

Beechnut Promenade Shopping Center



Nabil Murad

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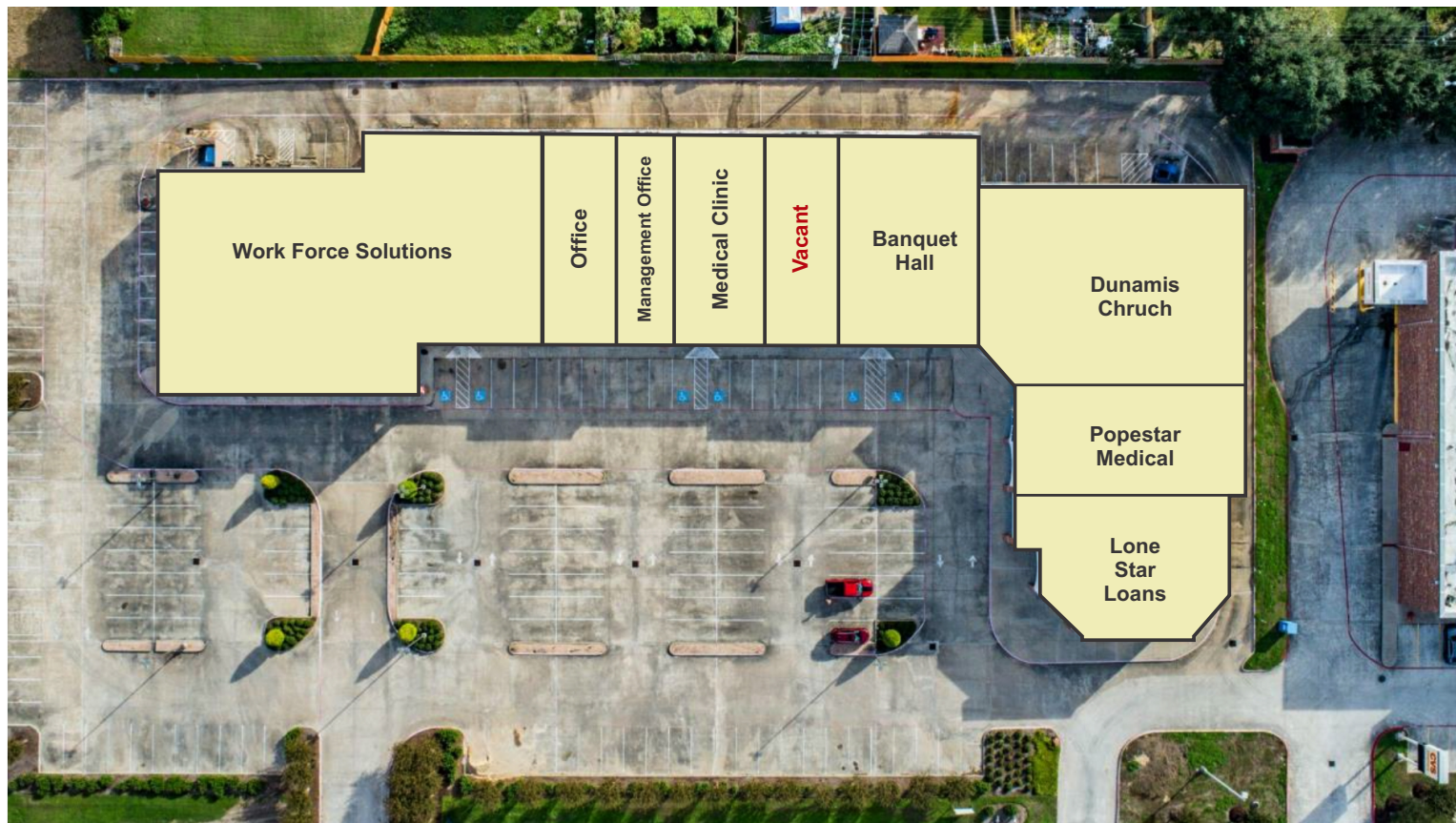
(832) 444-9999 (C)

NM Management, LLC

13625 Beechnut Street, Houston, TX 77083







Highlights:

