OFFICE CONDOS FOR LEASE

9889 United Dr, Houston, TX 77036

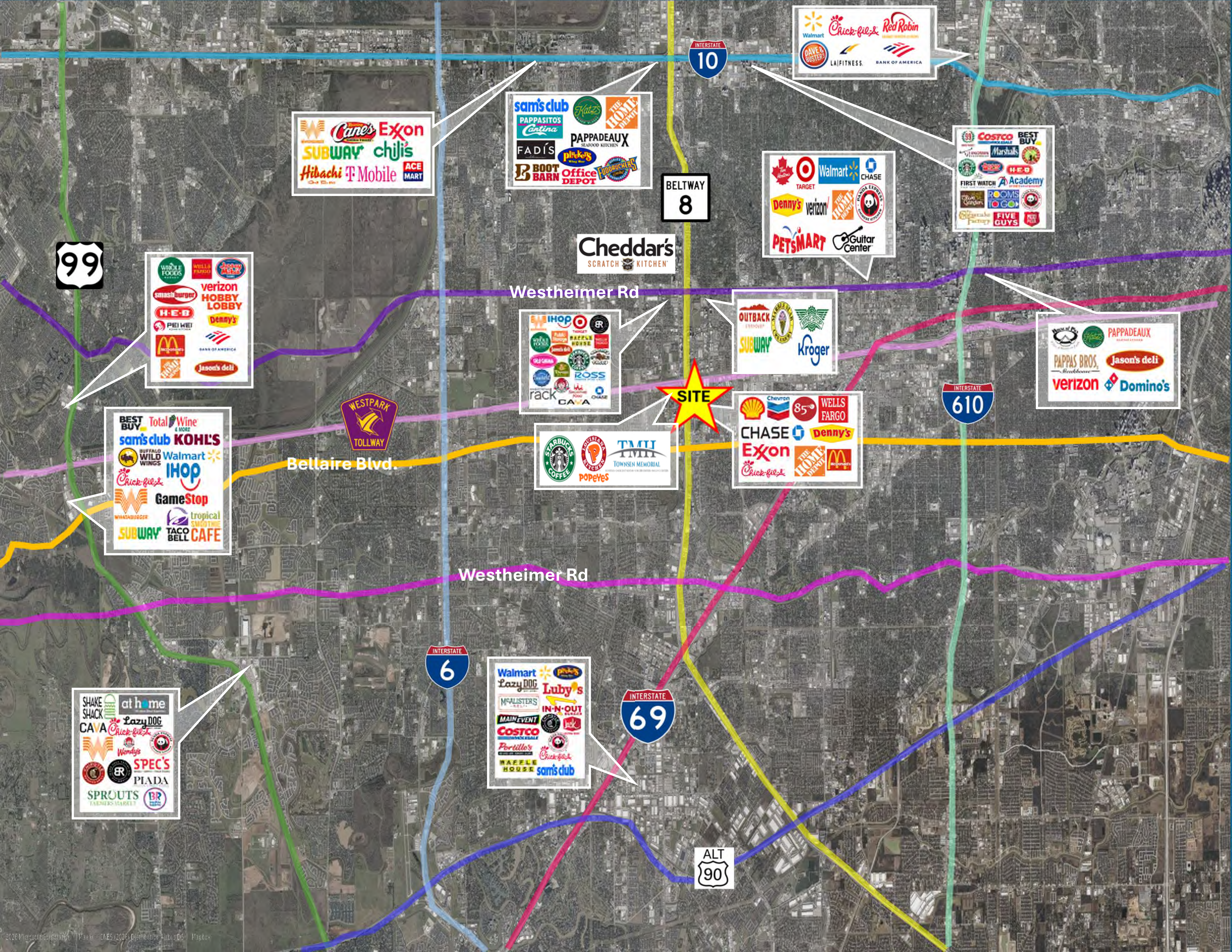
Base Rent: $1.75 SF/MO
NNN: Est. $0.39 SF/MO
Size: +/- 1,894 – 2,420 SF
Approx Miles: 1.5 (Westpark Tollway), 3.4 (Int 69), 0.9 (Beltway 8), 12 (Hwy 6), 13.2 (Hwy 99), 14.1 (Houston), and 11.2 (Sugar Land)

