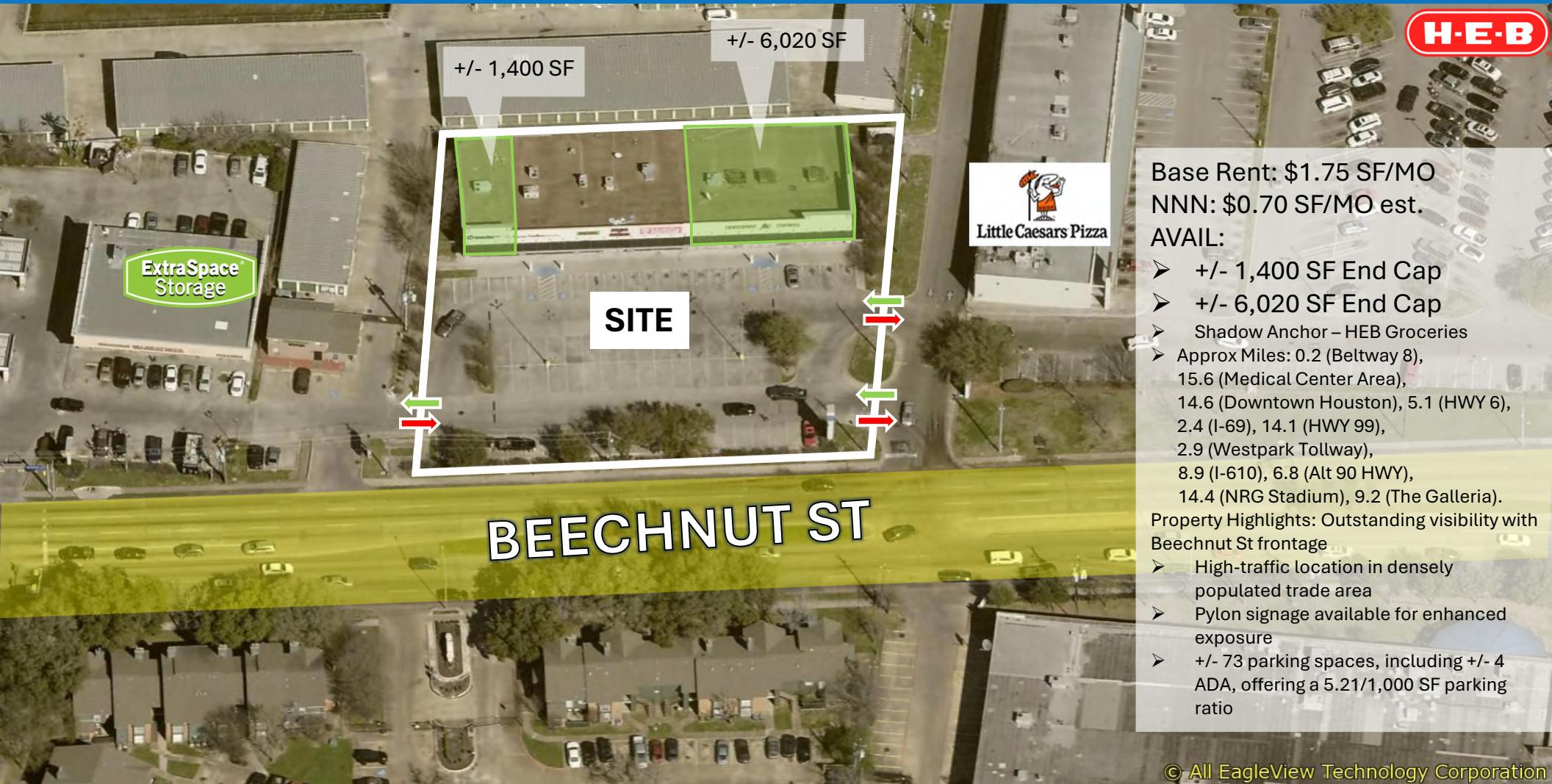


2nd GEN RETAIL FOR LEASE

10208 Beechnut St, Houston, TX 77072



© All EagleView Technology Corporation



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@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.



