



# FOR LEASE

2601 Cartwright Rd,  
Missouri City, TX 77459



## Newly Resurfaced Parking Lot

- Base Rent: \$1.00 - 2.50/SF/MO
- NNN: \$0.35/SF/MO
- Available Spaces:
- +/- 2,100 SF - 2nd Gen Professional Service
- +/- 4,800 SF - Former Church, ready to move in SUP Approved 2nd Generation Educational Center
- +/- 26,000 SF - Shell Plus an additional Built Out
- +/- 5,000 SF - Office Space
- +/- 2,100 SF - Former Tattoo Shop
- Frontage: +/- 692.00' along Cartwright Rd
- Corner lot with dedicated signalized lights on Cartwright Rd & Meadowcreek Dr
- Newly Resurfaced Parking Lot
- Recently installed LED Canopy Lights
- Accessible via seven Curb Cuts
- Great visibility and Accessibility
- Two pylon signages
- Ample parking space and anchored by Alex's Kitchen and UPS
- Approx. 1.1 miles to FM 2234/Texas Pkwy, 1.2 miles to FM 1092 /Murphy Rd, 2.3 miles to SH6, 2.4 miles to Fort Bend Pkwy Toll Rd, 3.7 miles to US-90 Alt, and 5.1 miles to US-59/I-69
- Ideal for Professional Services, banquet hall, dine-in restaurant, etc.
- Minutes to Sugarland, Houston, Pearland, and Stafford



### Parvez Karedia

M - (832) 614-0222

O - (713) 713-5400

[parvez@dncommercial.net](mailto:parvez@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)





