UNITED EQUITIES
REAL ESTATE

For Lease:

Bellaire Development Shopping Center

8702 Bellaire Boulevard, Houston, Texas 77036



Estimated Population

1-mile	3-miles	5-miles
34,467	246,503	599,975

Avg Household Income

1-mile	3-miles	5-miles
$48,164	$54,265	$80,331

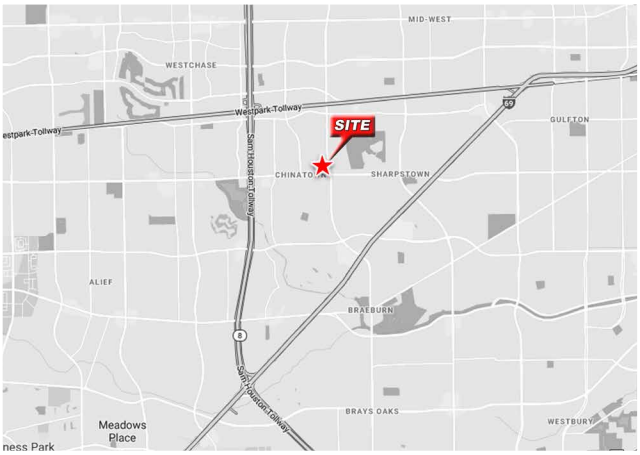
Traffic Counts

Bellaire Blvd	42,344 VPD
Gessner Rd	31,239 VPD

Year: 2016 | Source: TxDOT

Property Features

- On the hard corner in front of Fiesta Mart
- Surrounded by a dense and diverse residential community
- Adjacent to Strake Jesuit College Preparatory School and St. Agnes Academy





For more information contact:

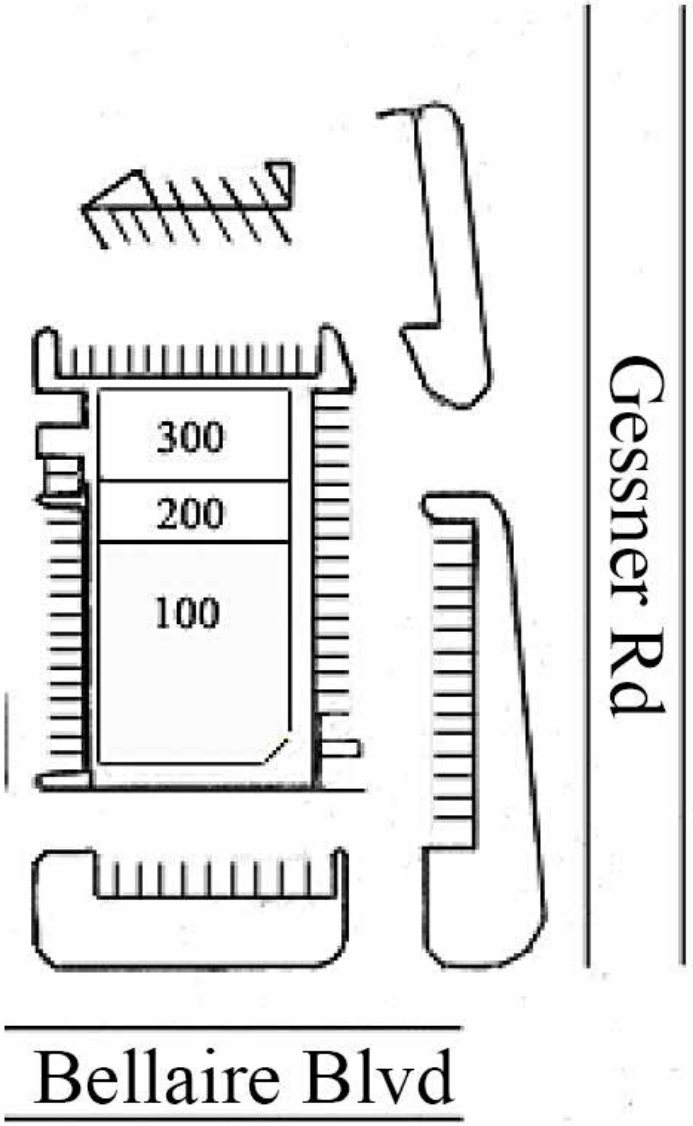
Kristen Cavanaugh
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Site Plan

