

WAREHOUSE - FOR LEASE

1826 N FM 646, Santa Fe, TX 77510



SITE

FM 646 Rd

Base Rent: \$1.15 SF/MO
NNN: \$0.32 SF/MO est.
Avail: Warehouse +/- 1,200 SF
Approx Miles: 7.3 (League City),
23.3 (Galveston), 14.7 (Texas City),
9.8 (Webster), 13.4 (Seabrook), 4.9 (Int 45),
4.8 (Dickinson), 4.1 (Hwy 6), 23 (Pearland),
13.9 (San Leon).



Tammie Vu

M - (713) 865-2362

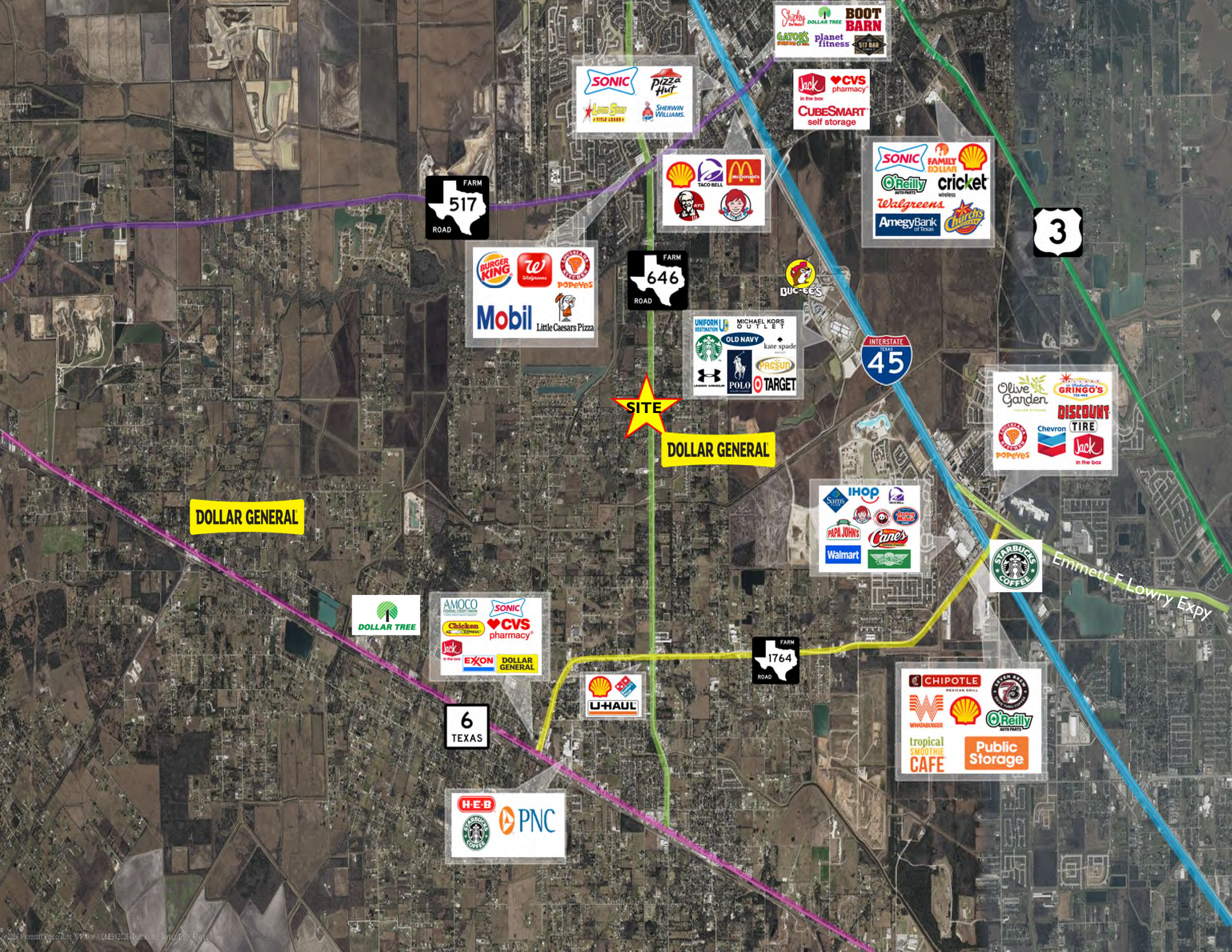
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www.dncommercial.net



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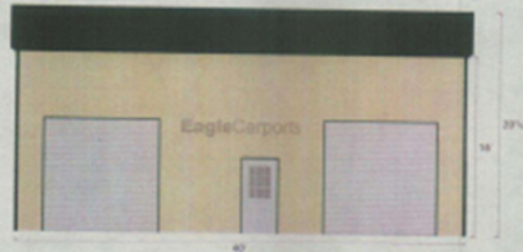


ELEVATION MAP

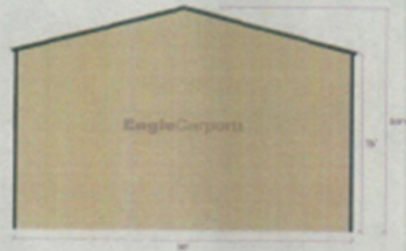
FRONT



LEFT SIDE



BACK



RIGHT SIDE



BUILD #	1733329827155871	DISCLAIMER
CUSTOMER	VIEN NGUYEN	If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.
DEALER ID #		
STATE		
PHONE #		
ZIP CODE		