# FOR LEASE

2601 Cartwright Rd,  
Missouri City, TX 77459

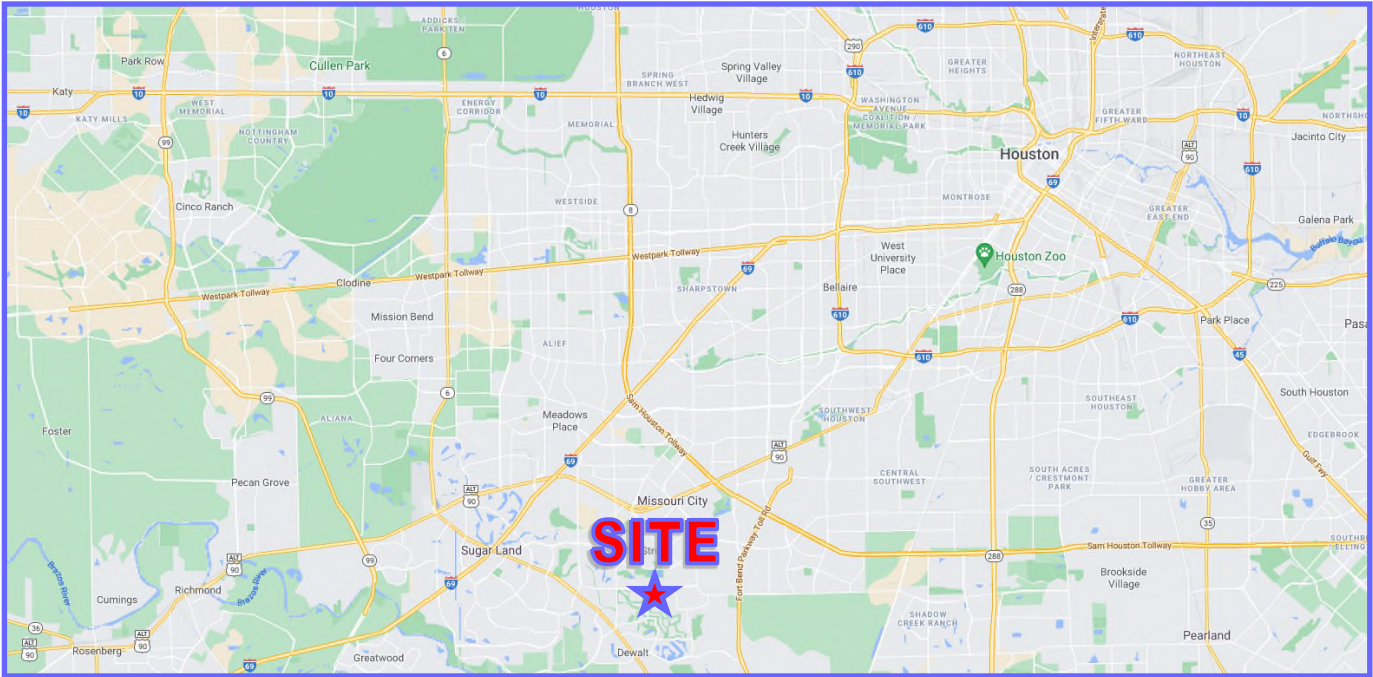


*The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.*



# FOR LEASE

2601 Cartwright Rd,  
Missouri City, TX 77459



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



# **+/- 4,800 SF** **Suite #2601 B**



**+/- 4,800 SF**

TATTOOS SOLAANAILS BARBER SHOP



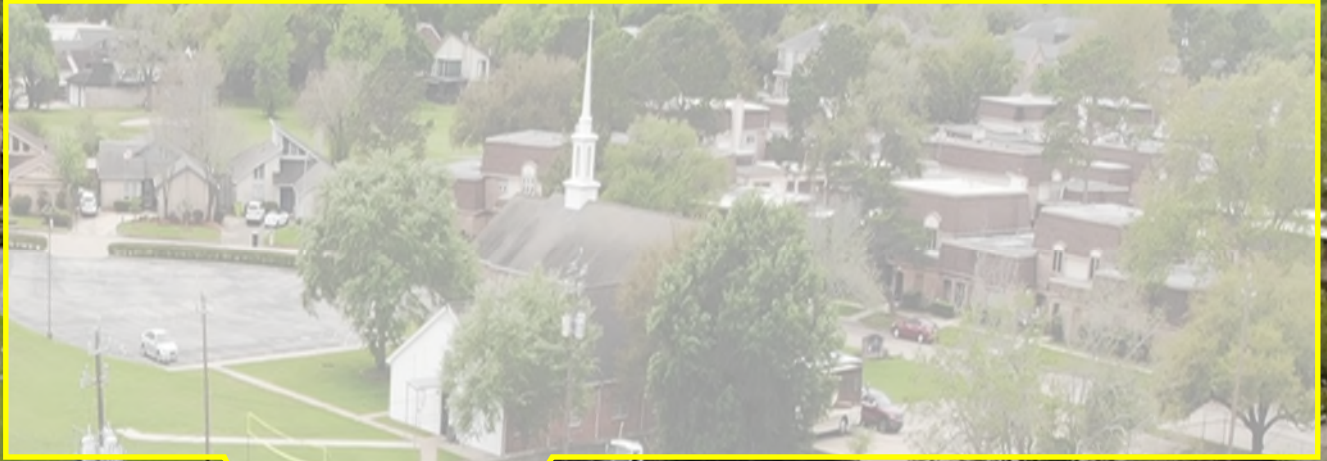
# **+/- 2,100 SF** **Suite #2651 H**



**+/- 2,100 SF**



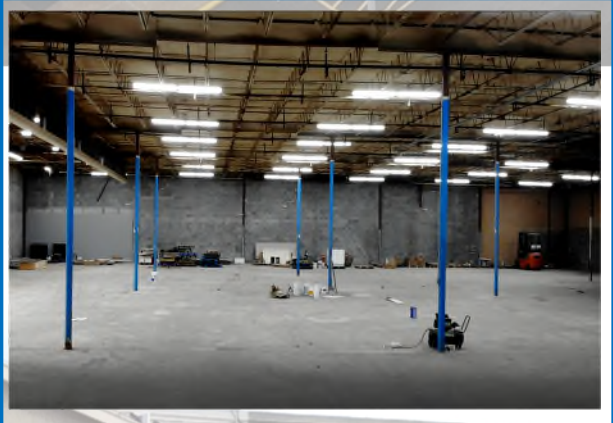
# **+/- 2,100 SF** **Suite #2651 A**



**+/- 2,100 SF**



# Suite # 2601 A +/- 26,000 SF Shell Space w/+/- 5000 SF



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

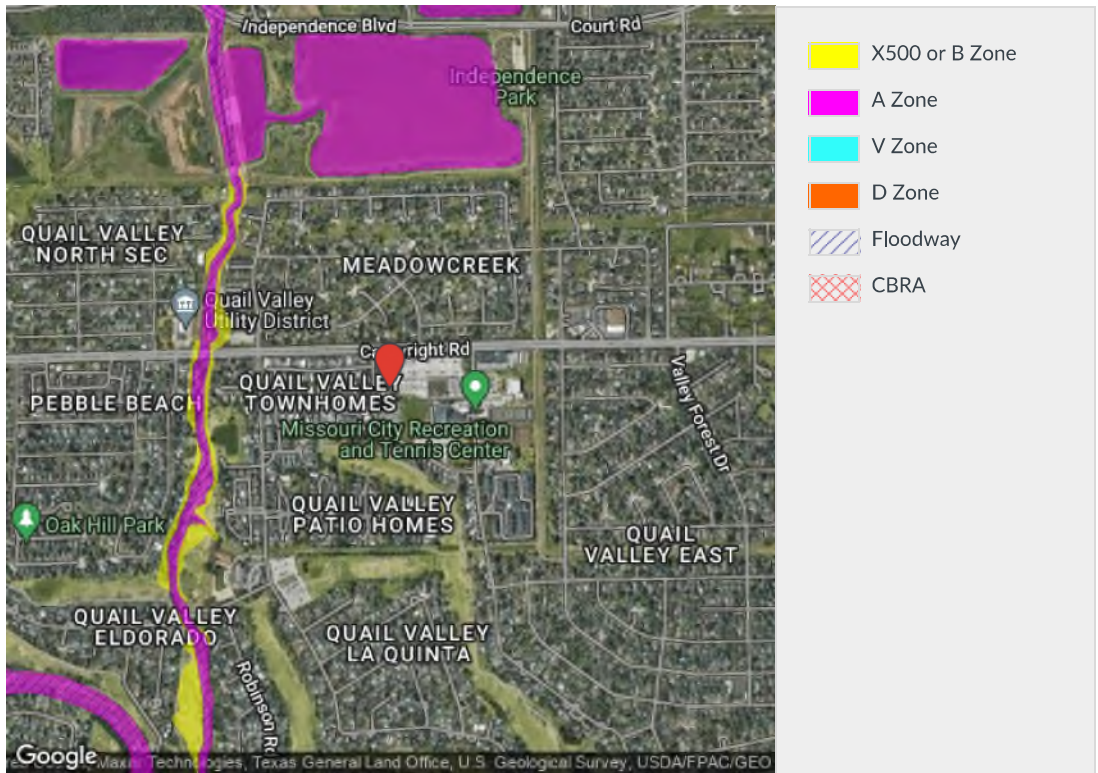
2601 CARTWRIGHT RD MISSOURI CITY, TX 77459

LOCATION ACCURACY: Excellent

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

COMMUNITY	480304	PANEL	0285M
PANEL DATE	January 29, 2021	MAP NUMBER	48157C0285M





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# Executive Summary

2601 Cartwright Rd, Missouri City, Texas, 77459  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.58208  
Longitude: -95.54460

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	18,461	106,673	207,679
2020 Population	19,199	113,404	252,180
2023 Population	19,833	117,934	262,575
2028 Population	20,849	123,665	273,892
2010-2020 Annual Rate	0.39%	0.61%	1.96%
2020-2023 Annual Rate	1.00%	1.21%	1.25%
2023-2028 Annual Rate	1.00%	0.95%	0.85%
2020 Male Population	47.1%	47.7%	48.1%
2020 Female Population	52.9%	52.3%	51.9%
2020 Median Age	40.8	39.1	36.3
2023 Male Population	47.5%	48.3%	48.9%
2023 Female Population	52.5%	51.7%	51.1%
2023 Median Age	40.4	38.3	35.2

