

SHOPPING CENTER FOR LEASE

11799 Beechnut St. Ste. C, Houston, TX 77072

➤ **Base Rent: \$1.75 SF/MO**

➤ **NNN: Est. \$0.82 SF/MO**

➤ **Size: +/- 3,000 SF**

➤ Divisible

➤ Shadow Anchored by Walmart

➤ Corner of Beechnut St & Kirkwood Dr.

➤ High-visibility retail corridor

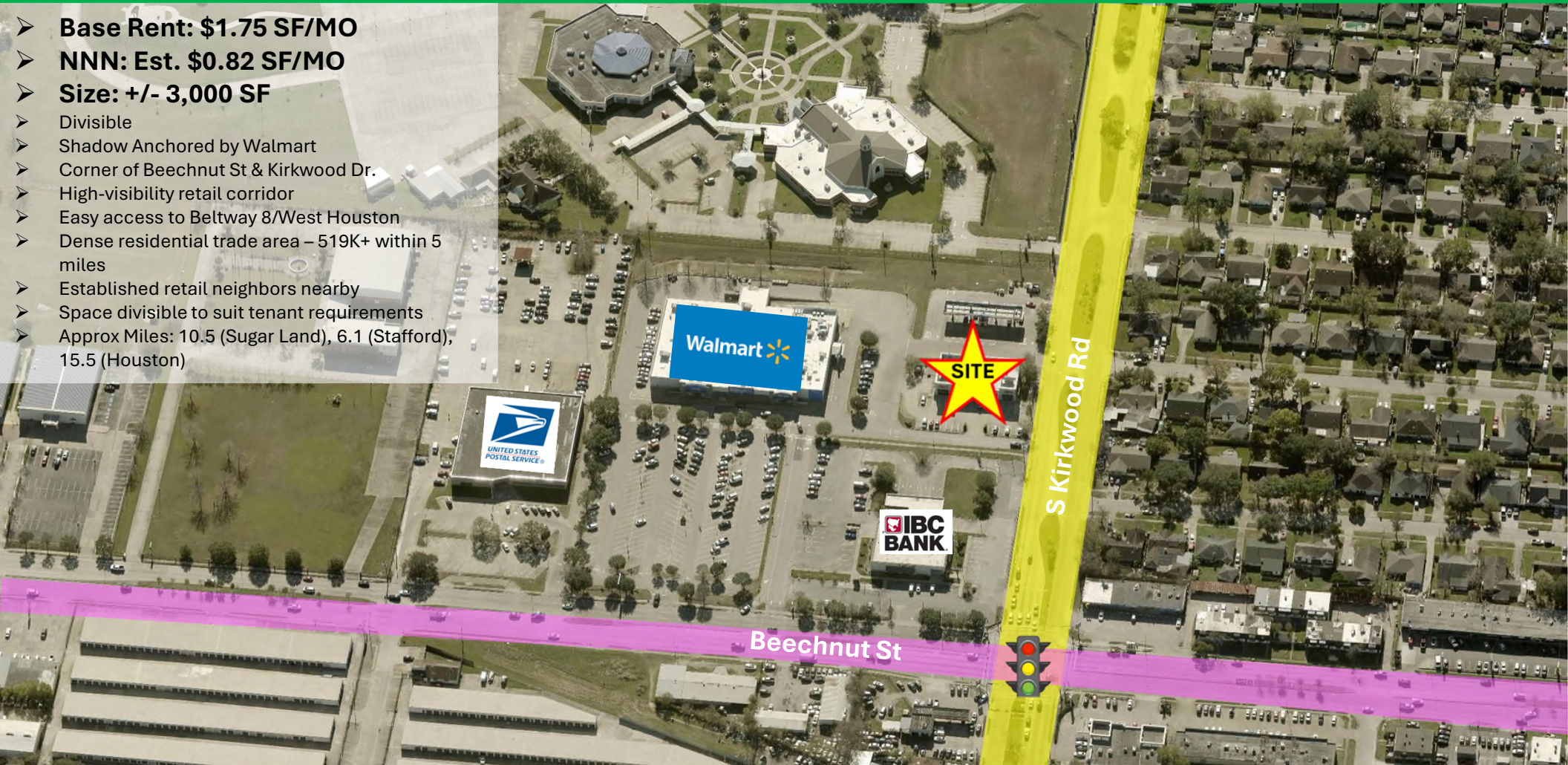
➤ Easy access to Beltway 8/West Houston

➤ Dense residential trade area – 519K+ within 5 miles

➤ Established retail neighbors nearby

➤ Space divisible to suit tenant requirements

➤ Approx Miles: 10.5 (Sugar Land), 6.1 (Stafford), 15.5 (Houston)



