



KROGER ANCHORED NEIGHBORHOOD RETAIL CENTER OFF BELTWAY 8



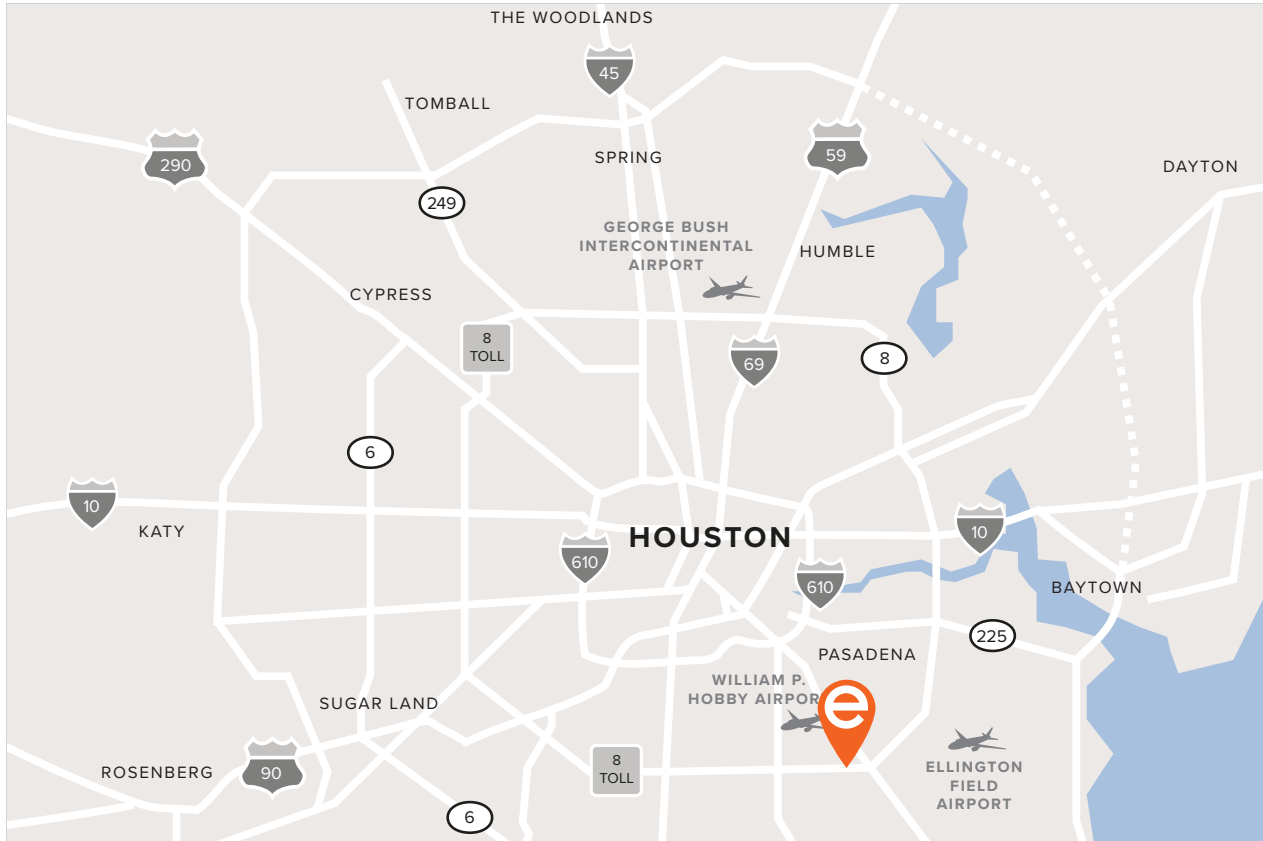
# Beltway Plaza

11601-11799 S. Sam Houston Pkwy. E. | Houston, TX 77089

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\*Placer.ai Data Dec 2024 - Nov 2025

**LOCATION**

**11601-11799 S. Sam Houston Parkway E.**  
Houston, TX 77089


**SIZE**

**See Site Plan For Availability**


**RATE**

**Please Call For Pricing**


**TRAFFIC COUNTS (KALIBRATE 2026)**

**18,424 CPD**

Sabo Rd

**132,005 CPD**

Beltway 8


**PROPERTY INFORMATION**

- ±1,200 - 3,225 SF Available for Lease off Beltway 8
  - Kroger-Anchored Center with Strong National Retailers
  - Located on the SW Corner of I-45/Gulf Fwy and E. Sam Houston Tollway/ Beltway 8 on the S Sam Houston Pkwy E at Sabo Rd.
  - Beltway Plaza Shopping Center Receives 2M Annual Visits
  - Surrounded By a Dense Population of 111K+ Residents Within a 3-Mile Radius
  - Proximity to William P. Hobby Airport with 12M+ Passengers Annually (Houston Airports 2026) and Ellington Field Joint Reserve Base with 2.7K+ Employees (TX Comptroller 2023)
  - #3 KFC within 50 miles, Top 7% in Texas with 149K Annual Visits
- Visitor counts from Placer.ai\**

