



FinialGroup

FOR LEASE

10200 Beechnut Street, Houston, TX 77072

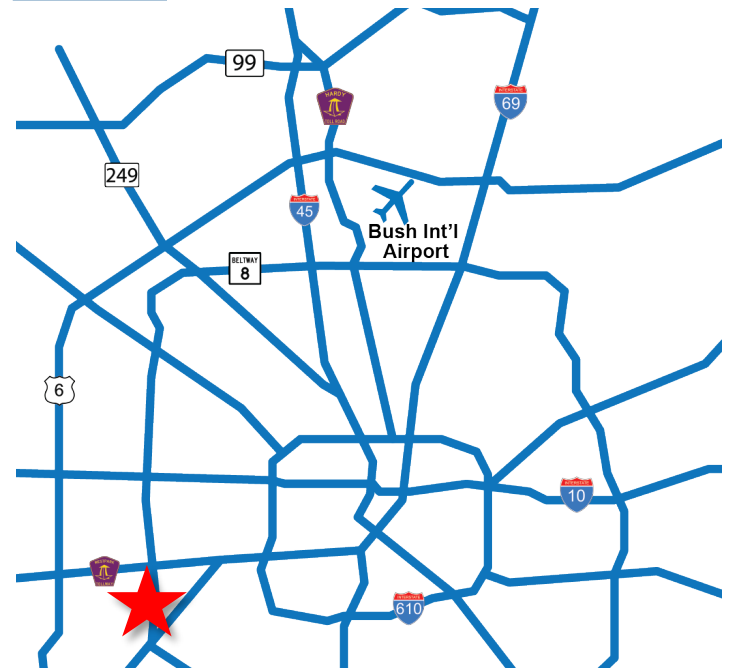


Prime Location

Property Features:

- ±1,400 SF
- HEB Grocery Shadow Anchored
- Easy Access and Excellent Visibility
- Located at the corner of the Sam Houston Tollway and Beechnut Road
- Direct access to Beltway 8 (Sam Houston Tollway)
- Signage visible from tollway
- High traffic counts
- **Call for Rates**

Location:



Contact:

