FOR LEASE - +/- 2,266 SF

12315 Bellaire Blvd, Houston, TX 77072

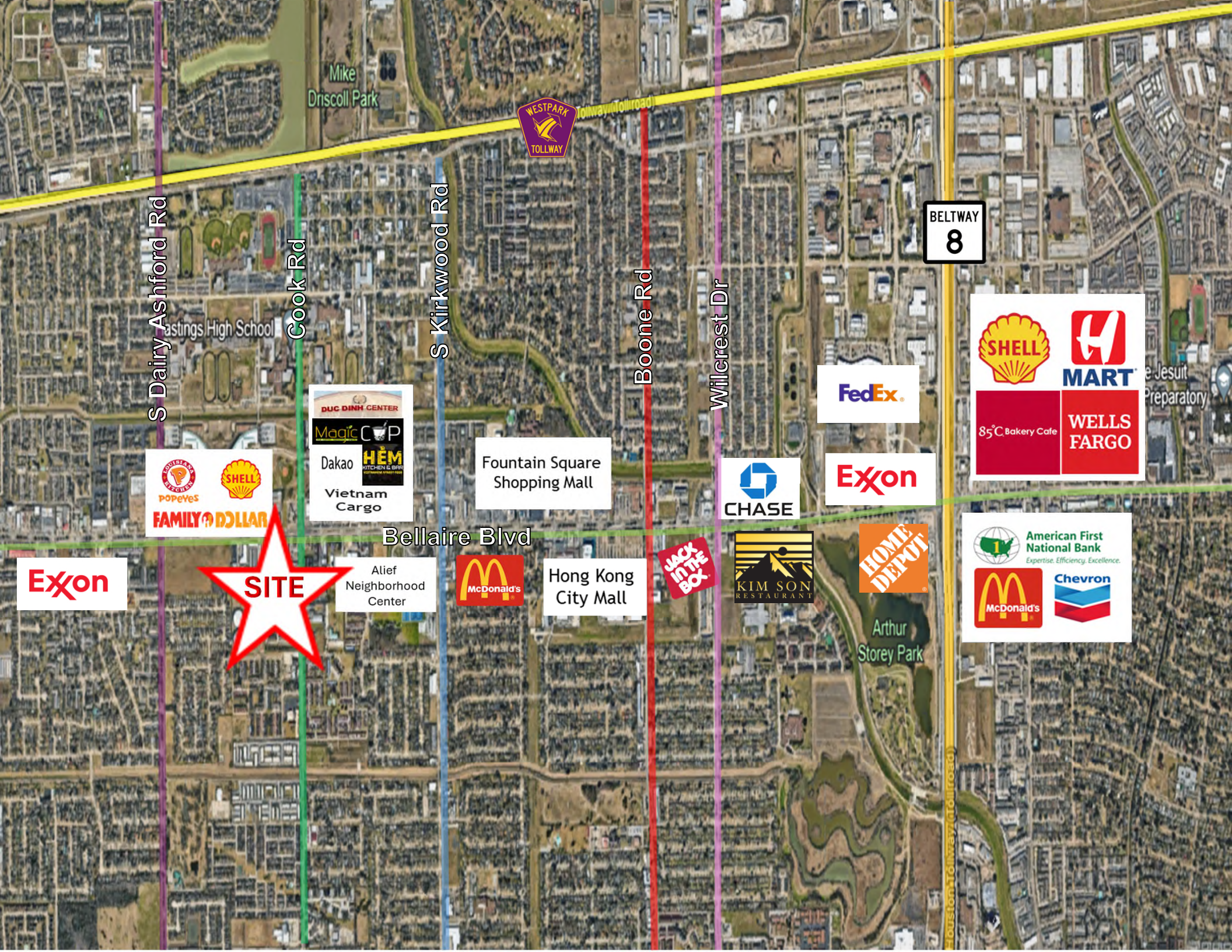
PRICE: $1.42 SF/MO
NNN: $500/MO
Unit #800: +/- 2,266 SF
Ideal for learning/after school space, medical, dental, health/wellness center, church, or other business. The first and second floors have individual restrooms. Long time Tenants include Dac Hung BBQ, Bellaire Ginseng and Herb, and Victory Pharmacy.

Approx. 4.4 miles to Sam Houston Tollway, 3.4 miles to Hwy 6, and 5.7 miles to Westpark Tollway
Located in the International District

Tammie Vu
M - (713) 865-2362
O - (713) 270-5400
tammievu@dncommercial.net
www.dncommercial.net

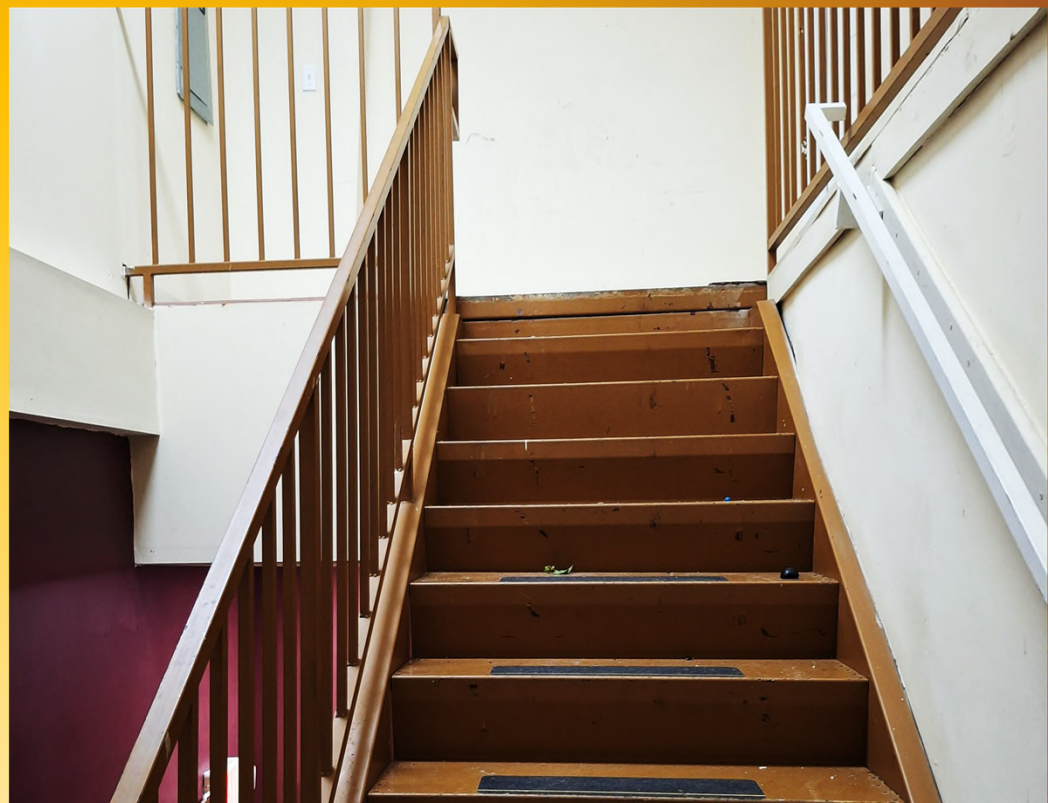
Commercial REALTOR

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.