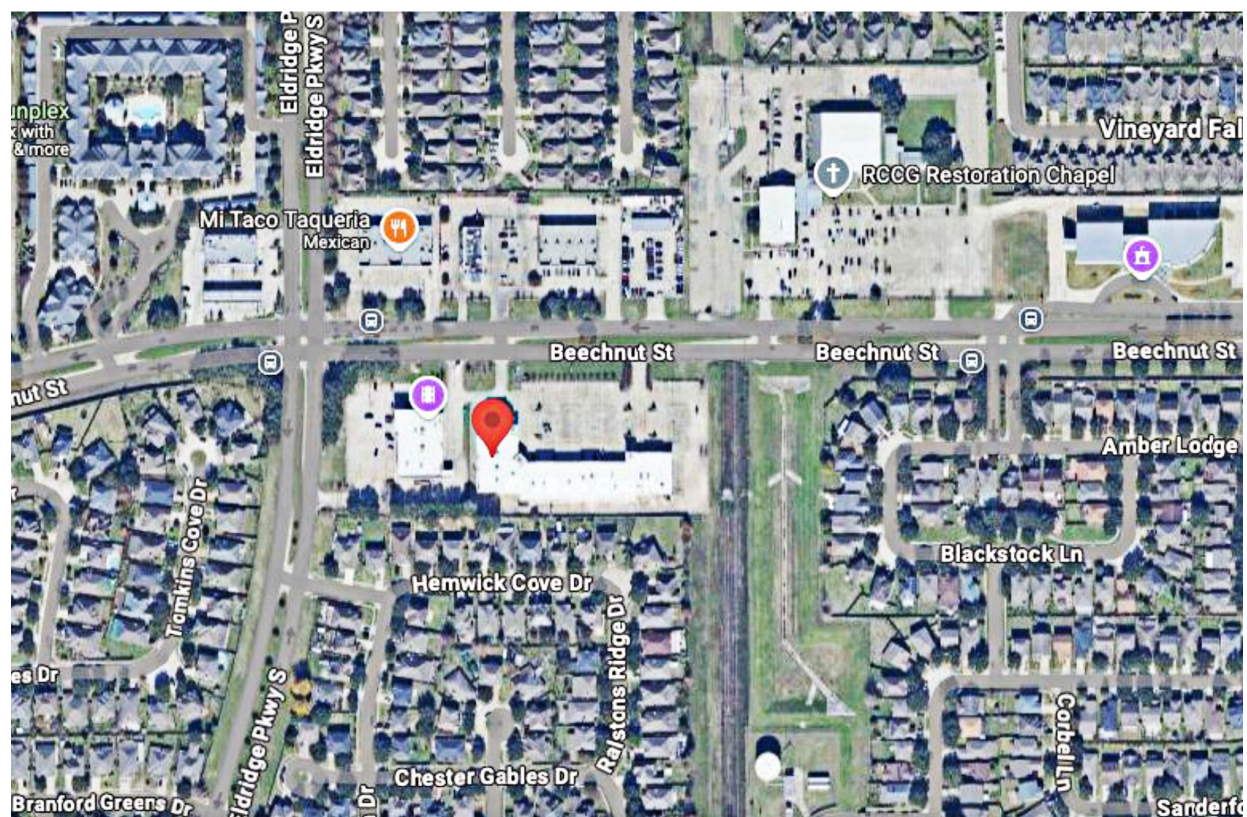
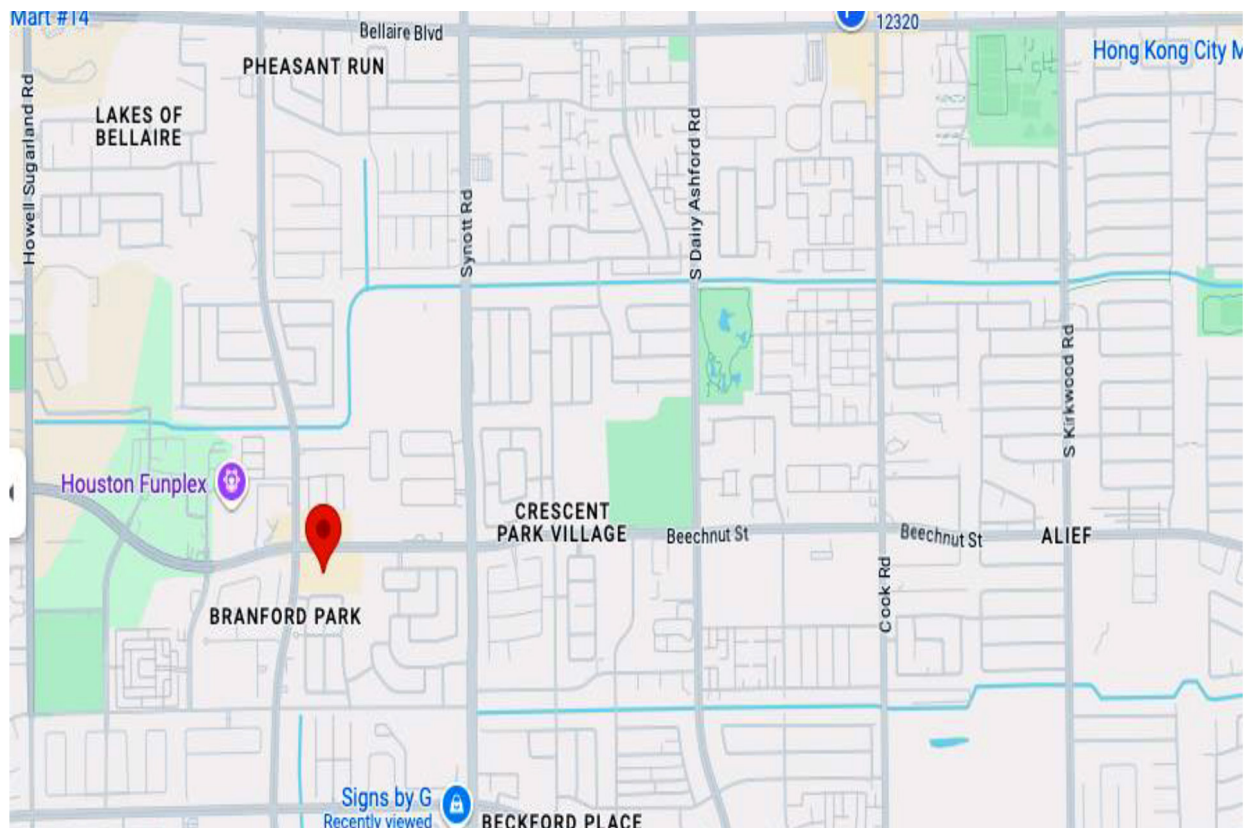
- Located at the intersection of Elridge Parkway and Beechnut Street, adjacent to CVS.
- Stabilized center, anchored by Workforce Solutions and Lone Star.
- Good demographics and traffic counts.

