



SAM HOUSTON PARKWAY

1,400 SF
2nd Gen Retail
available

1,260 SF
Sublease

6,020 SF
2nd Gen Retail
available

BEECHNUT ST - ±41,328 VPD

Retail Spaces for lease - shadow anchored HEB
SOUTHWEST HOUSTON

10208 BEECHNUT ST, HARRIS COUNTY, HOUSTON, TX 77072

This shopping center is shadow anchored by HEB center at Beechnut and Beltway 8 with over 2.5 million annual visits. Great Visibility! Area with heavy traffic flow and high population density.



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2nd Gen Retail Space Available

10208 BEECHNUT STREET, HOUSTON, TEXAS 77072



BANK OF AMERICA

H-E-B

FIRST NATIONAL BANK TEXAS

WHATABURGER

CHASE

EXXON

SAM HOUSTON PKWY - BELTWAY 8

WELLS FARGO

FISHERMAN

WING STOP

ARCHANGEL COSMETIC & IMPLANT DENTISTRY

MONARCA

Little Caesars Pizza

T-Mobile

La Familia AUTO INSURANCE

Texas Smiles DENTAL

SITE

BEECHNUT ST

VIET HOA INTERNATIONAL FOODS

The bēp

HOT POT City

SUN'S Club

BON KBBQ Premium All You Can Eat Korean BBQ

THE Broadmoor APARTMENT HOMES

ExtraSpace Storage

ExtraSpace Storage

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PROPERTY INFORMATION

ASKING PRICE:

Base Rent: \$24.00 plus \$8.40 NNN

LEASE AVAILABILITIES:

- ±1,400 SF | Endcap Unit - Excellent visibility
- ±1,260 SF | Inline Unit - Subleasing
- ±6,020 SF | Endcap Space - Can be subdivided for qualified tenants

PROPERTY HIGHLIGHTS:

- Outstanding visibility with Fulton St frontage
- High-traffic location in a 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
- Built in 2003 - Modern construction with excellent infrastructure

RESTRICTIONS:

The following uses are restricted through March 4, 2055:

- Motor Fuel Sales
- Convenience Store
- Car Wash
- Washateria/Laundromat
- Optical Store
- Coin-Operated Businesses

Contact Jimmy Today

For pricing, tours, and more information

AREA RETAILERS



DEMOGRAPHICS (3 MILES)

215,383 Population
77,779 Households
\$64,322 M. Income



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DEMOGRAPHICS 2024 (3 MILES)

	Population	215,383
	Households	77,779
	Average Income	\$64,322
	Vehicles per day	130,031



