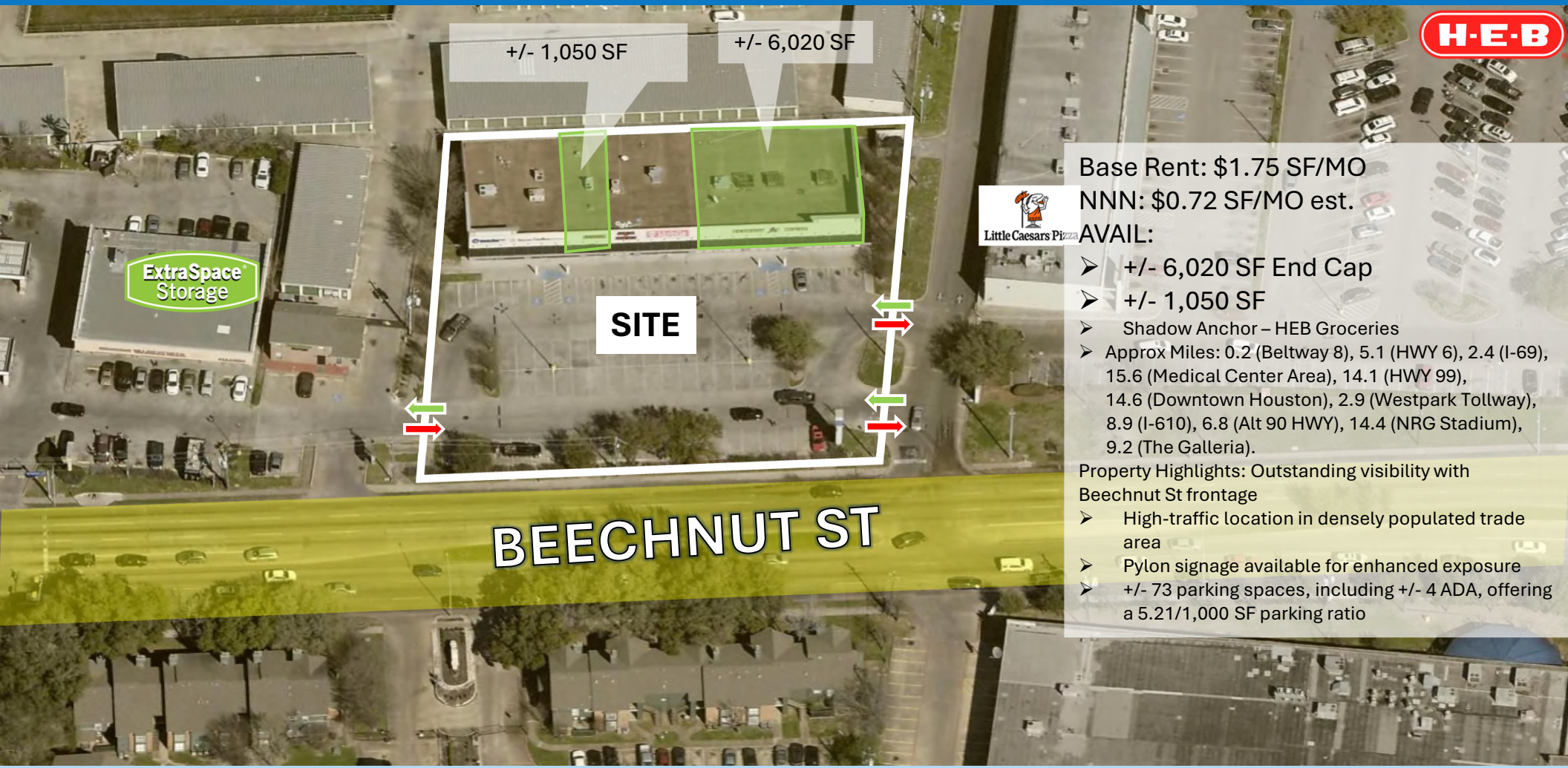
2nd GEN RETAIL FOR LEASE

10208 Beechnut St, Houston, TX 77072



Base Rent: $1.75 SF/MO
NNN: $0.72 SF/MO est.
AVAIL:

- +/- 6,020 SF End Cap
- +/- 1,050 SF
- Shadow Anchor – HEB Groceries
- Approx Miles: 0.2 (Beltway 8), 5.1 (HWY 6), 2.4 (I-69), 15.6 (Medical Center Area), 14.1 (HWY 99), 14.6 (Downtown Houston), 2.9 (Westpark Tollway), 8.9 (I-610), 6.8 (Alt 90 HWY), 14.4 (NRG Stadium), 9.2 (The Galleria).