BANK OF AMERICA

H-E-B

GameStop
power to the players

ARCHANGEL
COSMETIC &
IMPLANT DENTISTRY



FIRST NATIONAL
BANK TEXAS

WHATABURGER

CHASE

EXON

BURGER KING

TACO BELL



SHIPLEY
DONUTS

VOLVO

T Mobile

La Familia
AUTO INSURANCE

Texas Smiles
DENTAL

ExtraSpace
Storage

SAM HOUSTON Pkwy-BELTWAY 8

WELLS
FARGO

Where Spring Starts...
SUN'S Club



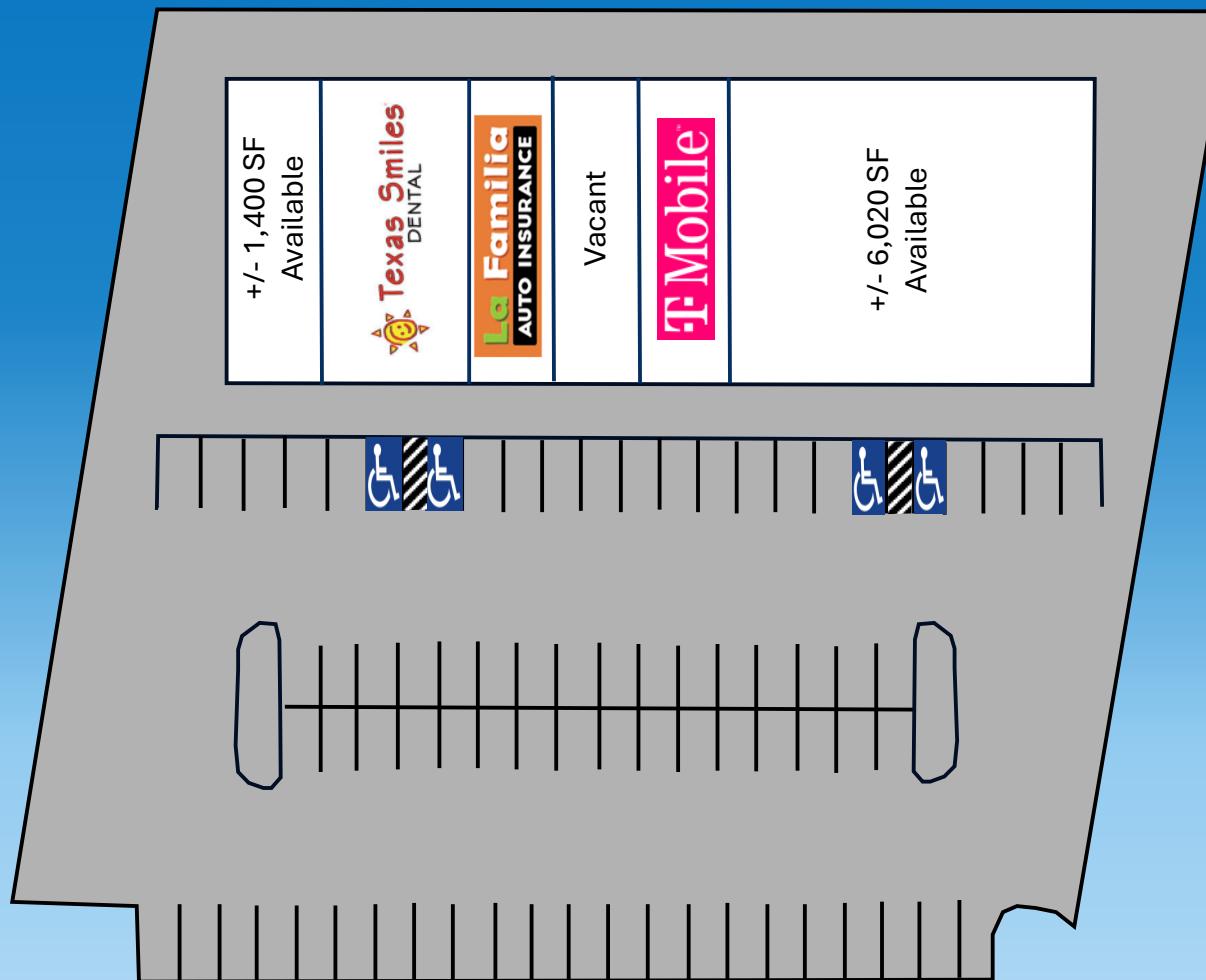
Hotpot City
火锅城

BON KBBQ
Premium All You Can Eat Korean BBQ

B
THE
Broadmoor
APARTMENT HOMES

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.

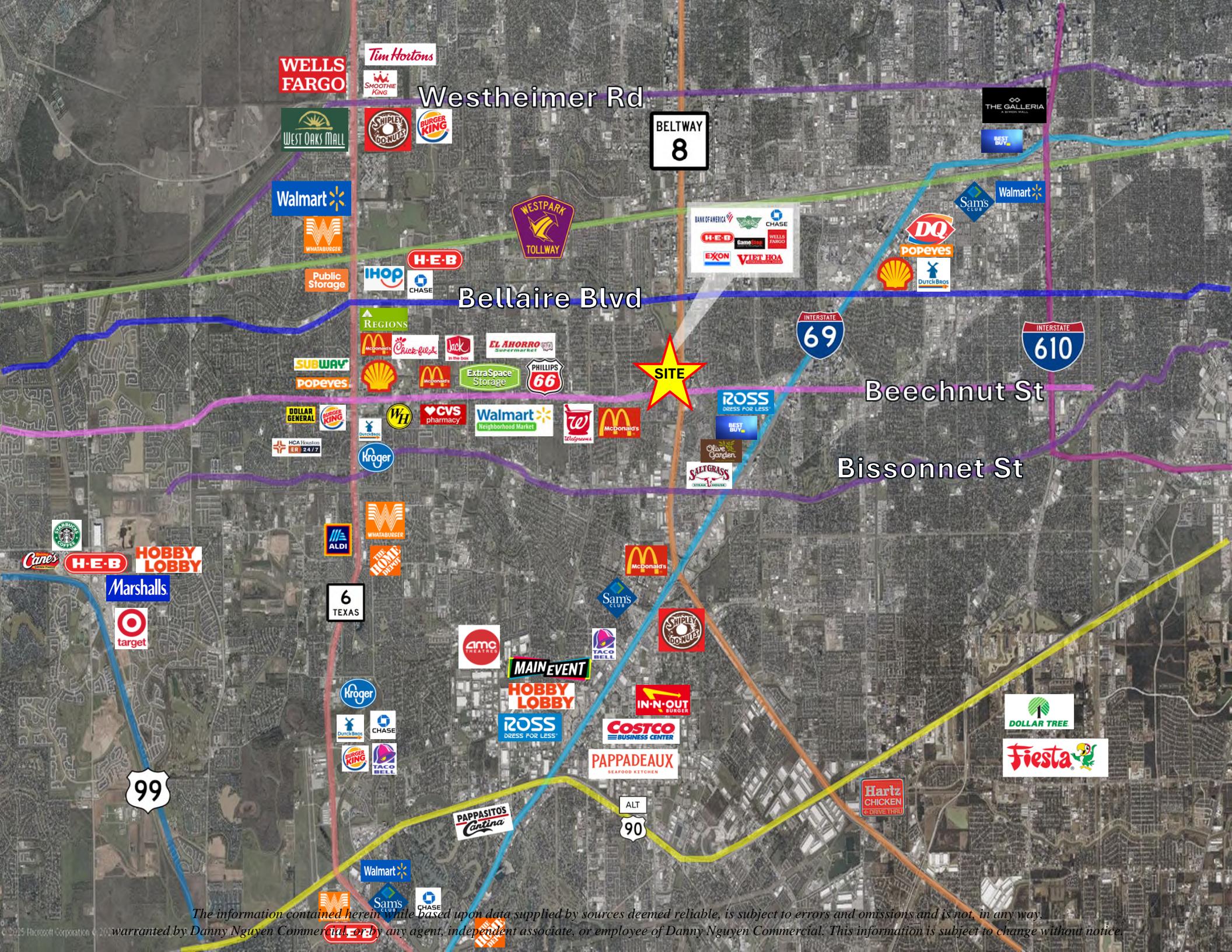
2nd Gen Retail Space Available



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.



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.



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.



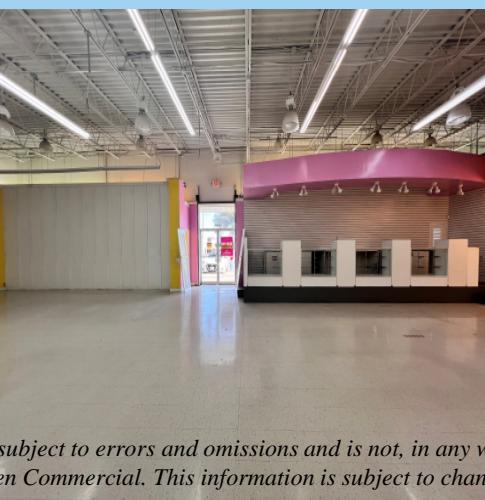
+/- 1,400 SF



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.



