



Description:

- 14,000 SF shopping center located across from Bellaire Triangle
- Ample parking and good access at a signalized intersection
- 2nd gen retail & cleaners available

Available Space:

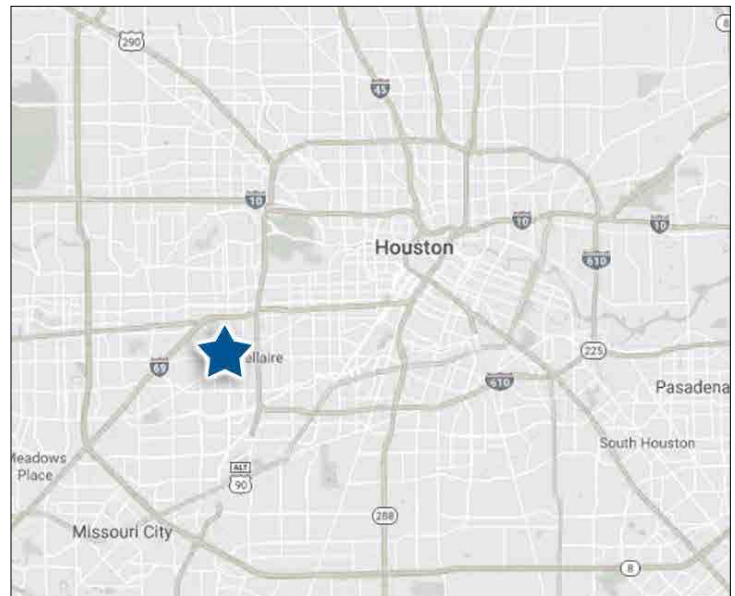
1,200 SF In-Line Space Available

Traffic Counts:

Bellaire Blvd: 29,549 VPD (Kalibrate 2020)
Chimney Rock Rd: 18,068 VPD (Kalibrate 2020)

Demographics:

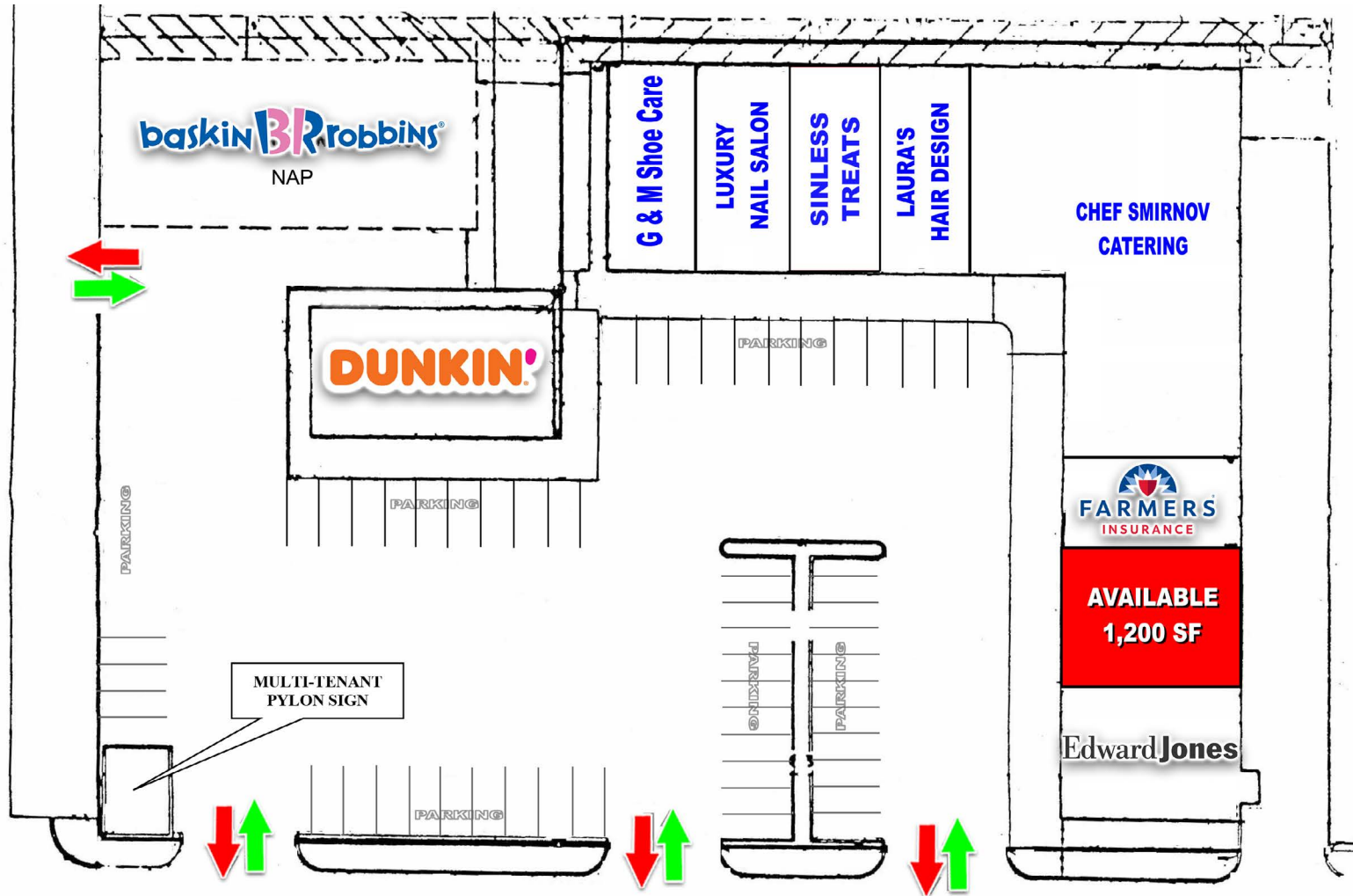
	1 mile	3 mile	5 mile
2020 Population:	27,869	235,670	556,616
Daytime Pop	28,455	279,403	733,803
Avg HH Income:	\$102,688	\$113,398	\$104,927