In the identified area, the current year population is 262,575. In 2020, the Census count in the area was 252,180. The rate of change since 2020 was 1.25% annually. The five-year projection for the population in the area is 273,892 representing a change of 0.85% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 35.2, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	21.5%	21.7%	21.5%
2023 Black Alone	45.9%	33.9%	29.6%
2023 American Indian/Alaska Native Alone	0.7%	0.8%	1.0%
2023 Asian Alone	9.0%	21.8%	19.0%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	10.9%	10.5%	16.7%
2023 Two or More Races	12.0%	11.2%	12.3%
2023 Hispanic Origin (Any Race)	25.0%	23.8%	33.0%

Persons of Hispanic origin represent 33.0% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	80	117	105
2010 Households	6,428	35,260	70,272
2020 Households	6,860	38,247	86,525
2023 Households	7,137	39,956	90,741
2028 Households	7,570	42,312	95,358
2010-2020 Annual Rate	0.65%	0.82%	2.10%
2020-2023 Annual Rate	1.23%	1.35%	1.47%
2023-2028 Annual Rate	1.18%	1.15%	1.00%
2023 Average Household Size	2.77	2.94	2.89

The household count in this area has changed from 86,525 in 2020 to 90,741 in the current year, a change of 1.47% annually. The five-year projection of households is 95,358, a change of 1.00% annually from the current year total. Average household size is currently 2.89, compared to 2.91 in the year 2020. The number of families in the current year is 65,860 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Executive Summary

2601 Cartwright Rd, Missouri City, Texas, 77459  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.58208  
 Longitude: -95.54460

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	18.5%	20.8%	25.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$71,133	\$79,271	\$70,173
2028 Median Household Income	\$77,691	\$86,354	\$78,738
2023-2028 Annual Rate	1.78%	1.73%	2.33%
<b>Average Household Income</b>			
2023 Average Household Income	\$91,532	\$112,652	\$109,208
2028 Average Household Income	\$101,139	\$123,381	\$121,712
2023-2028 Annual Rate	2.02%	1.84%	2.19%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$32,434	\$38,512	\$37,712
2028 Per Capita Income	\$36,129	\$42,624	\$42,346
2023-2028 Annual Rate	2.18%	2.05%	2.34%
<b>GINI Index</b>			
2023 Gini Index	35.8	38.1	42.6

### Households by Income

Current median household income is \$70,173 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,738 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$109,208 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$121,712 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$37,712 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$42,346 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	115	102	86
2010 Total Housing Units	6,757	36,782	77,299
2010 Owner Occupied Housing Units	5,475	26,424	42,823
2010 Renter Occupied Housing Units	953	8,834	27,447
2010 Vacant Housing Units	329	1,522	7,027
2020 Total Housing Units	7,137	40,186	92,890
2020 Owner Occupied Housing Units	5,407	26,930	50,789
2020 Renter Occupied Housing Units	1,453	11,317	35,736
2020 Vacant Housing Units	281	2,032	6,262
2023 Total Housing Units	7,382	41,850	97,343
2023 Owner Occupied Housing Units	5,596	28,973	54,780
2023 Renter Occupied Housing Units	1,541	10,983	35,961
2023 Vacant Housing Units	245	1,894	6,602
2028 Total Housing Units	7,781	43,919	101,816
2028 Owner Occupied Housing Units	5,950	30,598	57,818
2028 Renter Occupied Housing Units	1,619	11,714	37,540
2028 Vacant Housing Units	211	1,607	6,458

### Socioeconomic Status Index

2023 Socioeconomic Status Index	49.0	48.7	45.0
---------------------------------	------	------	------

Currently, 56.3% of the 97,343 housing units in the area are owner occupied; 36.9%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 92,890 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.45%. Median home value in the area is \$293,394, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.49% annually to \$331,769.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

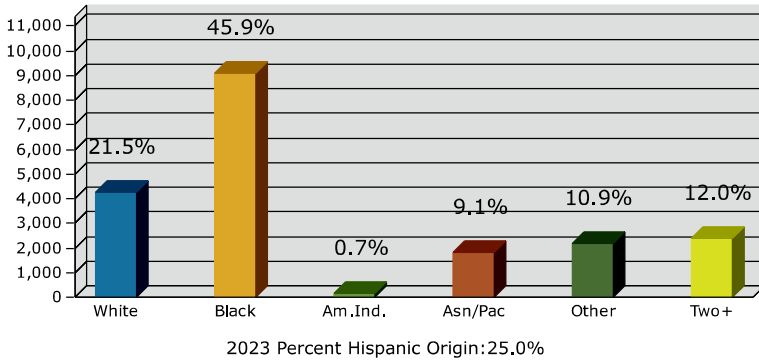


# Graphic Profile

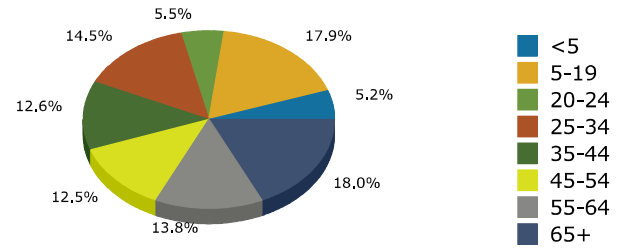
2601 Cartwright Rd, Missouri City, Texas, 77459  
 Drive time band: 0 - 5 minute radius