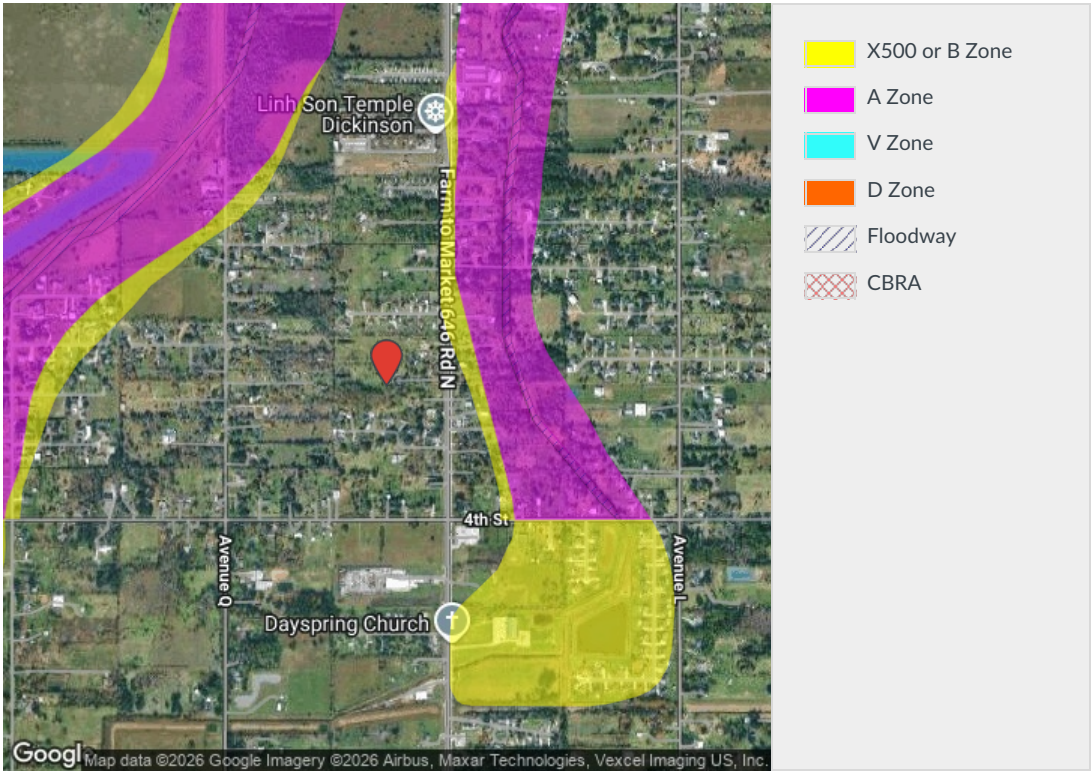
1826 FM 646 RD N SANTA FE, TX 77510-8926

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	481562	PANEL	0240G
PANEL DATE	August 15, 2019	MAP NUMBER	48167C0240G





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

1826 FM-646, Santa Fe, Texas, 77510



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Population	1,718	26,574	46,742
2020 Male Population	48.9%	48.6%	49.0%
2020 Female Population	51.1%	51.4%	51.0%
2026 Population	1,740	34,125	53,532
2026 Male Population	49.4%	49.4%	49.6%
2026 Female Population	50.6%	50.6%	50.4%
2031 Population	1,770	35,713	59,422
2031 Male Population	49.3%	49.3%	49.4%
2031 Female Population	50.7%	50.7%	50.6%
2010-2020 Annual Rate	1.17%	3.18%	2.89%
2020-2026 Annual Rate	0.20%	4.08%	2.19%
2026-2031 Annual Rate	0.34%	0.91%	2.11%

In the identified area, the current year population is **53,532**. In 2020, the Census count in the area was **46,742**. The rate of change since 2020 was **2.19%** annually. The five-year projection for the population in the area is **59,422** representing a change of **2.11%** annually from 2026 to 2031. Currently, the population is **49.6%** male and **50.4%** female.

Median Age

2026 Median Age	43.5	36.3	37.8
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The median age in this area is **37.8**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	81.8%	62.5%	58.9%
2026 Black Alone	1.7%	10.8%	11.3%
2026 American Indian Alone	0.4%	0.7%	0.8%
2026 Asian Alone	1.1%	4.1%	3.9%
2026 Pacific Islander Alone	0.2%	0.2%	0.1%
2026 Some Other Race Alone	4.3%	7.3%	9.6%
2026 Two or More Races	10.5%	14.5%	15.4%
2026 Hispanic Origin	16.8%	26.4%	29.4%
2026 Diversity Index	50.8	73.7	76.9

Persons of Hispanic origin represent **29.4%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **76.9** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Wealth Index	98	106	111
2010 Total Households	561	7,035	12,266
2020 Total Households	626	9,717	16,244
2026 Total Households	669	12,875	19,646
2031 Total Households	697	13,754	22,463
2010-2020 Annual Rate	1.10%	3.28%	2.85%
2020-2026 Annual Rate	1.07%	4.61%	3.09%
2026-2031 Annual Rate	0.82%	1.33%	2.72%
2026 Average Household Size	2.60	2.65	2.71

The household count in this area has changed from **16,244** in 2020 to **19,646** in the current year, a change of **3.09%** annually. The five-year projection of households is **22,463**, a change of **2.72%** annually from the current year total. Average household size is currently **2.71**, compared to **2.86** in the year 2020. The number of families in the current year is **14,433** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.8%	17.7%	18.3%

Median Household Income			
2026 Median Household Income	\$88,025	\$109,961	\$111,035
2031 Median Household Income	\$104,865	\$130,514	\$125,036
2026-2031 Annual Rate	3.56%	3.49%	2.40%