Property Highlights: Outstanding visibility with Beechnut St frontage

- High-traffic location in densely populated trade area
- Pylon signage available for enhanced exposure
- +/- 73 parking spaces, including +/- 4 ADA, offering a 5.21/1,000 SF parking ratio



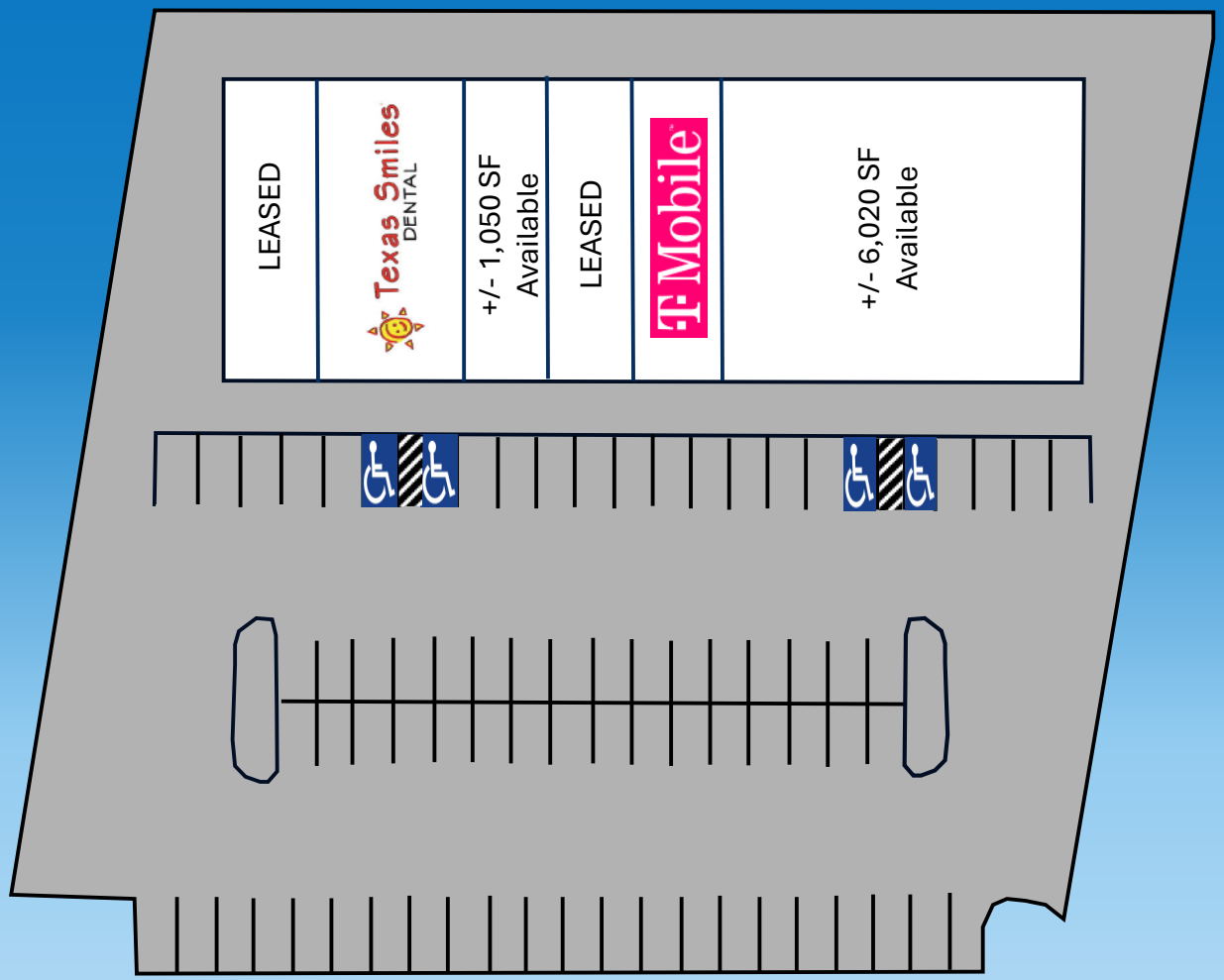
Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

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.



