

Bellaire Shopping Center

5122 - 5130 Bissonnet Street, Bellaire, Texas 77401



Estimated Population



1-mile
18,444

3-miles
237,478

5-miles
552,218

Avg Household Income



1-mile
\$146,738

3-miles
\$117,104

5-miles
\$106,636

Traffic Counts

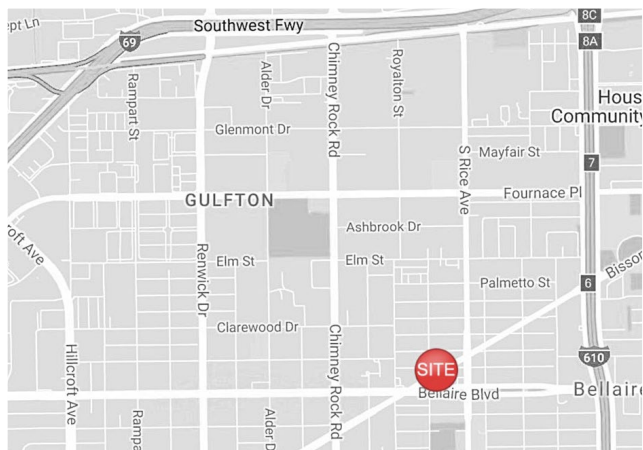


Bellair Blvd
Bissonnet St
Year: 2020 | Source: ESRI

29,549 VPD
19,210 VPD

Property Features

- Located in a heavy retail area directly in front of H-E-B
- Trade area includes: Bellaire, West University and Meyerland



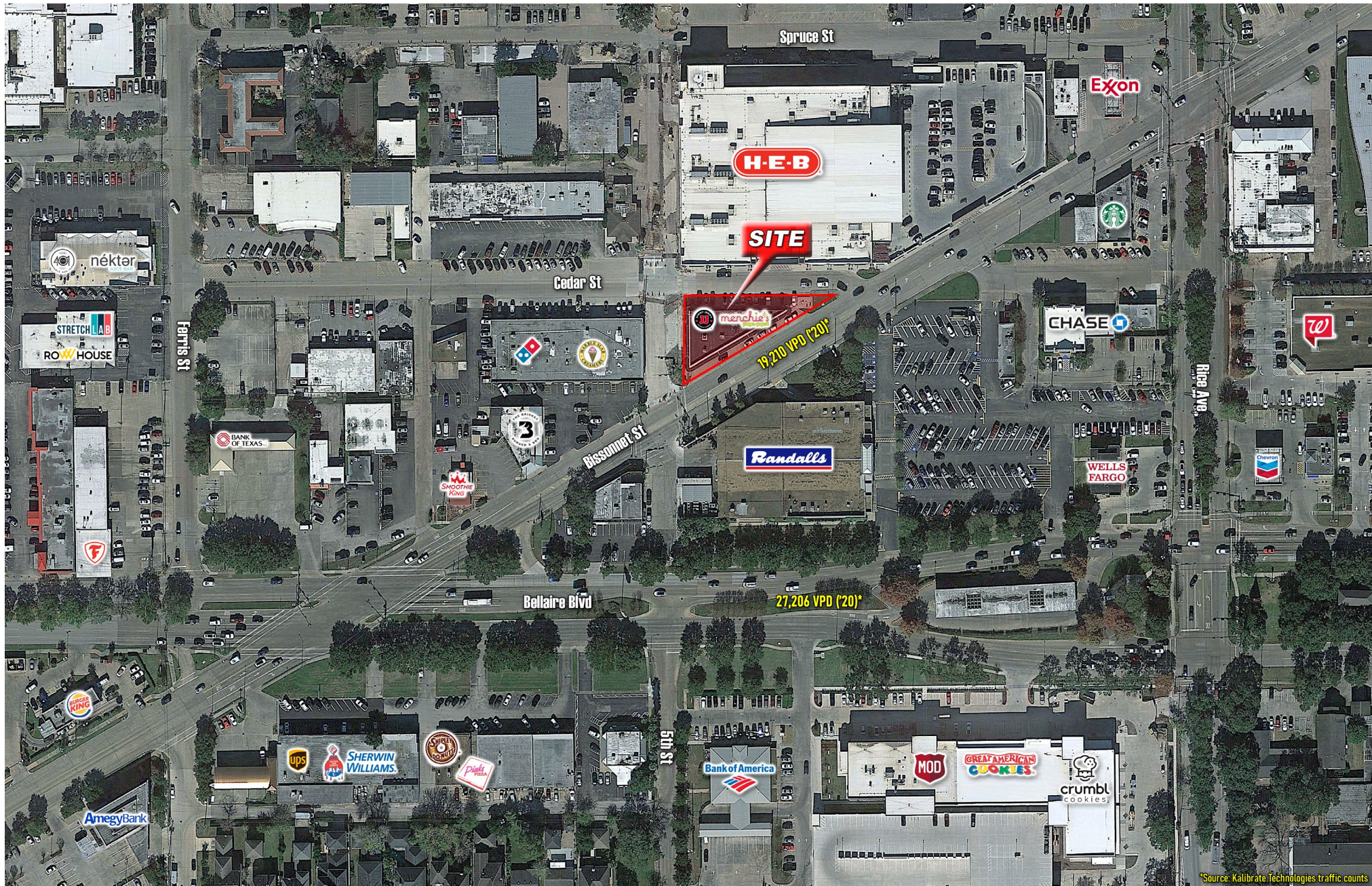
For more
information contact:

Doug Freedman
dfreedman@unitedequities.com
(713) 772-6262

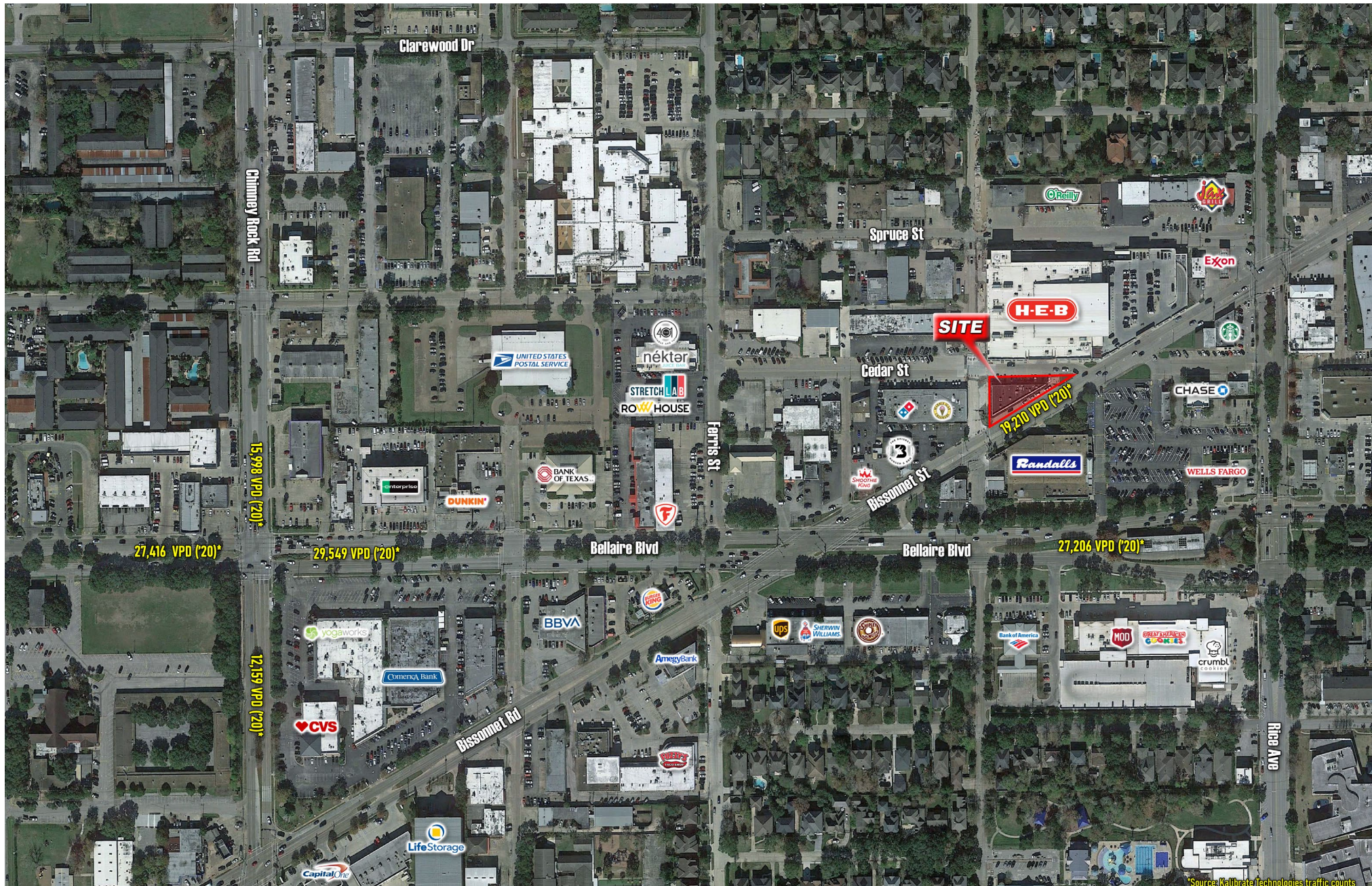
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Suite	Tenant	Sq. Ft
5122	Menchie's Frozen Yogurt	1,213
5124	Jimmy John's	1,200
5128	AT&T	1,740
5130	Petbar	2,552
Total Sq Ft		6,705