JIMMY CHANG

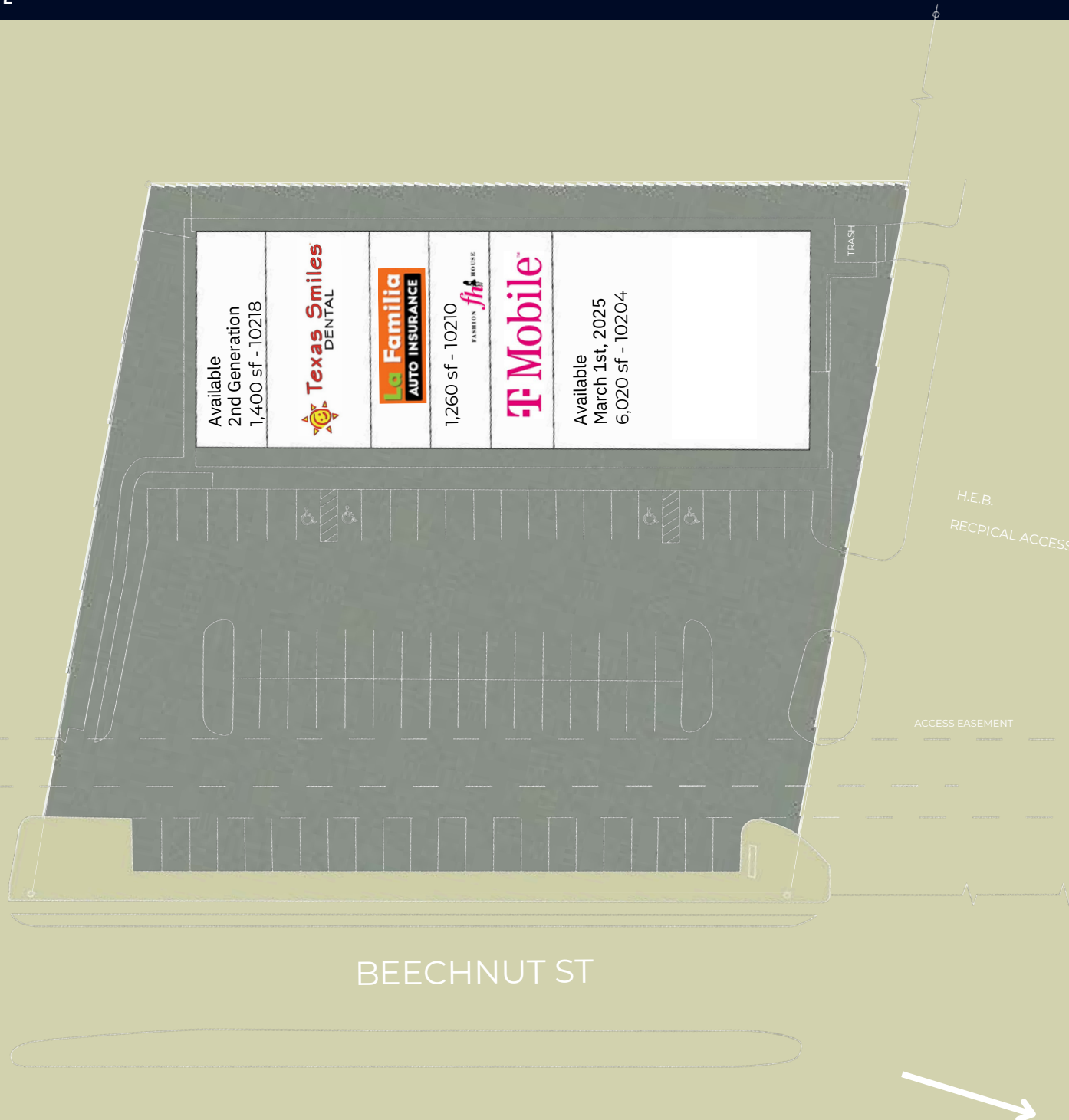
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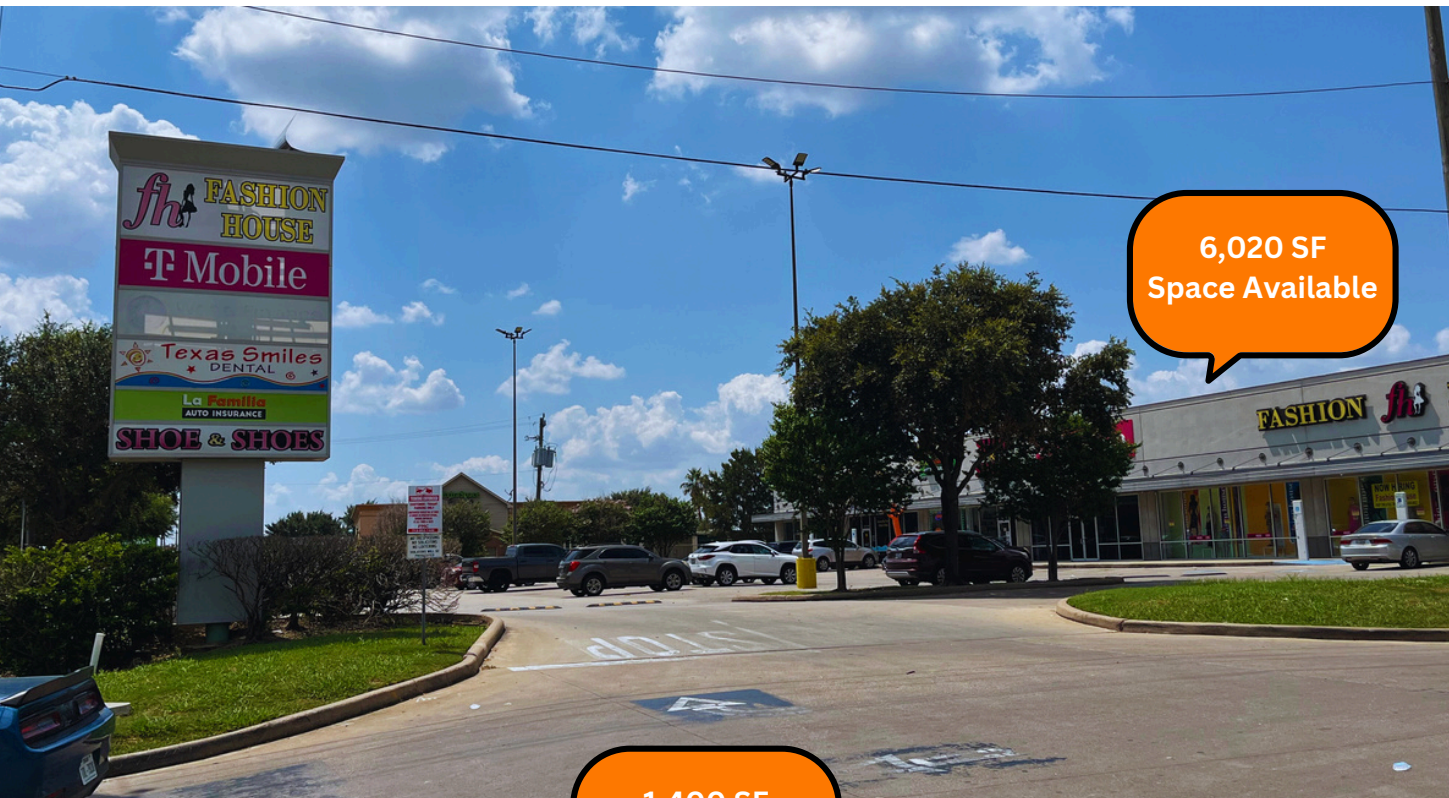