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2nd Gen Retail Space Available

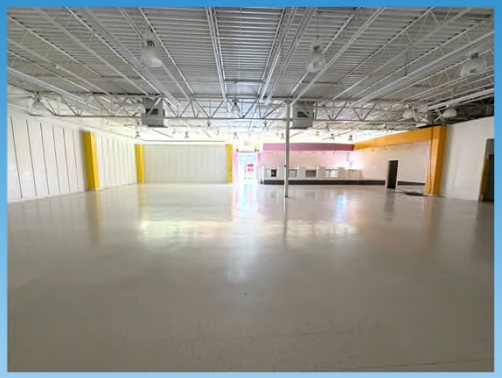


BEECHNUT ST

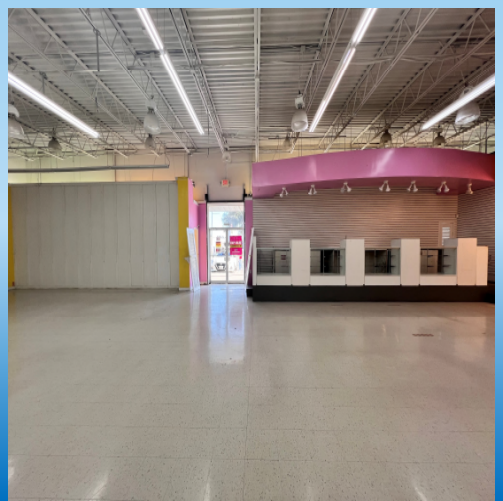

T-Mobile
DN
COMMERCIAL
FOR
LEASE