Prepared by Esri  
 Latitude: 29.58208  
 Longitude: -95.54460

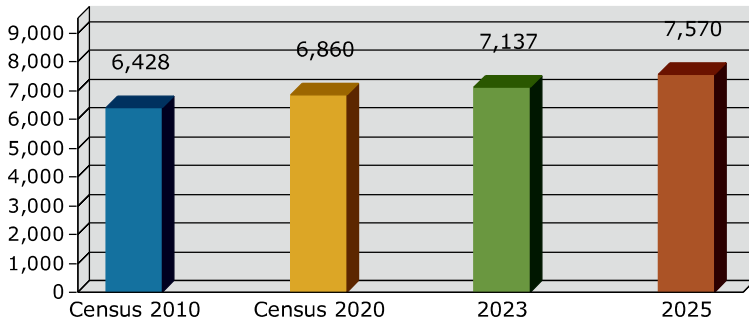
2023 Population by Race



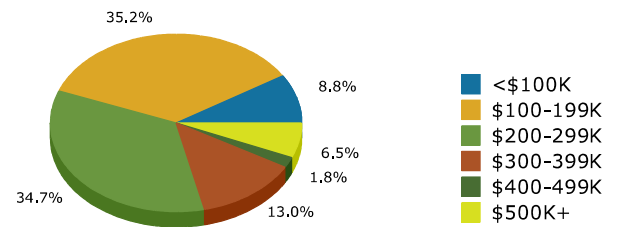
2023 Population by Age



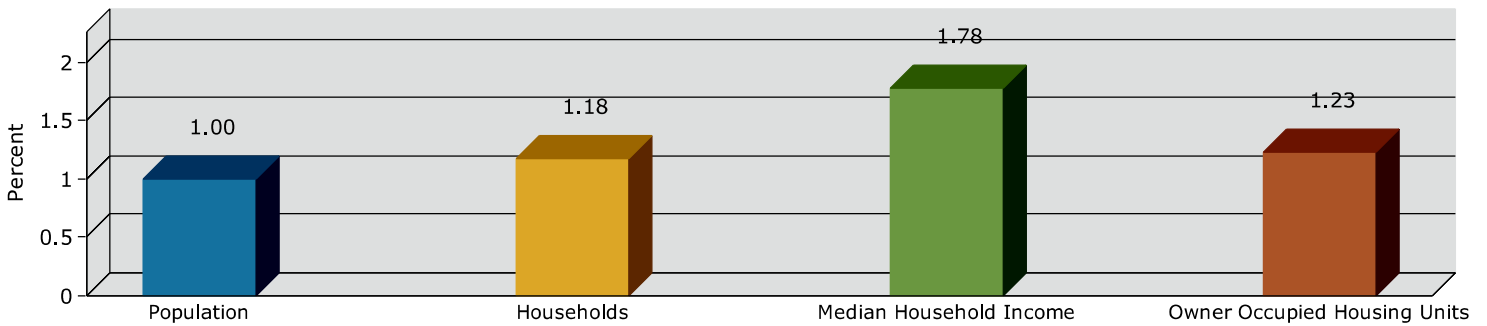
Households



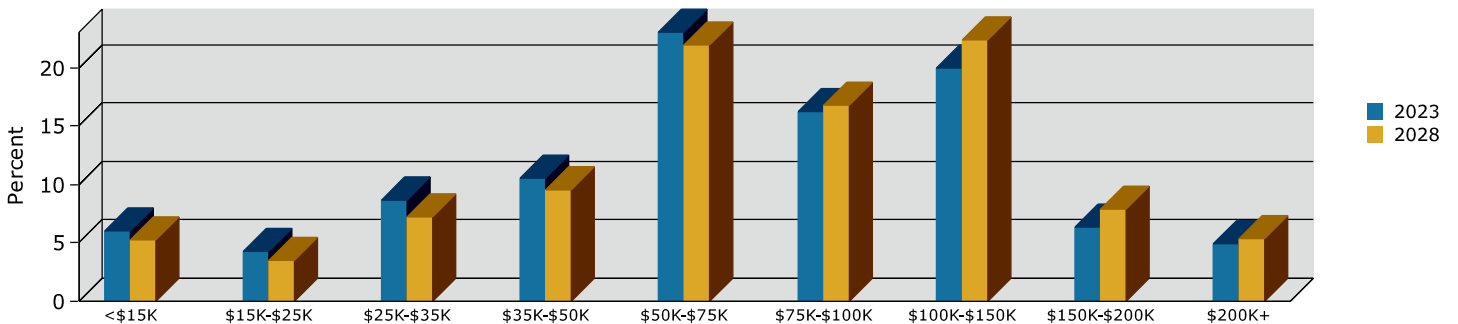
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

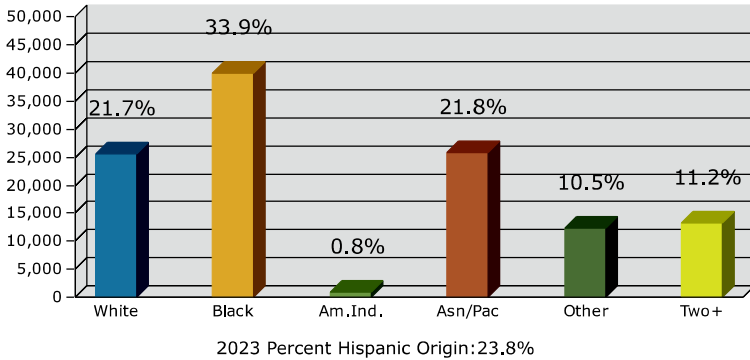


# Graphic Profile

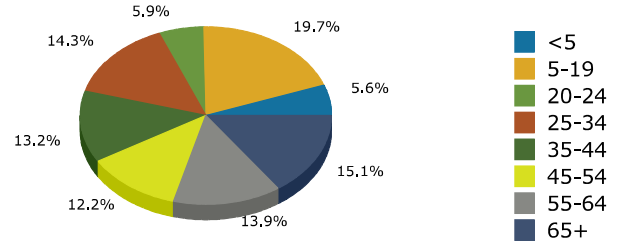
2601 Cartwright Rd, Missouri City, Texas, 77459  
 Drive time band: 5 - 10 minute radius