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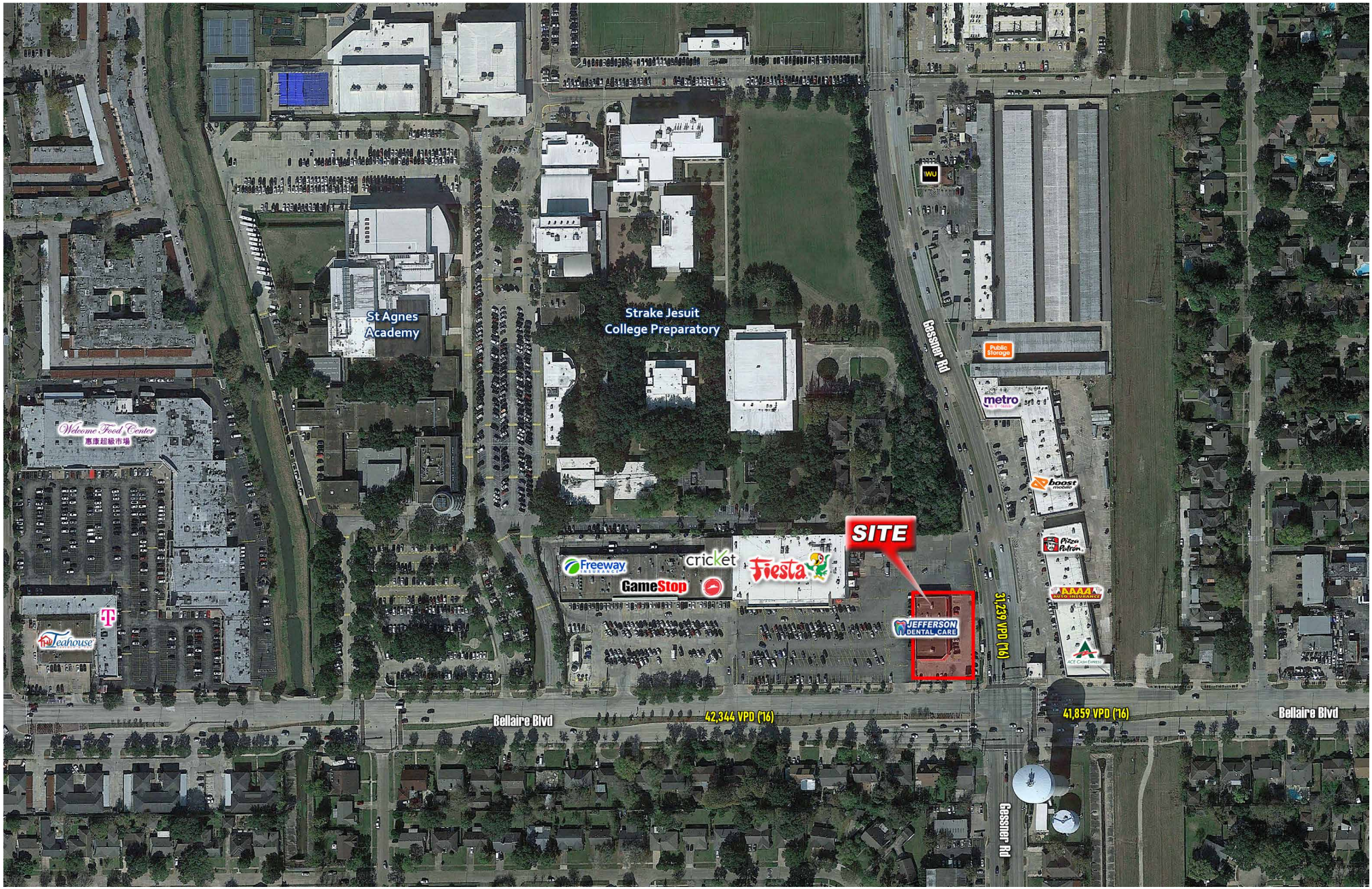
Suite	Tenant	Sq. Ft
100	Jefferson Dental	6,481
200	Amco Insurance	1,050
300	Clinica San Rafael	2,340
Total Sq Ft		**9,871**