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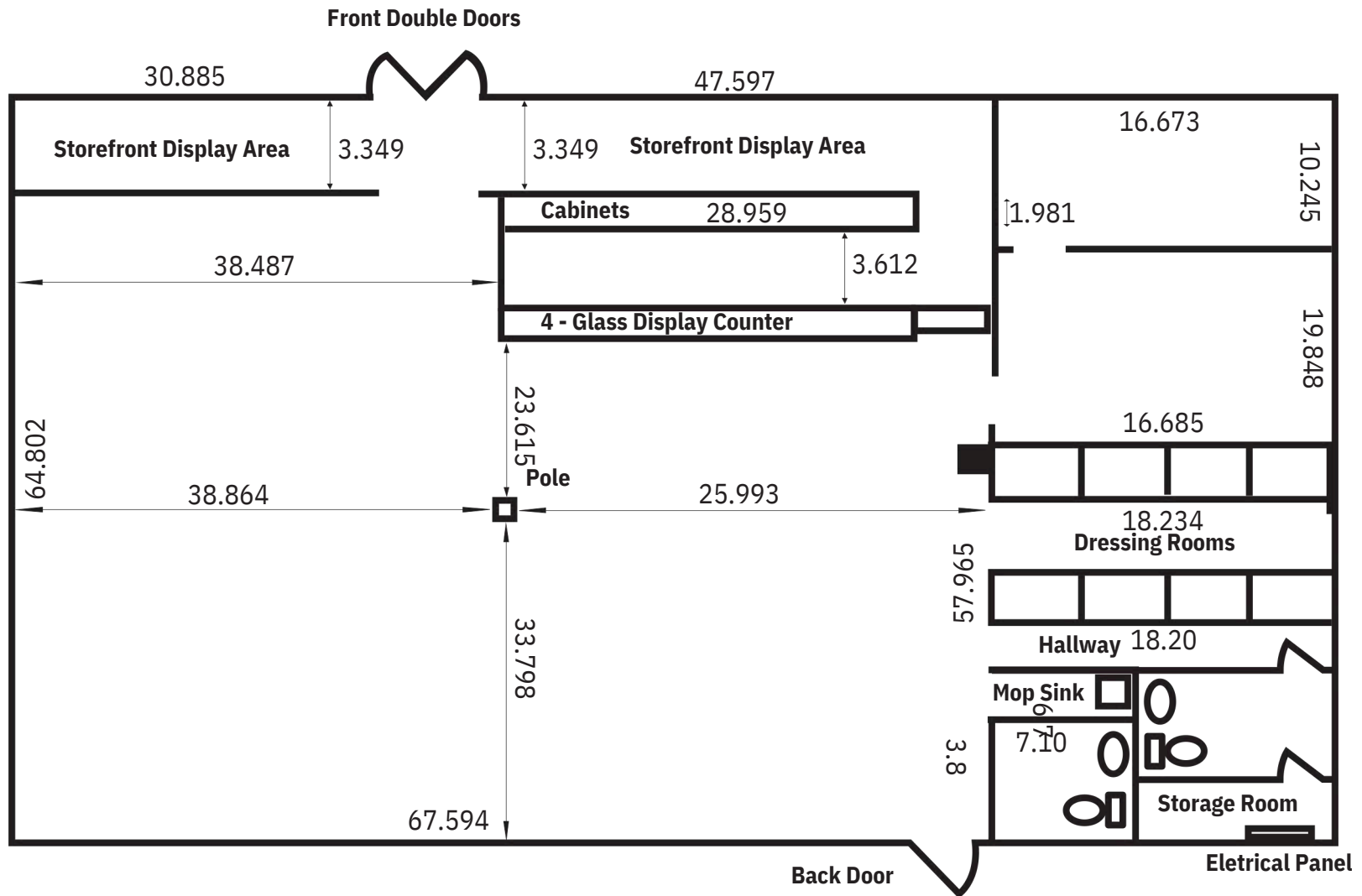
2nd Gen Retail Space Available

