

# 1,260 SF RETAIL SPACE FOR LEASE | SHADOW ANCHORED BY H-E-B

10210 BEECHNUT ST, HOUSTON, TX 77072



**S&P** INTERESTS

**JOSHUA SEBESTA**  
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[WWW.SPINTERESTS.COM](http://WWW.SPINTERESTS.COM) | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



# PROPERTY OVERVIEW



**Roof**  
New Roof 2017

**BUILDING SIZE**  
30,000 SF



**FRONTAGE**  
182' on Gulf Freeway



**ZONING**  
No Zoning



**INCOME**  
\$77,666 within 5 miles



**POPULATION**  
92,186 in 5 mile radius



**POPULATION**  
281,906 in 5 mile radius

# UPDATE



**SITE**

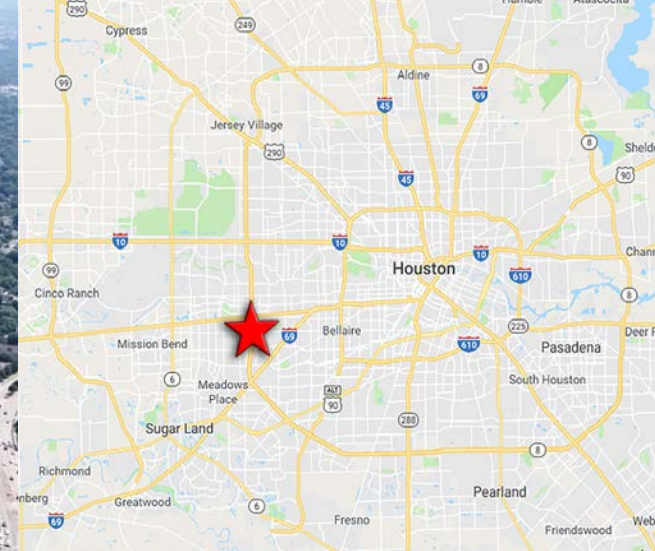
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### PROPERTY FEATURES:

- Address: 8124 W Sam Houston Pkwy S, Houston, TX 77072
- Land Size: 47,741 SF Total
- Frontage: Approximately 201'
- Traffic Count: 163,733 Cars Per Day
- 220,315 Pop. in 3 Mile Radius
- Anchored by HEB

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	37,742	217,165	558,582
Households	13,085	77,045	208,412
Average HH Income	\$44,472	\$54,122	\$65,895

### TRAFFIC COUNT:

Beltway 8: 163,733 VPD ('22)



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	38,591	221,900	577,793
2024 Estimate	37,742	217,165	558,582
2020 Census	37,515	218,154	554,313
Growth 2024 - 2029	2.25%	2.18%	3.44%
Growth 2020 - 2024	0.61%	-0.45%	0.77%

2024 Population by Age	37,742	217,165	558,582
Age 0 - 4	2,862 7.58%	15,176 6.99%	38,870 6.96%
Age 5 - 9	3,240 8.58%	16,436 7.57%	40,786 7.30%
Age 10 - 14	3,106 8.23%	15,676 7.22%	38,266 6.85%
Age 15 - 19	2,886 7.65%	15,227 7.01%	36,442 6.52%
Age 20 - 24	2,705 7.17%	15,692 7.23%	38,351 6.87%
Age 25 - 29	2,739 7.26%	16,198 7.46%	42,074 7.53%
Age 30 - 34	2,922 7.74%	16,759 7.72%	44,478 7.96%
Age 35 - 39	2,958 7.84%	16,140 7.43%	42,498 7.61%
Age 40 - 44	2,836 7.51%	15,439 7.11%	39,551 7.08%
Age 45 - 49	2,525 6.69%	14,142 6.51%	35,526 6.36%
Age 50 - 54	2,283 6.05%	13,215 6.09%	33,099 5.93%
Age 55 - 59	1,916 5.08%	11,869 5.47%	30,263 5.42%
Age 60 - 64	1,573 4.17%	10,536 4.85%	27,762 4.97%
Age 65 - 69	1,236 3.27%	8,796 4.05%	24,122 4.32%
Age 70 - 74	857 2.27%	6,516 3.00%	18,477 3.31%
Age 75 - 79	558 1.48%	4,416 2.03%	12,883 2.31%
Age 80 - 84	310 0.82%	2,687 1.24%	8,042 1.44%
Age 85+	229 0.61%	2,242 1.03%	7,092 1.27%
Age 65+	3,190 8.45%	24,657 11.35%	70,616 12.64%