Average Household Income			
2026 Average Household Income	\$114,360	\$136,685	\$133,042
2031 Average Household Income	\$131,401	\$157,444	\$150,896
2026-2031 Annual Rate	2.82%	2.87%	2.55%

Per Capita Income			
2026 Per Capita Income	\$44,809	\$51,607	\$48,964
2031 Per Capita Income	\$52,608	\$60,730	\$56,997
2026-2031 Annual Rate	3.26%	3.31%	3.08%

Income Equality			
2026 Gini Index	47.6	40.9	40.4

Households by Income

Current median household income is **\$111,035** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$125,036** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$133,042** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$150,896** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$48,964** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$56,997** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	0 - 1 mile	1 - 3 mile	3 - 5 mile
2026 Housing Affordability Index	83	117	112
2010 Total Housing Units	621	7,603	13,158
2010 Owner Occupied	495	5,497	9,490
2010 Renter Occupied	66	1,539	2,776
2010 Vacant	60	568	892
2020 Housing Units	698	10,673	17,347
2020 Owner Occupied	543	7,287	12,404
2020 Renter Occupied	83	2,430	3,840
2020 Vacant	54	878	1,258
2026 Housing Units	744	14,130	20,914
2026 Owner Occupied	579	9,770	15,350
2026 Renter Occupied	90	3,105	4,296
2026 Vacant	75	1,255	1,268
2031 Total Housing Units	774	14,980	24,010
2031 Owner Occupied	604	10,498	18,078
2031 Renter Occupied	93	3,256	4,385
2031 Vacant	77	1,226	1,547

Socioeconomic Status

2026 Socioeconomic Status Index	61.0	53.2	48.6
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Currently, **77.8%** of the **20,914** housing units in the area are owner occupied; **12.1%** renter occupied; and **10.1%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **17,347** housing units in the area and **54** vacant housing units. The annual rate of change in housing units since 2020 is **3.04%**. Median home value in the area is **\$345,349**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.97%** annually to **\$430,357**.