Matthew Xu

M - (832) 876-9225

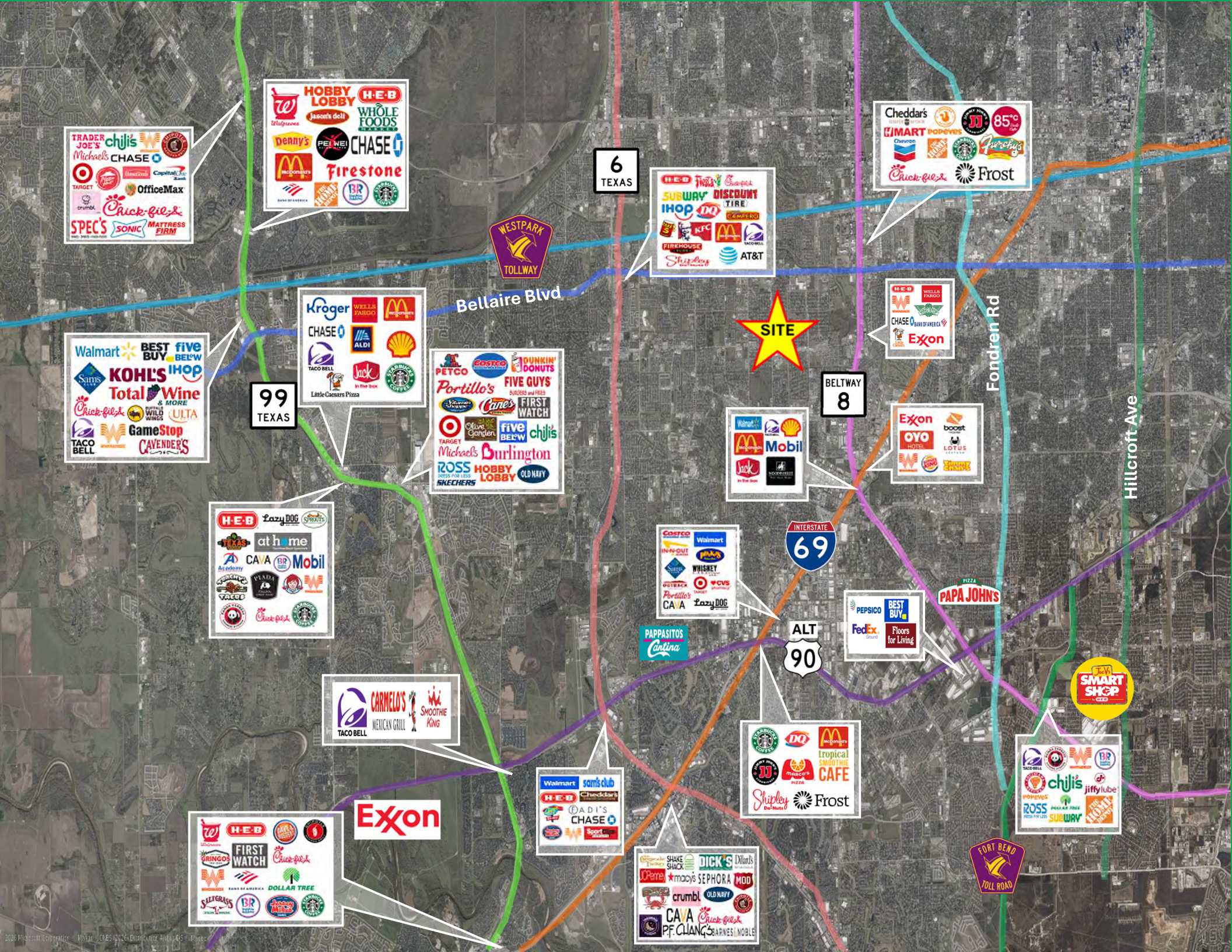
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www.dncommercial.net



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6
TEXAS



Bellaire Blvd



8
BELTWAY

Fondren Rd

Hillcroft Ave

69
INTERSTATE

ALT
90

PIZZA
PAPA JOHN'S



99
TEXAS



Exxon



**+/- 3,000 SF
Divisible**







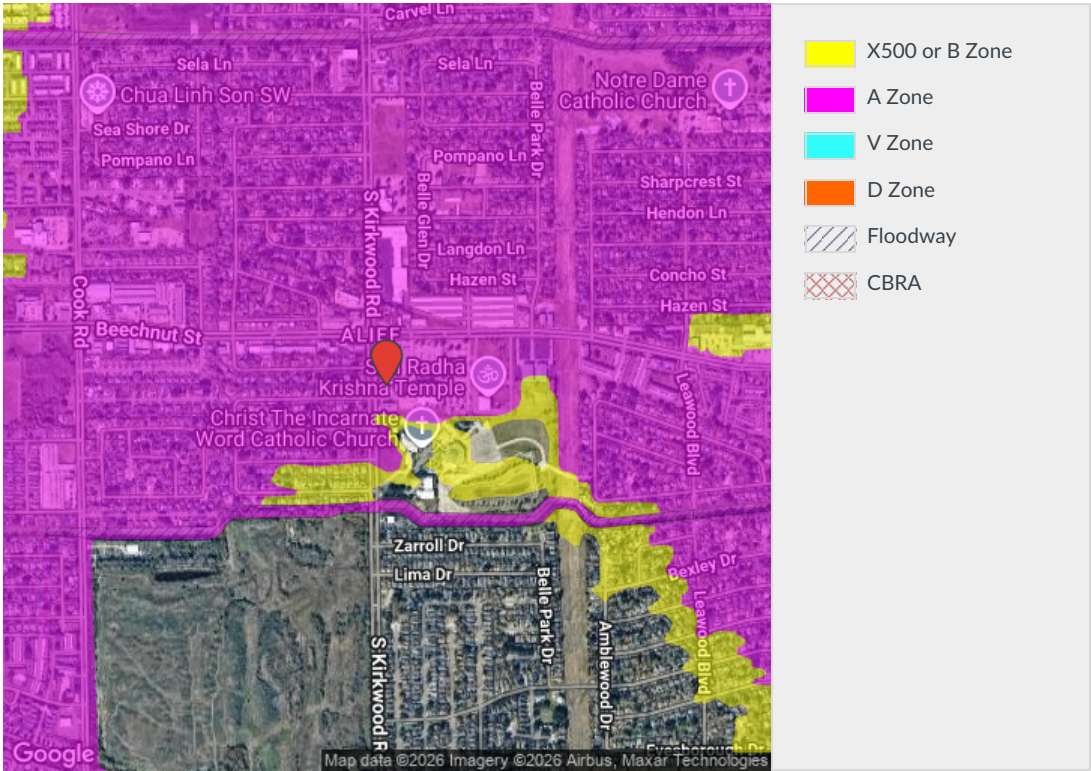
11799 BEECHNUT ST HOUSTON, TX 77072-4117

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L



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

11799 Beechnut St, Houston, Texas, 77072



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

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2020 Population	27,987	180,526	304,920
2020 Male Population	49.6%	49.5%	48.5%
2020 Female Population	50.4%	50.5%	51.5%
2026 Population	27,003	177,968	307,128
2026 Male Population	50.2%	49.9%	49.2%
2026 Female Population	49.8%	50.1%	50.8%
2031 Population	27,155	181,635	316,085
2031 Male Population	50.0%	49.6%	49.0%
2031 Female Population	50.0%	50.4%	51.0%
2010-2020 Annual Rate	0.26%	0.37%	0.83%
2020-2026 Annual Rate	-0.57%	-0.23%	0.12%
2026-2031 Annual Rate	0.11%	0.41%	0.58%

In the identified area, the current year population is **307,128**. In 2020, the Census count in the area was **304,920**. The rate of change since 2020 was **0.12%** annually. The five-year projection for the population in the area is **316,085** representing a change of **0.58%** annually from 2026 to 2031. Currently, the population is **49.2%** male and **50.8%** female.