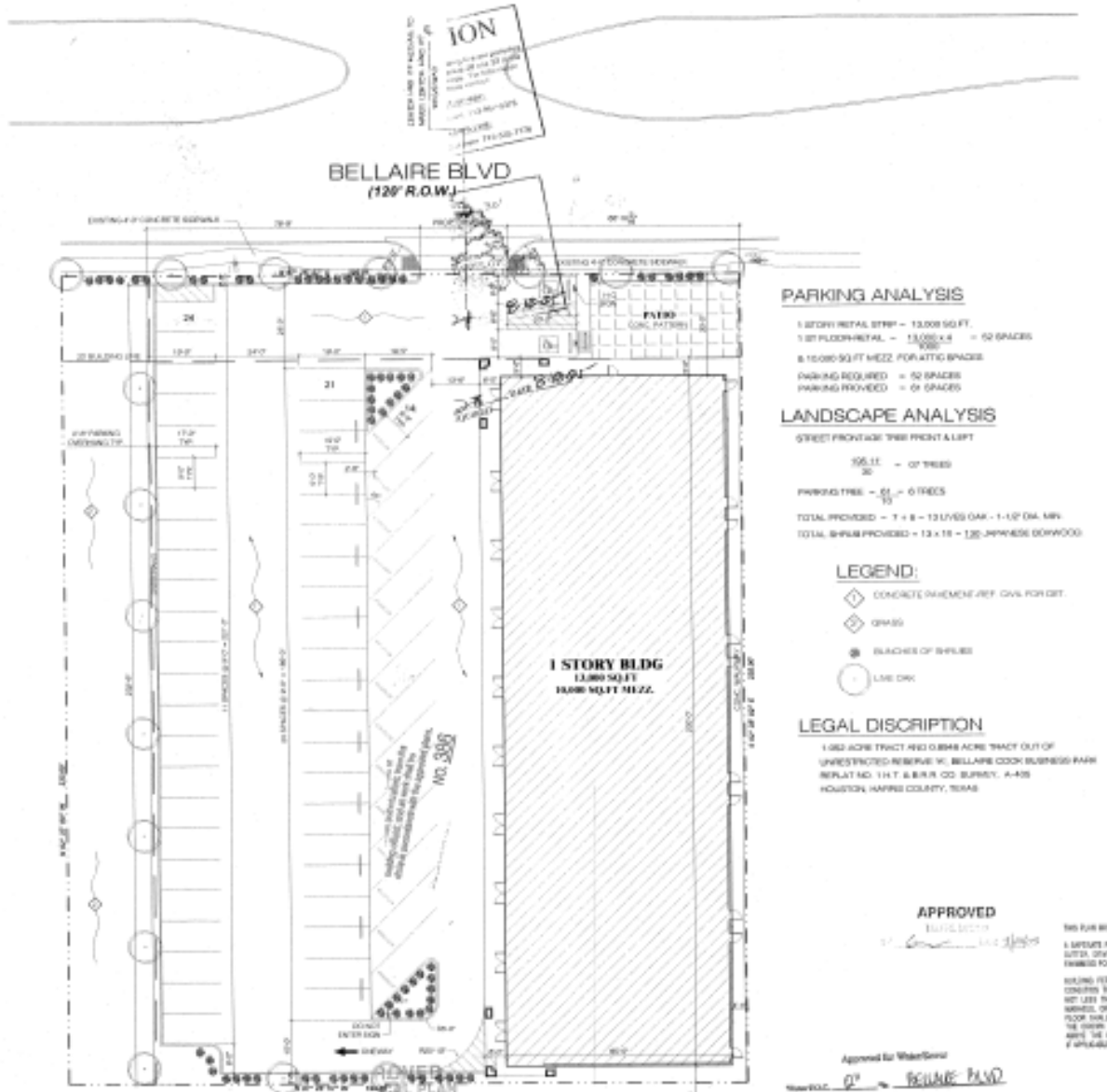

Mike Driscoll Park
WESTPARK TOLLWAY
Tollway (Tollroad)
S Dairy Ashford Rd
Cook Rd
S Kirkwood Rd
Boone Rd
Wilcrest Dr
BELTWAY 8
Jastings High School
DUC DINH CENTER
Magic CUP
Dakao
HEM KITCHEN & BAR
Vietnam Cargo
Fountain Square Shopping Mall
FedEx
SHELL
MART
85°C Bakery Cafe
WELLS FARGO
Jesuit Preparatory
CHASE
Exxon
POPEYES
SHELL
FAMILY DOLLAR
Bellaire Blvd
SITE
Exxon
Alief Neighborhood Center
McDonald's
Hong Kong City Mall
JACK IN THE BOX
KIM SON RESTAURANT
HOME DEPOT
American First National Bank
Expertise. Efficiency. Excellence.
McDonald's
Chevron
Arthur Storey Park
Houston Tollway (Tollroad)

Unit - #800 +/- 2,266 SF

First Floor



Second Floor



1 SITE PLAN

PARKING ANALYSIS

1 STORY RETAIL STRIP = 13,000 SQ.FT.
1 ST FLOOR RETAIL = 13,000 / 250 = 52 SPACES
8,10,000 SQ.FT MEZZ. FOR ATTIC SPACES
PARKING REQUIRED = 52 SPACES
PARKING PROVIDED = 01 SPACES

LANDSCAPE ANALYSIS

STREET FRONTAGE: TREE FRONT & LEFT

105.11' / 30' = 07 TREES

PARKING TREE = 61 / 10 = 6 TREES

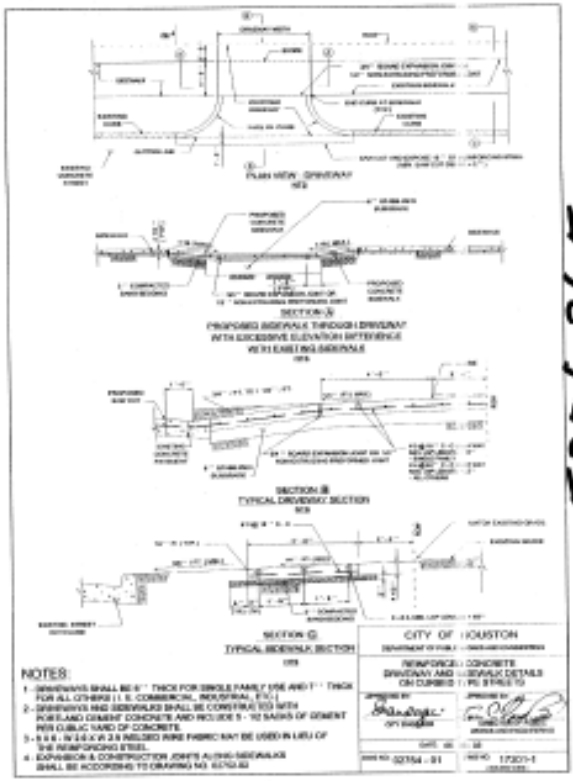
TOTAL PROVIDED = 7 + 6 = 13 LIVES OAK - 1-1/2" DIA. MIN.
TOTAL SHRUB PROVIDED = 13 x 15 = 120 JAPANESE BOXWOOD

LEGEND:

- CONCRETE PAVEMENT (REF. CIVIL FOR DET.)
- GRASS
- BUNCHES OF SHRUBS
- LIVE OAK

LEGAL DISCRIPTION

1.082 ACRE TRACT AND 0.8948 ACRE TRACT OUT OF UNRESTRICTED RESERVE 'A', BELLAIRE COOK BUSINESS PARK REPLAT NO. 1 H.T. & B.R.R CO. SURVEY, A-405 HOUSTON, HARRIS COUNTY, TEXAS



APPROVED
BUILDING SECTION

Approved for Water/Sewer
Water P.O.C. 8" to BELLAIRE BLVD
Sewer P.O.C. 12" to BELLAIRE BLVD
Date 3.3.06 Checked by TL

ACCESSIBILITY

It is the responsibility of the owner to assure compliance with state and federal requirements. This jurisdiction has not evaluated with the state and federal requirements, portions of manufacturers, products, operations, or other any other codes with regard to compliance with state or federal accessibility requirements.