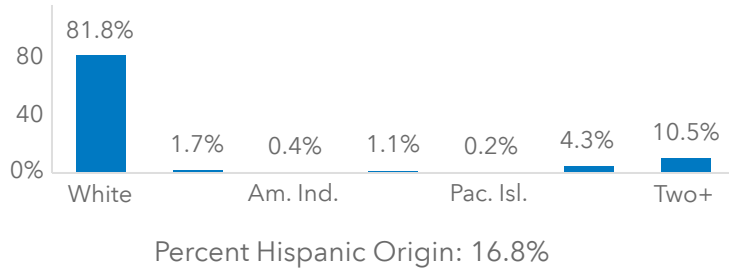
Graphic Profile

1826 FM-646, Santa Fe, Texas, 77510

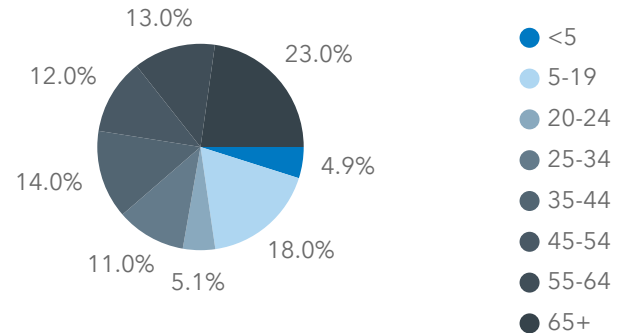


Ring band: 0 - 1 mile radius

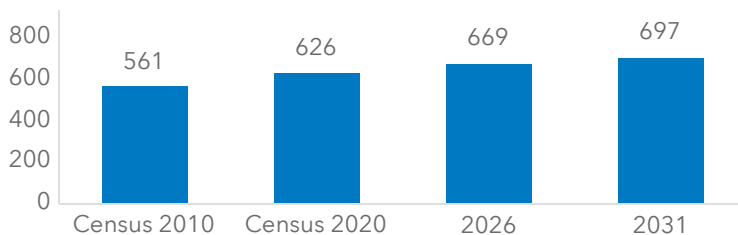
Population by Race



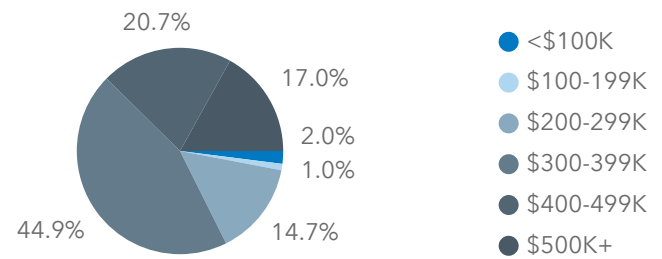
Population by Age



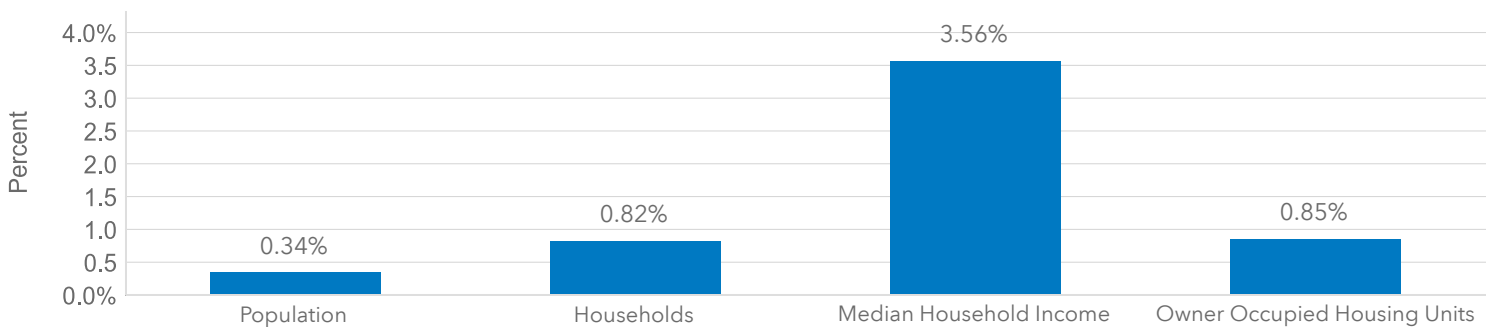
Households



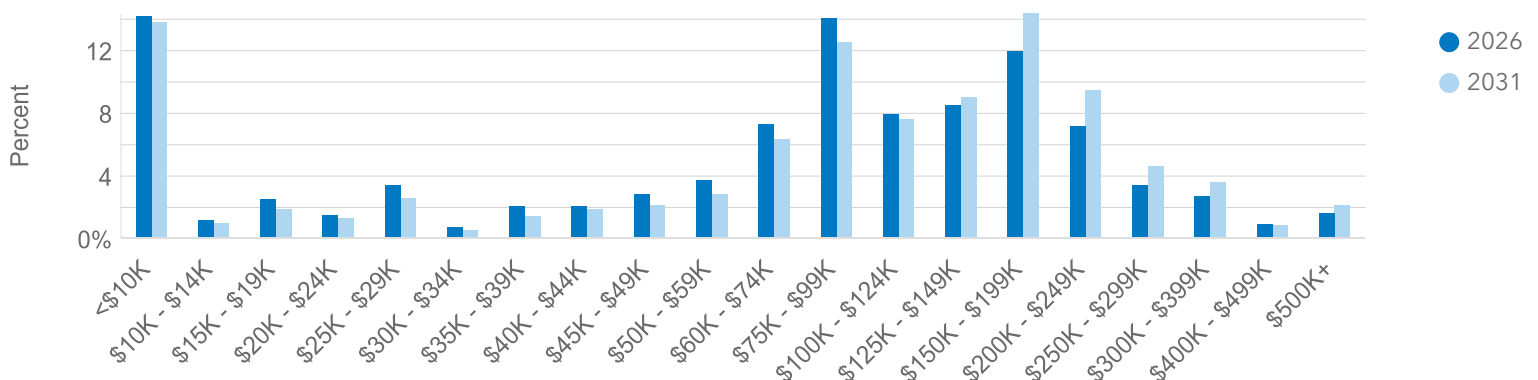
Home Value



2026-2031 Annual Growth Rate



Household Income



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

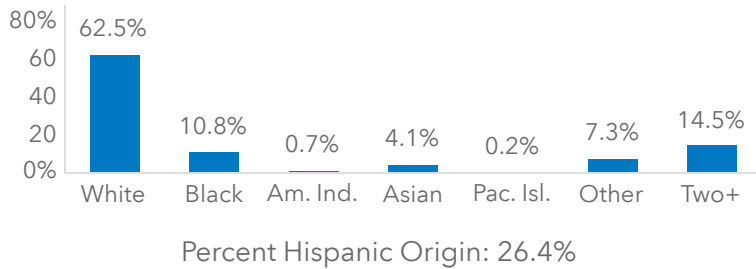
Graphic Profile

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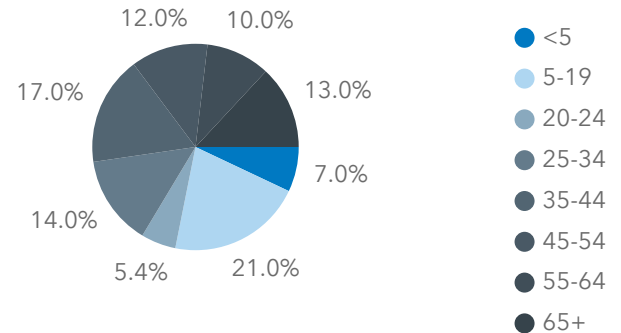