Prepared by Esri  
 Latitude: 29.58208  
 Longitude: -95.54460

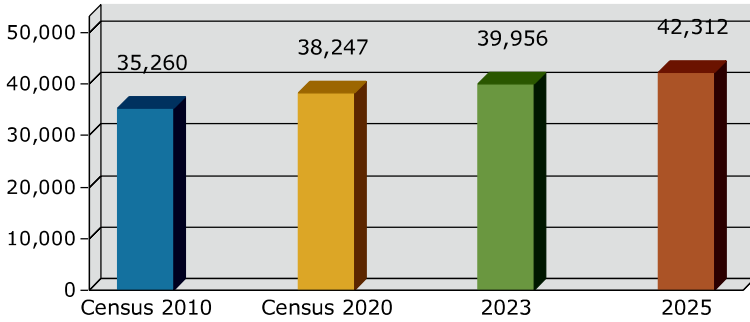
2023 Population by Race



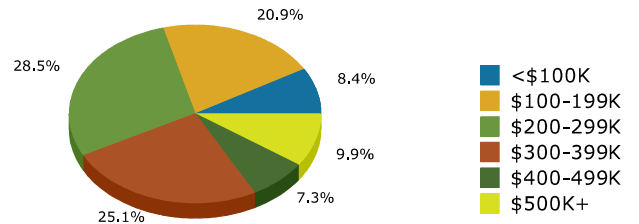
2023 Population by Age



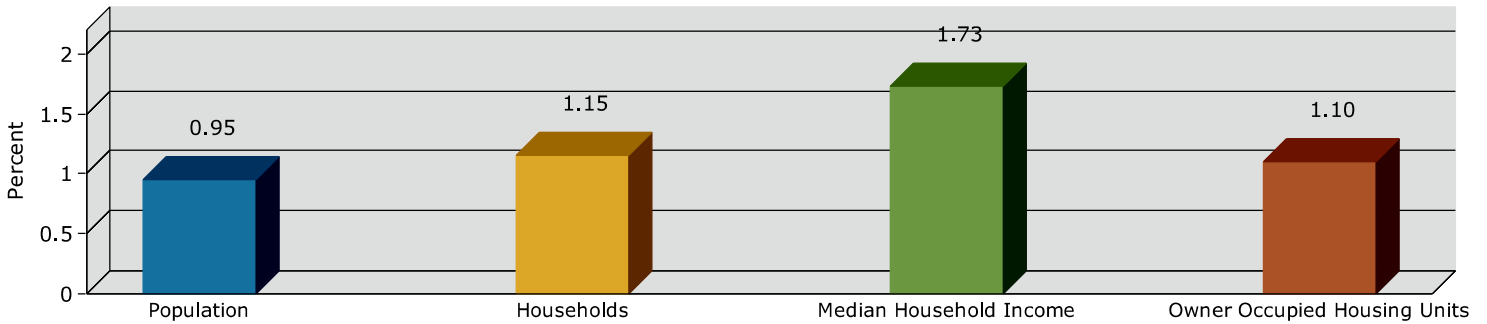
Households



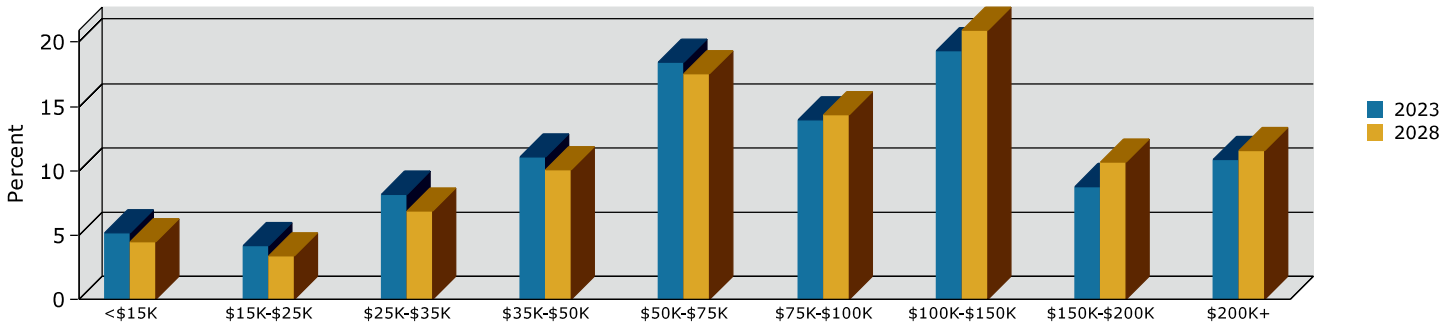
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

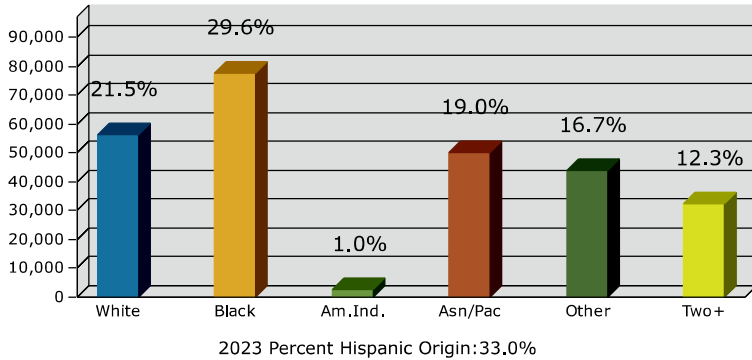


# Graphic Profile

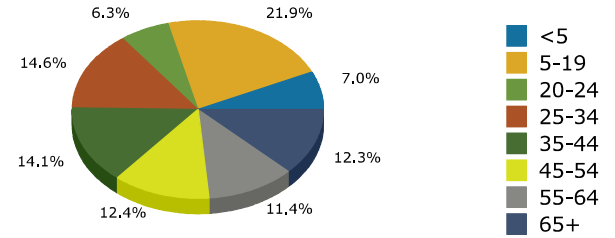
2601 Cartwright Rd, Missouri City, Texas, 77459  
 Drive time band: 10 - 15 minute radius