(713) 270-5400
DANNY NGUYEN
COMMERCIAL

+/- 6,020 SF

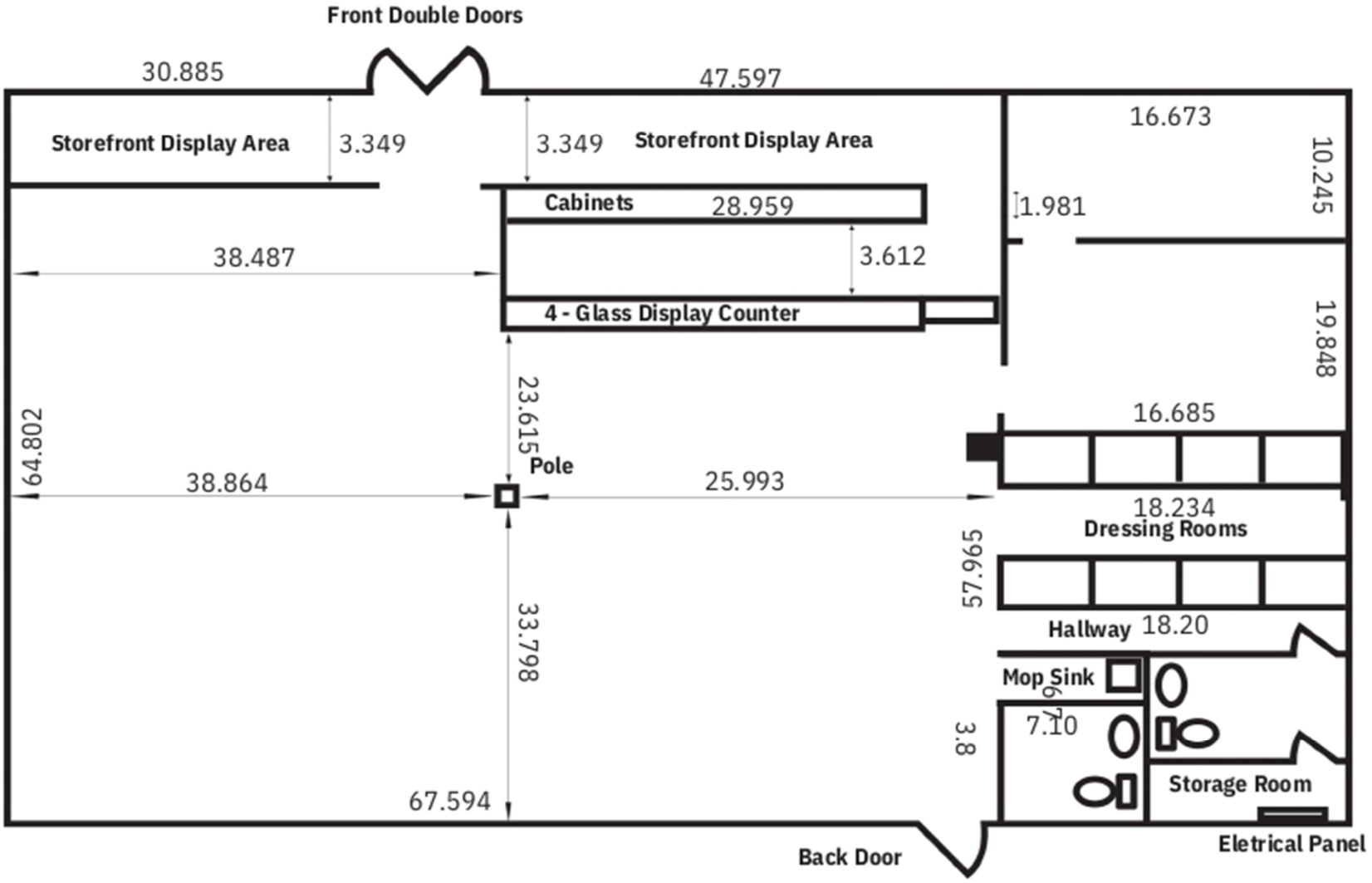









+/- 6,020 SF
Floor Plan




DENTAL
cepting New Patients
Children & Adults
1012
FOR
LEASE
DN
COMMERCIAL
713.270.5400
1021D