Ring band: 1 - 3 mile radius

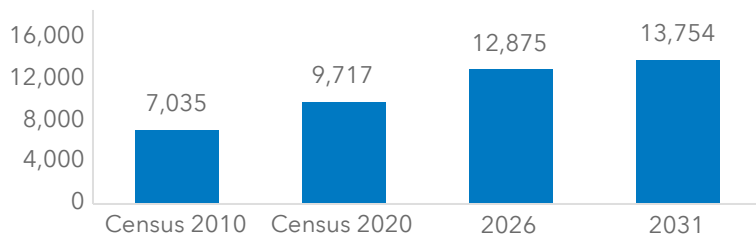
Population by Race



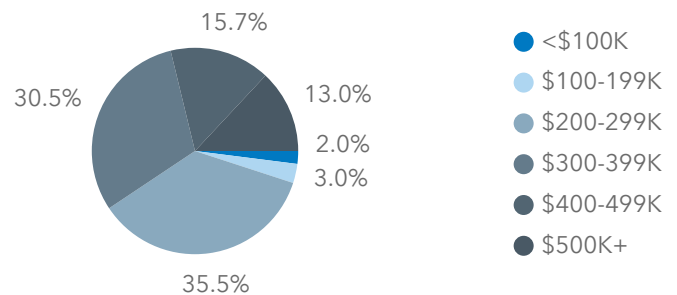
Population by Age



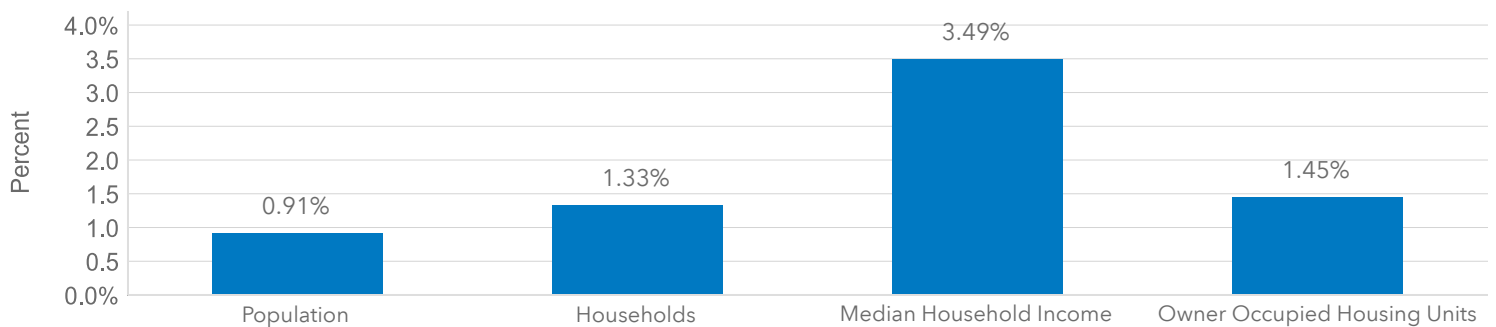
Households



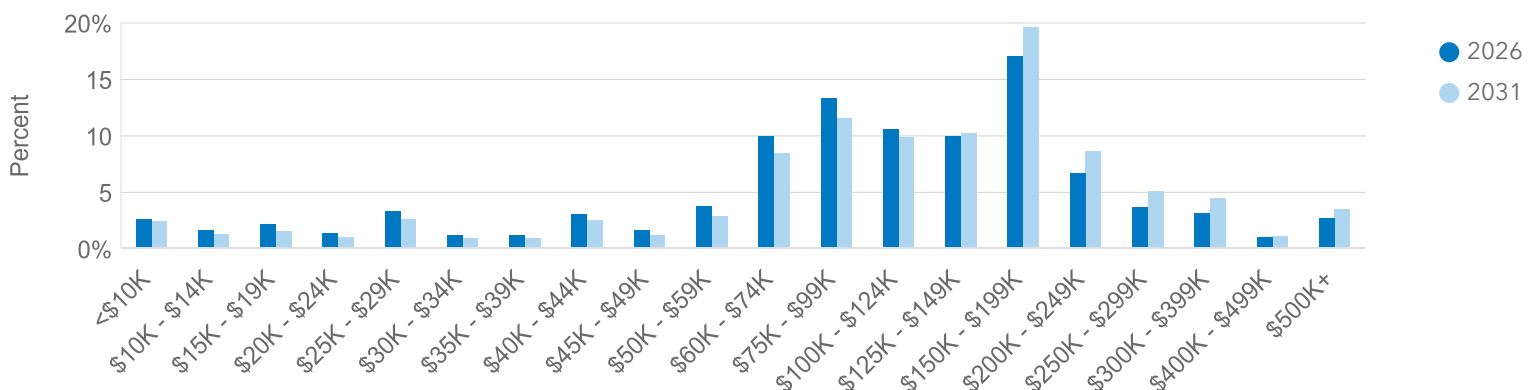
Home Value



2026-2031 Annual Growth Rate



Household Income



Source: Esri forecasts for 2026 and 2031. 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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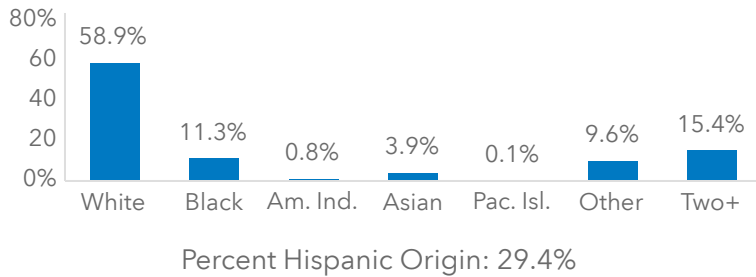
Graphic Profile