Median Age

2026 Median Age	35.2	35.2	35.9
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The median age in this area is **35.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	12.3%	14.1%	23.0%
2026 Black Alone	20.8%	22.3%	27.2%
2026 American Indian Alone	2.0%	1.4%	1.1%
2026 Asian Alone	15.5%	21.8%	14.3%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	33.0%	26.9%	19.2%
2026 Two or More Races	16.3%	13.6%	15.2%
2026 Hispanic Origin	57.5%	47.2%	39.4%
2026 Diversity Index	88.8	89.6	89.2

Persons of Hispanic origin represent **39.4%** 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 **89.2** 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	44	52	69
2010 Total Households	8,021	57,598	108,157
2020 Total Households	8,599	61,930	118,418
2026 Total Households	8,625	63,723	123,988
2031 Total Households	8,851	66,360	129,871
2010-2020 Annual Rate	0.70%	0.73%	0.91%
2020-2026 Annual Rate	0.05%	0.46%	0.74%
2026-2031 Annual Rate	0.52%	0.81%	0.93%
2026 Average Household Size	3.12	2.79	2.46

The household count in this area has changed from **118,418** in 2020 to **123,988** in the current year, a change of **0.74%** annually. The five-year projection of households is **129,871**, a change of **0.93%** annually from the current year total. Average household size is currently **2.46**, compared to **2.56** in the year 2020. The number of families in the current year is **75,084** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	21.5%	27.5%	29.1%

Median Household Income			
2026 Median Household Income	\$55,089	\$52,479	\$62,422
2031 Median Household Income	\$62,548	\$60,633	\$70,322
2026-2031 Annual Rate	2.57%	2.93%	2.41%

Average Household Income			
2026 Average Household Income	\$70,162	\$78,760	\$96,141
2031 Average Household Income	\$80,014	\$90,160	\$109,330
2026-2031 Annual Rate	2.66%	2.74%	2.60%

Per Capita Income			
2026 Per Capita Income	\$22,289	\$28,353	\$38,889
2031 Per Capita Income	\$25,941	\$33,111	\$44,994
2026-2031 Annual Rate	3.08%	3.15%	2.96%

Income Equality			
2026 Gini Index	44.0	49.9	50.6

Households by Income

Current median household income is **\$62,422** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$70,322** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$96,141** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$109,330** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$38,889** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$44,994** 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	91	73	69
2010 Total Housing Units	9,132	64,979	122,928
2010 Owner Occupied	4,108	23,918	45,693
2010 Renter Occupied	3,913	33,680	62,464
2010 Vacant	1,111	7,381	14,771
2020 Housing Units	9,175	66,985	130,280
2020 Owner Occupied	3,980	23,140	44,515
2020 Renter Occupied	4,619	38,790	73,903
2020 Vacant	614	4,996	11,830
2026 Housing Units	9,115	68,376	136,174
2026 Owner Occupied	3,980	23,941	46,475
2026 Renter Occupied	4,645	39,782	77,513
2026 Vacant	490	4,653	12,186
2031 Total Housing Units	9,390	71,524	142,763
2031 Owner Occupied	4,134	25,423	49,517
2031 Renter Occupied	4,718	40,937	80,354
2031 Vacant	539	5,164	12,892

Socioeconomic Status

2026 Socioeconomic Status Index	36.3	34.4	39.9
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Currently, **43.7%** of the **136,174** housing units in the area are owner occupied; **51.0%** renter occupied; and **5.4%** 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 **130,280** housing units in the area and **614** vacant housing units. The annual rate of change in housing units since 2020 is **0.71%**. Median home value in the area is **\$308,487**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **9.37%** annually to **\$315,126**.

