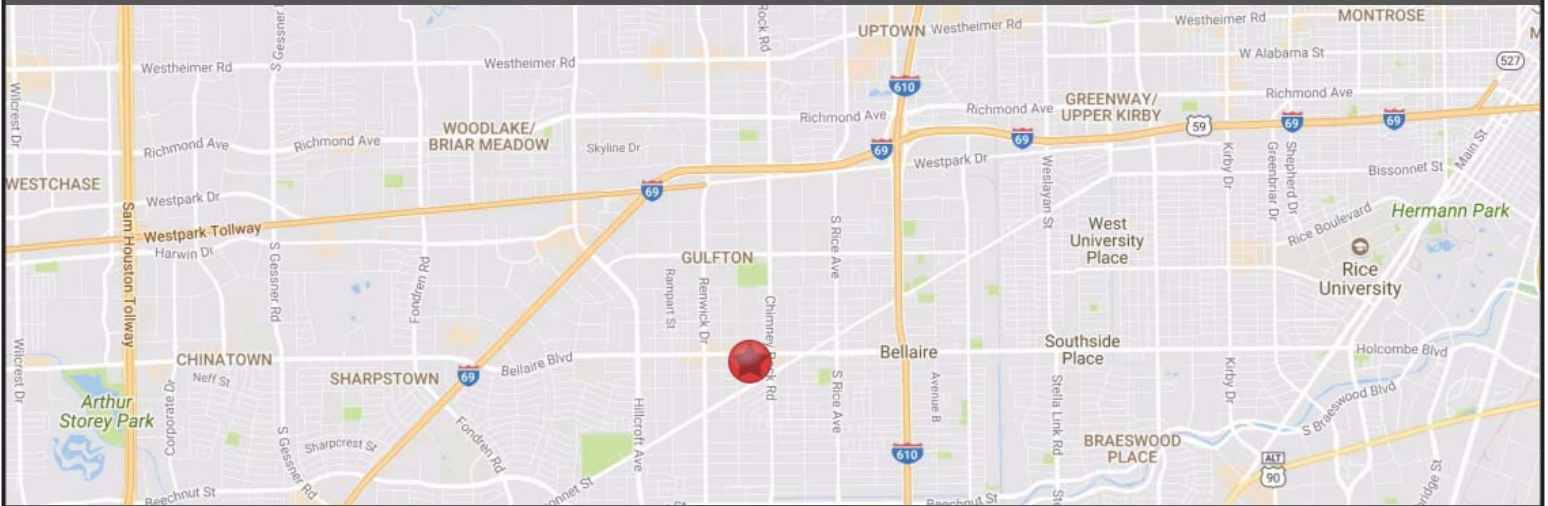


FOR LEASE

BELLAIRE SERVICE CENTER

5609 Bellaire Boulevard, Houston, Texas 77081



Office / Warehouse For Lease In Southwest Houston

Property Features:

- Prominent location on Bellaire Boulevard
- Co-tenants include The Pep Boys and AT Transmission
- Pylon signage
- Strong area demographics

FOR MORE INFORMATION CONTACT:

GREG EGAN

GEGAN@UNITEDEQUITIES.COM

(713) 721-0564

houstonwarehousespace.com



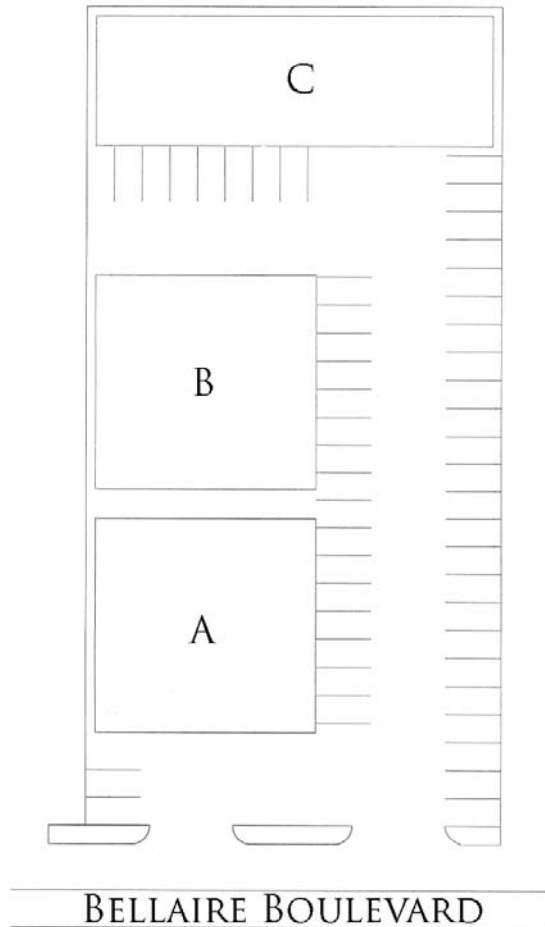
4545 Bissonnet, Ste 100 Bellaire, Texas 77401 www.unitedequities.com

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UNITED EQUITIES
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