1826 FM-646, Santa Fe, Texas, 77510

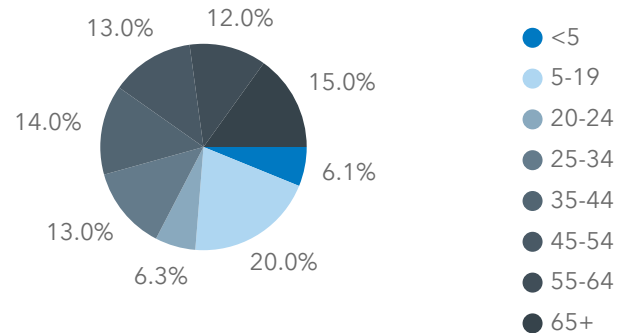


Ring band: 3 - 5 mile radius

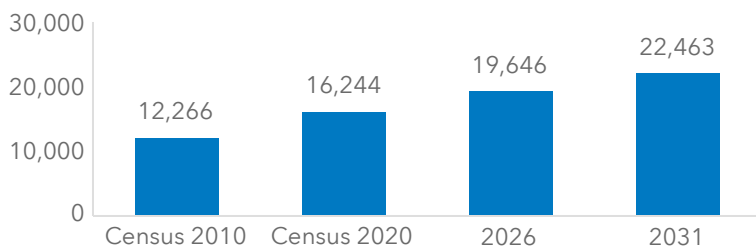
Population by Race



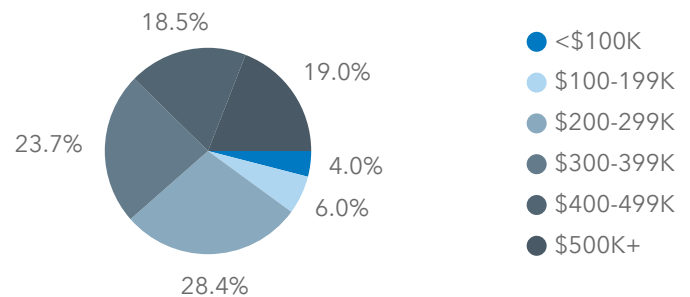
Population by Age



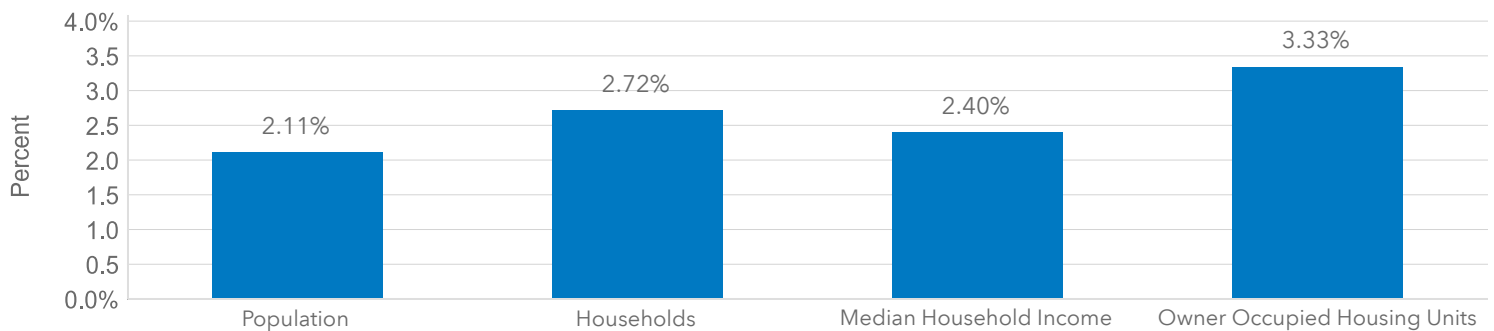
Households



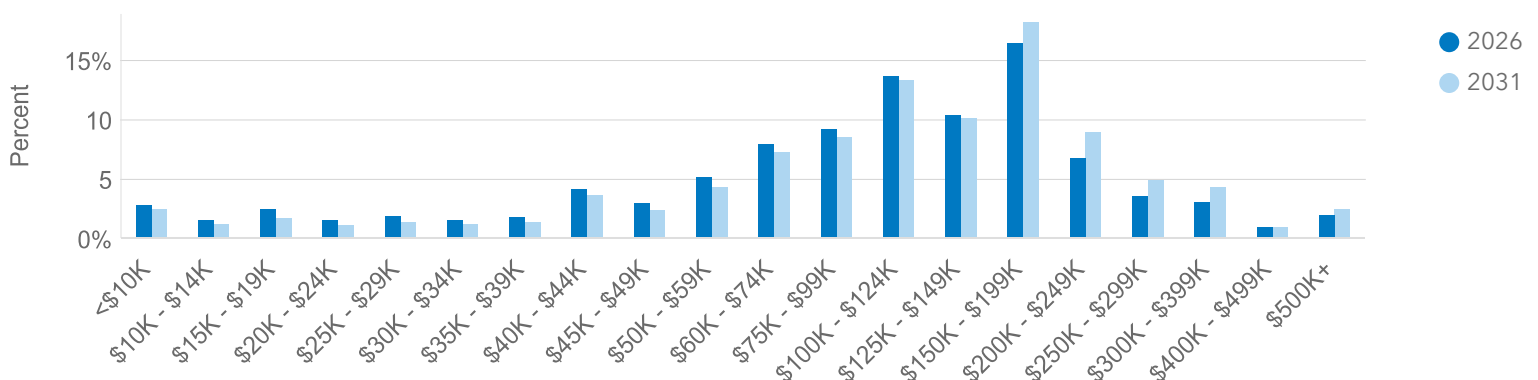
Home Value



2026-2031 Annual Growth Rate



Household Income



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

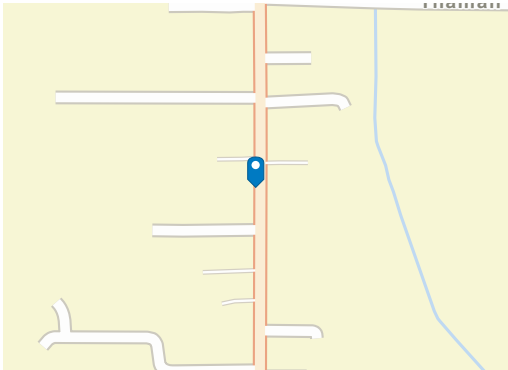
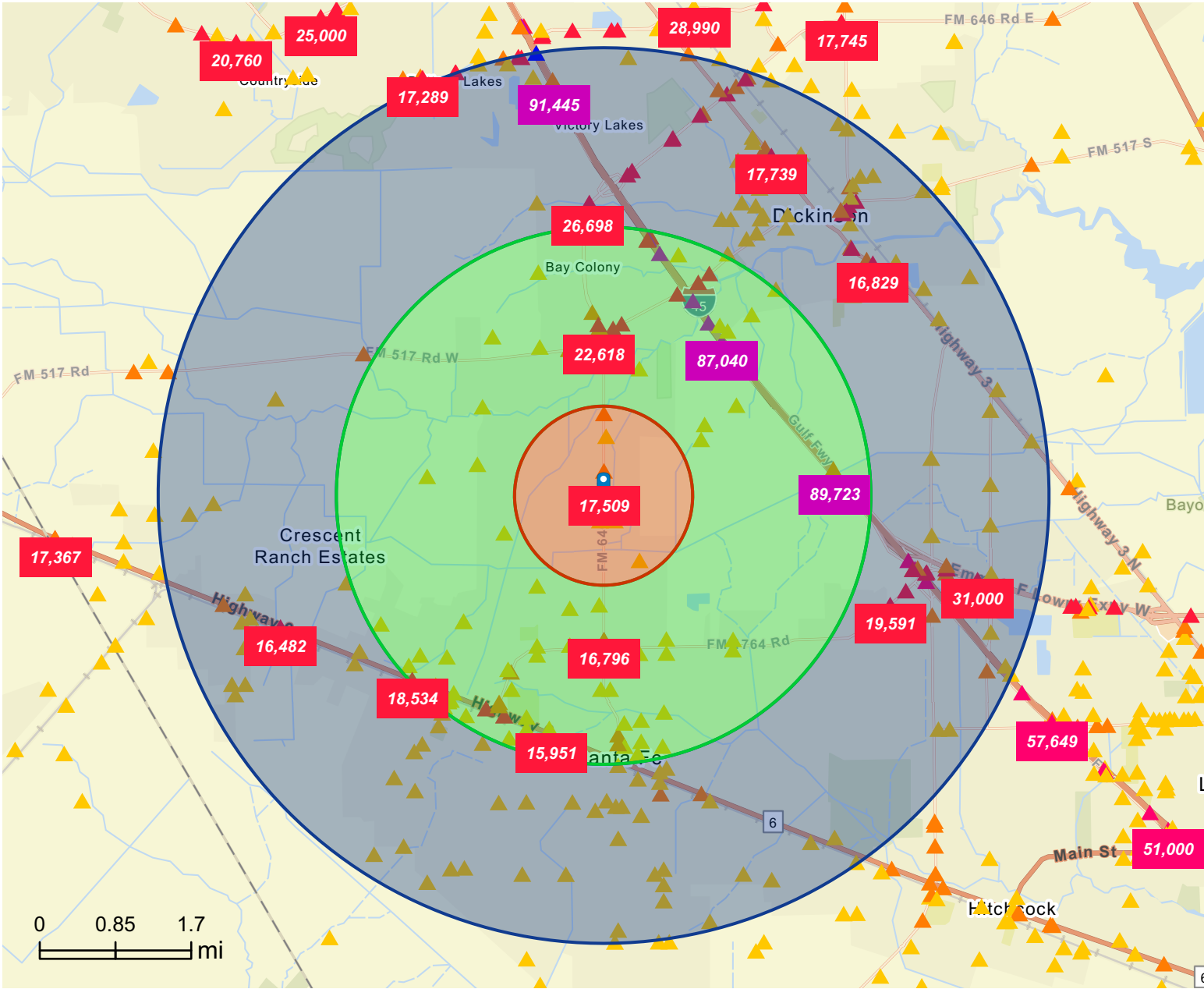
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Traffic Count Map

1826 FM-646, Santa Fe, Texas, 77510



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