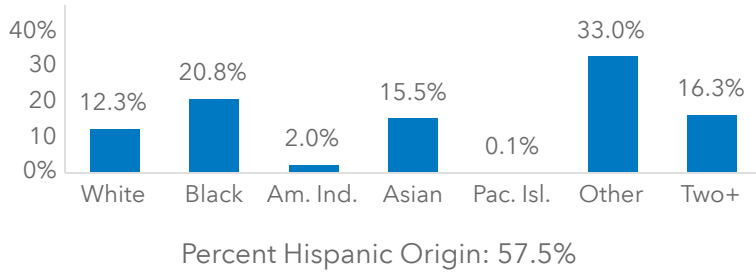
Graphic Profile

11799 Beechnut St, Houston, Texas, 77072

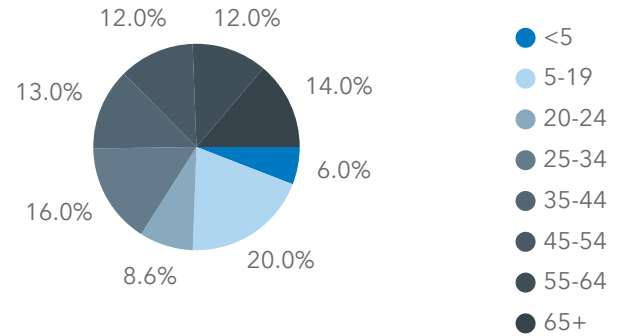


Ring band: 0 - 1 mile radius

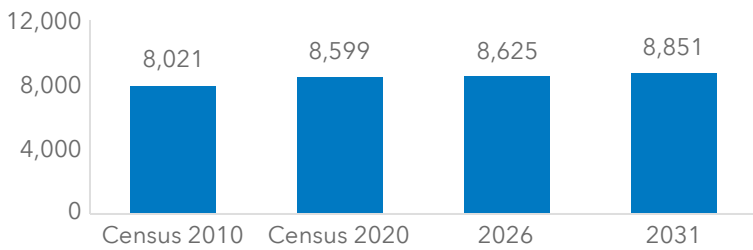
Population by Race



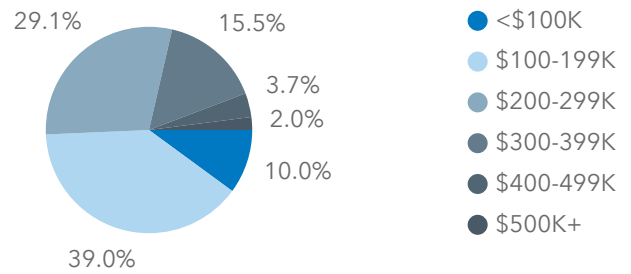
Population by Age



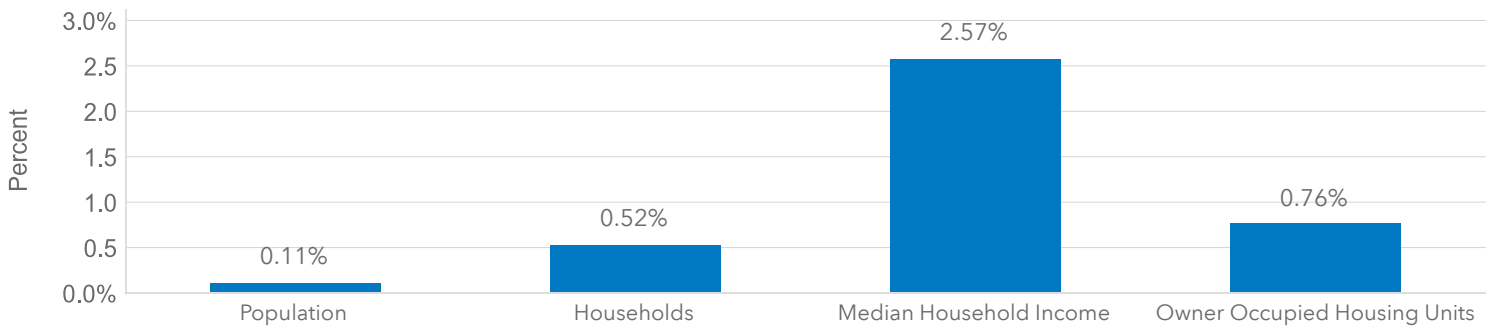
Households



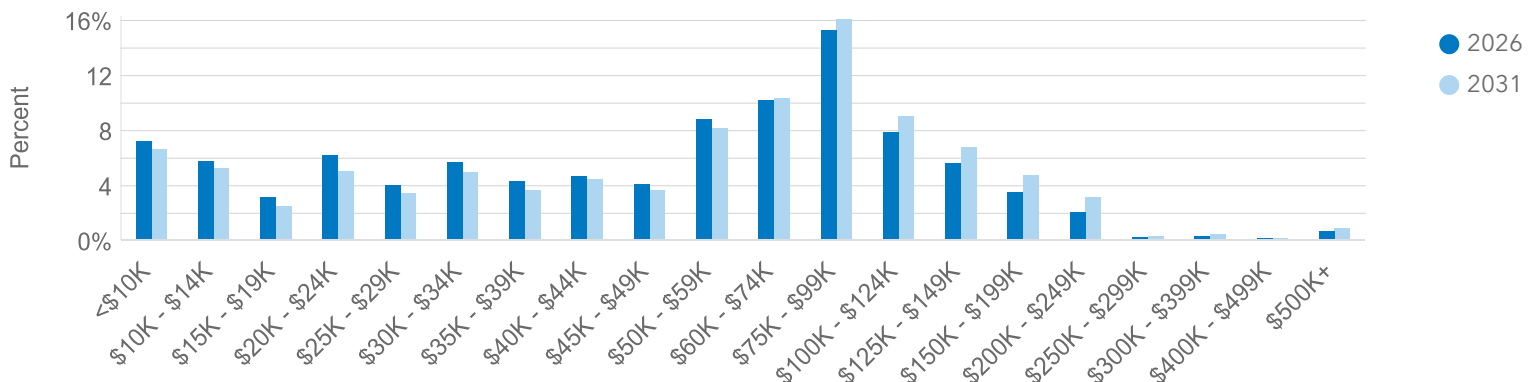
Home Value



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.

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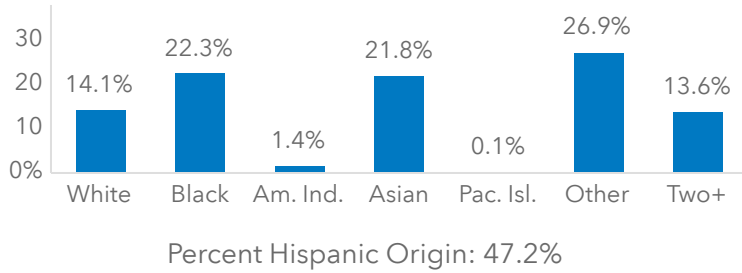
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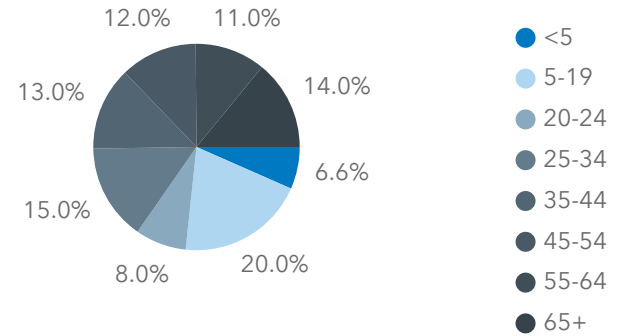