DN COMMERCIAL

Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

CCIM

Commercial REALTOR®


INTERSTATE 10
BELTWAY 8
99
Cheddar's SCRATCH KITCHEN
Westheimer Rd
WESTPARK TOLLWAY
Bellaire Blvd.
SITE
INTERSTATE 610
Westheimer Rd
INTERSTATE 6
INTERSTATE 69
ALT 90

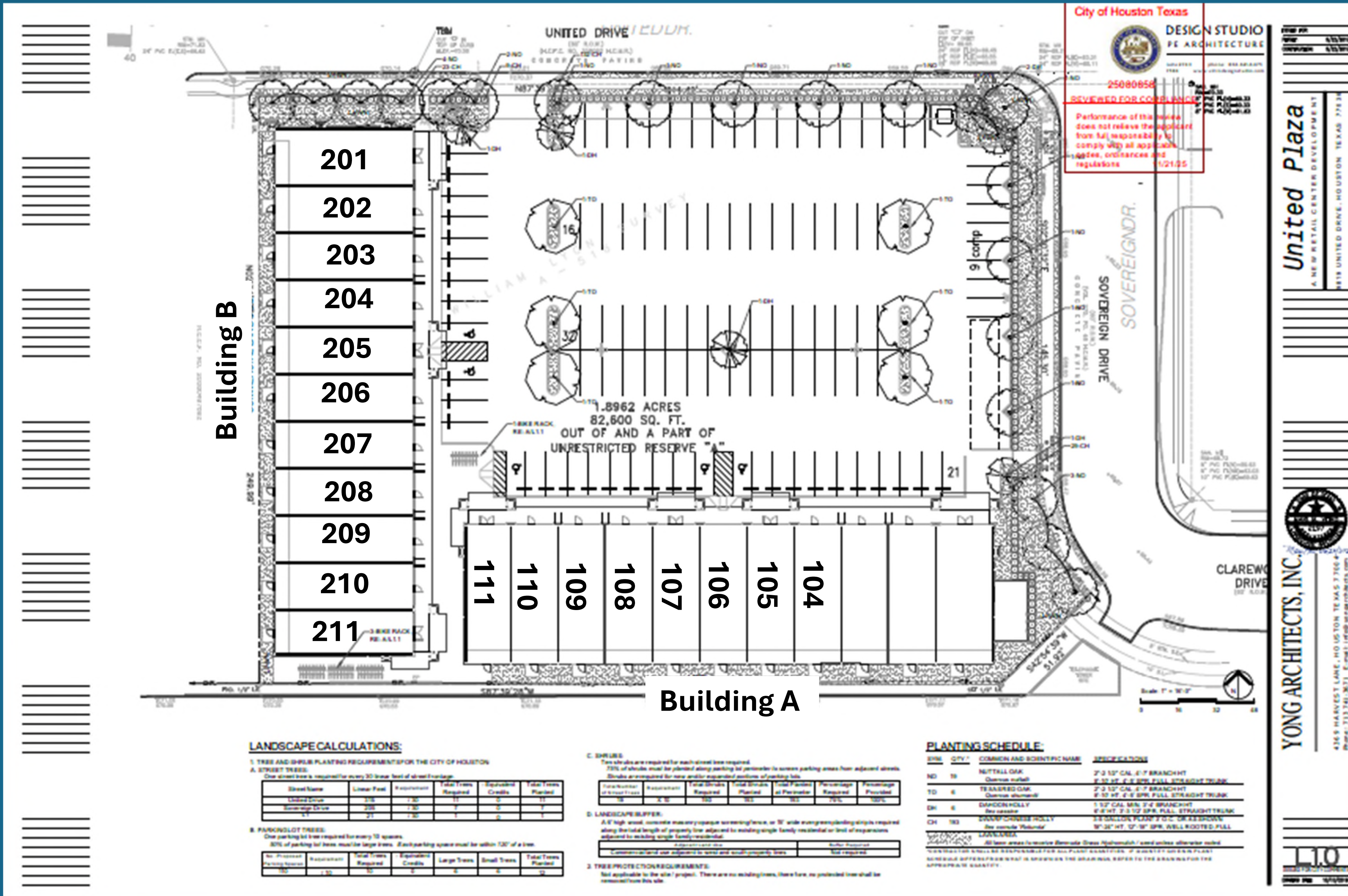


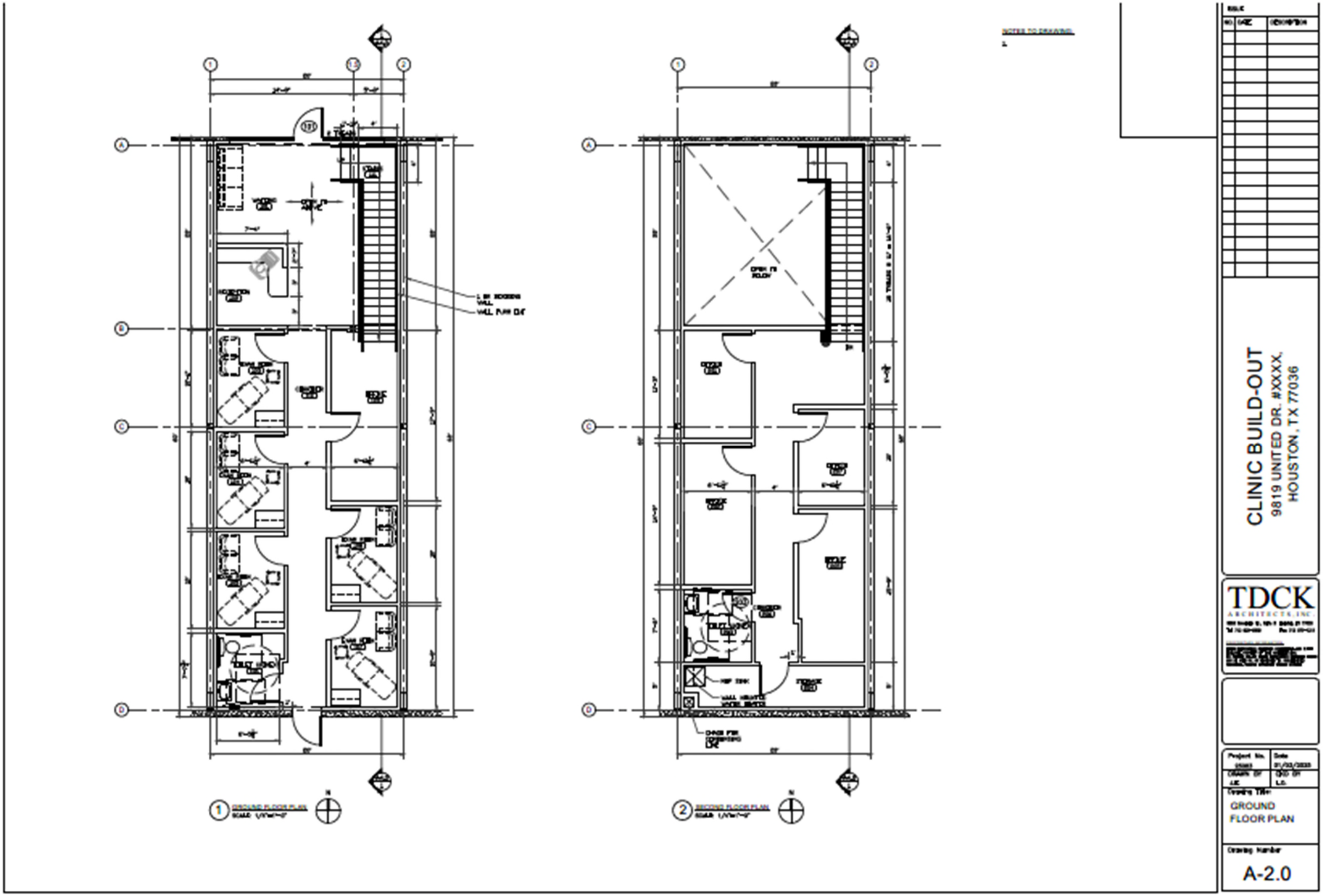