<b>Median Age</b>	<b>32.30</b>	<b>34.20</b>	<b>35.00</b>
<b>Average Age</b>	<b>33.10</b>	<b>35.30</b>	<b>36.10</b>

2024 Population By Race	37,742	217,165	558,582
White	4,375 11.59%	29,626 13.64%	111,333 19.93%
Black	7,124 18.88%	45,252 20.84%	127,949 22.91%
Am. Indian & Alaskan	821 2.18%	4,226 1.95%	9,625 1.72%
Asian	3,205 8.49%	28,629 13.18%	73,167 13.10%
Hawaiian & Pacific Island	20 0.05%	160 0.07%	443 0.08%
Other	22,197 58.81%	109,272 50.32%	236,065 42.26%

Population by Hispanic Origin	37,742	217,165	558,582
Non-Hispanic Origin	12,409 32.88%	94,317 43.43%	296,026 53.00%
Hispanic Origin	25,333 67.12%	122,847 56.57%	262,557 47.00%

<b>2024 Median Age, Male</b>	<b>32.60</b>	<b>34.00</b>	<b>34.50</b>
<b>2024 Average Age, Male</b>	<b>33.10</b>	<b>34.80</b>	<b>35.40</b>

<b>2024 Median Age, Female</b>	<b>31.90</b>	<b>34.50</b>	<b>35.60</b>
<b>2024 Average Age, Female</b>	<b>33.10</b>	<b>35.80</b>	<b>36.90</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population by Occupation Classification</b>	<b>27,955</b>	<b>166,827</b>	<b>433,365</b>
Civilian Employed	17,575 62.87%	108,959 65.31%	284,633 65.68%
Civilian Unemployed	954 3.41%	6,158 3.69%	14,496 3.34%
Civilian Non-Labor Force	9,399 33.62%	51,535 30.89%	133,749 30.86%
Armed Forces	27 0.10%	175 0.10%	487 0.11%

Households by Marital Status			
Married	4,456	28,007	77,027
Married No Children	2,037	14,817	42,099
Married w/Children	2,419	13,190	34,929

2024 Population by Education	25,621	154,227	400,815
Some High School, No Diploma	9,096 35.50%	44,326 28.74%	88,554 22.09%
High School Grad (Incl Equivalency)	5,705 22.27%	36,019 23.35%	81,415 20.31%
Some College, No Degree	4,710 18.38%	30,957 20.07%	88,457 22.07%
Associate Degree	2,678 10.45%	15,271 9.90%	34,948 8.72%
Bachelor Degree	2,568 10.02%	19,504 12.65%	71,615 17.87%
Advanced Degree	864 3.37%	8,150 5.28%	35,826 8.94%

2024 Population by Occupation	30,838	192,101	516,353
Real Estate & Finance	767 2.49%	4,841 2.52%	15,708 3.04%
Professional & Management	5,243 17.00%	36,102 18.79%	122,461 23.72%
Public Administration	251 0.81%	2,350 1.22%	5,840 1.13%
Education & Health	2,417 7.84%	17,489 9.10%	52,868 10.24%
Services	5,509 17.86%	31,383 16.34%	69,983 13.55%
Information	67 0.22%	748 0.39%	2,839 0.55%
Sales	3,517 11.40%	20,975 10.92%	56,019 10.85%
Transportation	1,515 4.91%	6,823 3.55%	16,043 3.11%
Retail	1,984 6.43%	13,544 7.05%	32,910 6.37%
Wholesale	134 0.43%	1,962 1.02%	6,991 1.35%
Manufacturing	735 2.38%	6,067 3.16%	17,712 3.43%
Production	2,715 8.80%	14,822 7.72%	36,208 7.01%
Construction	3,151 10.22%	19,270 10.03%	39,281 7.61%
Utilities	959 3.11%	5,362 2.79%	15,888 3.08%
Agriculture & Mining	39 0.13%	1,430 0.74%	5,296 1.03%
Farming, Fishing, Forestry	86 0.28%	239 0.12%	498 0.10%
Other Services	1,749 5.67%	8,694 4.53%	19,808 3.84%