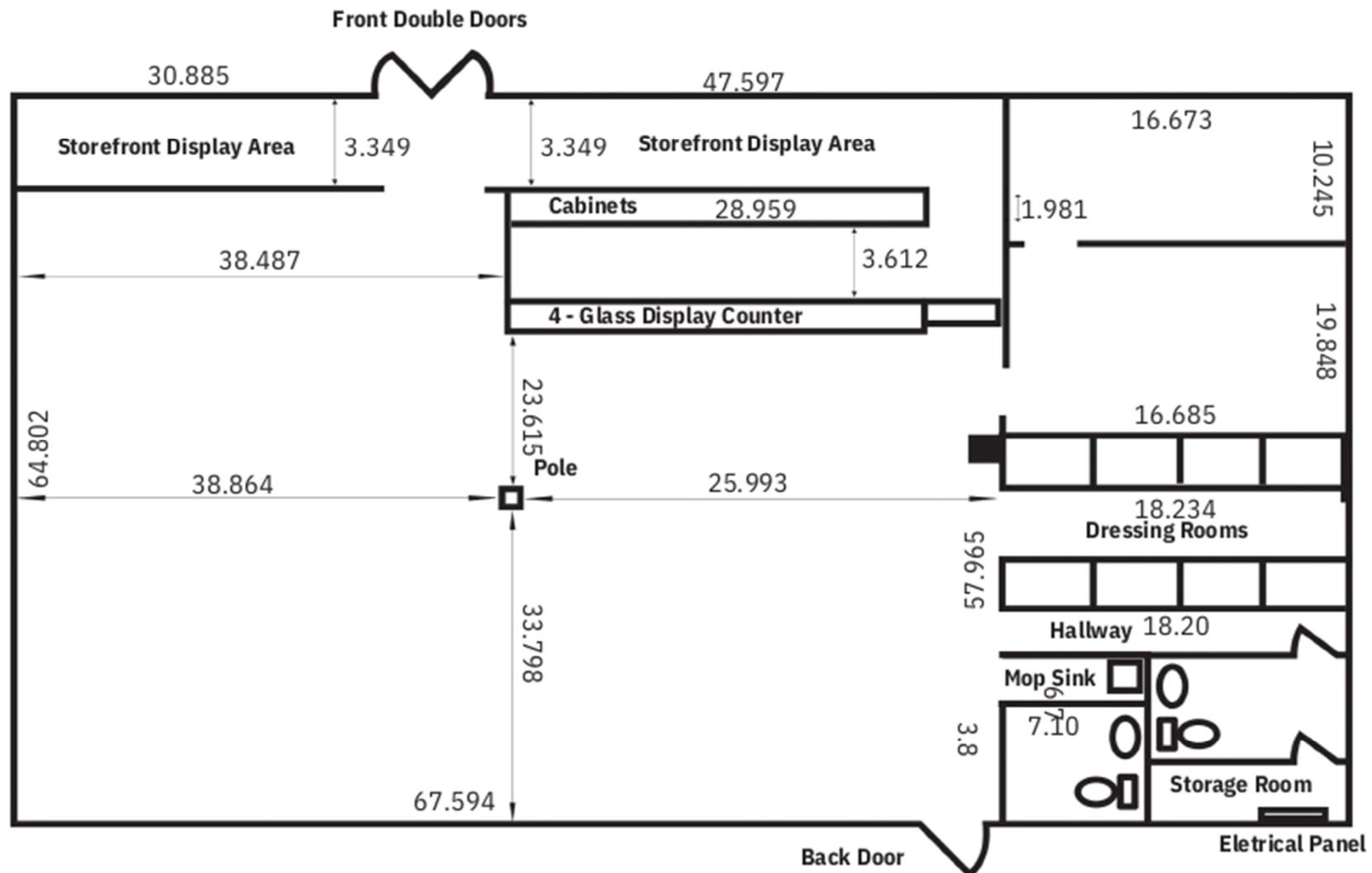
+/- 6,020 SF



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.

+/- 6,020 SF

Floor Plan



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.

10208 BEECHNUT ST HOUSTON, TX 77072-5016

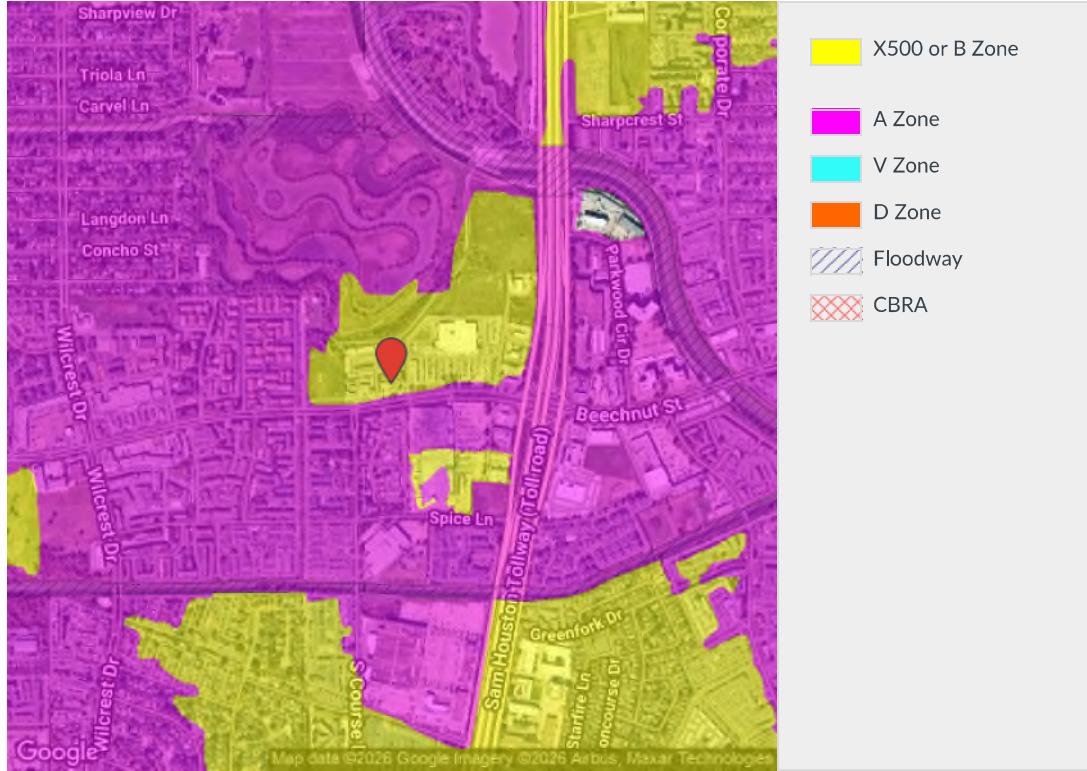
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY 480296 PANEL 0835L

PANEL DATE June 18, 2007 MAP NUMBER 48201C0835L



© 2026 CoreLogic, Inc. All rights reserved. CORELOGIC, RISKMETER, PXPOINT and the CoreLogic logo are trademarks of CoreLogic, Inc. and/or its subsidiaries. All other trademarks are the property of their respective holders.