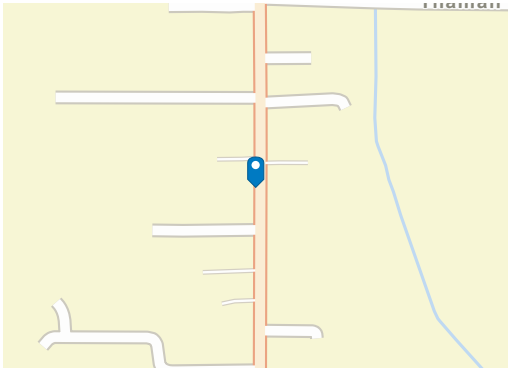


Traffic Count Map - Close Up

1826 FM-646, Santa Fe, Texas, 77510

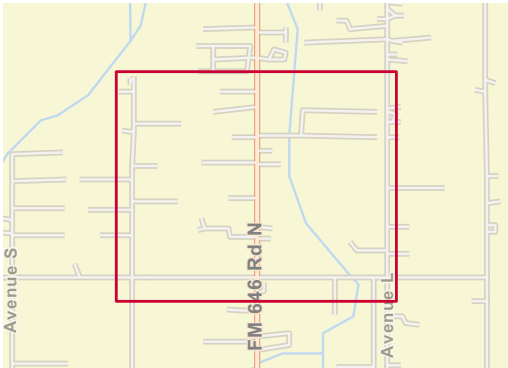


Ring bands: 0-1, 1-3, 3-5 mile radii



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 (2026)

Traffic Count Profile

1826 FM-646, Santa Fe, Texas, 77510



Ring band: 0 - 1 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	16th St	Harriet Ln	2013	7,344
0.10	FM 646	Ponderosa Dr	2022	17,509
0.30	16th St	Thaman Dr	2010	10,200
0.30	4th St	16th St	2011	1,150
0.30	4th St	16th St	2011	470
0.70	2nd St	Poston Rd	2011	890
0.80	Avenue L	4th St	2022	903
0.90	FM 646 Rd N		2005	11,400

Closest 8 locations

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.