Prepared by Esri  
 Latitude: 29.58208  
 Longitude: -95.54460

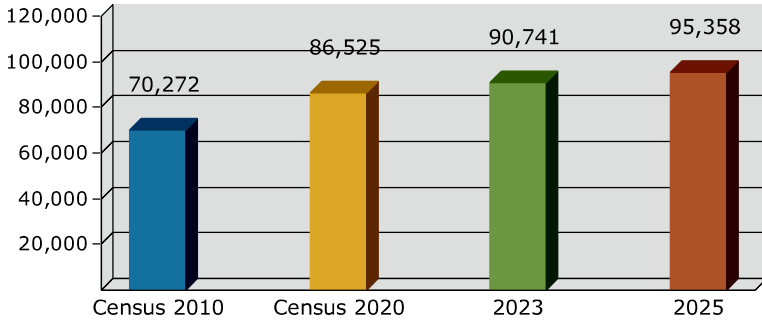
2023 Population by Race



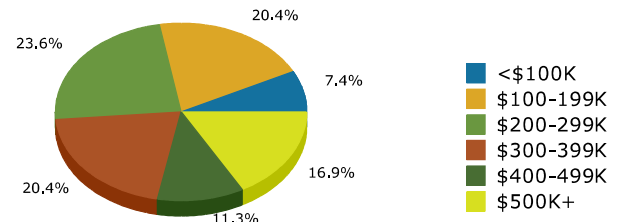
2023 Population by Age



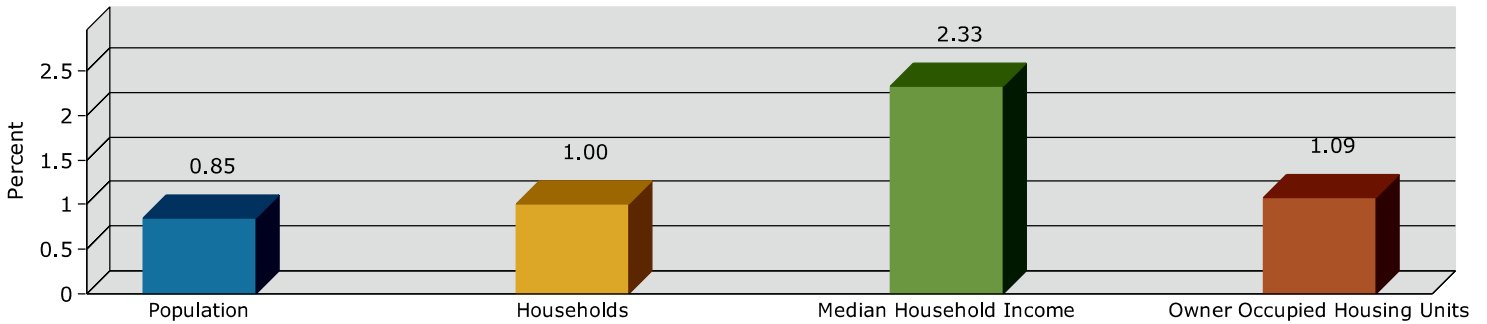
Households



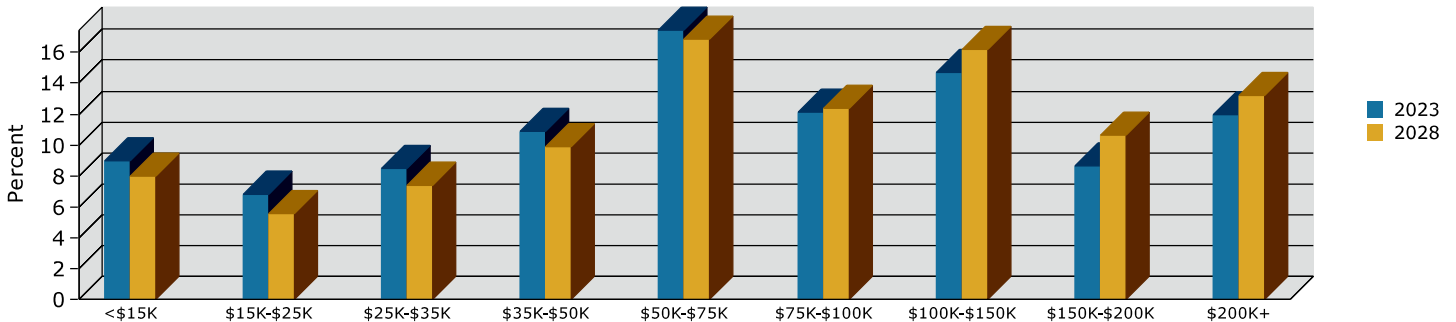
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