Glazing in Hazardous Locations Shall Comply with Section 6208 of I.B.C. for One and Two Family Dwellings OR Section 2406 of I.B.C. for Commercial Construction.

APPROVED
FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with this Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

NO. 386

ADDRESS IDENTIFYING ADDRESS NUMBERS MUST BE POSTED ON BUILDING PRIOR TO FINAL INSPECTION.
CHAPTER 10 ARTICLE V OF THE CITY CODE OF ORDINANCES

FIRE STOPPING REQUIREMENT
Fireblocking shall be provided in walls and floors shall be provided with a material capable of preventing the passage of flames and hot gases when subjected to fire exposure of the Test Standard specified for Fire Stops Assemblies.

5206 265

7707 Bellaire Blvd, Houston, Tx 77036
Phone : 713-988-9116
Fax : 713-988-9117

DAN Designs

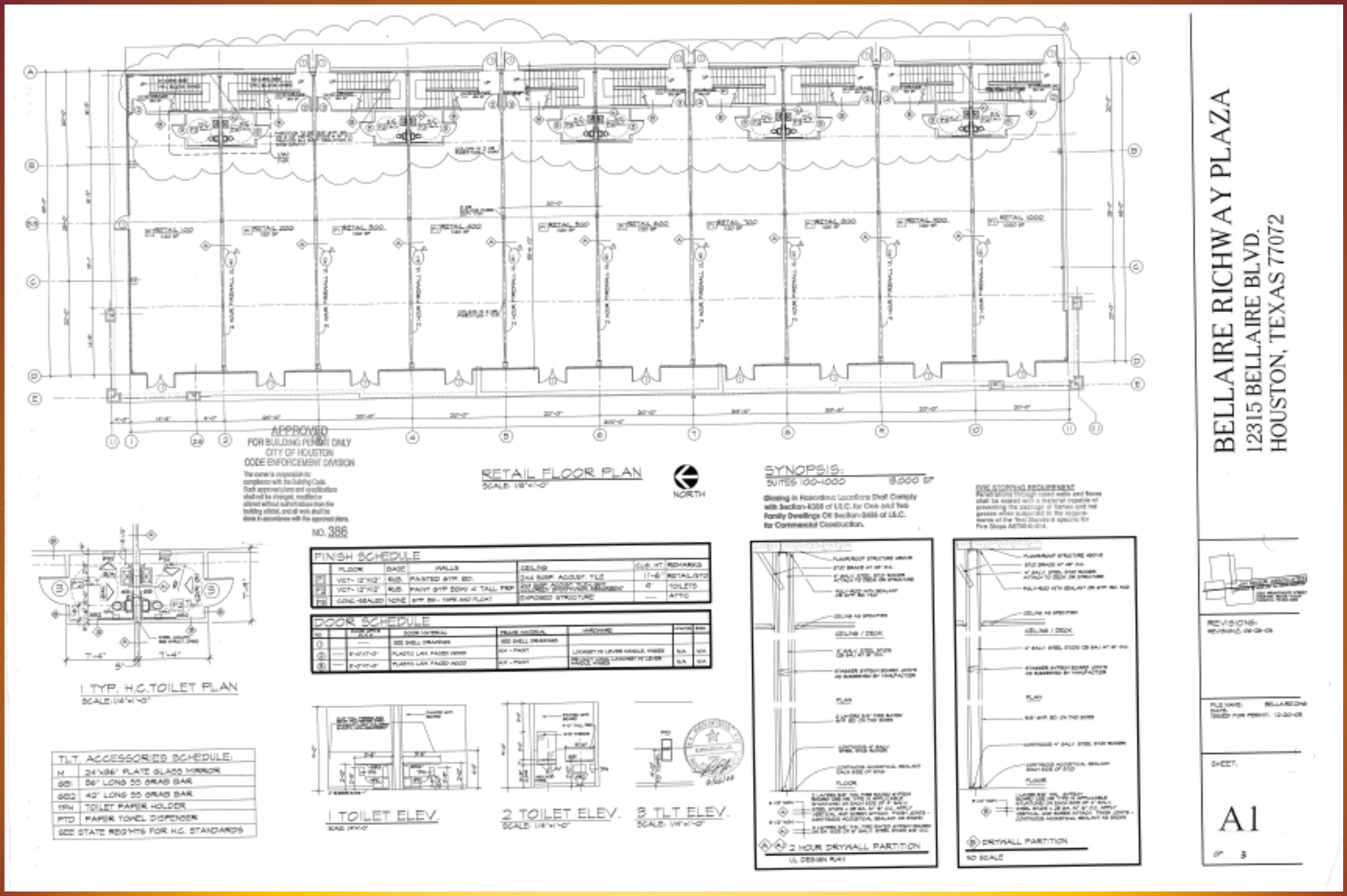
All work, openings shown but not noted, and all of application must be provided

Project #: 13-0903.05
Date : 06-02-05
Scale : AS SHOWN

BELLAIRE RICEWAY PLAZA
13313 Bellaire Blvd, Houston, TX 77072

Project name :
Description : SITE PLAN

Sheet: C-1 of 7



BELLAIRE RICHWAY PLAZA
12315 BELLAIRE BLVD.
HOUSTON, TEXAS 77072
RETAIL FLOOR PLAN
SCALE: 1/8"=1'-0"
NORTH
APPROVED
FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION
NO. 386
SYNOPSIS:
SUITES 100-1000
8,000 SF
Closing in Hazardous Locations Shall Comply with Section-3308 of I.R.C. for One and Two Family Dwellings Of Section-3406 of I.R.C. for Commercial Construction.
FIRE STOPPING REQUIREMENT
FINISH SCHEDULE
FLOOR
BASE
WALLS
CEILING
CLG. HT.
REMARKS
VCT- 12"X12"
RUB.
PAINTED GYP. BD.
2X4 SUSP. ACOUST. TILE
11'-6"
RETAIL/STD
VCT- 12"X12"
RUB.
PAINT GYP BDW 4' TALL PRP
9'
TOILETS
CONC-SEALED
NONE
GYP. BD.- TAPE AND FLOAT
EXPOSED STRUCTURE
ATTIC
DOOR SCHEDULE
NO.
DOOR MATERIAL
FRAME MATERIAL
HARDWARE
SEE SHELL DRAWINGS
SEE SHELL DRAWINGS
PLASTIC LAM. FACED HOOD
KH - PAINT
LOCKSET W/ LEVER HANDLE, HINGES
PLASTIC LAM. FACED HOOD
KH - PAINT
LOCKSET W/ LEVER HANDLE, HINGES
1 TYP. H.C. TOILET PLAN
SCALE: 1/4"=1'-0"
TLT. ACCESSORIES SCHEDULE:
M 24"x36" PLATE GLASS MIRROR
GB1 36" LONG SS GRAB BAR
GB2 42" LONG SS GRAB BAR
TPH TOILET PAPER HOLDER
PTD PAPER TOWEL DISPENSER
SEE STATE REQ'MTS FOR H.C. STANDARDS
1 TOILET ELEV.
2 TOILET ELEV.
3 TLT ELEV.
2 HOUR DRYWALL PARTITION
UL DESIGN RU-1
DRYWALL PARTITION
NO SCALE
REVISIONS:
SHEET:
A1
OF 3