Traffic Count Profile

1826 FM-646, Santa Fe, Texas, 77510



Ring band: 1 - 3 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.20	Shouse Rd	4th St	2011	220
1.20	4 1/2 St		2011	430
1.30	Avenue S	4th 1/2 St	2011	80
1.30	Santo Park Rd	Holland Rd	2001	930
1.30	Ave Q	4th 1/2 St	2011	1,170
1.40	Santo Park Rd	Holland Rd	2006	970
1.50	Cemetery Rd		2006	2,700
1.50	Ave L	Pine Ln	2011	110
1.60	FM 646	4th 1/2 St	2022	16,796
1.60	Farm-to-Market 646 Road North	FM 1764	2020	13,321
1.70	Cemetery Rd		2011	1,860
1.70	FM 517 Rd W	Bentwood Bay Dr	2000	11,900
1.70	FM 1764	16th St	2022	12,822
1.70	Ave Q	FM 1764	2011	1,220
1.80	Ave J	FM 1764	2011	470
1.80		16th St	2022	22,618
1.80	Holland Rd	Santo PkRd	2011	1,890
1.80	Ave L	FM 1764	2011	1,040
1.80	Calder Dr	FM 517 Rd W	2011	2,440
1.80	Avenue S	FM 1764	2006	1,950
1.90	FM 517 Rd W	Drake Run Ln	2013	27,458
1.90	16th St	FM 517 Rd W	2013	13,492
1.90	Ave J	FM 1764	2006	1,170
1.90	FM 646 Road West	Sun River Ln	2022	21,817
1.90	Avenue S	FM 1764	2011	1,500
1.90		Drake Run Ln	2022	26,115
2.00	Countryside St		2011	280
2.10	16th St	Diamond Bay Dr	2010	11,300

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
2.10	Cemetery Road	Pine St	2022	2,248
2.10	Cemetery Rd		2001	2,170
2.20	Bruce Hall Rd	Shirley Ln	2011	470
2.20	W 6th St	Ave T	2011	2,000
2.20	W 6th St	Ave T	2011	690
2.20	Mary Ln	FM 517	2011	370
2.20	I- 45	W Hughes Rd	2011	87,040
2.20	Alles House Rd	FM 1764	2006	1,180
2.20	FM 1764	Alles House Rd	2005	8,500
2.30	Avenue E	FM 1764	2011	320
2.30	I- 45	W Hughes Rd	2011	88,720
2.30	Hughes Rd	W Hughes Rd	2011	1,690
2.30	Hughes Rd	W Hughes Rd	2001	1,860
2.40	W 6th St	Cherry Ln	2011	1,750
2.40	I- 45	Water St	2001	74,590
2.40		FM 517	2022	28,430
2.50	Ave J	Oregon Trl	2011	560
2.50	Scott St		2006	3,140
2.50	Ave L	9th St	2011	770
2.60	9th St	FM 646	2001	240
2.60	Gulf Freeway Frontage Road	Palmer Hwy	2022	14,096
2.60	FM 1764	3rd St	2013	10,008

Traffic Count Profile

1826 FM-646, Santa Fe, Texas, 77510



Ring band: 3 - 5 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
3.00			2001	150
3.00	Ave M	18th St	2011	3,750
3.00	W 6th St	Terry St	2001	190
3.00	Jack Beaver Rd	Pine St	2006	680
3.00	Maple Dr	Pine Dr	2011	1,050
3.10	Cherry St	Cedar St	2006	430
3.10	19th St	Ave S	2001	3,590
3.10		Bayou End Cir	2022	13,635
3.10	15th St	Ave I	2011	140
3.20	Main St	16th St	2001	2,350
3.20	8th St	Jackson Rd	2006	2,070
3.20	Ave L	18th St	2011	680
3.20	Tower Rd	Hwy 6	2006	1,710
3.20	16th St	I- 45	2018	26,698
3.30		Hwy 6	2022	7,856
3.30	FM 646 Road West	16th St	2022	28,460
3.30	Oak Dr	Pine Dr	2011	450
3.30	Fir Rd	Edgemore St	2006	1,250
3.40	Tower Rd	Hwy 6	2011	2,300
3.40	Calder Dr	Ervin St	2011	2,320
3.40	Deats Road	Oak Dr	2022	7,250
3.40	22nd St	Main St	2005	9,130
3.40	Yupon St	Pine Dr	2011	370
3.40	Oak Dr	Deats Rd	2011	380
3.40	Avenue N	24th St	2011	80
3.40	FM 1764	Mark 45 Blvd	2018	19,591
3.40	Ash Rd	Terry St	2011	1,530
3.40	Ave P	24th St	2011	1,020

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
3.50	24th St	Ave M	2011	550
3.50	24th St	Ave M	2006	470
3.50	I- 45	Gulf Fwy	2006	60,310
3.50		Ave F	2022	9,975
3.50	Ave O	24th St	2011	510
3.50	Avenue T	24th St	2022	1,286
3.50	FM 1764	FM 2004	2022	18,174
3.60		Gulf Fwy	2021	14,290
3.60		Gulf Fwy	2022	18,328
3.60	Birch Rd	Ash Rd	2011	1,660
3.60	Cedar Dr	Cherry Dr	2011	190
3.60	Gulf Freeway	FM 1764	2022	56,372
3.60	Hughes Rd	Cimmaron Dr	2001	2,940
3.60	Ave L	Taquard Lndg	2011	270
3.60	16th Street	I- 45	2019	28,802
3.60		Gulf Fwy	2022	11,203
3.60	Cherry Dr	Cedar Dr	2006	360
3.60	Ave F	Hwy 6	2011	220
3.60	Wagon Rd	Pine Dr	2011	100
3.60	Deats Rd	Yupon Dr	2011	5,960
3.60	Treepoint Rd		2011	190
3.70	16th St	I- 45	2011	25,410



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.

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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

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