UNITED DRIVE
City of Houston Texas
DESIGN STUDIO
25080856
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations
United Plaza
201
202
203
204
205
206
207
208
209
210
211
Building B
111
110
109
108
107
106
105
104
Building A
1.8962 ACRES
82,600 SQ. FT.
OUT OF AND A PART OF
UNRESTRICTED RESERVE "A"
SOVEREIGN DRIVE
CLAREWO DRIVE
YONG ARCHITECTS, INC.
LANDSCAPE CALCULATIONS:
PLANTING SCHEDULE:
L1.0



CLINIC BUILD-OUT
9819 UNITED DR. #XXXX,
HOUSTON, TX 77036
TDCK
GROUND
FLOOR PLAN
A-2.0

9889 United Dr, Houston, TX 77036

Available Unit Square Footage - Ground Floor and Mezzanine Breakdown

Building A - Available Space

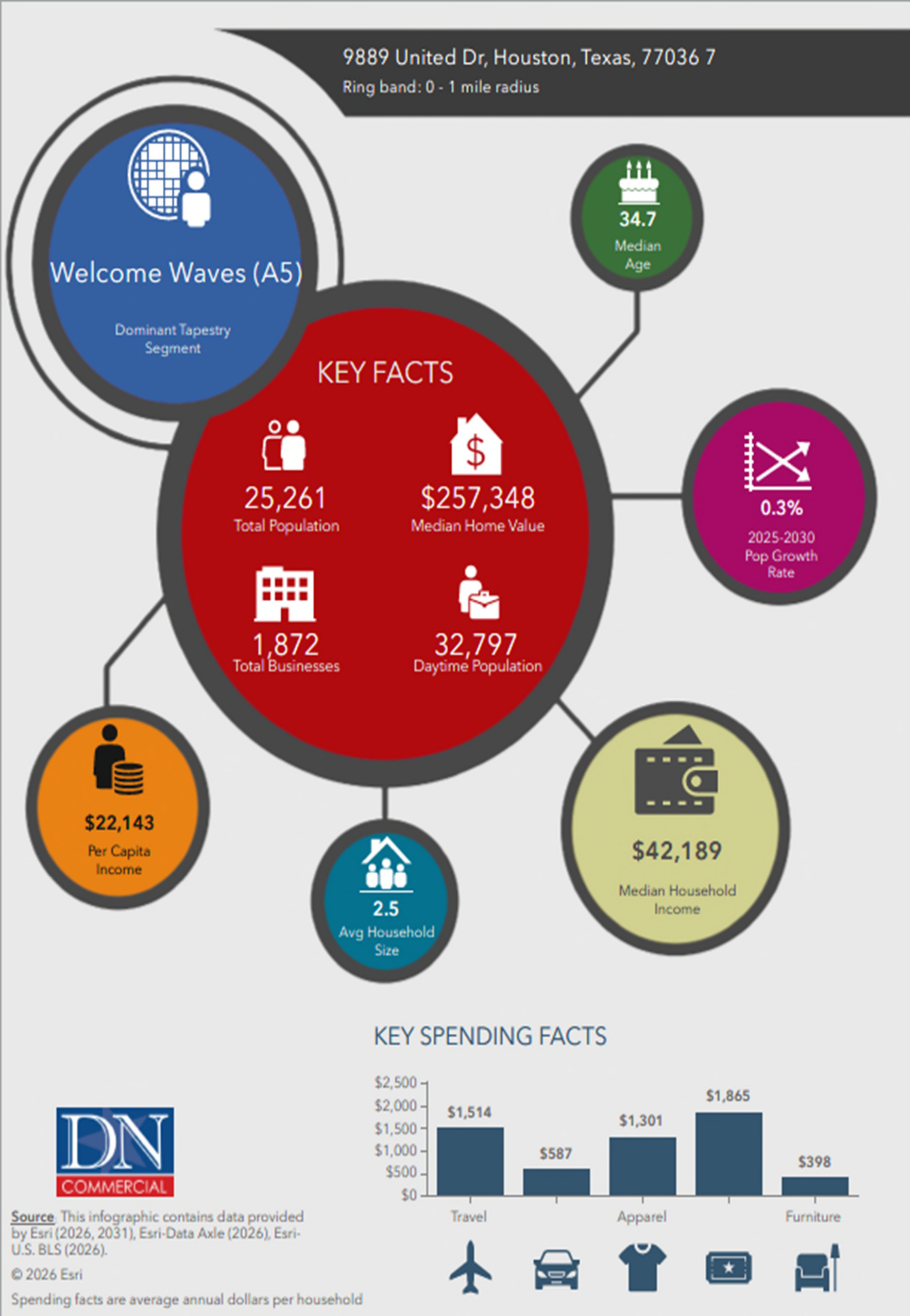
A101, A102, and A103 are excluded from available space.