Ring band: 1 - 3 mile radius

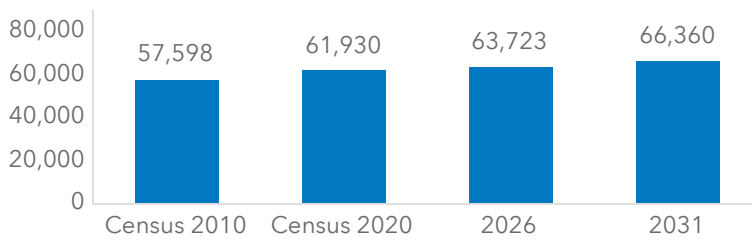
Population by Race



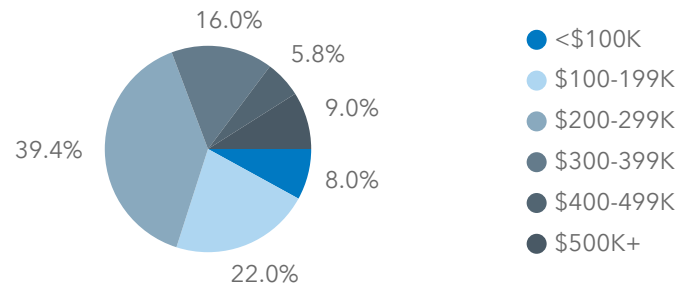
Population by Age



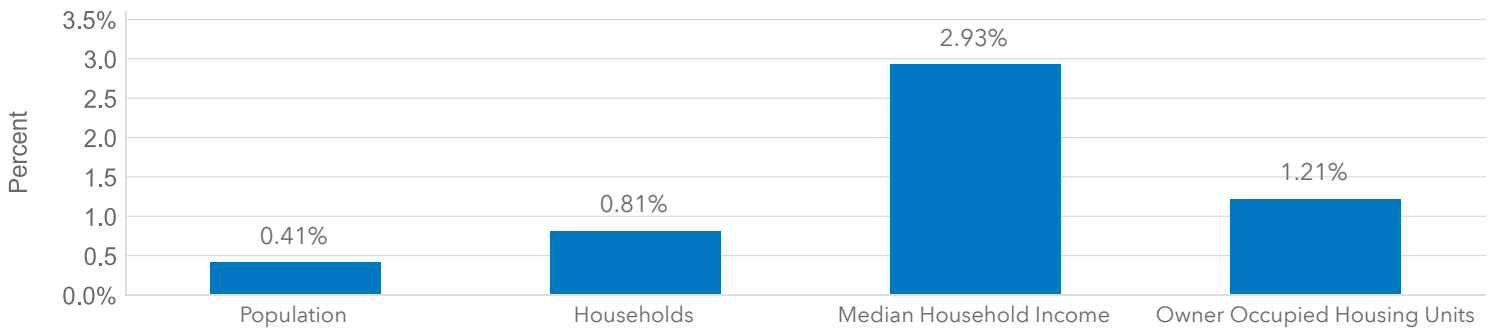
Households



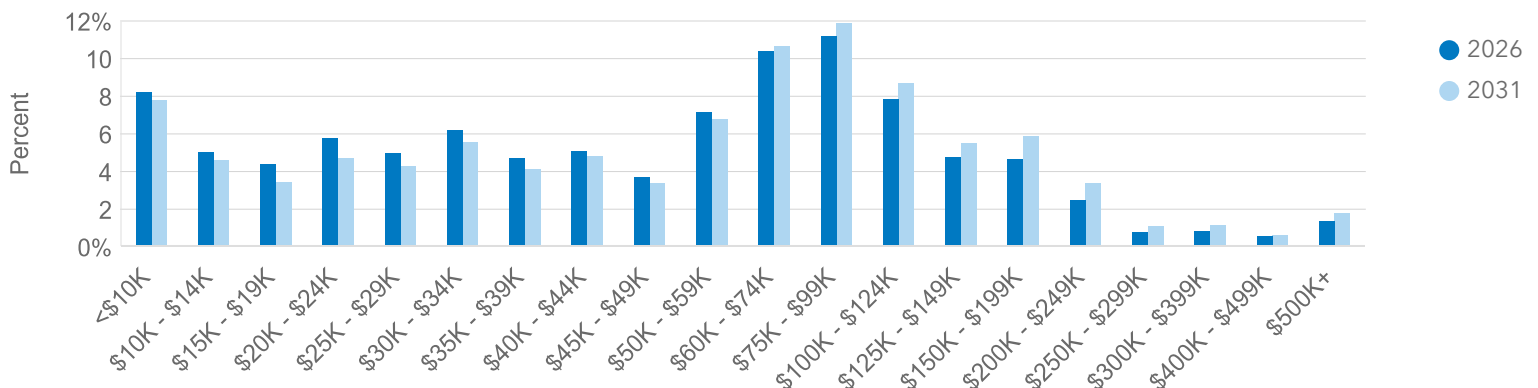
Home Value



2026-2031 Annual Growth Rate



Household Income



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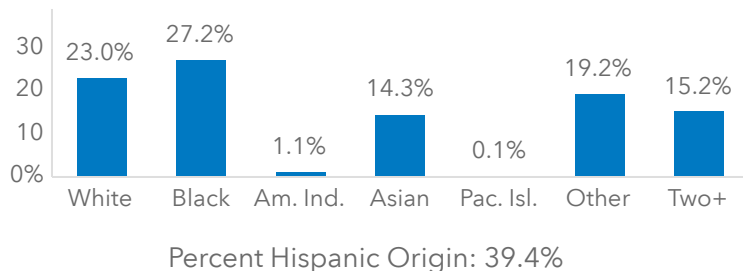
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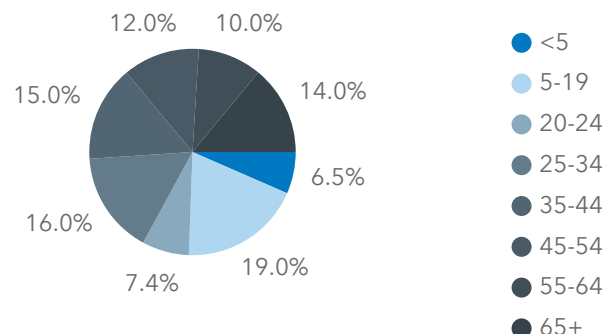