Report generated January 06, 2026 by dannynguyen@dncommercial.net

Page 2 of 2

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

10208 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
2010 Population	37,667	172,273	315,498
2020 Population	37,900	179,099	338,158
2025 Population	36,329	175,444	333,788
2030 Population	35,840	174,639	337,120
2010-2020 Annual Rate	0.06%	0.39%	0.70%
2020-2025 Annual Rate	-0.80%	-0.39%	-0.25%
2025-2030 Annual Rate	-0.27%	-0.09%	0.20%
Age			
2025 Median Age	31.8	34.6	35.4
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	13.7%	15.3%	24.1%
Black Alone	19.8%	22.0%	25.4%
American Indian Alone	1.8%	1.6%	1.3%
Asian Alone	8.7%	14.9%	14.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	39.9%	30.6%	20.4%
Two or More Races	16.0%	15.7%	14.7%
Hispanic Origin	66.7%	53.7%	40.3%
Diversity Index	86.1	89.3	89.3
Households			
2010 Total Households	12,205	59,496	121,185
2020 Total Households	13,066	64,202	130,699
2025 Total Households	13,099	65,097	133,301
2030 Total Households	13,190	66,191	137,065
2010-2020 Annual Rate	0.68%	0.76%	0.76%
2020-2025 Annual Rate	0.05%	0.26%	0.38%
2025-2030 Annual Rate	0.14%	0.33%	0.56%
2025 Average Household Size	2.76	2.68	2.49
Wealth Index	30	44	67

 **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	30.5%	28.2%	33.0%
Median Household Income			
2025 Median Household Income	\$39,900	\$50,316	\$59,150
2030 Median Household Income	\$43,201	\$54,956	\$64,933
2025-2030 Annual Rate	1.60%	1.78%	1.88%
Average Household Income			
2025 Average Household Income	\$54,213	\$69,154	\$89,463
2030 Average Household Income	\$58,693	\$76,165	\$98,307
Per Capita Income			
2025 Per Capita Income	\$19,803	\$25,638	\$35,775
2030 Per Capita Income	\$21,882	\$28,846	\$40,018
2025-2030 Annual Rate	2.02%	2.39%	2.27%
Income Equality			
2025 Gini Index	45.3	46.1	50.5
Socioeconomic Status			
2025 Socioeconomic Status Index	29.8	33.8	38.8
Housing Unit Summary			
Housing Affordability Index	66	71	62
2010 Total Housing Units	14,270	68,806	137,317
2010 Owner Occupied Hus (%)	19.5%	36.1%	40.0%
2010 Renter Occupied Hus (%)	80.5%	63.9%	60.0%
2010 Vacant Housing Units (%)	14.5%	13.5%	11.8%
2020 Housing Units	14,421	70,513	144,050
2020 Owner Occupied HUs (%)	17.3%	32.0%	35.9%
2020 Renter Occupied HUs (%)	82.7%	68.0%	64.2%
Vacant Housing Units	9.4%	8.9%	9.2%
2025 Housing Units	14,286	70,868	146,150
Owner Occupied Housing Units	17.8%	32.5%	36.6%
Renter Occupied Housing Units	82.2%	67.5%	63.4%
Vacant Housing Units	8.3%	8.1%	8.8%
2030 Total Housing Units	14,463	72,435	150,901
2030 Owner Occupied Housing Units	2,484	22,448	51,886
2030 Renter Occupied Housing Units	10,706	43,743	85,179
2030 Vacant Housing Units	1,273	6,244	13,836