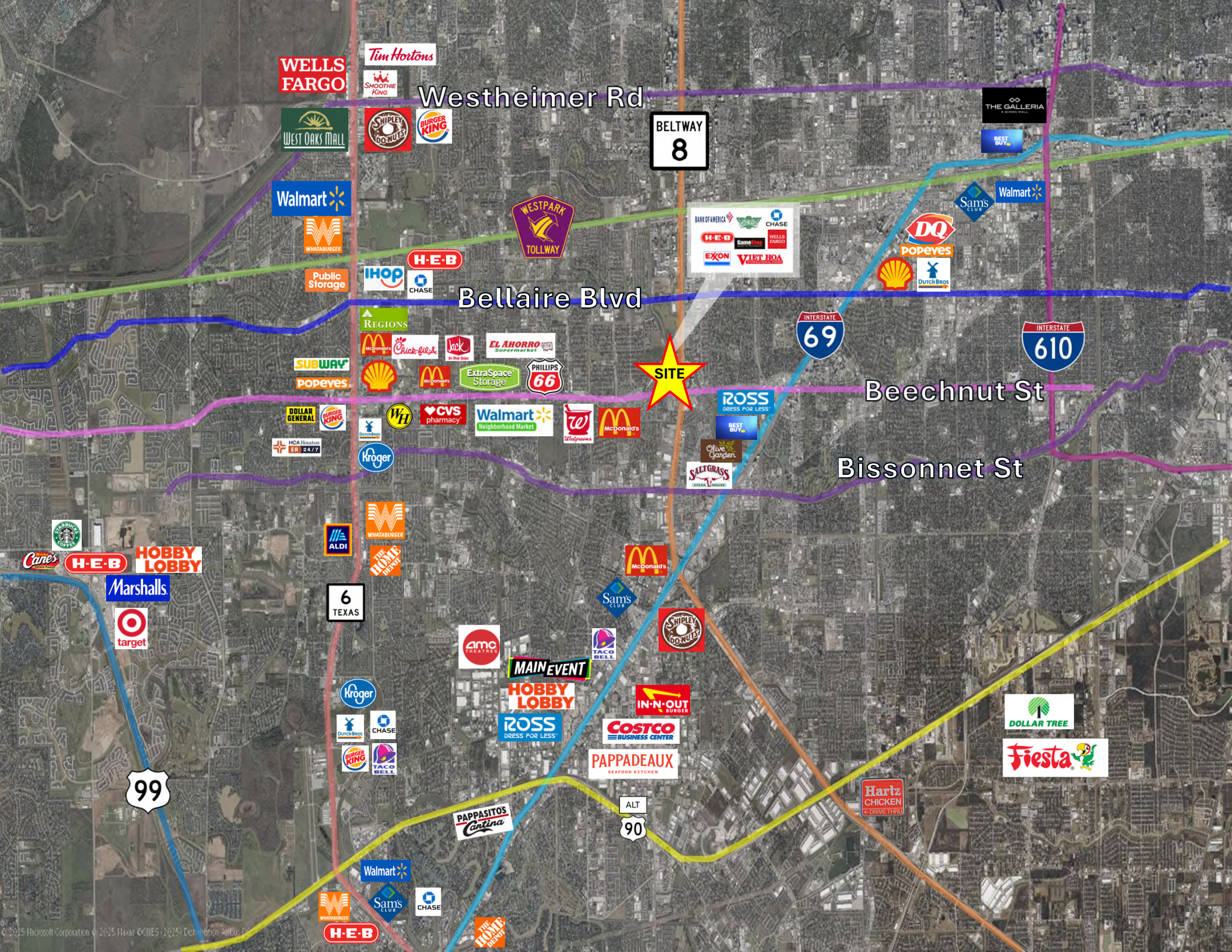
+/- 1,050 SF










Westheimer Rd
Bellaire Blvd
Beechnut St
Bissonnet St
SITE
BELTWAY 8
INTERSTATE 69
INTERSTATE 610
6 TEXAS
99
ALT 90
WELLS FARGO
Tim Hortons
SMOOTHIE KING
WEST OAKS MALL
SHIPLEY DO-NUTS
BURGER KING
Walmart
WHATABURGER
Public Storage
IHOP
CHASE
H-E-B
WESTPARK TOLLWAY
REGIONS
Chick-fil-A
Jack in the Box
EL AHORRO Supermarket
SUBWAY
POPEYES
ExtraSpace Storage
PHILLIPS 66
DOLLAR GENERAL
CVS pharmacy
Walmart Neighborhood Market
Walgreens
McDonald's
Kroger
HCA Houston ER 24/7
ALDI
THE HOME DEPOT
Cane's
HOBBY LOBBY
Marshalls
target
amc THEATRES
MAIN EVENT
TACO BELL
IN-N-OUT BURGER
COSTCO BUSINESS CENTER
PAPPADEAUX SEAFOOD KITCHEN
ROSS DRESS FOR LESS
PAPPASITO'S Cantina
Sam's CLUB
THE GALLERIA
BEST BUY
DQ
DUTCH BROS
BANK OF AMERICA
EXXON
VIET HOA
Olive Garden
SALTGRASS STEAK HOUSE
DOLLAR TREE
Fiesta
Hartz CHICKEN DRIVE THRU

PROPERTY INFORMATION

10208 Beechnut St,
Houston, TX 77072

DEMOGRAPHICS (2026 Estimates)