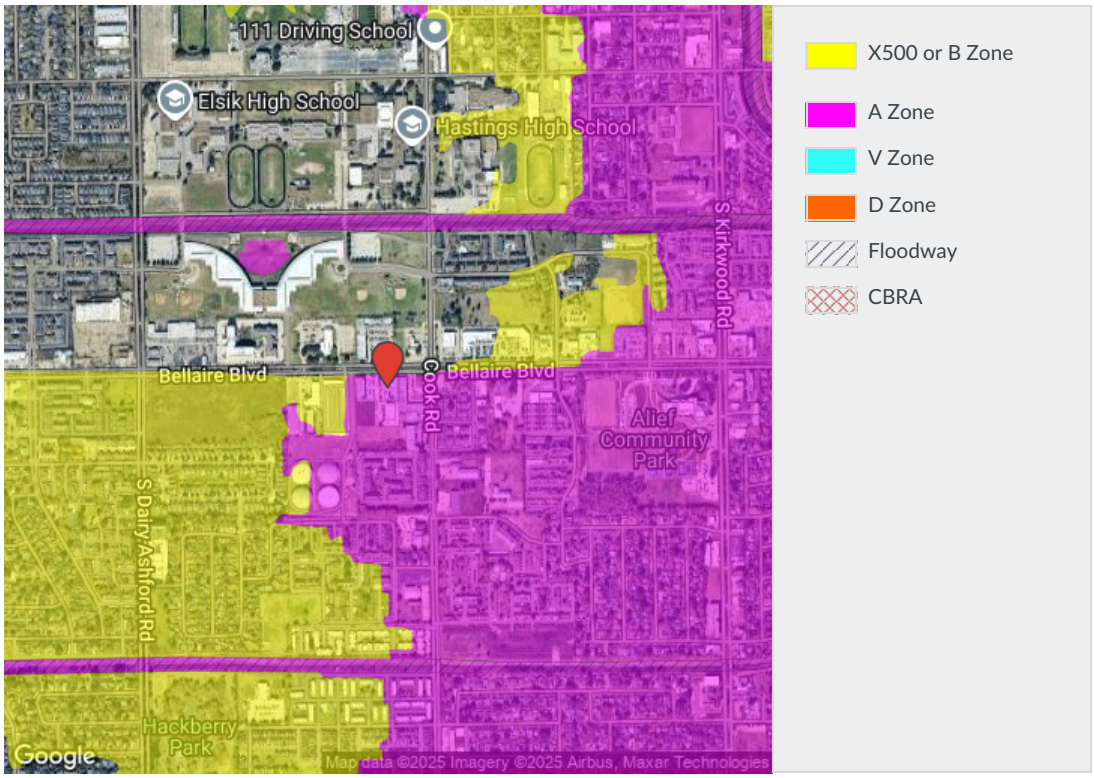
12315 BELLAIRE BLVD HOUSTON, TX 77072

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: IN

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



© 2025 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

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.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

©2010 CoreLogic, Inc.
CORELOGIC is a registered trademark of CoreLogic, Inc.

CoreLogic®
corelogic.com

Executive Summary

12315 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	23,881	175,447	286,794
2020 Population	23,735	187,799	308,237
2024 Population	23,339	186,255	309,615
2029 Population	23,070	185,650	316,115
2010-2020 Annual Rate	-0.06%	0.68%	0.72%
2020-2024 Annual Rate	-0.40%	-0.19%	0.11%
2024-2029 Annual Rate	-0.23%	-0.07%	0.42%
2020 Male Population	49.2%	48.7%	49.0%
2020 Female Population	50.8%	51.3%	51.0%
2020 Median Age	35.1	34.5	34.9
2024 Male Population	49.7%	49.3%	49.5%
2024 Female Population	50.3%	50.7%	50.5%
2024 Median Age	35.6	35.3	35.9

In the identified area, the current year population is 309,615. In 2020, the Census count in the area was 308,237. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 316,115 representing a change of 0.42% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	11.9%	15.5%	26.5%
2024 Black Alone	20.2%	28.1%	21.7%
2024 American Indian/Alaska Native Alone	1.5%	1.3%	1.1%
2024 Asian Alone	22.5%	18.7%	15.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	28.4%	23.0%	19.7%
2024 Two or More Races	15.5%	13.4%	15.4%
2024 Hispanic Origin (Any Race)	50.6%	41.7%	40.0%

Persons of Hispanic origin represent 40.0% of the population in the identified area compared to 19.6% 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 89.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	50	50	74
2010 Households	7,198	62,420	107,267
2020 Households	7,391	68,135	116,796
2024 Households	7,319	68,399	118,720
2029 Households	7,355	69,276	123,051
2010-2020 Annual Rate	0.26%	0.88%	0.85%
2020-2024 Annual Rate	-0.23%	0.09%	0.39%
2024-2029 Annual Rate	0.10%	0.26%	0.72%
2024 Average Household Size	3.18	2.71	2.59

The household count in this area has changed from 116,796 in 2020 to 118,720 in the current year, a change of 0.39% annually. The five-year projection of households is 123,051, a change of 0.72% annually from the current year total. Average household size is currently 2.59, compared to 2.62 in the year 2020. The number of families in the current year is 74,216 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 23, 2025

©2025 Esri

Executive Summary

12315 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	24.7%	28.2%	30.5%
Median Household Income			
2024 Median Household Income	$52,135	$51,365	$60,731
2029 Median Household Income	$60,593	$57,570	$68,886
2024-2029 Annual Rate	3.05%	2.31%	2.55%
Average Household Income			
2024 Average Household Income	$72,363	$73,421	$94,220
2029 Average Household Income	$85,913	$85,197	$107,382
2024-2029 Annual Rate	3.49%	3.02%	2.65%
Per Capita Income			
2024 Per Capita Income	$22,698	$26,979	$36,211
2029 Per Capita Income	$27,396	$31,813	$41,843
2024-2029 Annual Rate	3.83%	3.35%	2.93%
GINI Index			
2024 Gini Index	42.6	43.4	42.9
Households by Income			

Current median household income is $60,731 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $68,886 in five years, compared to $91,442 all U.S. households.

Current average household income is $94,220 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $107,382 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $36,211 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $41,843 in five years, compared to $51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	90	79	73
2010 Total Housing Units	7,972	70,515	120,806
2010 Owner Occupied Housing Units	3,546	24,051	49,825
2010 Renter Occupied Housing Units	3,653	38,369	57,443
2010 Vacant Housing Units	774	8,095	13,539
2020 Total Housing Units	8,186	73,907	128,091
2020 Owner Occupied Housing Units	3,381	24,066	47,183
2020 Renter Occupied Housing Units	4,010	44,069	69,613
2020 Vacant Housing Units	762	5,741	11,362
2024 Total Housing Units	8,108	74,309	130,206
2024 Owner Occupied Housing Units	3,418	24,801	48,501
2024 Renter Occupied Housing Units	3,901	43,598	70,219
2024 Vacant Housing Units	789	5,910	11,486
2029 Total Housing Units	8,204	75,503	135,175
2029 Owner Occupied Housing Units	3,580	26,114	51,289
2029 Renter Occupied Housing Units	3,775	43,162	71,762
2029 Vacant Housing Units	849	6,227	12,124
Socioeconomic Status Index			
2024 Socioeconomic Status Index	34.0	37.8	41.0