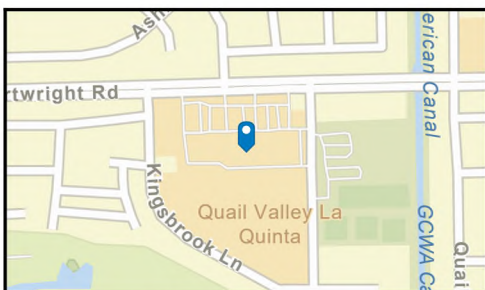
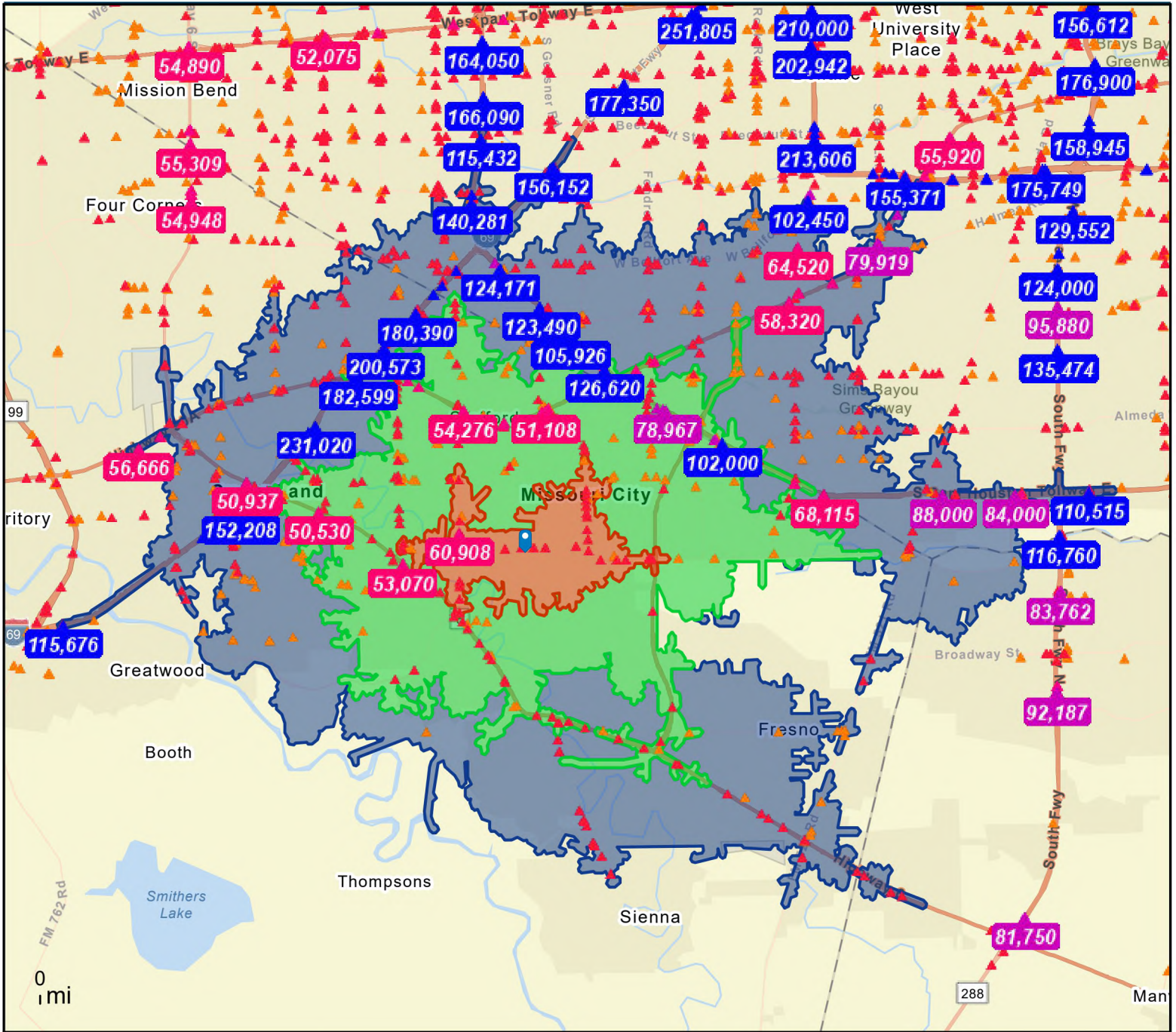


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

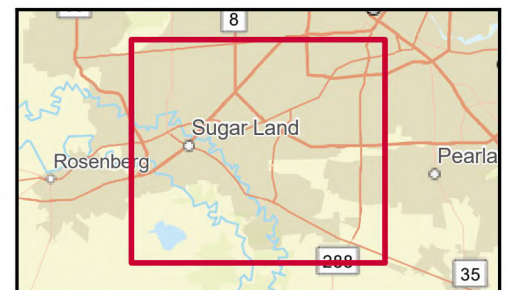
# Traffic Count Map

2601 Cartwright Rd, Missouri City, Texas, 77459  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.58208  
 Longitude: -95.54460



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



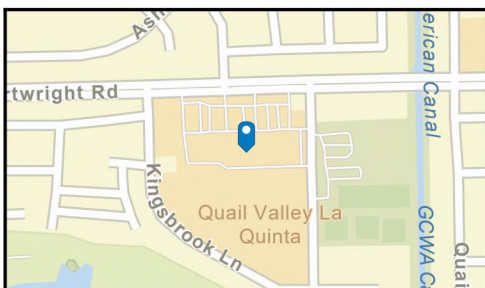
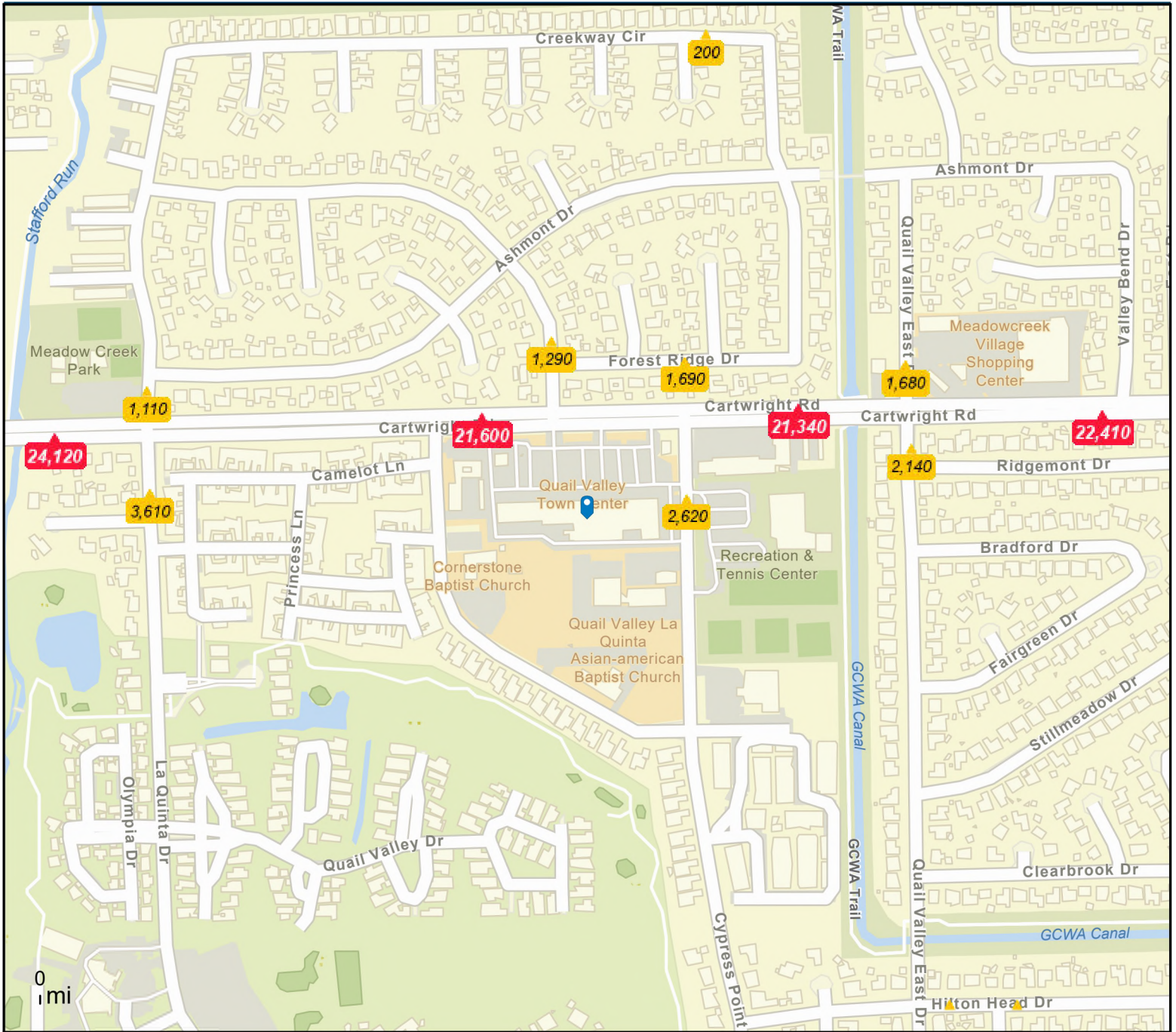
Source: ©2023 Kalibrate Technologies (Q3 2023).