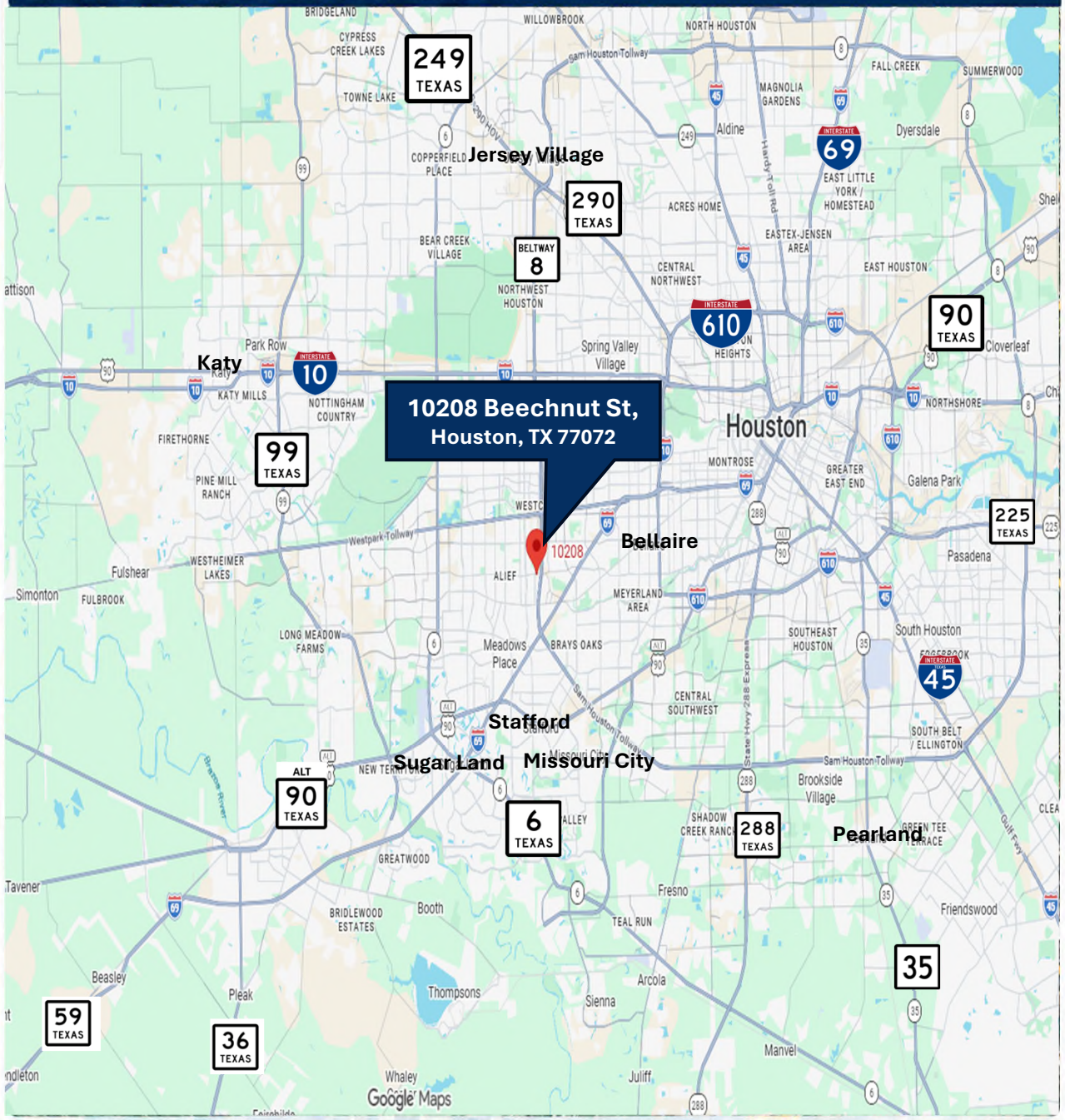
	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	36,553	176,610	336,964
Households	13,298	66,087	135,669
Median Household Income	$39,077	$49,906	$61,038
Average Household Income	$54,077	$72,253	$97,151
Median Age	31.9	34.6	35.5
Population Growth (2026-2031)	0.16%	0.24%	0.43%
Household Growth (2026-2031)	0.57%	0.65%	0.81%

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Beechnut St (at Sam Houston Pkwy)	0.10 mi	41,328
Beechnut St (at Parkwood Cir Dr)	0.40 mi	44,307
Beechnut St (at Maplecrest Dr)	0.40 mi	36,215
West Sam Houston Pkwy S (at Beechnut St)	0.20 mi	28,257
BW 8 / Sam Houston Tollway (at Beechnut St)	0.30 mi	28,172
Wilcrest Dr (at Beechnut St)	0.50 mi	22,249

LOCATION MAP & TRAFFIC COUNTS



DENSE HOUSTON TRADE AREA

STRONG HISPANIC DEMOGRAPHICS
67.1% Hispanic Origin within 1 mile

HIGH TRAFFIC EXPOSURE
Up to 44,307 VPD on Beechnut St nearby

OUT OF FLOOD ZONE
X500 or B Zone
Panel Date: June 18, 2007
Map Number: 48201C0835L

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____