Currently, 37.2% of the 130,206 housing units in the area are owner occupied; 53.9%, renter occupied; and 8.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 128,091 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.39%. Median home value in the area is $295,916, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 4.46% annually to $368,058.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 23, 2025

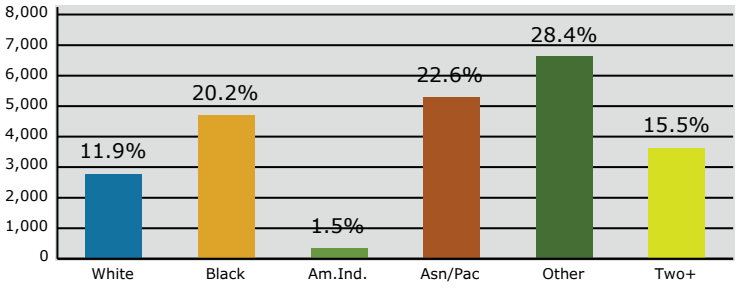
©2025 Esri

Graphic Profile

12315 Bellaire Blvd, Houston, Texas, 77072
Ring band: 0 - 1 mile radius

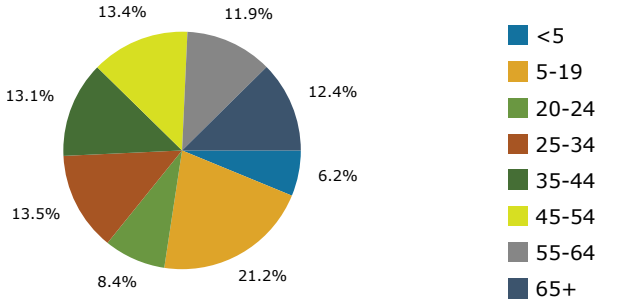
Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740

2024 Population by Race

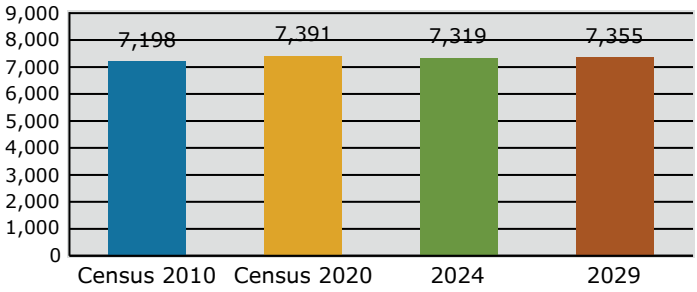


2024 Percent Hispanic Origin:50.6%

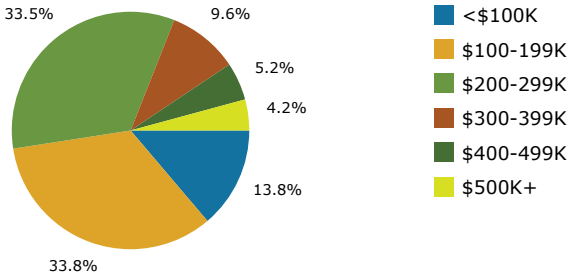
2024 Population by Age



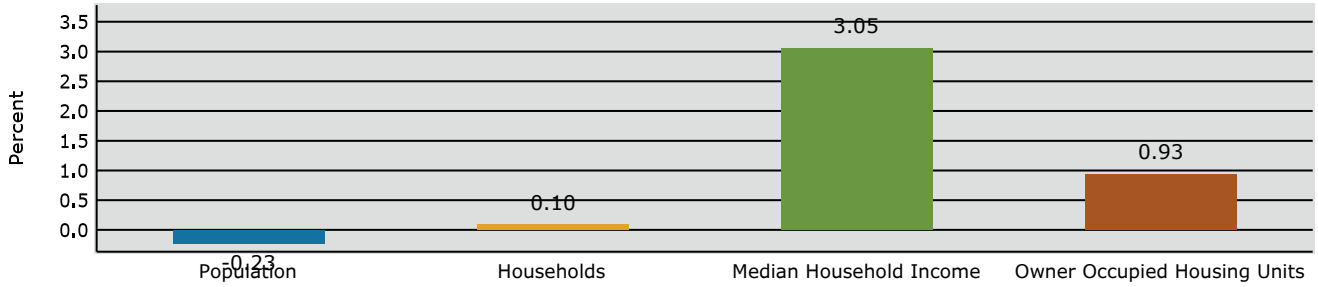
Households



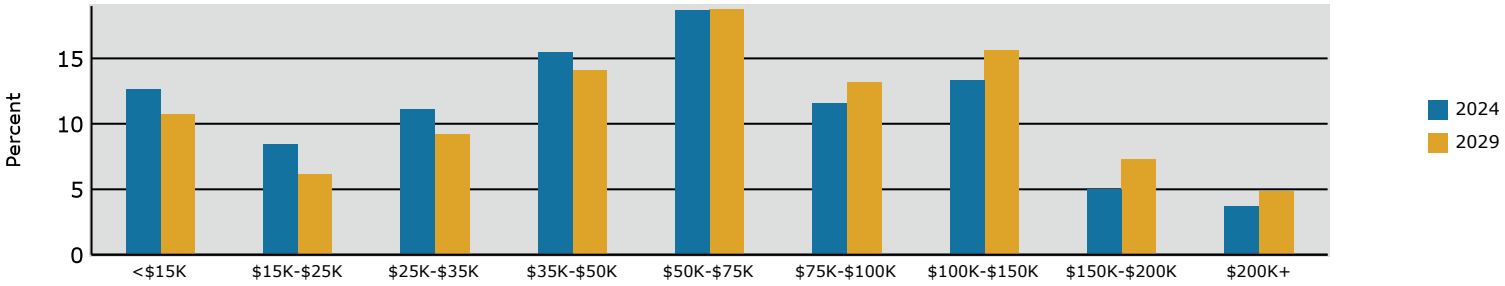
2024 Home Value



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.

January 23, 2025

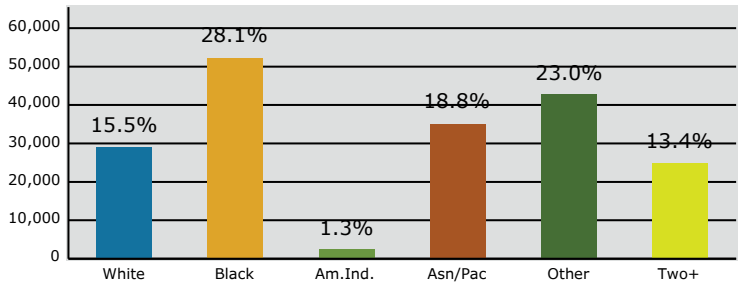
©2025 Esri

Graphic Profile

12315 Bellaire Blvd, Houston, Texas, 77072
Ring band: 1 - 3 mile radius

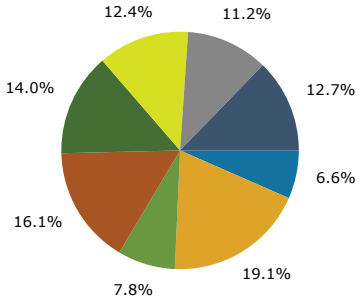
Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740