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

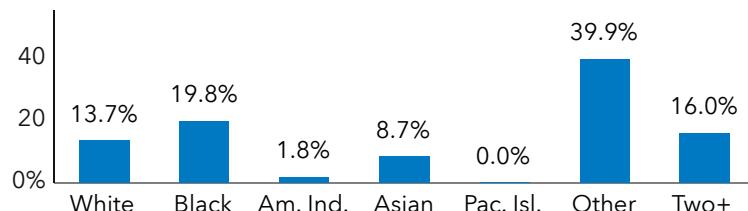
Graphic Profile

10208 Beechnut St, Houston, Texas, 77072



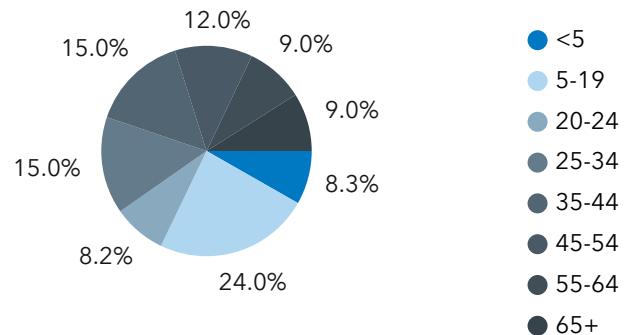
Ring band: 0 - 1 mile radius

Population by Race

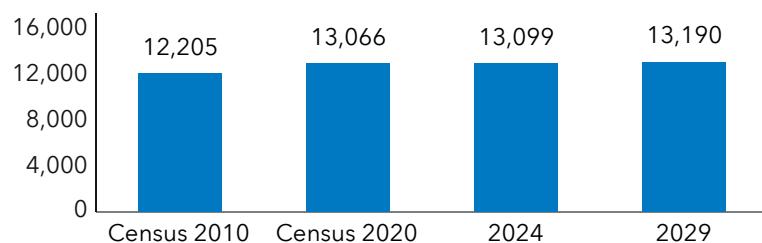


Percent Hispanic Origin: 66.7%

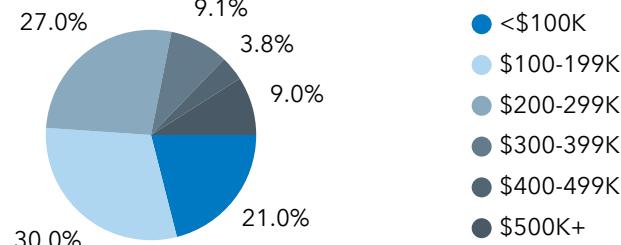
Population by Age



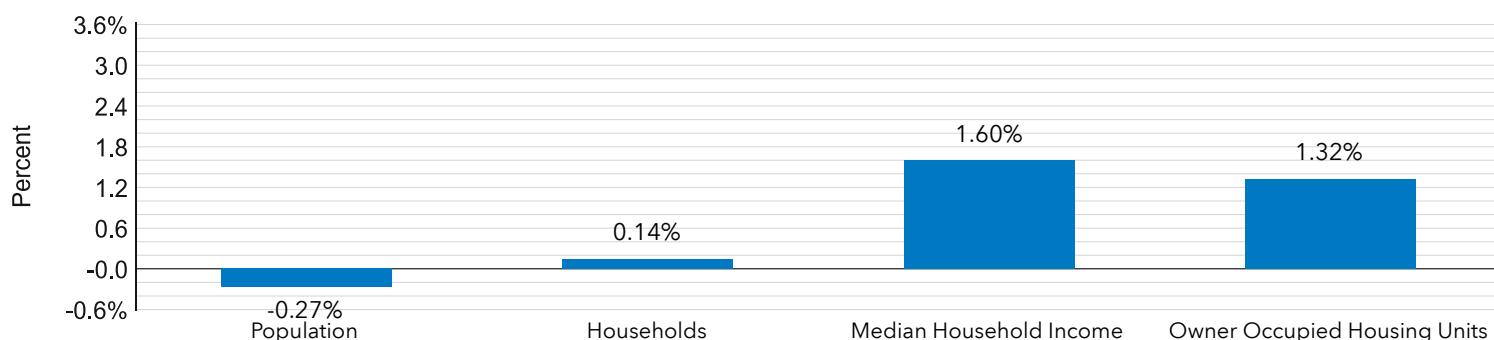
Households



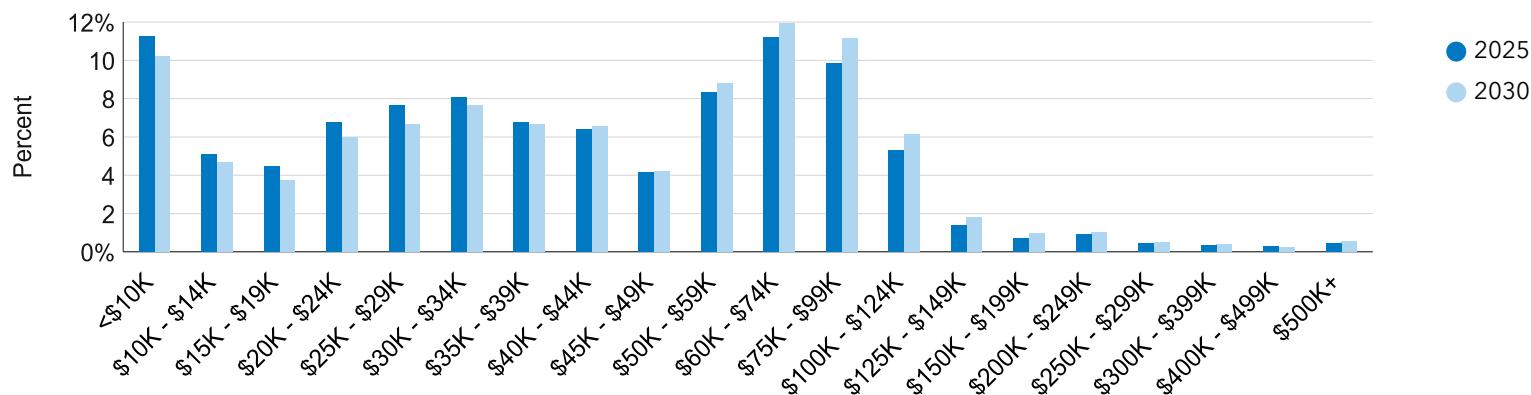
Home Value



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.