Ring band: 3 - 5 mile radius

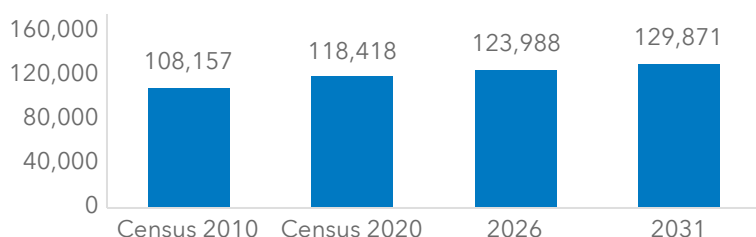
Population by Race



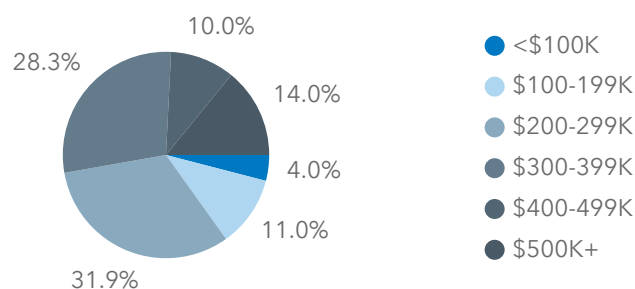
Population by Age



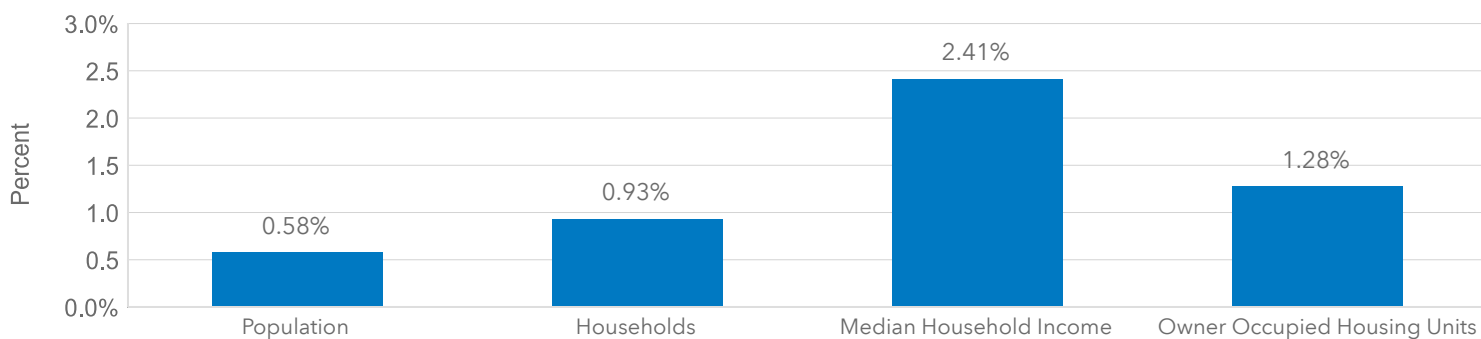
Households



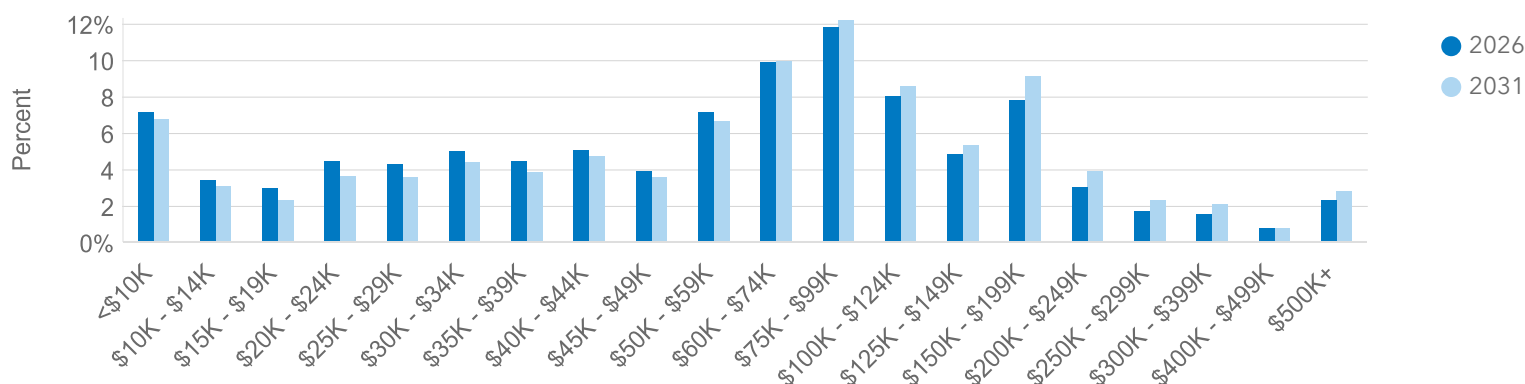
Home Value



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.

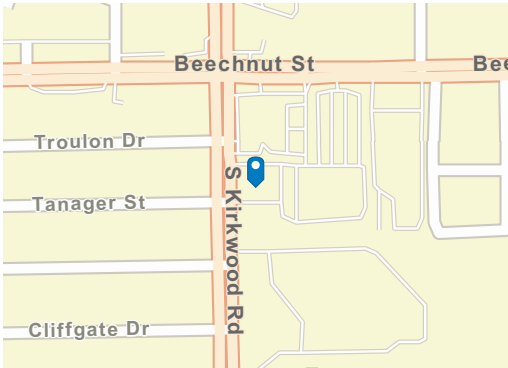
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Traffic Count Map - Close Up