Amy Rienstra
713.422.2097
Amy.Rienstra@FinialGroup.com

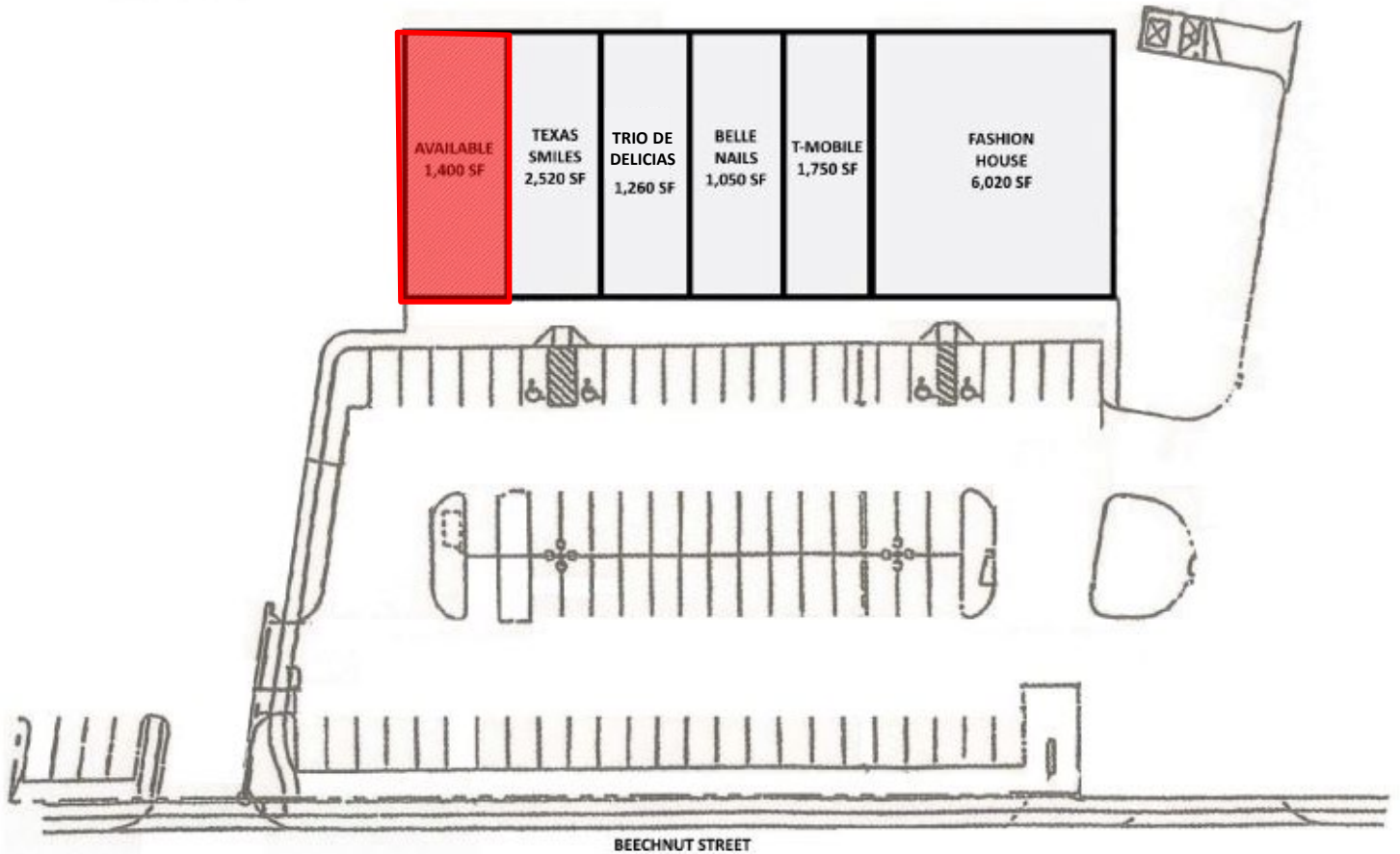
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Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	44,781		243,539		618,131	
2018 Estimate	41,647		227,039		572,271	
2010 Census	37,616		209,338		521,697	
Growth 2018 - 2023	7.53%		7.27%		8.01%	
Growth 2010 - 2018	10.72%		8.46%		9.69%	
2018 Population by Hispanic Origin						
2018 Population	41,647		227,039		572,271	
White	27,146	65.18%	130,262	57.37%	329,276	57.54%
Black	9,196	22.08%	55,470	24.43%	139,718	24.41%
Am. Indian & Alaskan	686	1.65%	3,661	1.61%	8,728	1.53%
Asian	3,720	8.93%	32,608	14.36%	81,460	14.23%
Hawaiian & Pacific Island	95	0.23%	465	0.20%	882	0.15%
Other	802	1.93%	4,573	2.01%	12,208	2.13%
U.S. Armed Forces	0		14		41	
Households						
2023 Projection	14,332		82,229		223,367	
2018 Estimate	13,362		76,747		207,212	
2010 Census	12,305		71,529		191,557	
Growth 2018 - 2023	7.26%		7.14%		7.80%	
Growth 2010 - 2018	8.59%		7.29%		8.17%	
Owner Occupied	2,488	18.62%	24,210	31.55%	73,952	35.69%
Renter Occupied	10,874	81.38%	52,537	68.45%	133,261	64.31%
2018 Households by HH Income						
Income: <\$25,000	6,062	45.37%	28,056	36.56%	63,996	30.88%
Income: \$25,000 - \$50,000	4,598	34.41%	24,347	31.72%	58,622	28.29%
Income: \$50,000 - \$75,000	1,495	11.19%	11,469	14.94%	32,987	15.92%
Income: \$75,000 - \$100,000	590	4.42%	5,311	6.92%	17,755	8.57%
Income: \$100,000 - \$125,000	307	2.30%	3,406	4.44%	11,674	5.63%
Income: \$125,000 - \$150,000	69	0.52%	1,501	1.96%	6,314	3.05%
Income: \$150,000 - \$200,000	207	1.55%	1,413	1.84%	7,452	3.60%
Income: \$200,000+	34	0.25%	1,247	1.62%	8,414	4.06%
2018 Avg Household Income	\$36,743		\$48,084		\$61,545	
2018 Med Household Income	\$27,335		\$33,784		\$40,423	

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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.

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.

Finial Group, LLC	602078	info@finialgroup.com	713-422-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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