For More Information:
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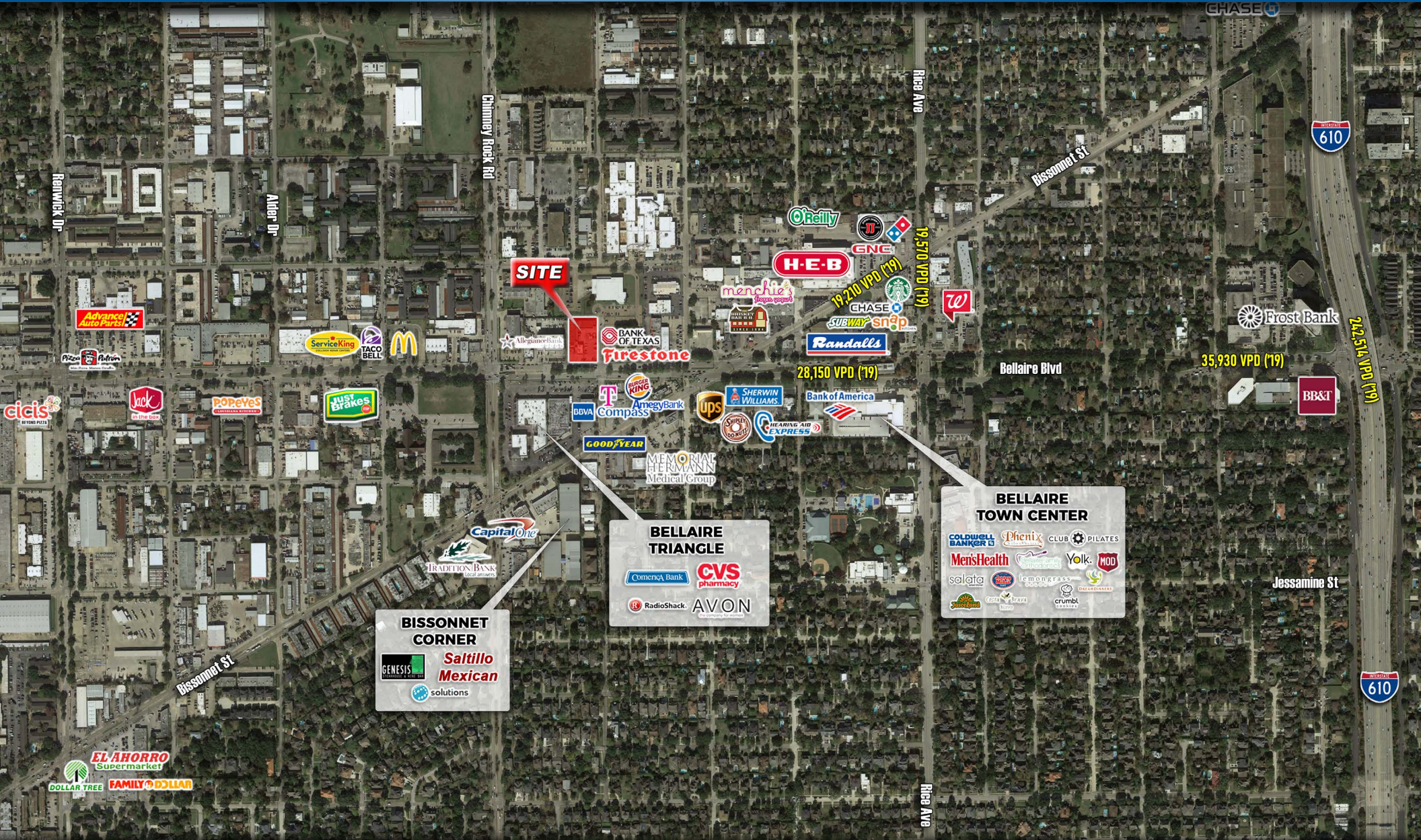