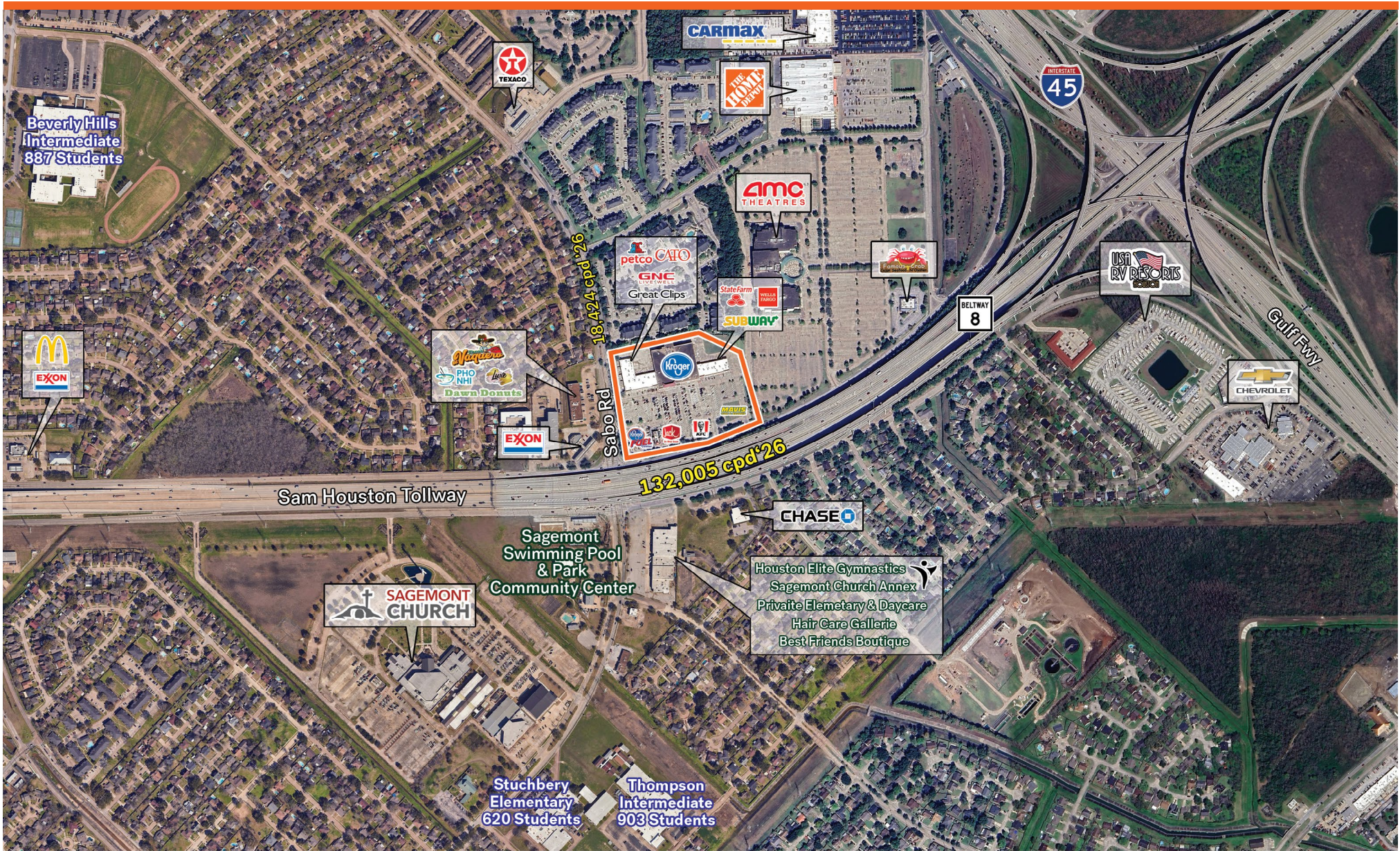
**2025 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	16,377	111,520	254,087
<b>ADULT POP.</b>	13,695	89,317	232,661
<b>AVG HH INCOME</b>	\$81,134	\$87,912	\$89,264

**AREA RETAILERS**

Kroger, Petco, AMC Movie Theater, Home Depot, GNC, Cato Fashions, Cricket Wireless, Great Clips, Wells Fargo, Needful Toys & Collections, Starbucks, Subway, KFC, Jack in the Box, The Famous Crab, Pho Nhi







Unit	Tenant	Square Footage
11605	Jack In The Box	2,681
11615	Petco	6,400
11619	Vacant	1,200
11623	Liquor Depot	2,000
11629	Vacant	1,200
11635	CATO	5,000
11701	Kroger	64,822
11705	State Farm	1,600
11709	Little Pandalas Urgent Care	2,000
11713	Subway	2,000
11717	Shyla Brows & Lashes	1,050
11721	Vacant	2,800
11723	Bayou City Dental	1,700
11725	Cosmo Nail Bar	2,450
11791	KFC	2,586
12123	Dragon Chinese Cuisine	1,500
12127	La Monarca Michoacana	1,750
12125	Vacant	3,225
12155	Nail & Tan 2000	1,200
Pad A	Mavis Tires and Brakes (Coming Soon)	6,925





## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC

9000663

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713.900.3000

**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809