2024 Population by Race

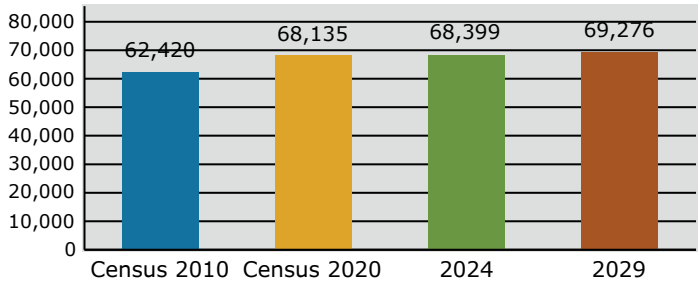


2024 Percent Hispanic Origin:41.7%

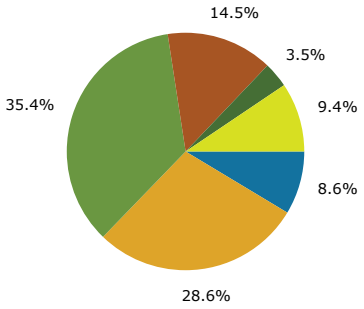
2024 Population by Age



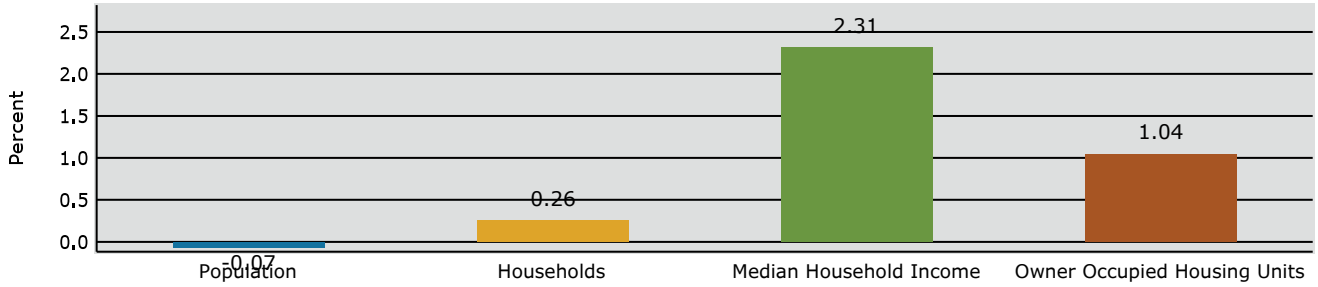
Households



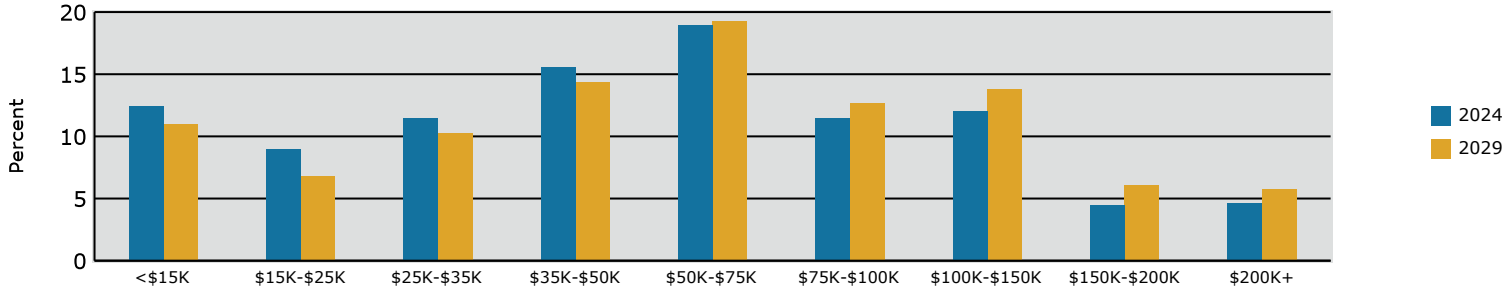
2024 Home Value



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.

January 23, 2025

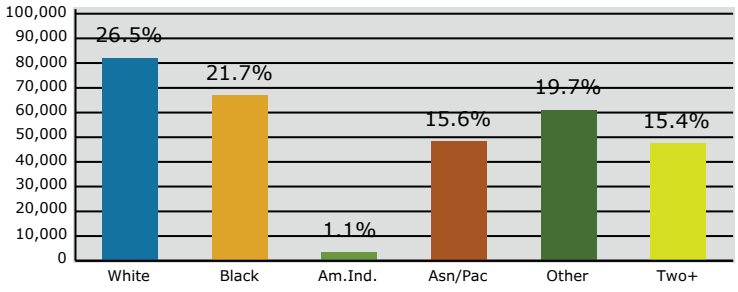
©2025 Esri

Graphic Profile

12315 Bellaire Blvd, Houston, Texas, 77072
Ring band: 3 - 5 mile radius

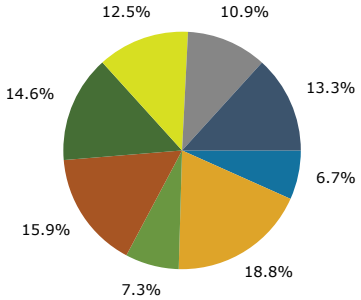
Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740

