

SHOPPING CENTER - FOR LEASE

8335 Veterans Memorial Dr, Houston, TX 77088



- **Base Rent: \$0.80 SF/MO**
- **NNN: Est. \$0.25 SF/MO**
- **Available/SF (Est.):**
 - **Ste. 8325: +/- 1,075 SF**
 - **Ste. 8329: +/- 1,575 SF**
 - **2nd Gen Restaurant**
 - **Ste. 8335: +/- 2,450 SF**
- **Ideal type of businesses: Restaurant, retail, and convenience store**
- **Approx Miles: 2.2 (I-45), 5.4 (Beltway 8), 4.9 (Hardy Toll), 6.9 (I-69), 8.4 (I-610), 11.7 (I-45), 9.9 (IAH / Airport), 11.2 (Downtown Houston), 16.5 (Humble), 1.5 (Hwy 249), and 11.8 (George Bush Int. Airport)**



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Ste. 8335 +/- 2,450 SF



Ste. 8325 +/- 2,450 SF





Ste. 8329
+/- 1,575 SF



FOOD TOWN **Jack** **Pizza Hut**
 In the City
Burger King **Exxon** **Domino's**
 The Original

chili's **PAPPADEAUX**
Denny's **Shell**
Sysco **Dr Pepper**
amazon **Frito Lay**

petco **five BEW**
ALDI **AW**
Marshall's **SKECHERS**
ROSS **McDonald's**
DOLLAR TREE **Walmart**

Chick-fil-A **Kroger**
Wendy's **Starbucks**
Salata **POTBELLY** **McDonald's**

Luby's **Denny's** **McDonald's**
Smart Shop **Wendy's**
BANK OF AMERICA **Wendy's**
Foot Locker **McDonald's**

FAMILY DOLLAR **Shell**
Shipley **McDonald's** **GF**

WHOLE FOODS **Starbucks**
H-E-B **BUCK'S** **TACO BELL**

Lowe's **CVS**
Office Depot **OfficeMax**
CVS **MURPHY USA**

Walmart **McDonald's**
IHOP **five BEW**
ROSS **Shoe**
Valero **Foot Locker**
Subway **Jack**

Burger King **Applebee's**

PAPPADEAUX **santitas**
Walmart **Office Depot**



N Shepherd Dr

Veterans Memorial Dr

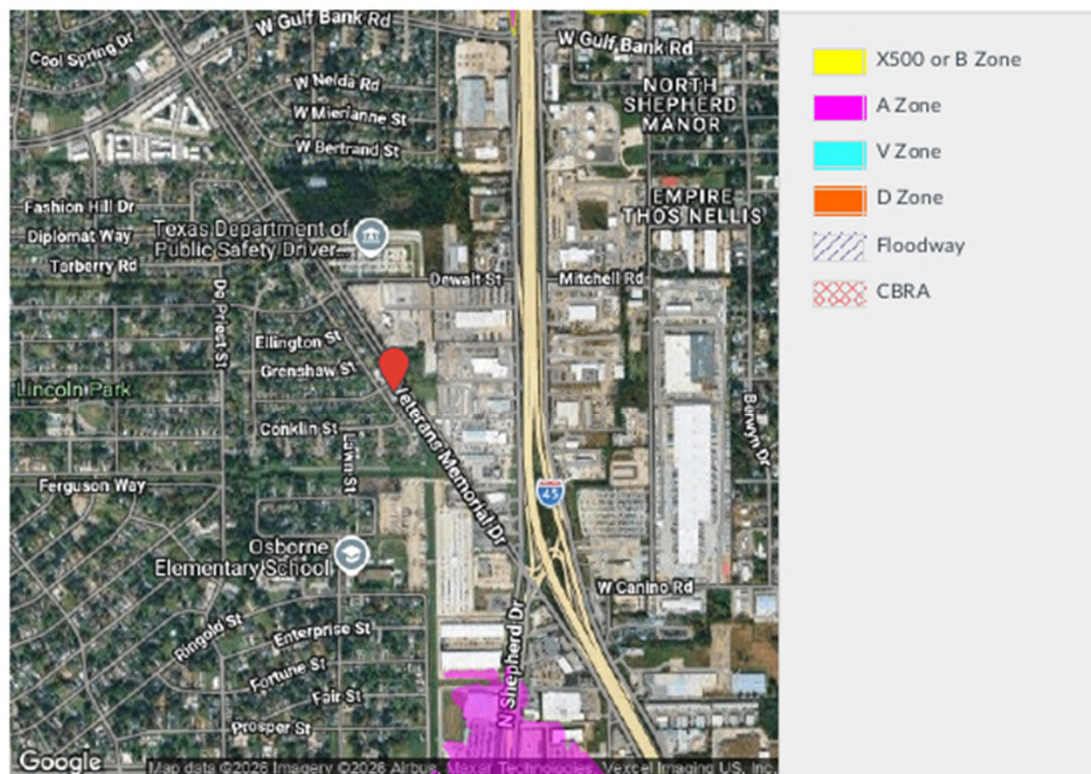
8335 VETERANS MEMORIAL DR HOUSTON, TX 77088-5151

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0470L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0470L





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.

