dr	Fairview Forest Dr (0.03 miles N)	2011	20500
0.93	Alabonson Rd	Long Leaf Dr (0.15 miles SE)	2011	6610
0.97	Breen Dr	N Galayda St (0.45 miles E)	2012	13580
0.98	Killough Dr	Chippewa Blvd (0.06 miles W)	2011	590
1.06	Pincay Oaks Dr	Caruso Forest Dr (0.04 miles SW)	2011	1990
1.08	Hollister St	Garsee Dr (0.03 miles S)	2001	2390

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.
Source: ©2025 Kalibrate Technologies (Q3 2025).



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	

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

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com