2024 Population by Race

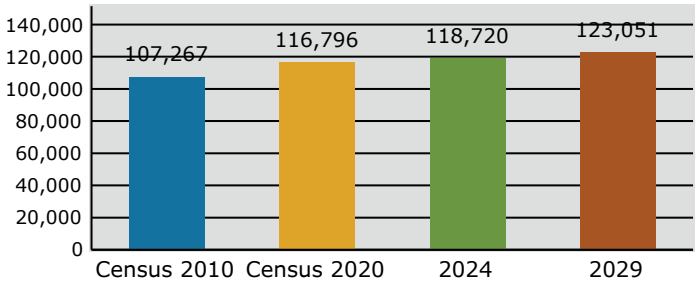


2024 Percent Hispanic Origin:40.0%

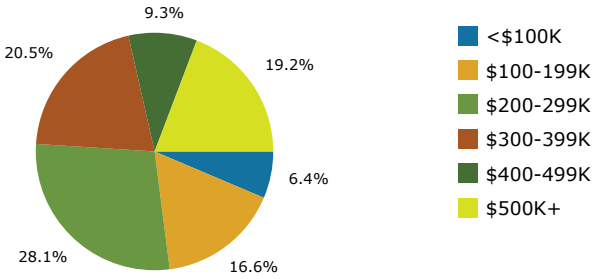
2024 Population by Age



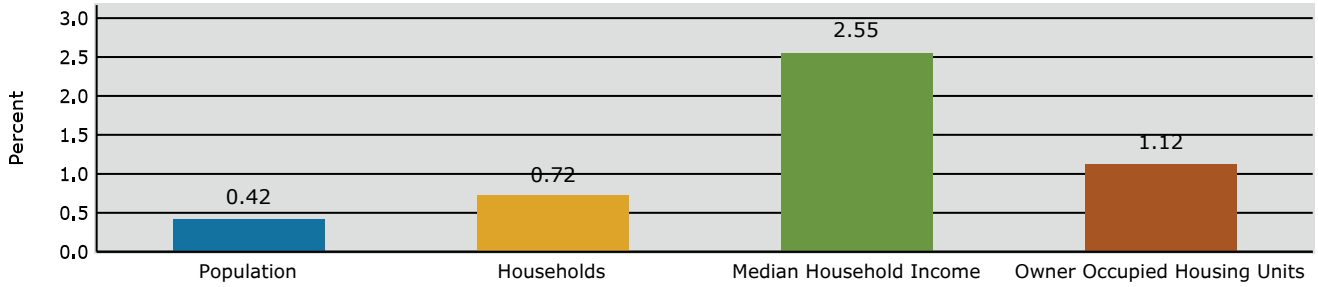
Households



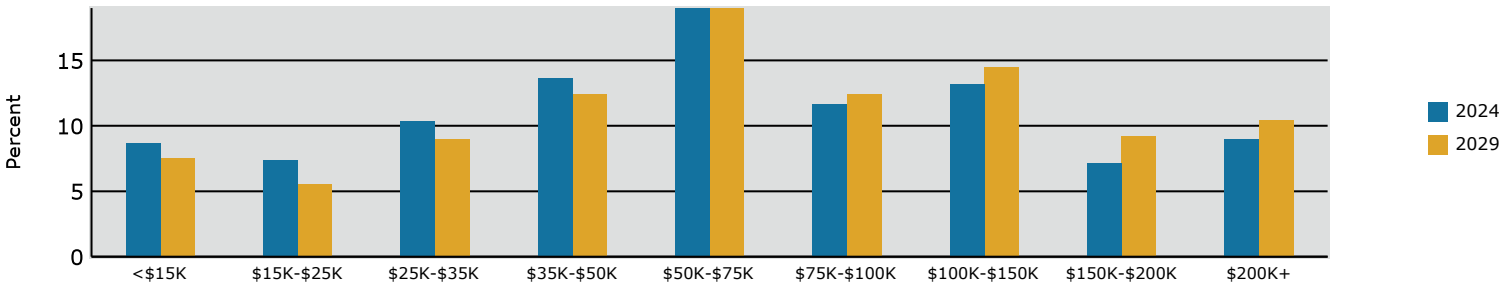
2024 Home Value



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.

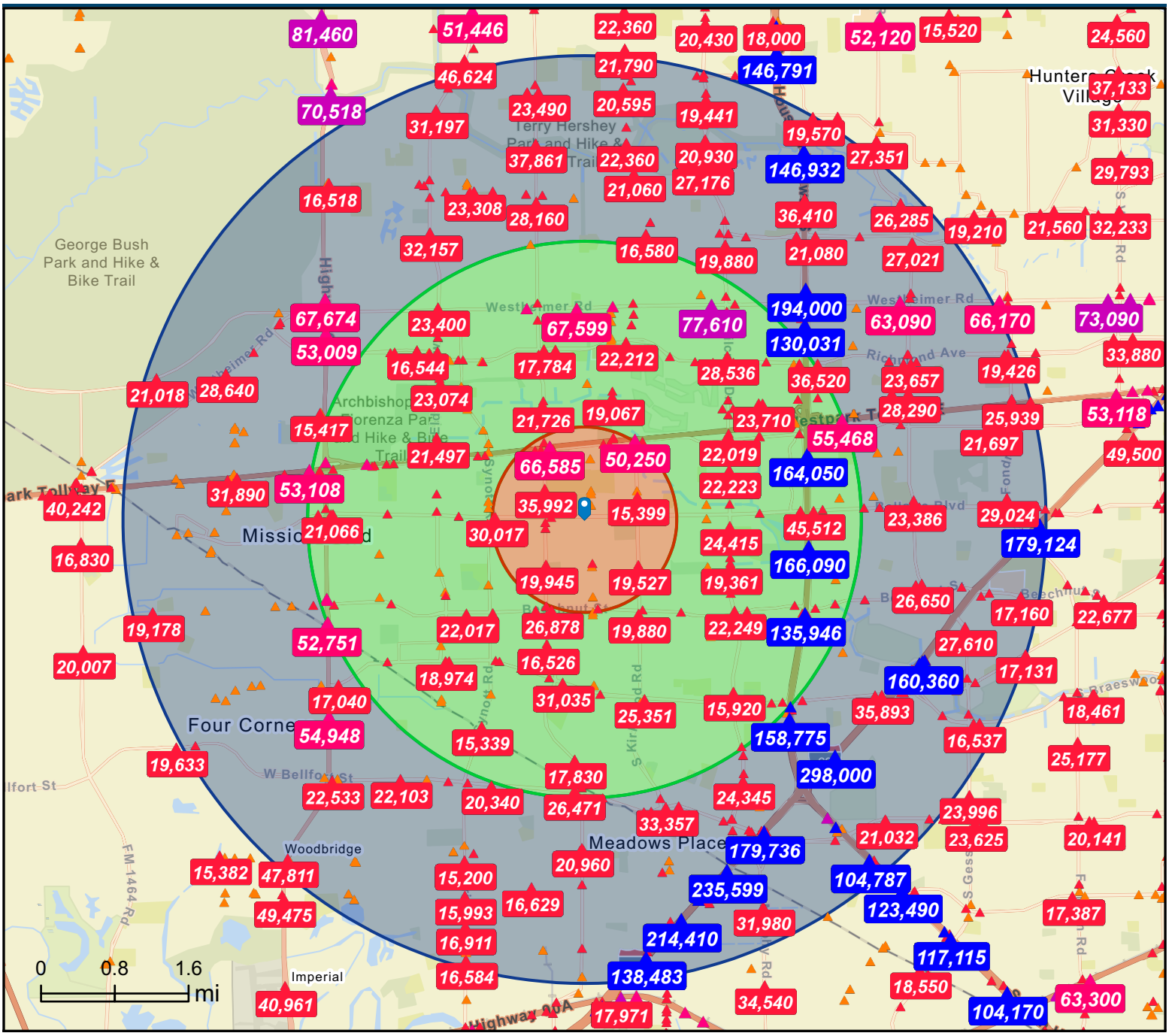
January 23, 2025

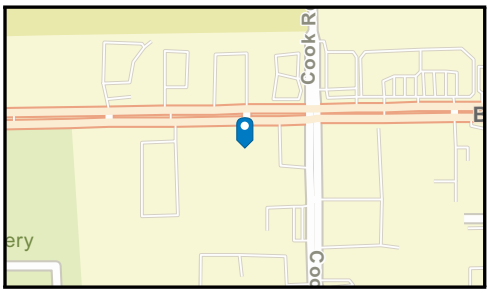
©2025 Esri

Traffic Count Map

12315 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

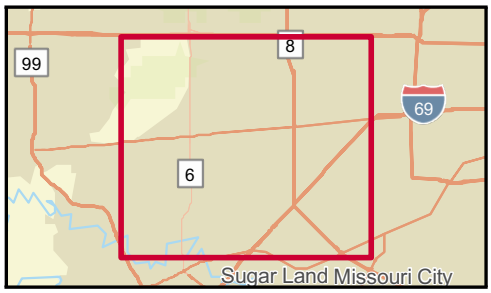
Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2024 Kalibrate Technologies (Q3 2024).