4545 Bissonnet, Ste 100 Bellaire, Texas 77401
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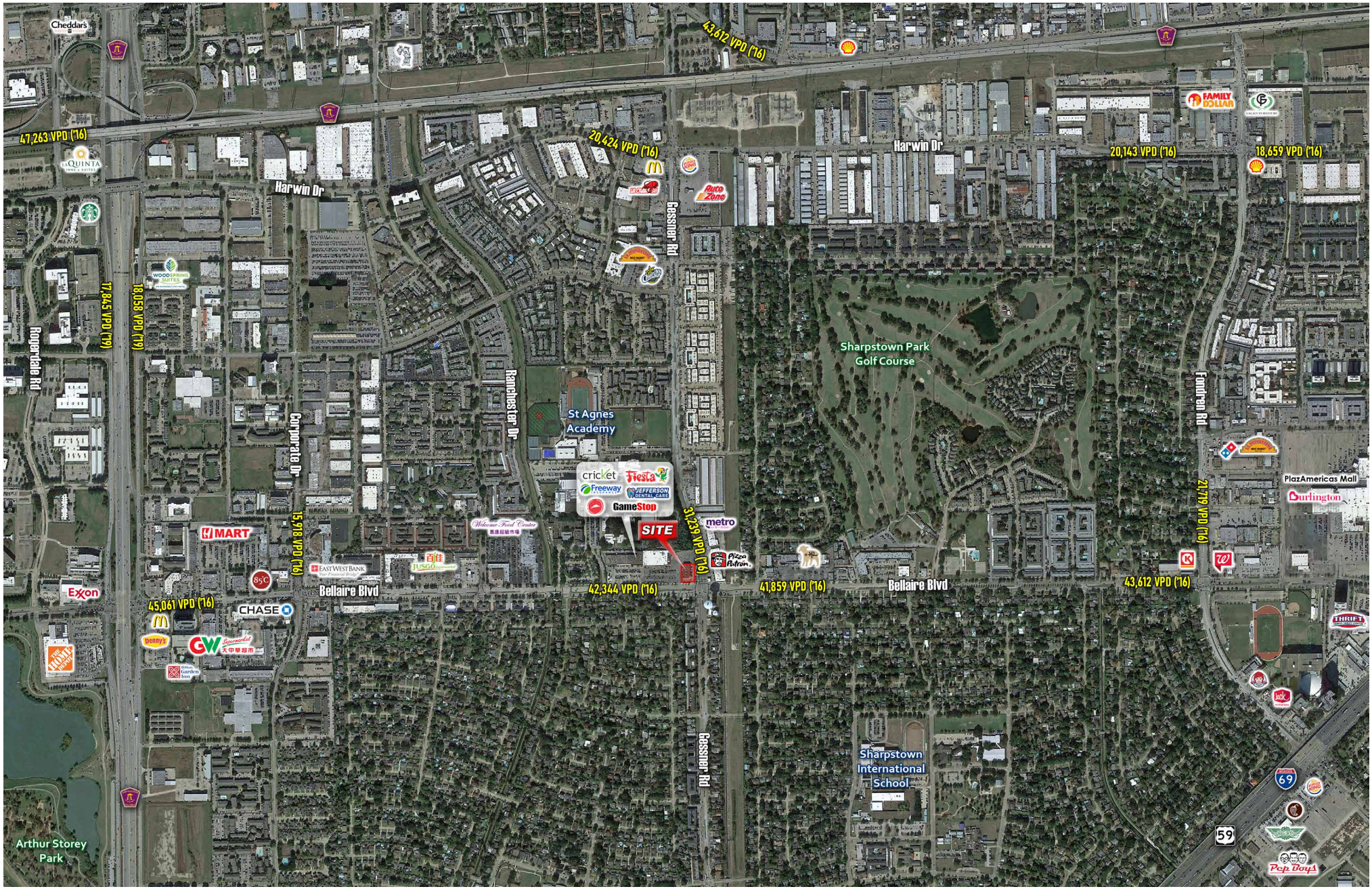
Site Aerial