11799 Beechnut St, Houston, Texas, 77072

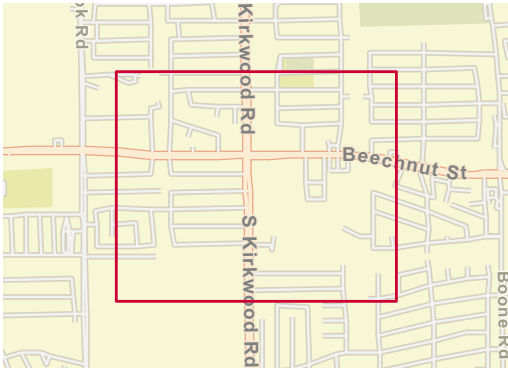


Ring bands: 0-1, 1-3, 3-5 mile radii



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



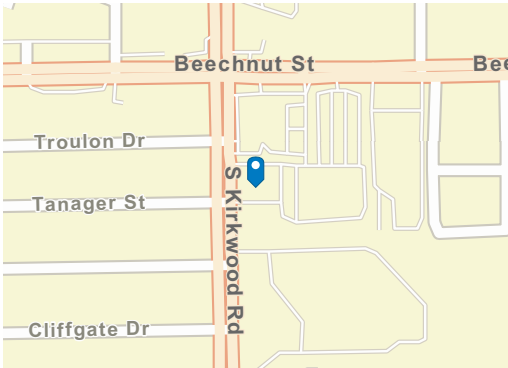
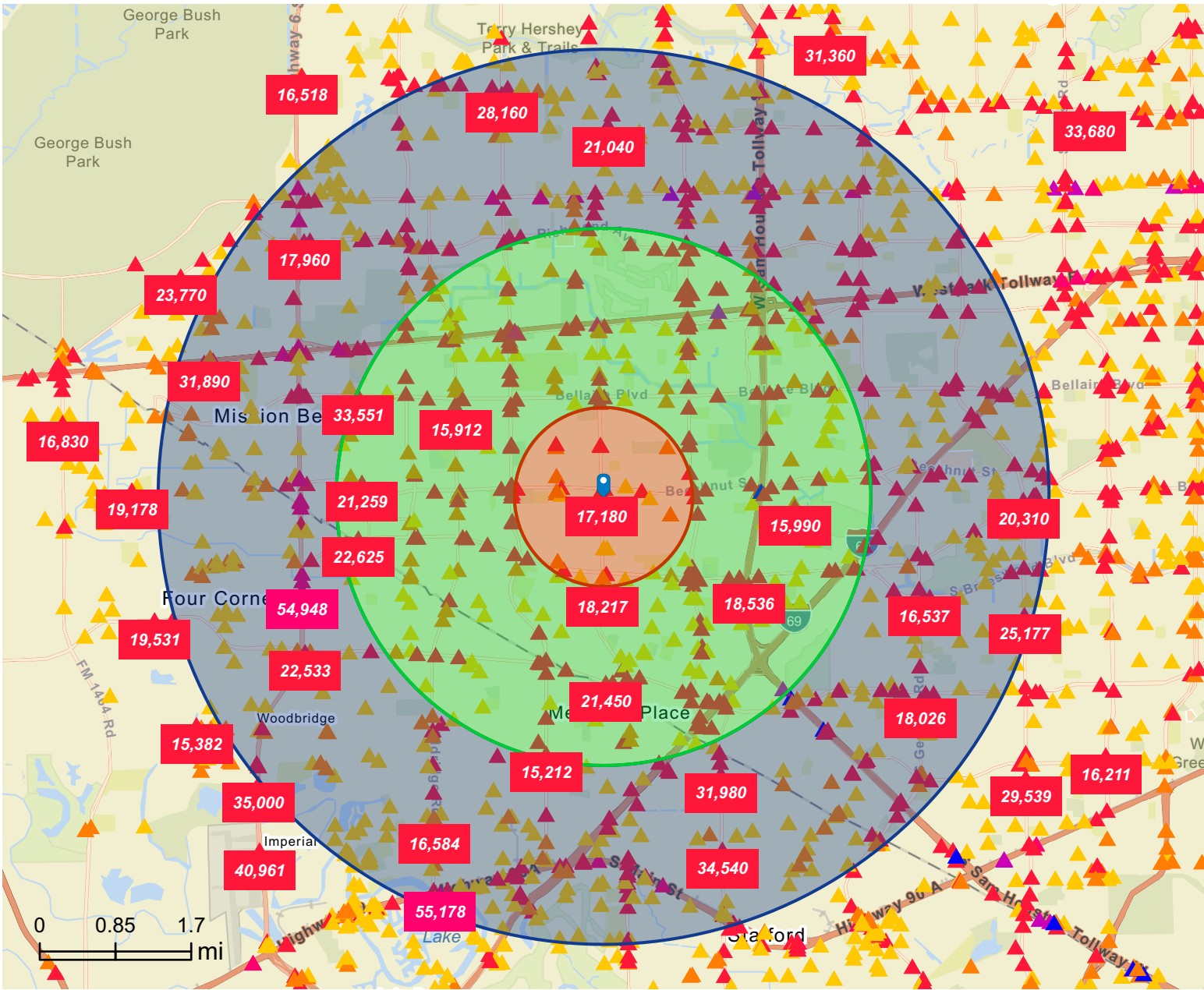
Source: Traffic Counts (2026)

Traffic Count Map

11799 Beechnut St, Houston, Texas, 77072

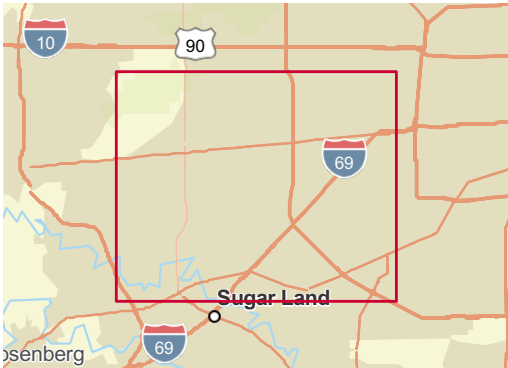


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

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- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Profile

11799 Beechnut St, Houston, Texas, 77072



Ring band: 0 - 1 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.00	S Kirkwood Rd	Tanager St	2001	17,180
0.10	S Kirkwood Rd	Troulon Dr	2013	18,455
0.10	South Kirkwood Road	Troulon Dr	2019	19,880
0.10	Beechnut Street	S Kirkwood Rd	2019	38,198
0.30	Belle Park Dr	Beechnut St	2011	1,590
0.40	Beechnut St	Baneway Dr	2011	36,200
0.50	Troulon Dr	Cook Rd	2011	600
0.50	Beechnut St	Cook Rd	2013	26,602
0.50	Leawood Blvd	Beechnut St	2011	990
0.50	Cook Rd	Troulon Dr	2013	8,172
0.50	Cook Road	Troulon Dr	2019	12,406
0.60	Herald Square Dr	S Kirkwood Rd	2006	3,900
0.60	Herald Square Dr	Belle Glen Dr	2011	1,650
0.60	Cook Road	White Cap Ln	2022	13,844
0.60	South Kirkwood Road	Carvel Ln	2019	19,527
0.60	S Kirkwood Rd	Carvel Ln	2013	17,607
0.80	Boone Road	Newbrook Dr	2019	12,805
0.80	Cook Rd	Corona Ln	2013	13,591
0.80	Cook Road	Corona Ln	2019	16,021
0.90	Bissonnet Street	S Kirkwood Rd	2022	25,351
0.90	Cook Road	Bissonnet St	2019	10,169
0.90	Cook Rd	Bissonnet St	2011	9,220
0.90	South Kirkwood Road	Bissonnet St	2019	13,960
0.90	Boone Rd	Carvel Ln	2011	12,420
0.90	Keegan Rd	Bissonnet St	2011	4,640
0.90	Bissonnet St	Coventry Square Dr	2013	37,539
0.90	Court Glen Dr	Bissonnet St	2011	5,510
1.00	Beechnut Street	S Dairy Ashford St	2019	26,878

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
1.00	Beechnut St	S Dairy Ashford Rd	2013	26,820