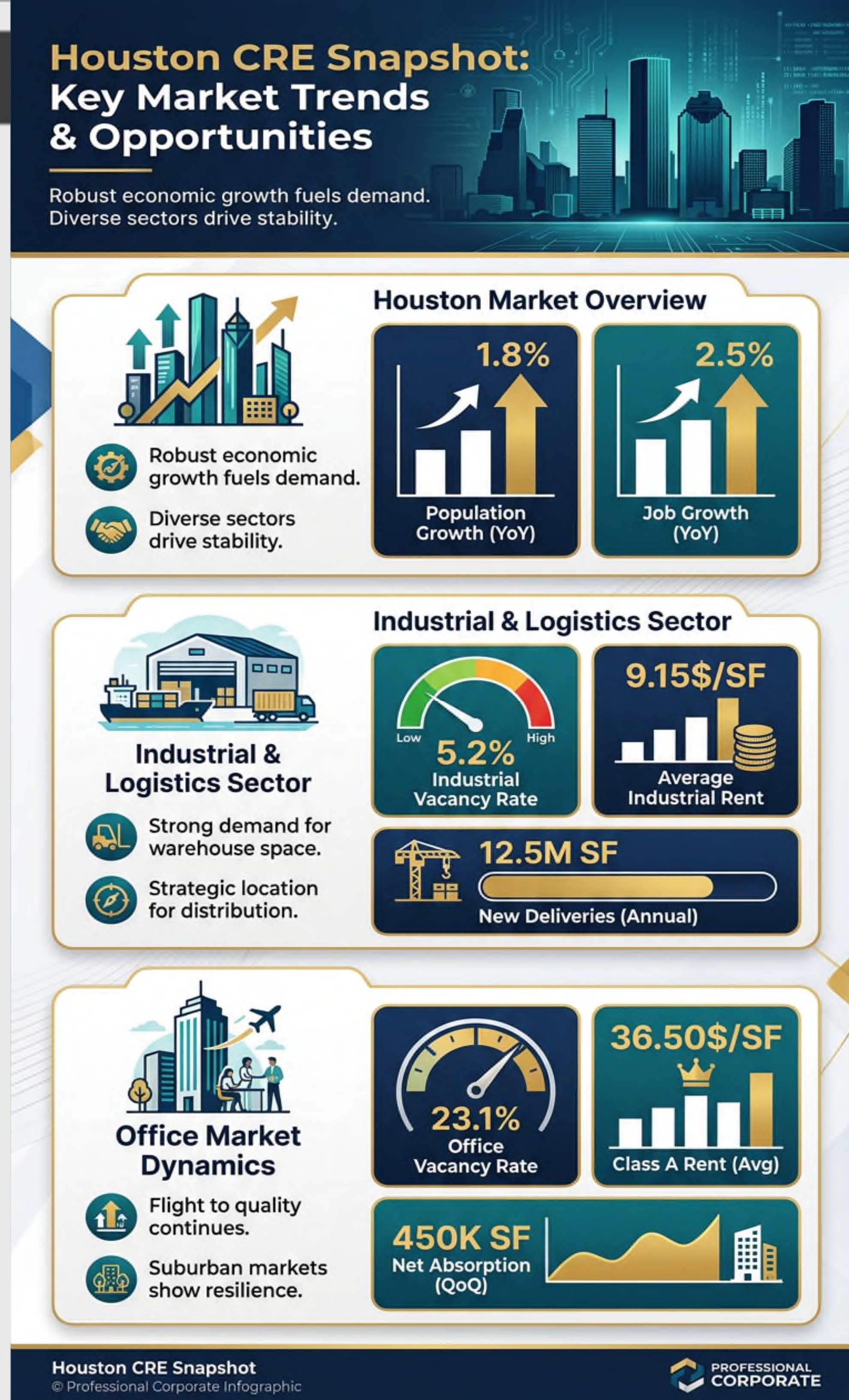
Turnkey Option for A110 and A111

Unit	Ground Floor Width	Ground Floor Length	Ground Floor SF	Mezzanine Width	Mezzanine Length	Mezzanine SF	Total SF
A104	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A105	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A106	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A107	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A108	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A109	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A110	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
A111	±20'-0"	±58'-11 1/4"	±1,179	±20'-0"	±47'-7 1/4"	±841	±2,019
						Total Building SF	**±16,155 SF**

Building B - Available Space

Unit	Ground Floor Width	Ground Floor Length	Ground Floor SF	Mezzanine Width	Mezzanine Length	Mezzanine SF	Total SF
B201	±19'-0"	±58'-6 1/8"	±1,112	±19'-0"	±47'-0 3/4"	±783	±1,894
B202	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B203	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B204	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B205	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B206	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B207	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B208	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B209	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B210	±20'-0"	±58'-6 1/8"	±1,170	±20'-0"	±47'-0 3/4"	±830	±2,000
B211	±23'-11 11/16"	±58'-6 1/8"	±1,403	±23'-11 11/16"	±47'-0 3/4"	±1,017	±2,420
						Total Building SF	**±22,313 SF**


9889 United Dr, Houston, Texas, 77036 7
Ring band: 0 - 1 mile radius
Welcome Waves (A5)
Dominant Tapestry Segment
34.7
Median Age
KEY FACTS
25,261
Total Population
$257,348
Median Home Value
1,872
Total Businesses
32,797
Daytime Population
0.3%
2025-2030 Pop Growth Rate
$22,143
Per Capita Income
2.5
Avg Household Size
$42,189
Median Household Income
KEY SPENDING FACTS
$2,500
$2,000
$1,500
$1,000
$500
$0
$1,514
$587
$1,301
$1,865
$398
Travel
Apparel
Furniture
DN
COMMERCIAL
Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-U.S. BLS (2026).
© 2026 Esri
Spending facts are average annual dollars per household