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Market Aerial



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Population			
2000 Population	34,703	223,727	537,834
2010 Population	33,102	227,397	556,474
2020 Population	34,467	246,503	599,975
2025 Population	35,411	257,934	628,652
2000-2010 Annual Rate	-0.47%	0.16%	0.34%
2010-2020 Annual Rate	0.40%	0.79%	0.74%
2020-2025 Annual Rate	0.54%	0.91%	0.94%
2020 Male Population	53.1%	51.2%	50.2%
2020 Female Population	46.9%	48.8%	49.8%
2020 Median Age	31.6	31.6	33.5

In the identified area, the current year population is 599,975. In 2010, the Census count in the area was 556,474. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 628,652 representing a change of 0.94% annually from 2020 to 2025. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 31.6, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	33.6%	40.6%	44.5%
2020 Black Alone	12.0%	20.8%	21.5%
2020 American Indian/Alaska Native Alone	1.2%	1.0%	0.8%
2020 Asian Alone	21.7%	11.4%	12.4%
2020 Pacific Islander Alone	0.3%	0.1%	0.1%
2020 Other Race	26.6%	21.0%	16.3%
2020 Two or More Races	4.6%	5.0%	4.5%
2020 Hispanic Origin (Any Race)	58.2%	55.0%	43.9%

Persons of Hispanic origin represent 43.9% 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 86.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	38	42	84
2000 Households	12,285	87,439	213,823
2010 Households	11,100	84,613	214,250
2020 Total Households	11,298	90,068	227,988
2025 Total Households	11,518	93,725	237,867
2000-2010 Annual Rate	-1.01%	-0.33%	0.02%
2010-2020 Annual Rate	0.17%	0.61%	0.61%
2020-2025 Annual Rate	0.39%	0.80%	0.85%
2020 Average Household Size	3.03	2.71	2.62

The household count in this area has changed from 214,250 in 2010 to 227,988 in the current year, a change of 0.61% annually. The five-year projection of households is 237,867, a change of 0.85% annually from the current year total. Average household size is currently 2.62, compared to 2.58 in the year 2010. The number of families in the current year is 136,159 in the specified area.

Average Household Income			
2020 Average Household Income	$48,164	$54,265	$80,331
2025 Average Household Income	$50,376	$57,771	$86,056
2020-2025 Annual Rate	0.90%	1.26%	1.39%

2020 Population 25+ by Educational Attainment			
Total	21,329	153,438	389,547
Less than 9th Grade	24.0%	18.7%	13.5%
9th - 12th Grade, No Diploma	10.8%	9.0%	6.9%
High School Graduate	25.1%	23.6%	19.1%
GED/Alternative Credential	2.3%	2.4%	2.4%
Some College, No Degree	16.8%	17.8%	17.4%
Associate Degree	3.4%	4.9%	5.1%
Bachelor's Degree	11.9%	16.0%	21.8%
Graduate/Professional Degree	5.8%	7.7%	13.8%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,865	15,714	31,607
Total Employees:	9,564	134,705	270,476
Total Residential Population:	34,467	246,503	599,975
Employee/Residential Population Ratio (per 100 Residents)	28	55	45

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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.

EQUAL HOUSING OPPORTUNITY

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
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____