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2nd Gen Retail Space Available

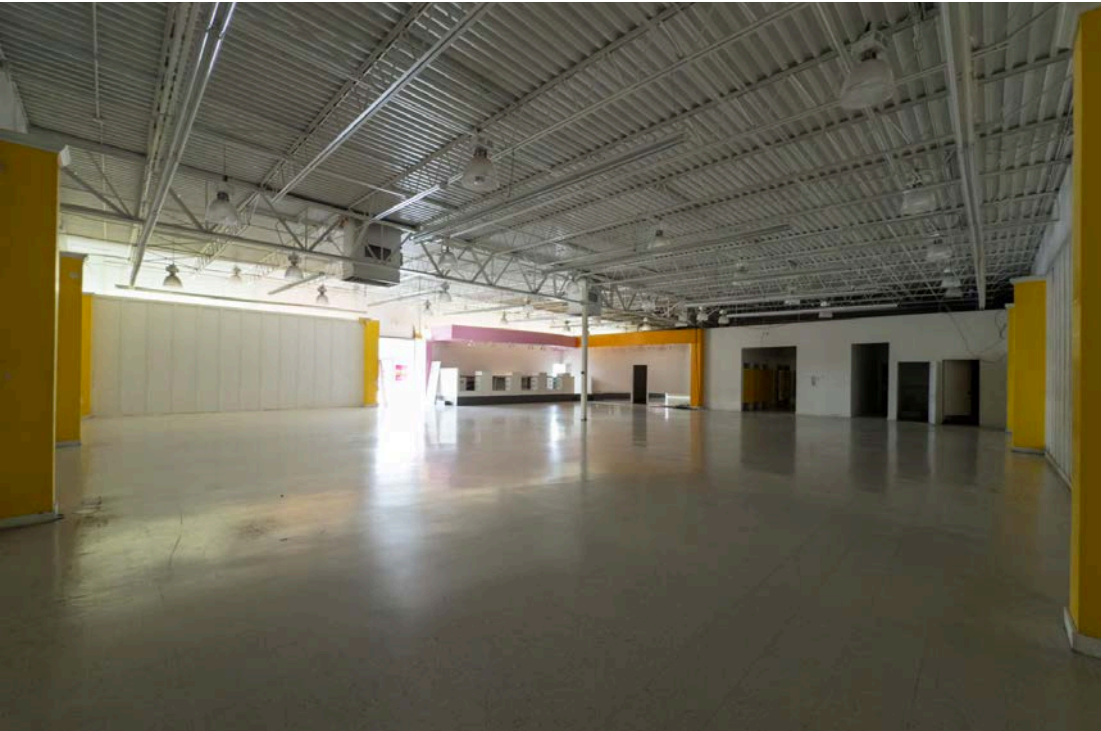
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6,020 SF
Space Available



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.

Last Updated on 2-10-2025

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;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Inform the client of any material information about the property or transaction received by the broker;
- 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. **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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date