



Estimated Population

1-mile	3-miles	5-miles
19,178	176,519	406,708



Avg Household Income

1-mile	3-miles	5-miles
\$67,486	\$70,976	\$74,931

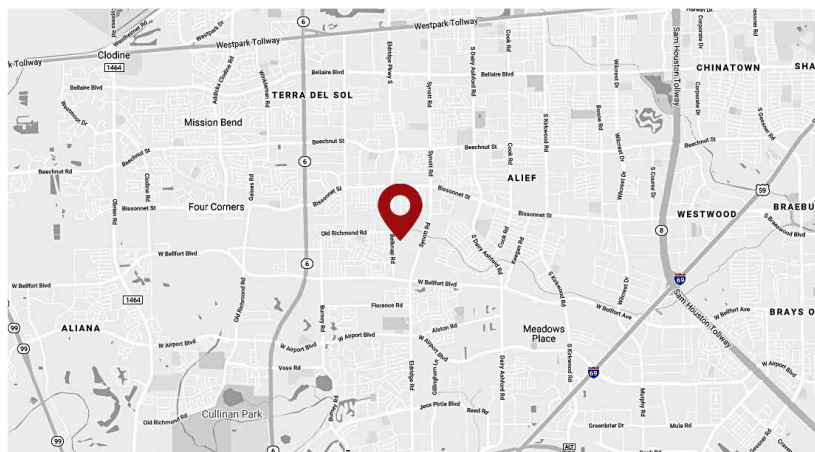


Traffic Counts

Belknap Rd	8,671 VPD
Bellfort Blvd	28,311 VPD
Year: 2019 Source: TxDOT	

Property Features

- 16' Clear Height
- Multiple overhead doors
- Insulated warehouses
- Easy access to Highway 6, Highway 90 and the Westpark Tollway

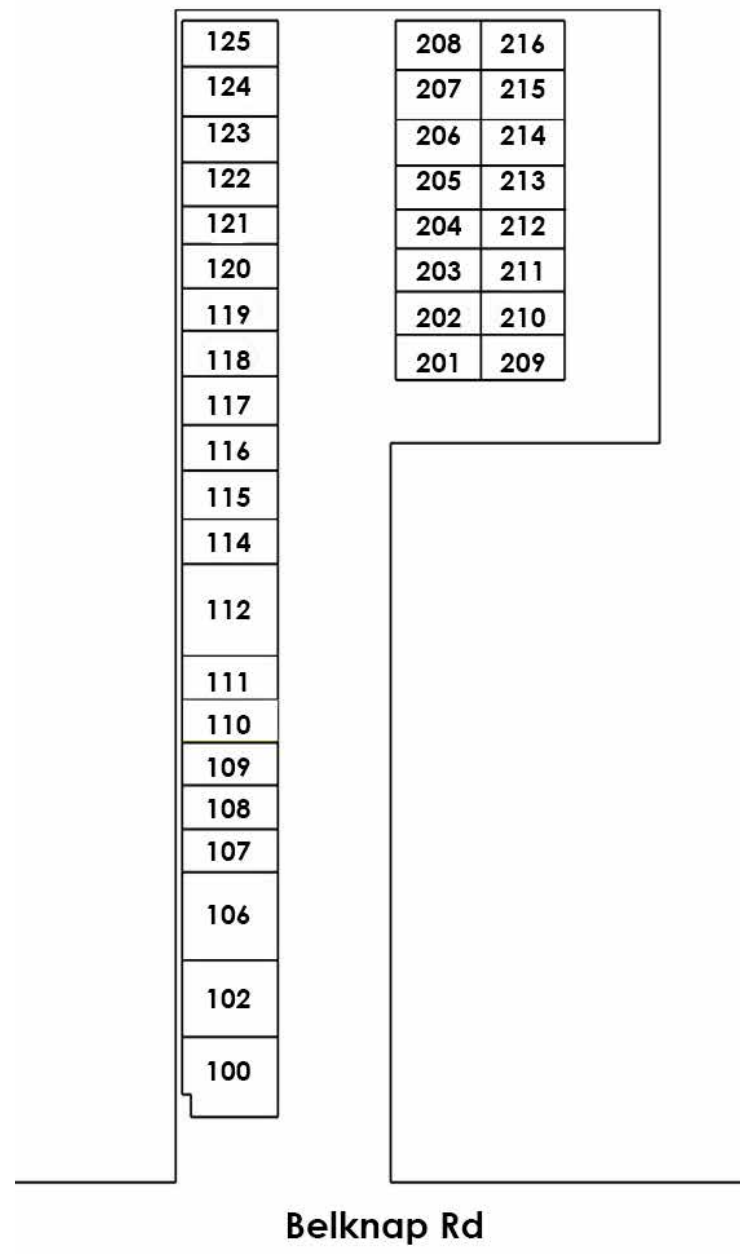


For more
information contact:

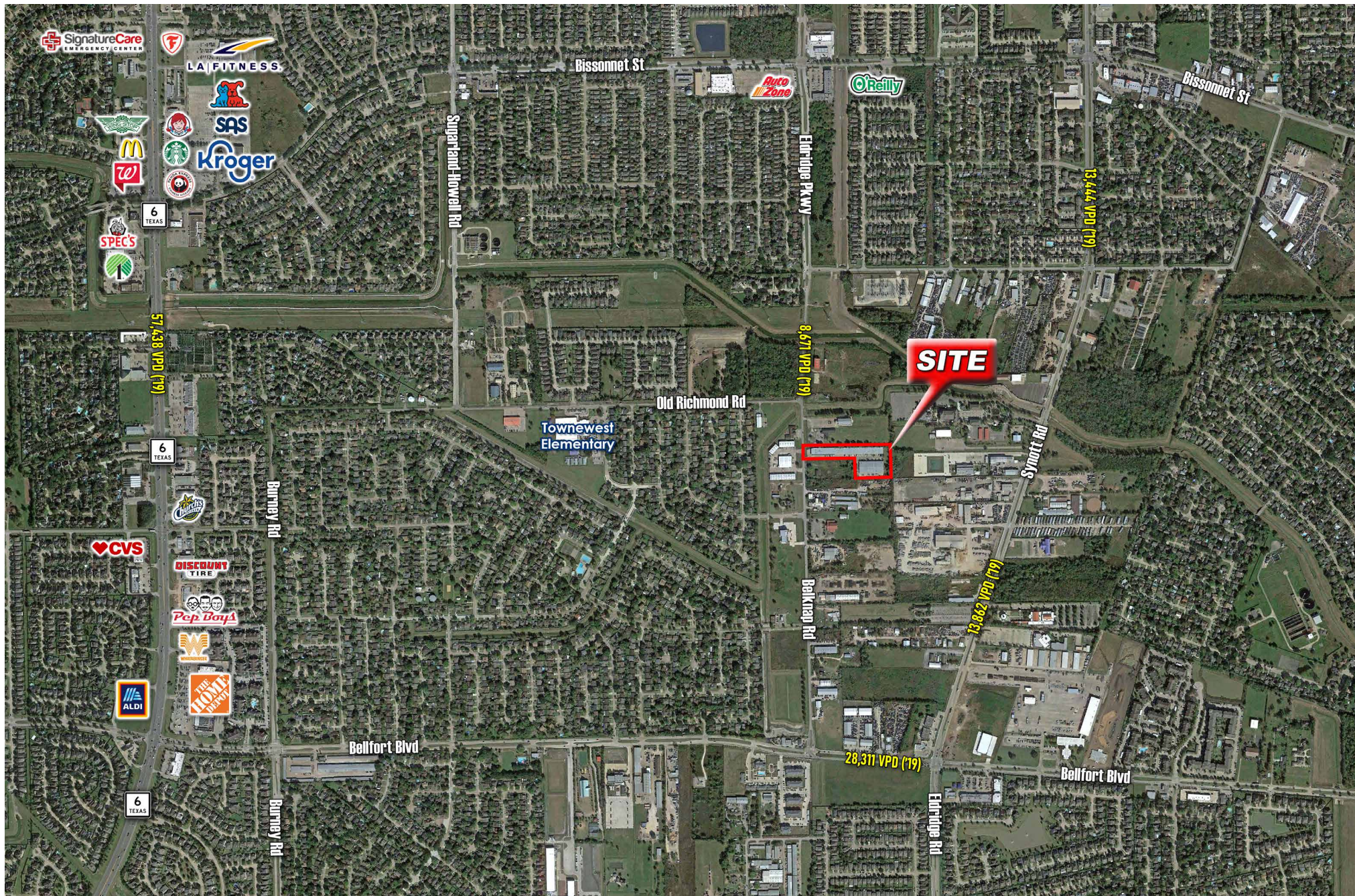
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10055 Belknap Road, Sugar Land, Texas 77498