8335 Veterans Memorial Dr, Houston, Texas, 77088
Ring band: 0.1 - 5 mile radius

Shared Roots (G1)

Dominant Tapestry Segment

KEY FACTS



34.1
Median Age



0.5%
2025-2030
Pop Growth Rate



\$54,675
Median Household Income



\$29,901
Per Capita Income



2.9
Avg Household Size

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), Esri-U.S. BLS (2026).

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Spending facts are average annual dollars per household

HOUSTON COMMERCIAL REAL ESTATE: FOCUS ON VETERANS MEMORIAL DR CORRIDOR



HOUSTON MARKET OVERVIEW

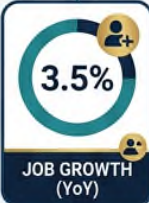


Robust population growth drives demand.



Diversified economy supports stable market.

Key Metrics



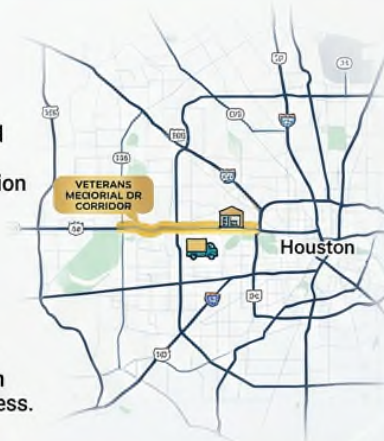
INDUSTRIAL & FLEX SECTOR SNAPSHOT



High demand for logistics and distribution space.



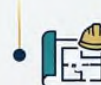
Veterans Memorial Dr benefits from highway access.



INVESTMENT & DEVELOPMENT TRENDS



Strong investor interest in value-add industrial.



Development pipeline remains active in key corridors.

Key Metrics



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0 - 1 miles

1 - 3 miles

3 - 5 miles

KEY FACTS

12,808

Population



3.1

Average Household Size

35.9

Median Age

\$56,414

Median Household Income

EDUCATION

32.4%

No High School Diploma



29.9%

High School Graduate



24.6%

Some College/ Associate's Degree



13.1%

Bachelor's/Grad/ Prof Degree

BUSINESS



426

Total Businesses



3,265

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

40.2%

40.5%

19.3%



7.5%

Unemployment Rate

INCOME



\$56,414

Median Household Income



\$23,674

Per Capita Income



\$135,861

Median Net Worth

2026 Households by income (Esri)

The largest group: <\$15,000 (20.1%)

The smallest group: \$200,000+ (2.9%)

Indicator	Value	Diff	
<\$15,000	20.1%	+11.0%	
\$15,000 - \$24,999	9.2%	+3.1%	
\$25,000 - \$34,999	5.0%	-1.5%	
\$35,000 - \$49,999	11.8%	+2.1%	
\$50,000 - \$74,999	13.0%	-2.6%	
\$75,000 - \$99,999	13.9%	+1.9%	
\$100,000 - \$149,999	14.5%	-1.5%	
\$150,000 - \$199,999	9.7%	0	
\$200,000+	2.9%	-12.3%	

Bars show deviation from Harris County

KEY FACTS

105,800

Population



3.1

Average Household Size

33.7

Median Age

\$48,491

Median Household Income

EDUCATION

31.3%

No High School Diploma



35.1%

High School Graduate



18.7%

Some College/ Associate's Degree



15.0%

Bachelor's/Grad/ Prof Degree

BUSINESS



2,987

Total Businesses



29,200

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

39.9%

36.5%

23.5%



5.7%

Unemployment Rate

INCOME



\$48,491

Median Household Income



\$21,659

Per Capita Income



\$71,214

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: \$200,000+ (3.3%)

Indicator	Value	Diff	
<\$15,000	14.3%	+5.2%	
\$15,000 - \$24,999	12.7%	+6.6%	
\$25,000 - \$34,999	11.0%	+4.5%	
\$35,000 - \$49,999	12.9%	+3.2%	
\$50,000 - \$74,999	16.4%	+0.8%	
\$75,000 - \$99,999	10.8%	-1.2%	
\$100,000 - \$149,999	13.0%	-3.0%	
\$150,000 - \$199,999	5.5%	-4.2%	
\$200,000+	3.3%	-11.9%	

Bars show deviation from Harris County

KEY FACTS

223,784

Population



2.8

Average Household Size

34.3

Median Age

\$57,148

Median Household Income

EDUCATION

25.6%

No High School Diploma



28.2%

High School Graduate



20.3%

Some College/ Associate's Degree



25.9%

Bachelor's/Grad/ Prof Degree

BUSINESS



8,739

Total Businesses



90,317

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

47.7%

31.0%

21.3%



4.8%

Unemployment Rate

INCOME



\$57,148

Median Household Income



\$34,154

Per Capita Income



\$82,246

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.2%)

The smallest group: \$150,000 - \$199,999 (7.3%)

Indicator	Value	Diff	
<\$15,000	13.8%	+4.7%	
\$15,000 - \$24,999	9.1%	+3.0%	
\$25,000 - \$34,999	9.7%	+3.2%	
\$35,000 - \$49,999	12.2%	+2.5%	
\$50,000 - \$74,999	16.2%	+0.6%	
\$75,000 - \$99,999	9.5%	-2.5%	
\$100,000 - \$149,999	11.3%	-4.7%	
\$150,000 - \$199,999	7.3%	-2.4%	
\$200,000+	10.9%	-4.3%	

Bars show deviation from Harris County



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.

11/2/2015

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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IABS 1-0 Date

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