

6700 - 6708 Ferris Street, Bellaire, Texas 77401



Avg Household Income



1-mile	3-miles	5-miles
\$113,333	\$114,718	\$105,761

Avg Home Value



1-mile	3-miles	5-miles
\$879,889	\$641,644	\$629,150

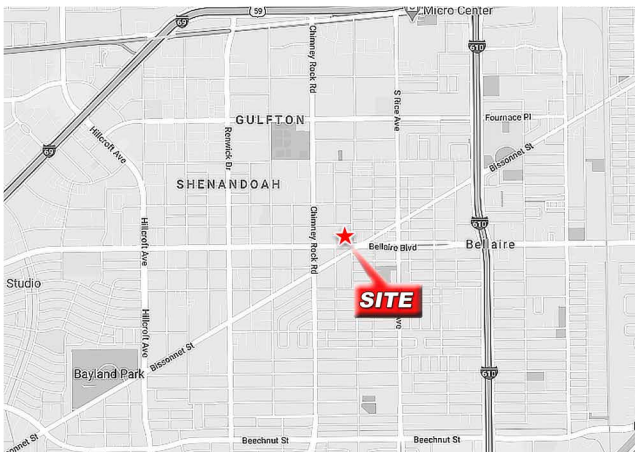
2025 Projected Population



1-mile	3-miles	5-miles
26,163	254,868	596,076

Property Features

- Within walking distance from the new HEB
- Great tenant mix with ample parking
- Shopping Center hosts "The 401" - one of the neighborhood's top restaurants



For more
information contact:

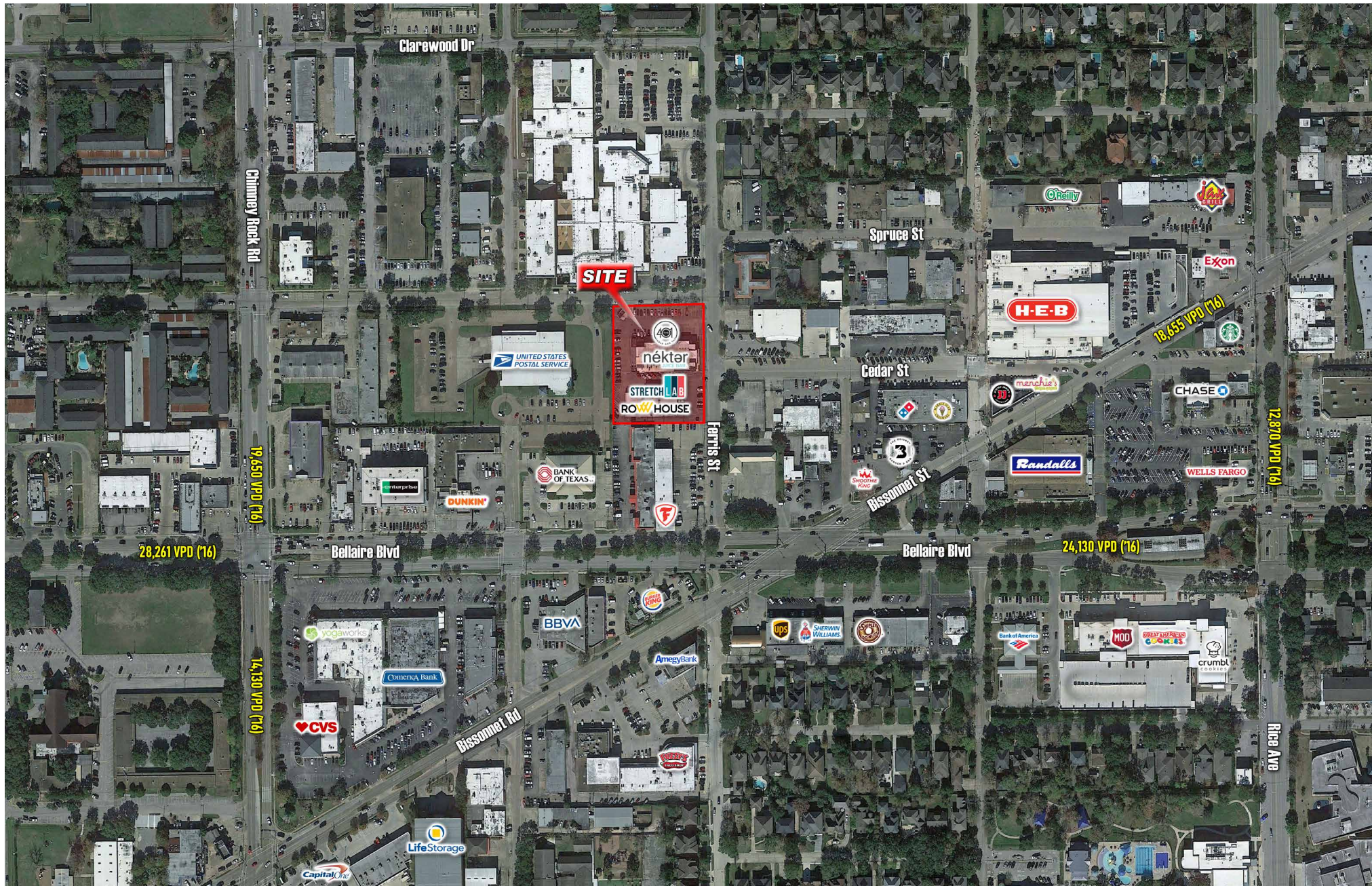
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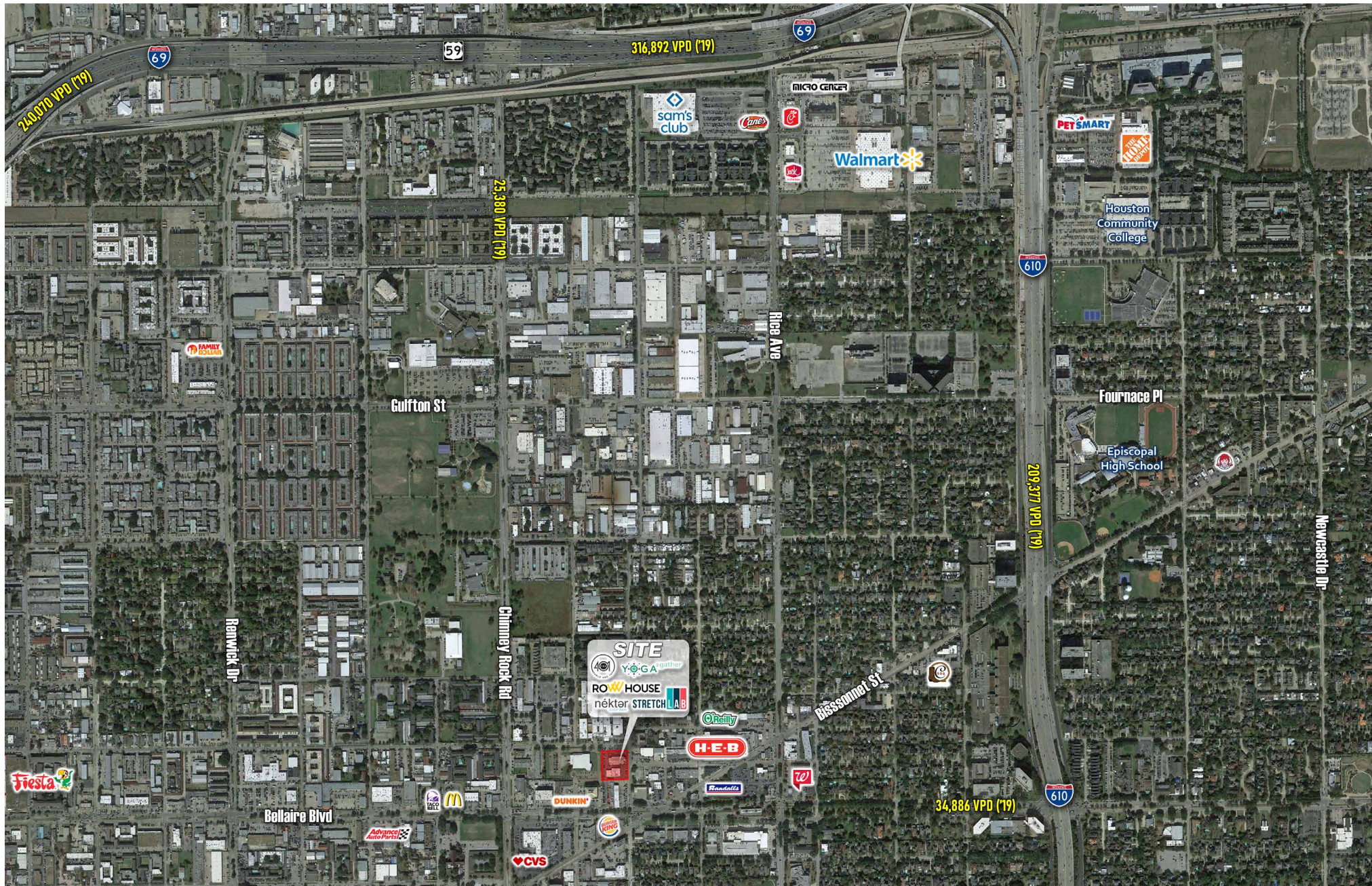
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Suite	Tenant	Sq. Ft
6702	StretchLab	884
6702-A	Row House	1,987
6704	We Rock The Spectrum Bellaire	1,524
6706	We Rock The Spectrum Bellaire	1,650
6708	We Rock The Spectrum Bellaire	3,115
Total Sq Ft		9,160