Houston CRE Snapshot:
Key Market Trends & Opportunities
Robust economic growth fuels demand.
Diverse sectors drive stability.
Houston Market Overview
Robust economic growth fuels demand.
Diverse sectors drive stability.
1.8%
Population Growth (YoY)
2.5%
Job Growth (YoY)
Industrial & Logistics Sector
Industrial & Logistics Sector
Strong demand for warehouse space.
Strategic location for distribution.
Low
High
5.2%
Industrial Vacancy Rate
9.15$/SF
Average Industrial Rent
12.5M SF
New Deliveries (Annual)
Office Market Dynamics
Flight to quality continues.
Suburban markets show resilience.
23.1%
Office Vacancy Rate
36.50$/SF
Class A Rent (Avg)
450K SF
Net Absorption (QoQ)
Houston CRE Snapshot
© Professional Corporate Infographic
PROFESSIONAL CORPORATE

0 - 1 miles

KEY FACTS

25,261
Population

34.7
Median Age

2.5
Average Household Size

$42,189
Median Household Income

EDUCATION

47.4%
No High School Diploma

22.0%
High School Graduate

15.9%
Some College/ Associate's Degree

14.7%
Bachelor's/Grad/ Prof Degree

BUSINESS

1,872
Total Businesses

15,459
Total Employees

EMPLOYMENT

25.4%
White Collar

34.6%
Blue Collar

40.0%
Services

4.9%
Unemployment Rate

INCOME

$42,189
Median Household Income

$22,143
Per Capita Income

$13,988
Median Net Worth

2026 Households by income (Esri)

The largest group: $35,000 - $49,999 (18.9%)

The smallest group: $150,000 - $199,999 (2.5%)

Indicator	Value	Diff
<$15,000	16.4%	+7.3%
$15,000 - $24,999	9.4%	+3.3%
$25,000 - $34,999	14.2%	+7.7%
$35,000 - $49,999	18.9%	+9.2%
$50,000 - $74,999	18.3%	+2.7%
$75,000 - $99,999	11.8%	-0.2%
$100,000 - $149,999	6.0%	-10.0%
$150,000 - $199,999	2.5%	-7.2%
$200,000+	2.5%	-12.7%

Bars show deviation from Harris County

1 - 3 miles

KEY FACTS

197,272
Population

34.5
Median Age

2.4
Average Household Size

$50,870
Median Household Income

EDUCATION

23.1%
No High School Diploma

25.5%
High School Graduate

20.7%
Some College/ Associate's Degree

30.7%
Bachelor's/Grad/ Prof Degree

BUSINESS

12,206
Total Businesses

105,539
Total Employees

EMPLOYMENT

45.1%
White Collar

27.3%
Blue Collar

27.6%
Services

6.7%
Unemployment Rate

INCOME

$50,870
Median Household Income

$30,867
Per Capita Income

$19,957
Median Net Worth

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.7%)

The smallest group: $150,000 - $199,999 (4.1%)

Indicator	Value	Diff
<$15,000	13.5%	+4.4%
$15,000 - $24,999	9.7%	+3.6%
$25,000 - $34,999	11.6%	+5.1%
$35,000 - $49,999	14.4%	+4.7%
$50,000 - $74,999	18.7%	+3.1%
$75,000 - $99,999	11.8%	-0.2%
$100,000 - $149,999	11.0%	-5.0%
$150,000 - $199,999	4.1%	-5.6%
$200,000+	5.1%	-10.1%

Bars show deviation from Harris County

3 - 5 miles

KEY FACTS

366,474
Population

35.5
Median Age

2.5
Average Household Size

$62,794
Median Household Income

EDUCATION

17.2%
No High School Diploma

19.8%
High School Graduate

20.3%
Some College/ Associate's Degree

42.7%
Bachelor's/Grad/ Prof Degree

BUSINESS

15,184
Total Businesses

123,929
Total Employees

EMPLOYMENT

57.2%
White Collar

21.7%
Blue Collar

21.1%
Services

5.2%
Unemployment Rate

INCOME

$62,794
Median Household Income

$44,438
Per Capita Income

$54,658
Median Net Worth

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (16.6%)

The smallest group: $150,000 - $199,999 (6.4%)

Indicator	Value	Diff
<$15,000	10.2%	+1.1%
$15,000 - $24,999	8.7%	+2.6%
$25,000 - $34,999	9.0%	+2.5%
$35,000 - $49,999	12.9%	+3.2%
$50,000 - $74,999	16.6%	+1.0%
$75,000 - $99,999	10.6%	-1.4%
$100,000 - $149,999	12.5%	-3.5%
$150,000 - $199,999	6.4%	-3.2%
$200,000+	13.0%	-2.2%

Bars show deviation from Harris County

Cotality RiskMeter.