Traffic Count Profile

11799 Beechnut St, Houston, Texas, 77072



Ring band: 1 - 3 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.00	Wilcrest Dr	Village Bend Ln	2001	19,190
1.00	Leawood Boulevard	Bissonnet St	2019	1,401
1.00	Wilcrest Drive	Beechnut St	2019	22,249
1.00	S Kirkwood Rd	Huntington Glen Dr	2013	18,217
1.00	Cook Rd	South Dr	2011	4,460
1.00	Wilcrest Dr	Beechnut St	2014	20,913
1.00	South Dairy Ashford Road	Beechnut St	2019	16,053
1.00	S Dairy Ashford Rd	Beechnut St	2015	17,922
1.00	S Dairy Ashford Rd	Beechnut St	2011	17,480
1.00	South Dairy Ashford Road	Beechnut St	2019	20,133
1.10	South Dairy Ashford Road	Newbrook Dr	2019	16,526
1.10	S Dairy Ashford Rd	Newbrook Dr	2006	16,110
1.10	South Kirkwood Road	Bellaire Blvd	2019	17,082
1.10	Wilcrest Dr	Spice Ln	2015	18,557
1.10	Bissonnet St	S Dairy Ashford Rd	2013	31,035
1.10	Jetty Ln	Neff St	2011	1,040
1.10	Bellaire Boulevard;i L Sàign	Belle Glen Dr	2022	36,492
1.10	Bellaire Boulevard	Aqua Ln	2019	40,117
1.10	Bellaire Boulevard;i L Sàign	Aqua Ln	2022	30,933
1.10	Wilcrest Drive	Carvel Ln	2019	19,361
1.10	Belle Park Dr	Bellaire Blvd	2011	1,920
1.10	Wilcrest Dr	Carvel Ln	2015	22,908
1.10	Boone Loop Dr	Boone Loop Rd	2006	4,430
1.10	Beechnut St	Maplecrest Dr	2013	36,215
1.20	Beechnut St	Brookwulf Dr	2013	39,082
1.20	Boone Road	Bissonnet St	2022	8,085
1.20	Wilcrest Dr	Carvel Ln	2014	21,125
1.20	S Kirkwood Rd	Bellaire Blvd	2001	11,170

Closest locations 1-28, Table 1 of 2

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Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.20	Bissonnet St	S Dairy Ashford Rd	2013	27,222
1.20	S Dairy Ashford Rd	Braewood Glen Ln	2011	18,120
1.20	South Dairy Ashford Road	Braewood Glen Ln	2019	19,945
1.20	Boone Rd	Lewis Dr	2006	3,540
1.30	Wilcrest Dr	Boone Loop Rd	2011	15,920
1.30	S Dairy Ashford Rd	Bissonnet St	2011	14,230
1.30	Boone Road	Bellaire Blvd	2019	13,123
1.30	Bissonnet St	Kinney	2014	40,821
1.30	Wilcrest Drive	Bissonnet St	2019	17,417
1.30	South Kirkwood Road	Dashwood Dr	2019	15,399
1.30	Leawood Blvd	Larkdale Dr	2011	3,960
1.30	Cook Rd	Dashwood Dr	2013	13,195
1.40	S Kirkwood Rd	Dashwood Dr	2013	14,201
1.40	Wilcrest Dr	Bellaire Blvd	2014	24,415
1.40	Wilcrest Dr	Bissonnet St	2011	20,600
1.40	Bissonnet St	Old Richmond Rd	2005	28,391
1.40	Bissonnet Street	Boone Loop Rd	2022	34,778
1.40	Timberway Ln	Knotty Glen Ln	2011	740
1.40	Boone Rd	Oakcenter Dr	2006	8,130
1.40	South Dairy Ashford Road	Leader St	2019	19,140
1.50	Cook Road	Dashwood Dr	2019	8,323
1.50	Cook Rd	Longbrook Dr	2011	3,490

Traffic Count Profile

11799 Beechnut St, Houston, Texas, 77072



Ring band: 3 - 5 mile radius

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
3.00	Richmond Avenue	S Kirkwood Rd	2019	22,212
3.00	Beechnut St	Commerce PkDr	2013	35,879
3.00	Dover St	W Bellfort St	2011	1,230
3.00	Grove West Blvd	Sugar Grove Blvd	2011	5,750
3.00	Ranchester Dr	Harwin Dr	2011	8,080
3.00	W Airport Blvd	Frontage Rd	2011	34,720
3.00	Triola Ln	S Gessner Rd	2011	1,250
3.00	West Houston Center Boulevard	Richmond Ave	2019	13,754
3.00	Southwest Fwy	Kennard Dr	2006	282,000
3.00	Rogerdale Rd	Westpark Dr	2011	8,189
3.10	S Gessner Rd	Hendon Ln	2011	26,650
3.10	Old Westheimer Rd	Richmond Ave	2011	11,180
3.10	Brighton Ln	Murphy Rd	2011	790
3.10	Westpark Dr	Westcenter Dr	2001	37,640
3.10	S Dairy Ashford Rd	Richmond Ave	2015	27,274
3.10	WPT	Briarpark Dr	2021	55,468
3.10	WPT	Briarpark Dr	2022	47,288
3.10	Richmond Ave	Shadowbriar Dr	2014	23,598
3.10	US 59 (Southwest Freeway) HOV/HOT lane	Mahoning Dr	2022	160,360
3.10	Town Park Dr	Ranchester Dr	2011	7,550
3.10	BW 8	Ruffino Rd	2021	112,231
3.10	BW 8	Ruffino Rd	2022	138,120
3.10	South Sam Houston Parkway West	Ruffino Rd	2020	124,171
3.10	South Dairy Ashford Road	Richmond Ave	2019	21,217
3.10	Synott Rd	Creekview PkDr	2011	8,704
3.10	Southwest Fwy	Kennard Dr	2011	248,000
3.10	Richmond Ave	Walnut Bend Ln	2011	25,830
3.10	Sugarland Howell Rd	Bellaire Blvd	2012	5,819

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
3.10	Southwest Fwy	W Airport Blvd	2001	180,390
3.10		Mahoning Dr	2021	31,672
3.10		Mahoning Dr	2022	32,622
3.10	FM 1876 Rd	W Airport Blvd	2012	14,946
3.10	Richmond Avenue	S Dairy Ashford Rd	2019	17,784
3.10	Town Park Drive	Ranchester Dr	2019	8,311
3.10	South Sam Houston Parkway West	Ruffino Rd	2022	13,988
3.10	W Airport Blvd	Alston Rd	2011	19,540
3.10	West Bellfort Street	Town Square Rd	2022	22,103
3.10	Ranchester Dr	Briarpark Dr	2011	7,240
3.10	Harwin Dr	Ranchester Dr	2011	23,789
3.10	W Airport Blvd	Industrial Blvd	2012	16,629
3.10	South Sam Houston Parkway West	Ruffino Rd	2022	14,241
3.10	Westpark Dr	Eldridge Pkwy	2001	2,460
3.10	West Airport Boulevard	FM 192 Rd	2022	24,111
3.10	Ruffino Rd	Sam Houston Pkwy	2011	170
3.10	Murphy Road	Altonbury Ln	2019	32,026
3.10		Brighton Ln	2022	30,184
3.20	Neff St	Redding Rd	2011	1,320
3.20	W Airport Blvd	Frontage Rd	2001	21,410
3.20	Alief Clodine Rd	Westhollow Pkwy	2011	23,650
3.20	West Bellfort Street	Chessington Dr	2019	18,994



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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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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