2024 Worker Travel Time to Job	16,669	103,472	265,807
<30 Minutes	7,866 47.19%	53,320 51.53%	140,039 52.68%
30-60 Minutes	7,170 43.01%	41,717 40.32%	103,771 39.04%
60+ Minutes	1,633 9.80%	8,435 8.15%	21,997 8.28%

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Size</b>	<b>13,153</b>	<b>77,792</b>	<b>207,802</b>
1-Person Households	3,359 25.54%	20,895 26.86%	61,188 29.45%
2-Person Households	3,221 24.49%	20,478 26.32%	56,932 27.40%
3-Person Households	2,349 17.86%	13,795 17.73%	34,972 16.83%
4-Person Households	2,064 15.69%	11,226 14.43%	27,736 13.35%
5-Person Households	1,282 9.75%	6,448 8.29%	15,418 7.42%
6-Person Households	529 4.02%	2,942 3.78%	6,914 3.33%
7 or more Person Households	349 2.65%	2,008 2.58%	4,642 2.23%

<b>2024 Average Household Size</b>	<b>2.80</b>	<b>2.70</b>	<b>2.60</b>
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Households			
2029 Projection	13,362	78,710	215,497
2024 Estimate	13,085	77,045	208,412
2020 Census	13,153	77,791	207,801
Growth 2024 - 2029	2.12%	2.16%	3.40%
Growth 2020 - 2024	-0.52%	-0.96%	0.29%

2024 Households by HH Income	13,086	77,045	208,412
<\$25,000	4,853 37.09%	22,929 29.76%	53,513 25.68%
\$25,000 - \$50,000	4,360 33.32%	25,037 32.50%	61,304 29.41%
\$50,000 - \$75,000	2,015 15.40%	12,647 16.42%	34,227 16.42%
\$75,000 - \$100,000	831 6.35%	7,020 9.11%	20,675 9.92%
\$100,000 - \$125,000	568 4.34%	3,973 5.16%	13,629 6.54%
\$125,000 - \$150,000	154 1.18%	2,020 2.62%	7,637 3.66%
\$150,000 - \$200,000	110 0.84%	1,734 2.25%	8,457 4.06%
\$200,000+	195 1.49%	1,685 2.19%	8,970 4.30%

<b>2024 Avg Household Income</b>	<b>\$44,472</b>	<b>\$54,122</b>	<b>\$65,895</b>
<b>2024 Med Household Income</b>	<b>\$31,464</b>	<b>\$38,693</b>	<b>\$44,291</b>

2024 Occupied Housing	13,085	77,045	208,412
Owner Occupied	2,173 16.61%	21,938 28.47%	68,297 32.77%
Renter Occupied	10,912 83.39%	55,107 71.53%	140,115 67.23%
<b>2020 Housing Units</b>	<b>14,835</b>	<b>86,867</b>	<b>235,976</b>
1 Unit	3,197 21.55%	31,379 36.12%	90,193 38.22%
2 - 4 Units	1,505 10.14%	6,090 7.01%	17,525 7.43%
5 - 19 Units	7,671 51.71%	31,599 36.38%	68,996 29.24%
20+ Units	2,462 16.60%	17,799 20.49%	59,262 25.11%