BELLAIRE BLVD.



MAPLERIDGE





SITE

BELLAIRE TRIANGLE

- Comerica Bank
- CVS pharmacy
- RadioShack
- AVON

BELLAIRE TOWN CENTER

- COLDWELL BANKER
- Phenix
- CLUB PILATES
- Men'sHealth
- solata
- lemongrass
- Yolk
- MOD
- crumb COOKERY

BISSONNET CORNER

- GENESIS solutions
- Saltito Mexican

2020 Population
(3 mi Radius)
235,670

Average HH Income
(3 mi Radius)
\$113,398

Households
(3 mi Radius)
94,746

2025 Population
(3 mi Radius)
241,115

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	27,730	201,375	467,355
2010 Total Population	26,487	210,153	491,525
2020 Total Population	27,869	235,670	556,616
2020 Group Quarters	216	2,177	6,995
2025 Total Population	28,884	251,115	595,103
2020-2025 Annual Rate	0.72%	1.28%	1.35%
2020 Total Daytime Population	28,455	279,403	733,803
Workers	14,649	166,873	465,164
Residents	13,806	112,530	268,639
Household Summary			
2000 Households	9,555	84,175	202,245
2000 Average Household Size	2.88	2.37	2.29
2010 Households	8,998	85,324	206,889
2010 Average Household Size	2.92	2.44	2.34
2020 Households	9,369	94,746	233,915
2020 Average Household Size	2.95	2.46	2.35
2025 Households	9,655	100,884	250,624
2025 Average Household Size	2.97	2.47	2.35
2020-2025 Annual Rate	0.60%	1.26%	1.39%
2010 Families	6,217	48,340	112,403
2010 Average Family Size	3.44	3.21	3.15
2020 Families	6,439	52,439	123,600
2020 Average Family Size	3.48	3.28	3.20
2025 Families	6,645	55,537	131,396
2025 Average Family Size	3.50	3.29	3.21
2020-2025 Annual Rate	0.63%	1.15%	1.23%
Housing Unit Summary			
2000 Housing Units	10,497	91,284	220,288
Owner Occupied Housing Units	25.4%	34.2%	33.3%
Renter Occupied Housing Units	65.6%	58.0%	58.6%
Vacant Housing Units	9.0%	7.8%	8.2%
2010 Housing Units	10,332	97,817	237,263
Owner Occupied Housing Units	27.4%	33.7%	33.0%
Renter Occupied Housing Units	59.7%	53.6%	54.2%
Vacant Housing Units	12.9%	12.8%	12.8%
2020 Housing Units	10,698	107,001	263,759
Owner Occupied Housing Units	25.5%	30.2%	29.6%
Renter Occupied Housing Units	62.1%	58.4%	59.1%
Vacant Housing Units	12.4%	11.5%	11.3%
2025 Housing Units	11,052	113,809	281,837
Owner Occupied Housing Units	25.4%	29.9%	29.0%
Renter Occupied Housing Units	62.0%	58.7%	59.9%
Vacant Housing Units	12.6%	11.4%	11.1%
Median Household Income			
2020	\$39,294	\$60,506	\$56,843
2025	\$41,083	\$64,413	\$60,464
Median Home Value			
2020	\$816,176	\$486,978	\$404,945
2025	\$824,359	\$521,293	\$446,349
Median Age			
2010	30.9	32.6	32.9
2020	32.1	34.0	34.4
2025	32.4	34.5	34.6



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.

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