Suite	Tenant	Sq. Ft
100	Yoga2gather	2,745
120	Nekter Juice Bar	1,519
150	The 401	6,611
Total Sq Ft		10,875







Population

2000 Population	23,799	201,692	467,033
2010 Population	23,895	211,727	491,702
2020 Population	25,262	238,806	557,141
2025 Population	26,163	254,868	596,076
2000-2010 Annual Rate	0.04%	0.49%	0.52%
2010-2020 Annual Rate	0.54%	1.18%	1.23%
2020-2025 Annual Rate	0.70%	1.31%	1.36%
2020 Male Population	52.3%	51.2%	50.3%
2020 Female Population	47.7%	48.8%	49.7%
2020 Median Age	33.2	34.1	34.4

In the identified area, the current year population is 557,141. In 2010, the Census count in the area was 491,702. The rate of change since 2010 was 1.23% annually. The five-year projection for the population in the area is 596,076 representing a change of 1.36% annually from 2020 to 2025. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	54.1%	59.6%	54.1%
2020 Black Alone	9.7%	9.5%	15.9%
2020 American Indian/Alaska Native Alone	0.5%	0.9%	0.7%
2020 Asian Alone	11.8%	11.2%	11.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	18.6%	14.0%	13.2%
2020 Two or More Races	5.3%	4.7%	4.2%
2020 Hispanic Origin (Any Race)	52.4%	42.5%	37.8%

Persons of Hispanic origin represent 37.8% 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 82.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	146	127	114
2000 Households	8,592	85,287	203,671
2010 Households	8,350	87,104	208,449
2020 Total Households	8,704	97,865	235,826
2025 Total Households	8,961	104,450	252,860
2000-2010 Annual Rate	-0.29%	0.21%	0.23%
2010-2020 Annual Rate	0.41%	1.14%	1.21%
2020-2025 Annual Rate	0.58%	1.31%	1.40%
2020 Average Household Size	2.88	2.42	2.33

The household count in this area has changed from 208,449 in 2010 to 235,826 in the current year, a change of 1.21% annually. The five-year projection of households is 252,860, a change of 1.40% annually from the current year total. Average household size is currently 2.33, compared to 2.33 in the year 2010. The number of families in the current year is 123,545 in the specified area.

Average Household Income

2020 Average Household Income	\$113,333	\$114,718	\$105,761
2025 Average Household Income	\$119,769	\$123,462	\$113,819
2020-2025 Annual Rate	1.11%	1.48%	1.48%

2020 Population 25+ by Educational Attainment

Total	15,747	159,352	376,046
Less than 9th Grade	16.1%	11.2%	9.9%
9th - 12th Grade, No Diploma	5.9%	4.4%	4.9%
High School Graduate	18.7%	13.9%	14.2%
GED/Alternative Credential	1.9%	1.4%	1.6%
Some College, No Degree	10.9%	12.6%	14.4%
Associate Degree	4.6%	4.1%	4.5%
Bachelor's Degree	20.6%	27.5%	26.8%
Graduate/Professional Degree	21.3%	24.9%	23.7%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,934	17,379	37,109
Total Employees:	14,794	173,460	478,648
Total Residential Population:	25,262	238,806	557,141
Employee/Residential Population Ratio (per 100 Residents)	59	73	86



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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