© 2026 Esri

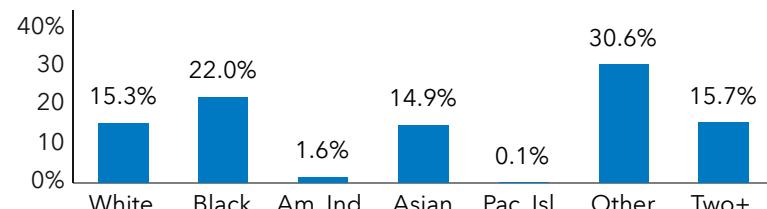
Graphic Profile

10208 Beechnut St, Houston, Texas, 77072



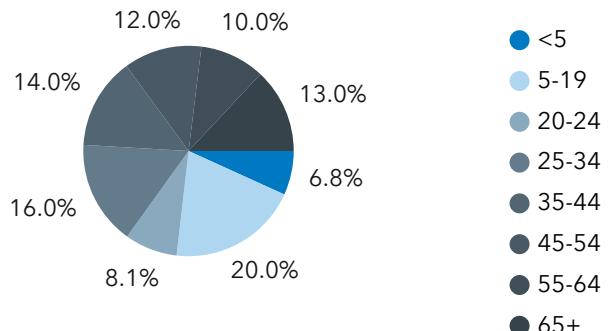
Ring band: 1 - 3 mile radius

Population by Race

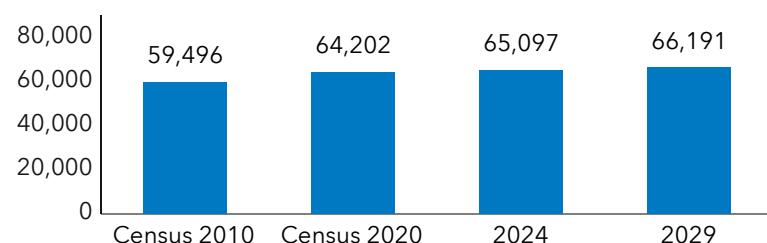


Percent Hispanic Origin: 53.7%

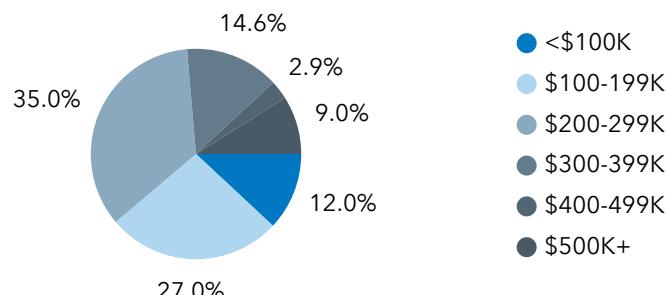
Population by Age



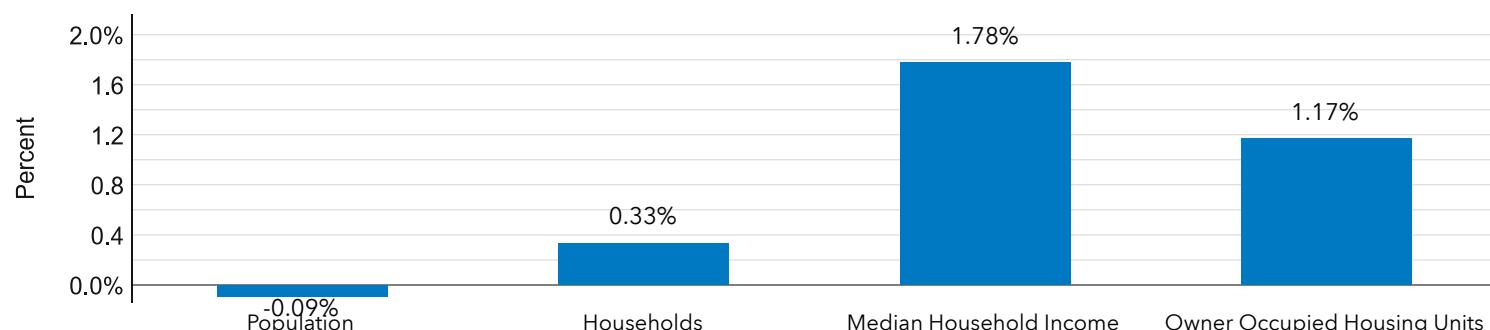
Households



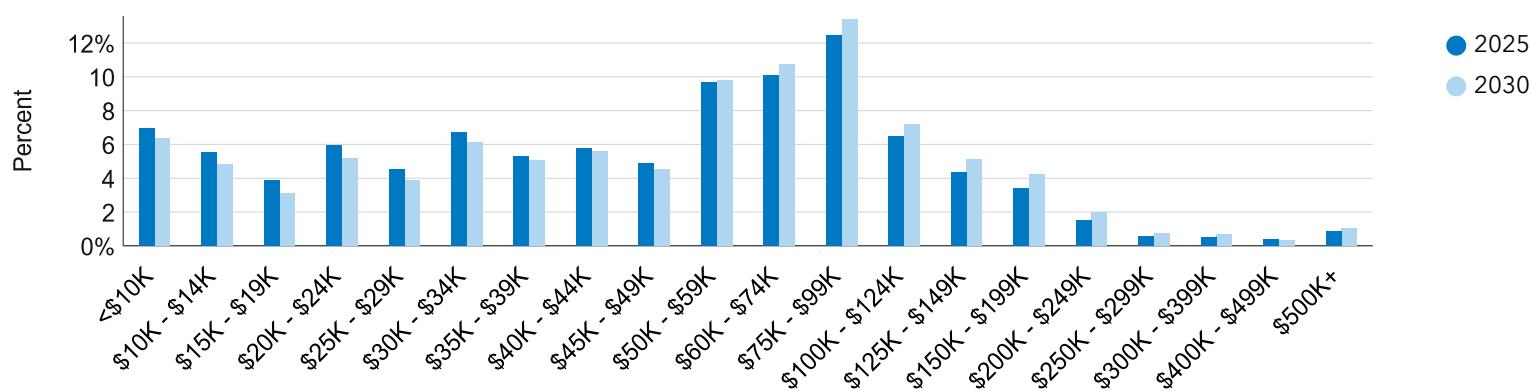
Home Value



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.

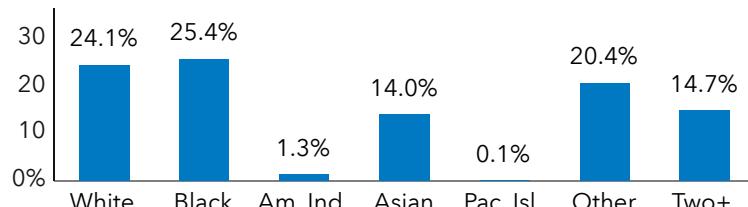
Graphic Profile

10208 Beechnut St, Houston, Texas, 77072



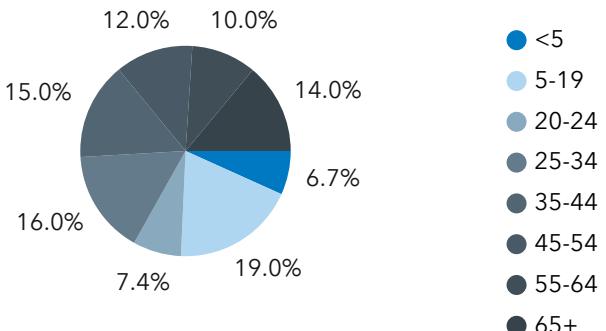
Ring band: 3 - 5 mile radius

Population by Race

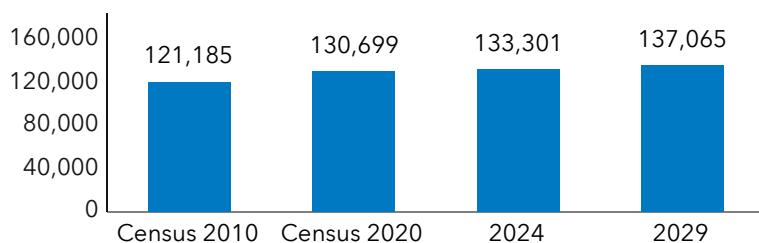


Percent Hispanic Origin: 40.3%

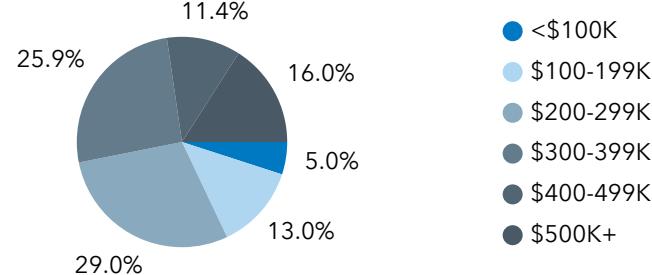
Population by Age



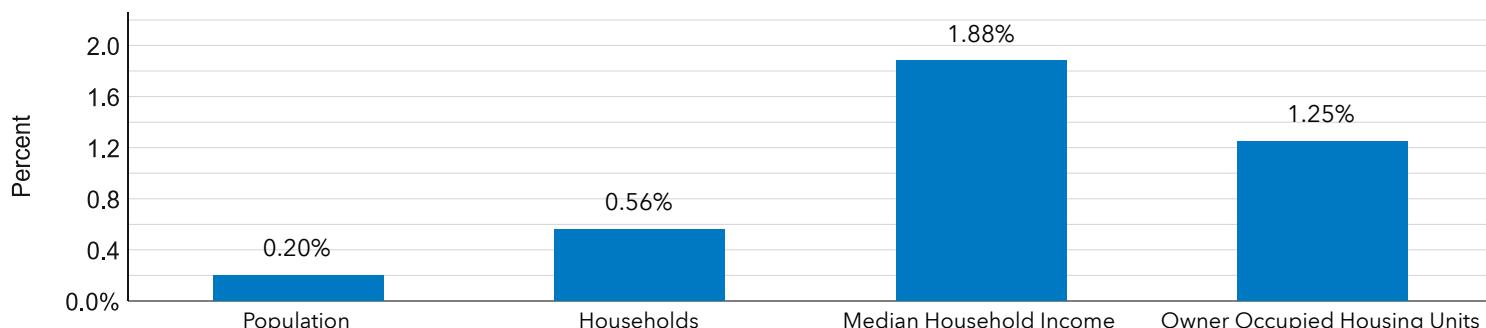
Households



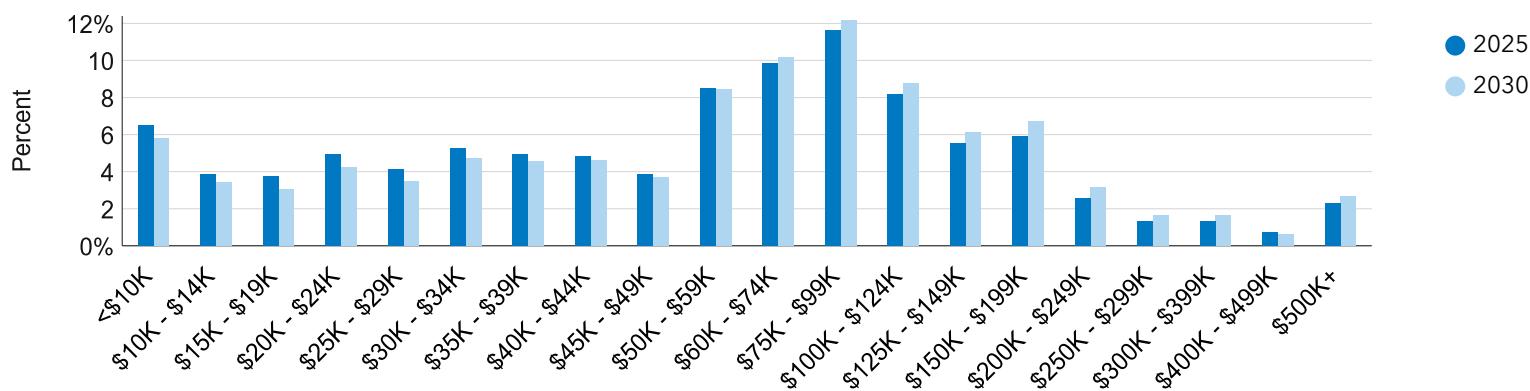
Home Value



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.