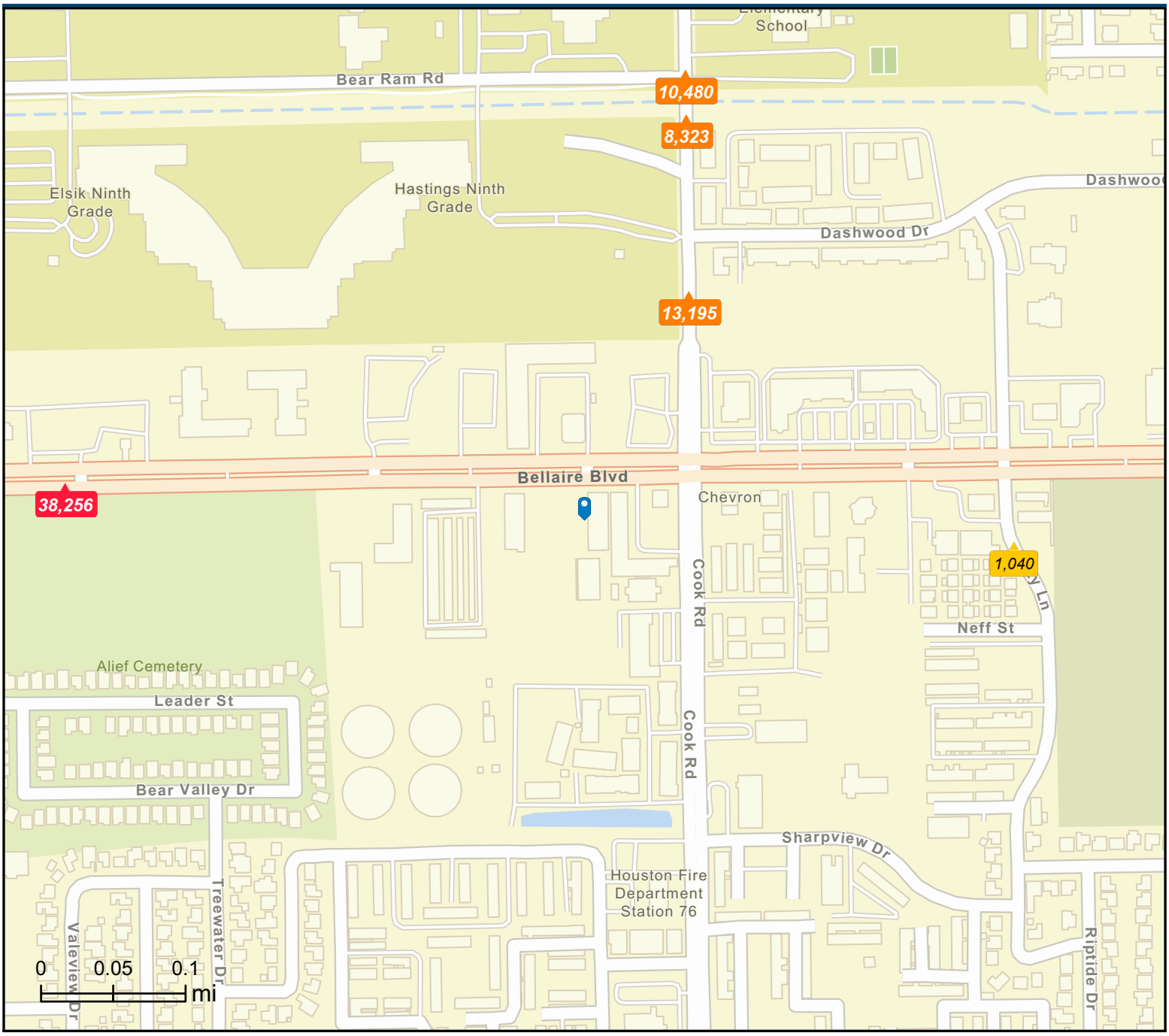
January 23, 2025

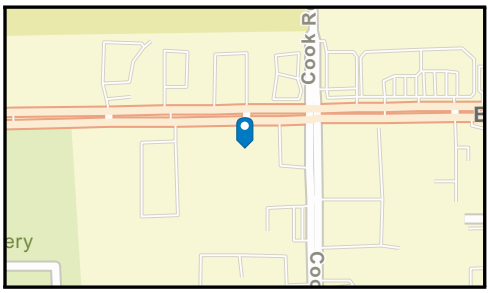
©2025 Esri

Traffic Count Map - Close Up

12315 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

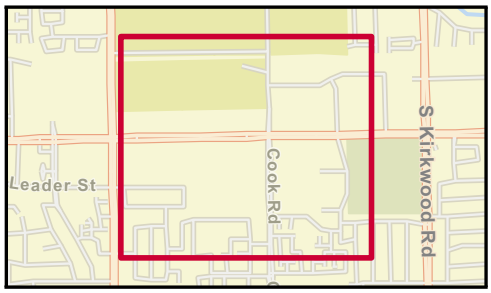
Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2024 Kalibrate Technologies (Q3 2024).

January 23, 2025

©2025 Esri

Traffic Count Profile

12315 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70310
Longitude: -95.59740

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.17	Cook Rd	Dashwood Dr (0.04 miles N)	2013	13195
0.29	Cook Road	Dashwood Dr (0.08 miles S)	2019	8323
0.30	Jetty Ln	Neff St (0.06 miles SE)	2011	1040
0.31	Cook Rd	Dashwood Dr (0.11 miles S)	2001	10480
0.36	Bellaire Boulevard;Đại Ld	S Dairy Ashford Rd (0.01 miles W)	2022	38256
0.42	S Dairy Ashford Rd	Bellaire Blvd (0.06 miles N)	2011	18310
0.43	South Dairy Ashford Road	Leader St (0.03 miles S)	2019	19140
0.48	Cook Road	Corona Ln (0.07 miles S)	2019	16021
0.49	S Dairy Ashford Rd	Rodeo Square Dr (0.04 miles S)	2006	23950
0.49	South Dairy Ashford Road	Rodeo Square Dr (0.04 miles S)	2019	19499
0.52	Cook Rd	Corona Ln (0.07 miles S)	2013	13591
0.54	Bellaire Boulevard;Đại LiiT Sàigòn	Aqua Ln (0.01 miles W)	2022	30933
0.54	Bellaire Boulevard	Aqua Ln (0.01 miles W)	2019	40117
0.54	S Dairy Ashford Rd	Rodeo Square Dr (0.13 miles S)	2015	35992
0.58	South Kirkwood Road	Bellaire Blvd (0.09 miles N)	2019	17082
0.58	S Kirkwood Rd	Bellaire Blvd (0.05 miles S)	2001	11170
0.63	Bellaire Boulevard;Đại Li"T Sàigòn	Belle Glen Dr (0.03 miles E)	2022	36492
0.63	South Kirkwood Road	Dashwood Dr (0.04 miles S)	2019	15399
0.64	South Dairy Ashford Road	Braewood Glen Ln (0.01 miles S)	2019	19945
0.64	High Star Dr	S Dairy Ashford Rd (0.07 miles W)	2011	2210
0.65	S Kirkwood Rd	Dashwood Dr (0.09 miles S)	2013	14201
0.65	S Dairy Ashford Rd	Braewood Glen Ln (0.01 miles S)	2011	18120
0.66	Cook Road	6th St (0.02 miles N)	2022	8016
0.73	High Star Dr	L St (0.02 miles E)	2011	3750
0.75	S Dairy Ashford Rd	High Star Dr (0.09 miles S)	2011	18620
0.76	S Kirkwood Rd	Carvel Ln (0.05 miles N)	2013	17607
0.77	South Kirkwood Road	Carvel Ln (0.05 miles N)	2019	19527
0.77	High Star Dr	Weststar Ln (0.02 miles W)	2006	4630
0.77	South Dairy Ashford Road	Alief Clodine Rd (0.07 miles N)	2019	17838
0.81	S Dairy Ashford Rd	Alief Clodine Rd (0.07 miles N)	2011	22899

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 2024 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: ©2024 Kalibrate Technologies (Q3 2024).

January 23, 2025

©2025 Esri

EQUAL HOUSING OPPORTUNITY

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 _____