2024 Housing Value	2,173	21,938	68,297
<\$100,000	474 21.81%	3,811 17.37%	7,655 11.21%
\$100,000 - \$200,000	1,075 49.47%	10,986 50.08%	24,005 35.15%
\$200,000 - \$300,000	430 19.79%	4,799 21.88%	17,660 25.86%
\$300,000 - \$400,000	119 5.48%	954 4.35%	9,175 13.43%
\$400,000 - \$500,000	48 2.21%	259 1.18%	3,347 4.90%
\$500,000 - \$1,000,000	9 0.41%	745 3.40%	4,504 6.59%
\$1,000,000+	18 0.83%	384 1.75%	1,951 2.86%
<b>2024 Median Home Value</b>	<b>\$156,976</b>	<b>\$165,155</b>	<b>\$214,091</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Housing Units by Yr Built</b>	<b>14,935</b>	<b>87,697</b>	<b>237,893</b>
Built 2010+	889 5.95%	5,293 6.04%	20,018 8.41%
Built 2000 - 2010	1,347 9.02%	7,179 8.19%	21,582 9.07%
Built 1990 - 1999	999 6.69%	7,947 9.06%	26,178 11.00%
Built 1980 - 1989	4,294 28.75%	22,623 25.80%	56,746 23.85%
Built 1970 - 1979	5,316 35.59%	29,735 33.91%	70,270 29.54%
Built 1960 - 1969	1,446 9.68%	11,316 12.90%	30,924 13.00%
Built 1950 - 1959	254 1.70%	1,884 2.15%	8,578 3.61%
Built <1949	390 2.61%	1,720 1.96%	3,597 1.51%
<b>2024 Median Year Built</b>	<b>1979</b>	<b>1979</b>	<b>1980</b>

## Demographic Trend Report

Description	2020	2024	2029
<b>Population</b>	<b>37,515</b>	<b>37,742</b>	<b>38,591</b>
Age 0 - 4	3,216 8.57%	2,862 7.58%	2,573 6.67%
Age 5 - 9	3,179 8.47%	3,240 8.58%	2,839 7.36%
Age 10 - 14	3,130 8.34%	3,106 8.23%	3,020 7.83%
Age 15 - 19	2,836 7.56%	2,886 7.65%	2,992 7.75%
Age 20 - 24	2,614 6.97%	2,705 7.17%	2,838 7.35%
Age 25 - 29	2,949 7.86%	2,739 7.26%	2,724 7.06%
Age 30 - 34	3,145 8.38%	2,922 7.74%	2,749 7.12%
Age 35 - 39	3,070 8.18%	2,958 7.84%	2,824 7.32%
Age 40 - 44	2,635 7.02%	2,836 7.51%	2,831 7.34%
Age 45 - 49	2,452 6.54%	2,525 6.69%	2,684 6.95%
Age 50 - 54	2,178 5.81%	2,283 6.05%	2,440 6.32%
Age 55 - 59	1,824 4.86%	1,916 5.08%	2,141 5.55%
Age 60 - 64	1,534 4.09%	1,573 4.17%	1,799 4.66%
Age 65 - 69	1,119 2.98%	1,236 3.27%	1,457 3.78%
Age 70 - 74	738 1.97%	857 2.27%	1,095 2.84%
Age 75 - 79	452 1.20%	558 1.48%	753 1.95%
Age 80 - 84	235 0.63%	310 0.82%	457 1.18%
Age 85+	208 0.55%	229 0.61%	376 0.97%
<b>Age 15+</b>	<b>27,989 74.61%</b>	<b>28,533 75.60%</b>	<b>30,160 78.15%</b>
<b>Age 20+</b>	<b>25,153 67.05%</b>	<b>25,647 67.95%</b>	<b>27,168 70.40%</b>
<b>Age 65+</b>	<b>2,752 7.34%</b>	<b>3,190 8.45%</b>	<b>4,138 10.72%</b>
<b>Median Age</b>	<b>31</b>	<b>32</b>	<b>34</b>
<b>Average Age</b>	<b>32.20</b>	<b>33.10</b>	<b>35.10</b>

Population By Race	37,515	37,742	38,591
White	5,374 14.32%	4,375 11.59%	4,454 11.54%
Black	7,543 20.11%	7,124 18.88%	7,265 18.83%
Am. Indian & Alaskan	624 1.66%	821 2.18%	839 2.17%
Asian	3,405 9.08%	3,205 8.49%	3,273 8.48%
Hawaiian & Pacific Islander	14 0.04%	20 0.05%	20 0.05%
Other	20,533 54.73%	22,197 58.81%	22,740 58.93%



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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