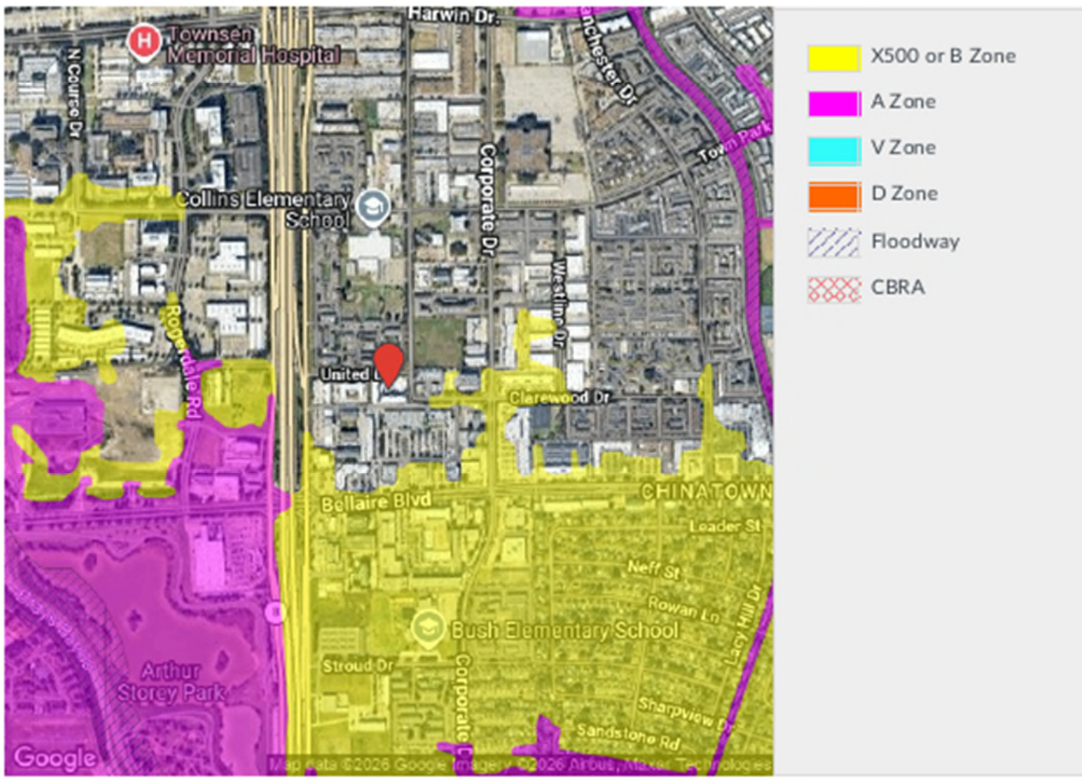
9889 UNITED DR HOUSTON, TX 77036-3687

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480296	PANEL	0835L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0835L



CoreLogic®

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.

TREC
TEXAS REAL ESTATE COMMISSION

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name	License No.	Email	Phone
Danny Nguyen International LLC Name of Sponsoring Broker (Licensed Individual or Business Entity)	577136-BB	Info@dncommercial.net	(713)270-5400
Danny Doan Nguyen Name of Designated Broker of Licensed Business Entity, if applicable	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Licensed Supervisor of Sales Agent/Associate, if applicable			
Name of Sales Agent/Associate			

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______