February 23, 2024

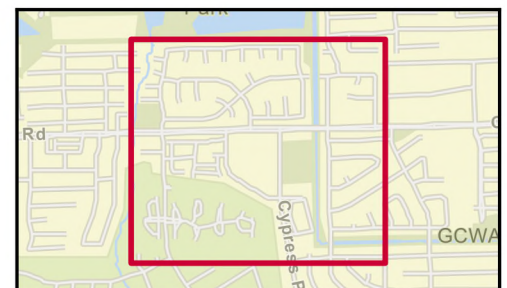
# Traffic Count Map - Close Up

2601 Cartwright Rd, Missouri City, Texas, 77459  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
 Latitude: 29.58208  
 Longitude: -95.54460



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 23, 2024



# Traffic Count Profile

2601 Cartwright Rd, Missouri City, Texas, 77459  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.58208  
Longitude: -95.54460

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	Cypress Point Dr	Cartwright Rd (0.05 miles N)	2011	2,620
0.10	Cartwright Rd	Kingsbook Ln (0.03 miles W)	2005	21,600
0.12	Meadowcreek Dr	Ashmont Dr (0.06 miles NW)	2011	1,290
0.13	Forest Ridge Dr	Meadow WayDr (0.02 miles E)	2006	1,690
0.16	Cartwright Rd	Quail Valley East Dr (0.07 miles E)	2005	21,340
0.23	Quail Valley East Dr	Ridgemont Dr (0.01 miles S)	2005	2,140
0.24	Quail Valley East Dr	Cartwright Rd (0.03 miles S)	2011	1,680
0.30	la Quinta Dr	Camelot Ln (0.01 miles N)	2011	3,610
0.31	la Quinta Dr	Ashmont Dr (0.01 miles N)	2005	1,110
0.34	Creekway Cir	Victoria Ct (0.01 miles W)	2011	200
0.36	Cartwright Rd	Valley Bend Dr (0.02 miles E)	2005	22,410
0.37	Cartwright Rd	la Quinta Dr (0.06 miles E)	2008	24,120
0.42	Hilton Head Dr	Quail Valley East Dr (0.02 miles W)	2011	160
0.44	Valley Forest Dr	Fairgreen Dr (0.03 miles NW)	2001	3,760
0.44	Hilton Head Dr	Fall Meadow Dr (0.01 miles W)	2001	700
0.46	la Quinta Dr	el Dorado Blvd (0.05 miles NW)	2011	2,150
0.52	E Pebble Beach Dr	Pebble Beach Dr (0.07 miles SW)	2011	110
0.53	Robinson Rd	el Dorado Blvd (0.03 miles NW)	2011	2,610
0.56	Hunters Glen Dr	Fall Meadow Dr (0.04 miles S)	2011	150
0.56	Turtle Creek Dr	Hunters Glen Dr (0.13 miles SE)	2008	503
0.59	el Dorado Blvd	Nancy Bell Ln (0.03 miles W)	2011	2,300
0.59	Hilton Head Dr	Valley Forest Dr (0.05 miles E)	2011	480
0.65	Court Rd	Valley Manor Dr (0.04 miles E)	2011	3,470
0.66	Hilton Head Dr	Valley Forest Dr (0.04 miles W)	2001	570
0.69	Court Rd	Valley Manor Dr (0.07 miles W)	2005	3,228
0.72	Oak Hill Dr	(0.0 miles )	2011	870
0.73	el Dorado Blvd	Skyline Ct (0.02 miles E)	2014	2,187
0.75	Valley Forest Dr	Quail Valley East Dr (0.02 miles N)	2011	2,130
0.78	Bermuda Dunes Dr	Palm Desert Ln (0.02 miles S)	2011	910
0.78	Bermuda Dunes Dr	la Costa Rd (0.03 miles S)	2006	900

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q3 2023).



## 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 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
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

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036  
Doan Nguyen

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 [www.lwolf.com](http://www.lwolf.com)