Suite	Tenant	Sq. Ft
100	Tools for Less	3,144
102	Life Changing Ministries	3,144
106	Life Changing Ministries	3,200
107	Life Changing Ministries	1,600
108	Bayou City Mill & Door	1,544
109	Vivian Anyanwu	1,825
110	Morgan Liggins	1,925
111	Tools for Less	1,925
112	Texas Mint Comm. Washing	3,850
114	Garage Force of Metro South	1,925
115	Design Direct	1,925
116	Design Direct	1,925
117	Laptops4U	1,925
118	Laptops4U	1,925
119	V'Etta Creations	1,925
120	V'Etta Creations	1,925
121	Thai Thanh Pham	1,925
122	Safa Universal	1,925
123	Picture This	1,925
124	Wheel & Tire Zone	1,925
125	V'Etta Creations	1,925
201	A&Y Wholesale	1,800
202	Number One Auto Parts	1,800
203	Texas Mint Comm Washing	1,800
204	Pro-Scape Of Houston	1,800
205	Third Coast Customs	1,800
206	Joshua Demitro	1,800
207	JP Screen Printing	1,800
208	JP Screen Printing	1,800
209	Exportronics	1,800
210	Number One Auto Parts	1,800
211	Texas Mint Comm Washing	1,800
212	Pro-Scape Of Houston	1,800
213	Michael Tallerico	1,800
214	Urban Modern Designs	1,800
215	Kire & Sirob Holdings	1,800
216	Kire & Sirob Holdings	1,800
Total Sq Ft		74,057







Population

2000 Population	13,882	131,939	289,684
2010 Population	17,715	166,222	362,453
2020 Population	19,178	176,519	406,708
2025 Population	20,708	188,151	436,851
2000-2010 Annual Rate	2.47%	2.34%	2.27%
2010-2020 Annual Rate	0.78%	0.59%	1.13%
2020-2025 Annual Rate	1.55%	1.28%	1.44%
2020 Male Population	49.0%	48.8%	49.1%
2020 Female Population	51.0%	51.2%	50.9%
2020 Median Age	33.8	33.6	33.4

In the identified area, the current year population is 406,708. In 2010, the Census count in the area was 362,453. The rate of change since 2010 was 1.13% annually. The five-year projection for the population in the area is 436,851 representing a change of 1.44% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	31.9%	29.4%	33.2%
2020 Black Alone	20.7%	23.8%	25.0%
2020 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2020 Asian Alone	27.9%	28.6%	23.2%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	14.6%	13.7%	13.8%
2020 Two or More Races	4.1%	4.0%	4.2%
2020 Hispanic Origin (Any Race)	39.2%	35.0%	37.2%

Persons of Hispanic origin represent 37.2% of the population in the identified area compared to 18.8% 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 87.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	56	64	70
2000 Households	3,968	41,580	98,920
2010 Households	5,129	50,795	119,898
2020 Total Households	5,593	53,815	134,224
2025 Total Households	6,034	57,320	143,858
2000-2010 Annual Rate	2.60%	2.02%	1.94%
2010-2020 Annual Rate	0.85%	0.57%	1.11%
2020-2025 Annual Rate	1.53%	1.27%	1.40%
2020 Average Household Size	3.43	3.27	3.02

The household count in this area has changed from 119,898 in 2010 to 134,224 in the current year, a change of 1.11% annually. The five-year projection of households is 143,858, a change of 1.40% annually from the current year total. Average household size is currently 3.02, compared to 3.01 in the year 2010. The number of families in the current year is 97,232 in the specified area.

Average Household Income

2020 Average Household Income	\$67,486	\$70,976	\$74,931
2025 Average Household Income	\$74,713	\$78,309	\$82,280
2020-2025 Annual Rate	2.06%	1.99%	1.89%

2020 Population 25+ by Educational Attainment

Total	12,558	114,441	262,317
Less than 9th Grade	11.8%	12.1%	11.7%
9th - 12th Grade, No Diploma	7.6%	7.6%	7.5%
High School Graduate	22.6%	21.8%	21.0%
GED/Alternative Credential	3.6%	3.7%	3.2%
Some College, No Degree	19.4%	20.9%	19.7%
Associate Degree	8.0%	6.8%	6.5%
Bachelor's Degree	18.6%	18.8%	19.9%
Graduate/Professional Degree	8.4%	8.4%	10.5%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	319	4,423	15,882
Total Employees:	1,895	33,860	152,020
Total Residential Population:	19,178	176,519	406,708
Employee/Residential Population Ratio (per 100 Residents)	10	19	37



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.

11-2-2015



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.

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314335

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Buyer/Tenant/Seller/Landlord Initials

Date