SITE PLAN: BELLAIRE SERVICE CENTER

5609 BELLAIRE BOULEVARD • HOUSTON, TEXAS 77081

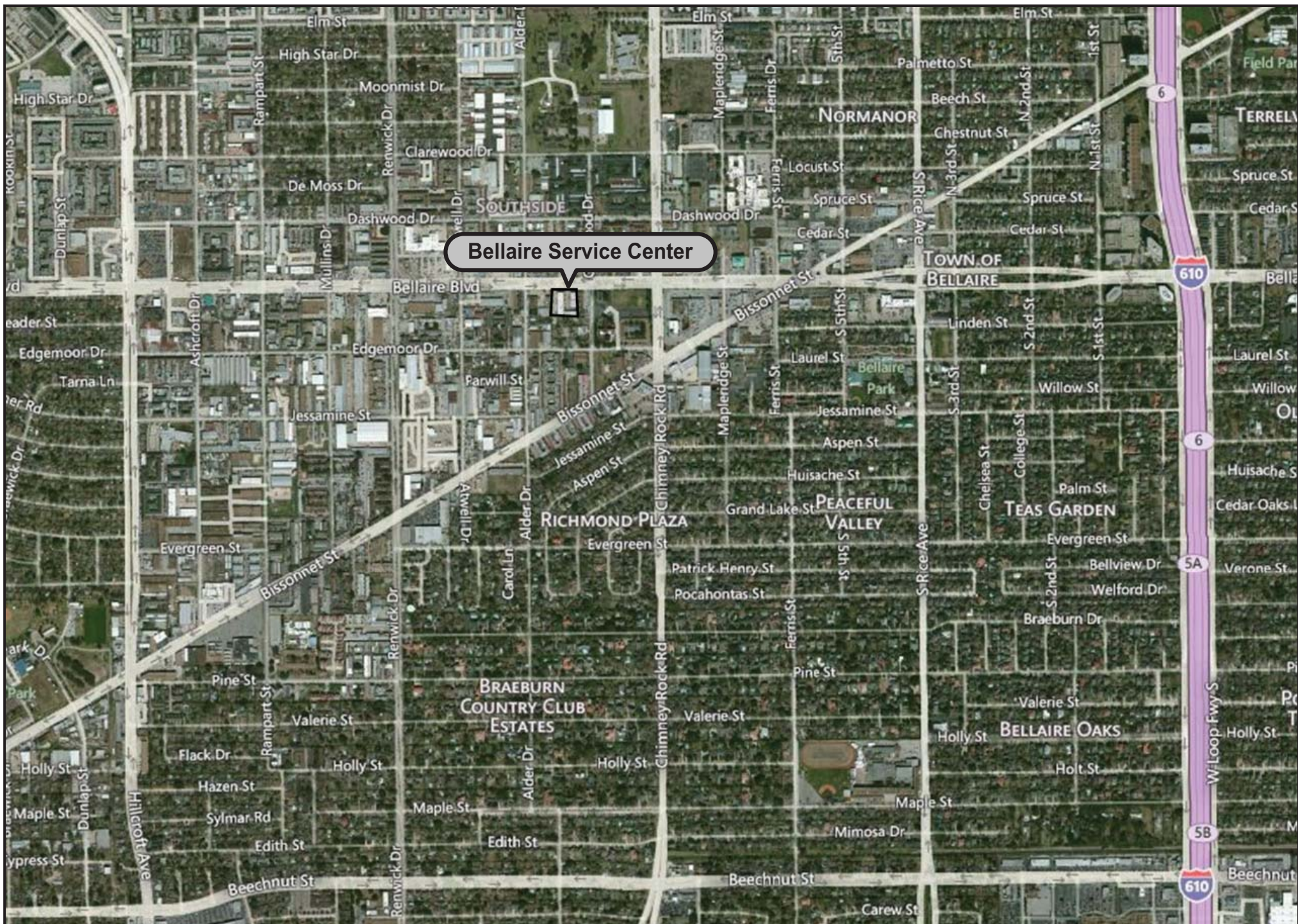


UNITED EQUITIES

REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

4545 Bissonnet, Suite 100, Bellaire, Texas 77401

www.unitedequities.com ♦ Phone: (713) 772-6262 ♦ Fax: (713) 981-4035



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7048/-95.479

RS1

5609 Bellaire Blvd

Houston, TX 77081

1 mi radius

3 mi radius

5 mi radius

POPULATION	2019 Estimated Population	37,424	230,535	540,258
	2024 Projected Population	38,642	238,489	557,608
	2010 Census Population	33,375	208,390	489,322
	2000 Census Population	36,583	199,892	465,835
	Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019	0.1%	0.8%	0.8%
	2019 Median Age	31.4	33.8	34.2
HOUSEHOLDS	2019 Estimated Households	12,814	96,557	237,453
	2024 Projected Households	13,758	103,679	254,292
	2010 Census Households	10,984	83,408	204,078
	2000 Census Households	12,098	82,565	199,871
	Projected Annual Growth 2019 to 2024	1.5%	1.5%	1.4%
	Historical Annual Growth 2000 to 2019	0.3%	0.9%	1.0%
RACE AND ETHNICITY	2019 Estimated White	53.1%	56.9%	52.6%
	2019 Estimated Black or African American	8.8%	11.6%	17.6%
	2019 Estimated Asian or Pacific Islander	8.8%	11.2%	11.5%
	2019 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.8%
	2019 Estimated Other Races	28.4%	19.3%	17.5%
	2019 Estimated Hispanic	66.3%	45.6%	40.6%
INCOME	2019 Estimated Average Household Income	\$93,063	\$111,816	\$110,349
	2019 Estimated Median Household Income	\$58,214	\$74,142	\$71,485
	2019 Estimated Per Capita Income	\$31,942	\$46,882	\$48,550
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	21.7%	13.4%	11.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.9%	4.9%	5.5%
	2019 Estimated High School Graduate	26.1%	18.1%	17.3%
	2019 Estimated Some College	12.3%	14.4%	15.3%
	2019 Estimated Associates Degree Only	3.4%	4.1%	4.5%
	2019 Estimated Bachelors Degree Only	16.1%	24.3%	25.2%
	2019 Estimated Graduate Degree	13.6%	20.7%	20.6%
BUSINESS	2019 Estimated Total Businesses	2,120	17,682	45,713
	2019 Estimated Total Employees	13,805	158,331	518,238
	2019 Estimated Employee Population per Business	6.5	9.0	11.3
	2019 Estimated Residential Population per Business	17.7	13.0	11.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
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