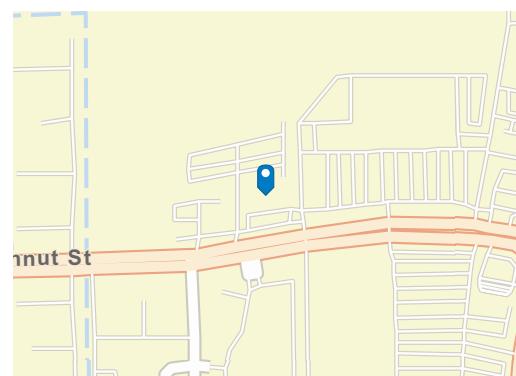
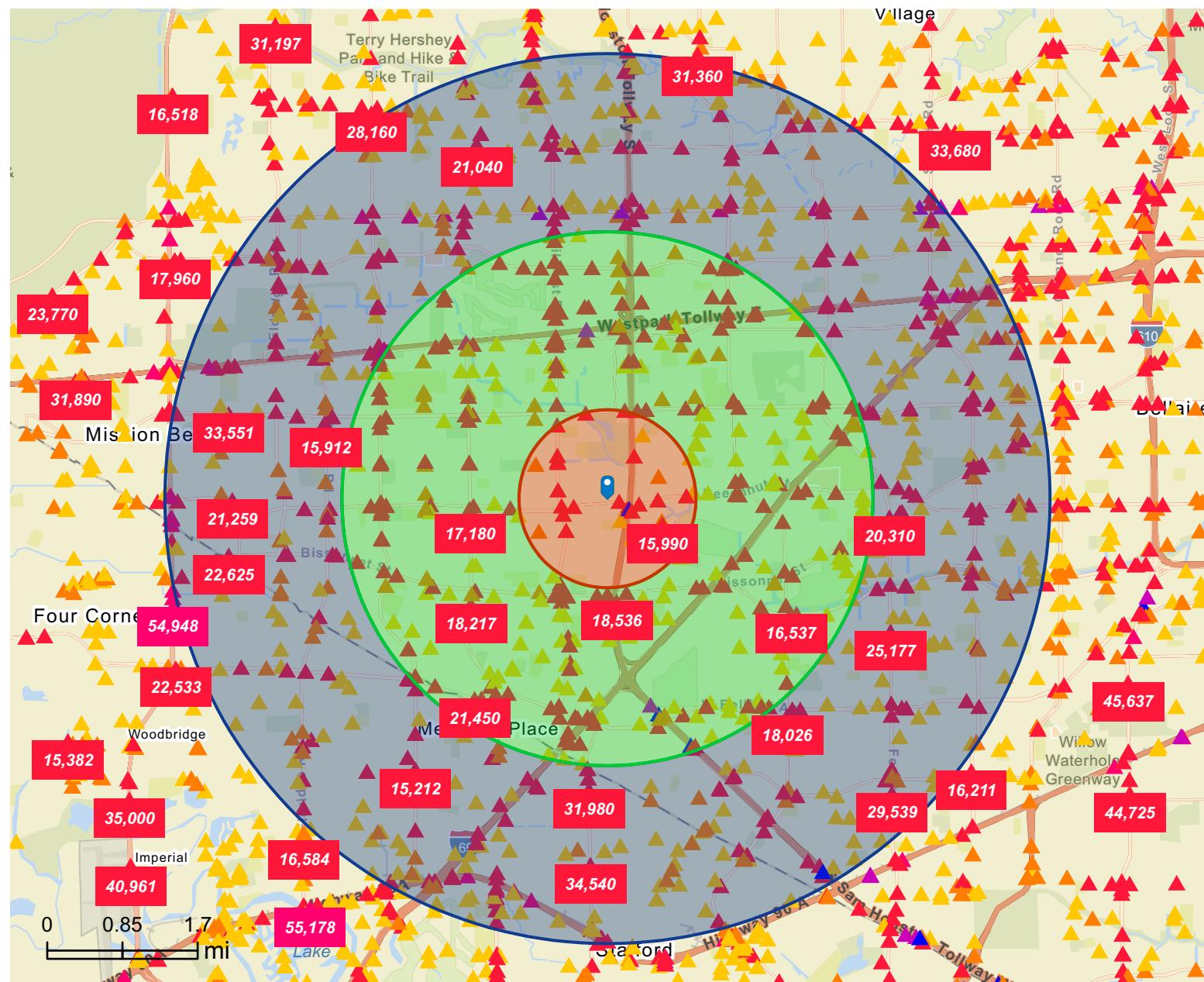
© 2026 Esri