PLEASE DO NOT DISTURB TENANTS, by Appointment only.

Property Details:

- Built in 2006/2007 on 3.6 acres of land.
- Building Size: 35,000 Rentable Square Feet with covered breezeways.
- Frontage on Beechnut: 413 feet with 2-Curb Cuts.
- Parking: 164 Spaces @ 4.7 spaces/1000
- Stable Tenants. NNN Leases with Renewal Options.
- Occupancy: 95%

Call Broker for pricing.



Demographics & Traffic Counts:

Traffic Count (2022)

- Beechnut Street @ Eldridge Parkway: 41,000 VPD
- Eldridge Parkway @ Beechnut Street: 21,000 VPD

Traffic Generators:

- CVS, McDonald, Family Dollar, ACE Check Cashing, Church's Chicken, Lone Star Loans, Workforce Solutions

Demographics:

- Population: 22,184 (1 mile); 182,007 (3 miles)
- Population Growth: (2024-2029): 1.55%
- Household Growth: (2024-2029): 1.37%
- Median HH Income: \$ 48,091 (1 mile); \$ 53,533 (3 miles)

Houston Overview:

Houston is the fourth-most populous city in the U.S, with an estimated 2024 population of 7.5 million, 3.7 million workers, and about a \$700 billion economy. Houston has one of the fastest growing and most diverse populations anywhere in the Nation. Its geographic and strategic, central location coupled with the infrastructure of four of the country's largest ports, two international airports and major highways as well as rail service make this city a dynamic hub in the nation.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics and transportation. The city is also home of Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center. The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled.

Confidentiality Statement:

The information contained in the following offering memorandum is strictly confidential and is intended to be reviewed only by the party receiving it from NM Managements, LLC and it should not be made available to any other person or entity without the written consent of NM Management, LLC.

The information contained herein has been obtained from sources we believe reliable; However, NM Management LLC makes no warranty of representations whatsoever regarding the accuracy or completeness of the information provided. Potential buyers must verify all of the information set forth herein.

Please do not disturb tenants. Property showings are by appointment only!

Exclusively marketed by:



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9801 Westheimer Road # 925

Houston, Texas



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.

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 coincidental 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

IABS 1-0 Date