Traffic Count Map

10208 Beechnut St, Houston, Texas, 77072

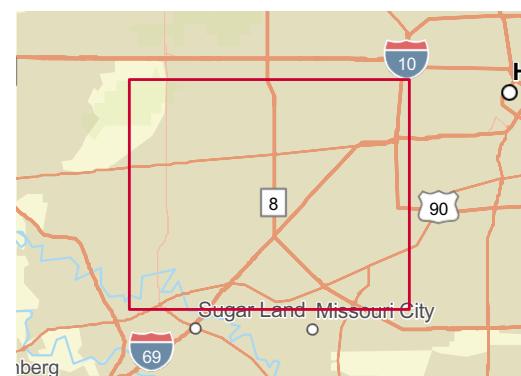


Ring bands: 0-1, 1-3, 3-5 mile radii



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



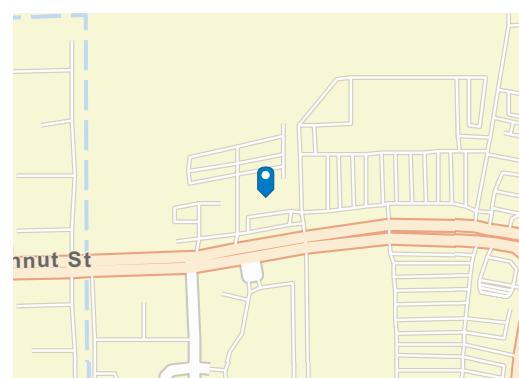
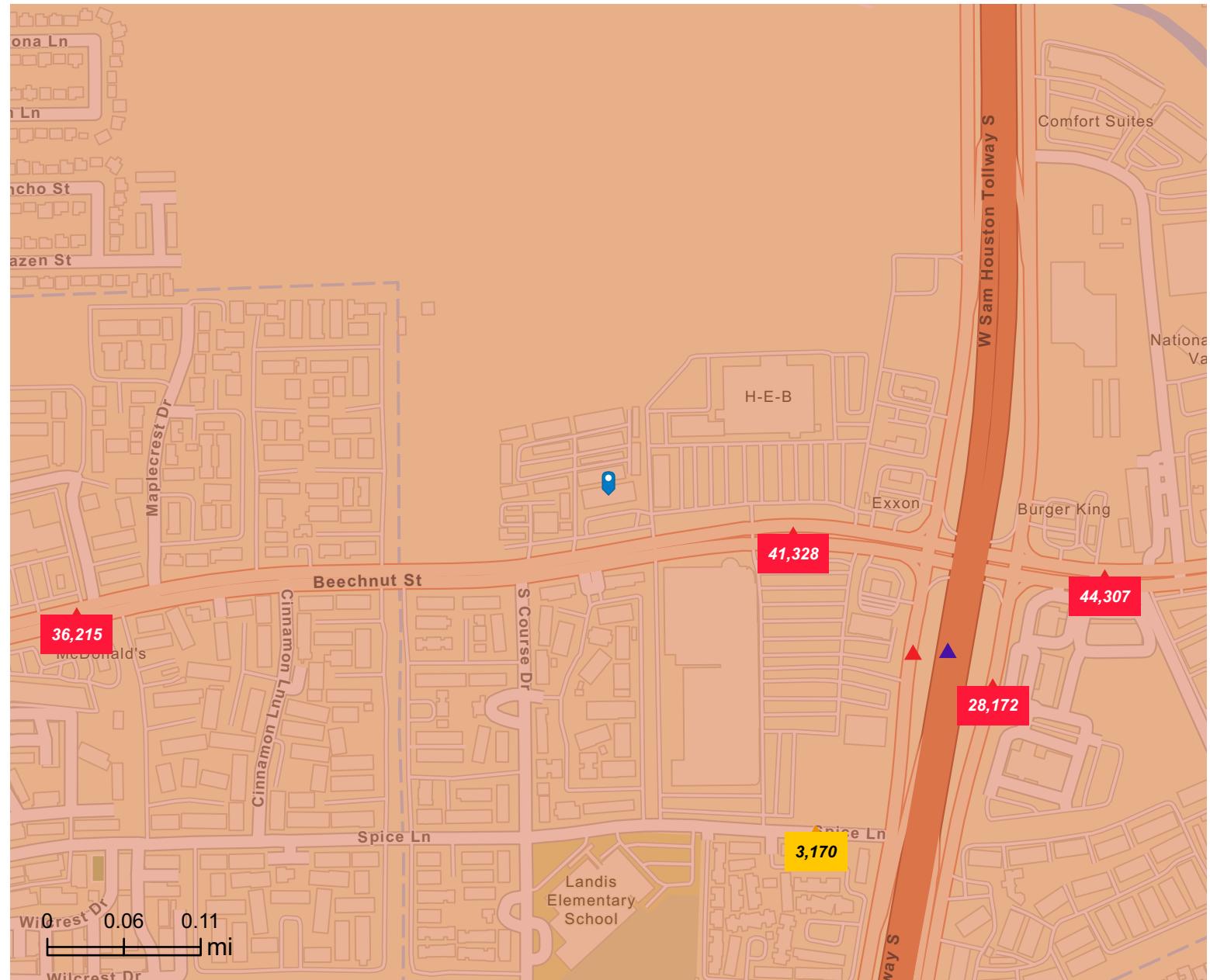
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

10208 Beechnut St, Houston, Texas, 77072

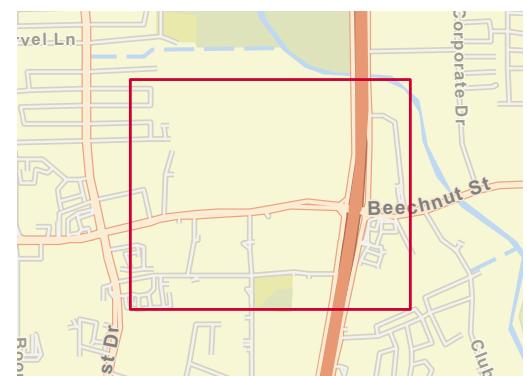


Ring bands: 0-1, 1-3, 3-5 mile radii



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 (2025)

Traffic Count Profile

10208 Beechnut St, Houston, Texas, 77072
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 29.69008
 Longitude: -95.56173

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.14	Beechnut St	Sam Houston Pkwy (0.1 miles E)	2013	41328
0.25	West Sam Houston Parkway South	Beechnut St (0.11 miles N)	2022	28257
0.27	SHT	Beechnut St (0.07 miles N)	2021	115432
0.27	SHT	Beechnut St (0.07 miles N)	2022	135946
0.28	Spice Ln	S Course Dr (0.21 miles W)	2011	3170
0.31	BW 8	Beechnut St (0.09 miles N)	2022	28172
0.36	Beechnut St	Parkwood Cir Dr (0.06 miles E)	2013	44307
0.39	Beechnut St	Maplecrest Dr (0.06 miles E)	2013	36215
0.52	Greenfork Dr	(0.0 miles)	2011	2550
0.52	Wilcrest Drive	Beechnut St (0.04 miles S)	2019	22249
0.53	Wilcrest Dr	Beechnut St (0.06 miles N)	2014	20913
0.57	Wilcrest Dr	Village Bend Ln (0.05 miles S)	2001	19190
0.57	Beechnut St	Corporate Dr (0.07 miles NE)	2011	39420
0.57	Lp 8 Access Rd	(0.0 miles)	2001	22910
0.59	Wilcrest Dr	Spice Ln (0.09 miles N)	2015	18557
0.63	Corporate Dr	Langdon Ln (0.02 miles N)	2011	11940
0.66	Club Creek Drive	Green Fork Dr (0.11 miles S)	2019	13029
0.68	Beltway 8	Bellaire Blvd (0.38 miles N)	2011	166090
0.68	Club Creek Dr	Green Fork Dr (0.03 miles S)	2006	15990
0.69	Wilcrest Drive	Carvel Ln (0.04 miles N)	2019	19361
0.71	Wilcrest Dr	Carvel Ln (0.04 miles N)	2015	22908
0.75	Wilcrest Dr	Carvel Ln (0.02 miles S)	2014	21125
0.82	Stroud Dr	Corporate Dr (0.17 miles E)	2011	2220
0.84	Club Creek Dr	Woodfair Dr (0.06 miles SE)	2001	13260
0.85	Boone Road	Newbrook Dr (0.05 miles N)	2019	12805
0.89	Beechnut St	Kendalia Dr (0.01 miles E)	2011	34220
0.90	Boone Rd	Carvel Ln (0.07 miles N)	2011	12420
0.97	Pella Dr	Beechnut St (0.04 miles S)	2011	1540
1.00	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42434
1.01	Wilcrest Dr	Bellaire Blvd (0.12 miles N)	2014	24415

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

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

Information available at www.trec.texas.gov

IABS 1-0 Date

Independence Blvd

Phone: 7132705400

Fax: 7135838985