*Source: Kalibrate Technologies traffic counts



Population

2000 Population	17,526	200,155	462,011
2010 Population	17,882	210,152	486,459
2020 Population	18,444	237,478	552,218
2025 Population	18,940	254,154	591,705
2000-2010 Annual Rate	0.20%	0.49%	0.52%
2010-2020 Annual Rate	0.30%	1.20%	1.24%
2020-2025 Annual Rate	0.53%	1.37%	1.39%
2020 Male Population	51.0%	51.2%	50.3%
2020 Female Population	49.0%	48.8%	49.7%
2020 Median Age	36.2	34.4	34.6

In the identified area, the current year population is 552,218. In 2010, the Census count in the area was 486,459. The rate of change since 2010 was 1.24% annually. The five-year projection for the population in the area is 591,705 representing a change of 1.39% 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 36.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	58.8%	60.3%	54.3%
2020 Black Alone	8.1%	9.3%	15.8%
2020 American Indian/Alaska Native Alone	0.5%	0.9%	0.7%
2020 Asian Alone	13.8%	11.3%	12.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	14.0%	13.6%	12.9%
2020 Two or More Races	4.8%	4.6%	4.2%
2020 Hispanic Origin (Any Race)	40.9%	41.5%	37.0%

Persons of Hispanic origin represent 37.0% 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 82.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	200	130	115
2000 Households	6,449	84,945	203,069
2010 Households	6,415	87,076	208,304
2020 Total Households	6,551	98,165	236,214
2025 Total Households	6,695	105,223	253,761
2000-2010 Annual Rate	-0.05%	0.25%	0.25%
2010-2020 Annual Rate	0.20%	1.18%	1.23%
2020-2025 Annual Rate	0.44%	1.40%	1.44%
2020 Average Household Size	2.78	2.40	2.31

The household count in this area has changed from 208,304 in 2010 to 236,214 in the current year, a change of 1.23% annually. The five-year projection of households is 253,761, a change of 1.44% annually from the current year total. Average household size is currently 2.31, compared to 2.30 in the year 2010. The number of families in the current year is 122,349 in the specified area.

Average Household Income

2020 Average Household Income	\$146,738	\$117,104	\$106,636
2025 Average Household Income	\$155,811	\$126,012	\$114,866
2020-2025 Annual Rate	1.21%	1.48%	1.50%

2020 Population 25+ by Educational Attainment

Total	11,812	159,254	374,967
Less than 9th Grade	10.7%	10.8%	9.5%
9th - 12th Grade, No Diploma	4.3%	4.3%	4.7%
High School Graduate	15.6%	13.5%	13.9%
GED/Alternative Credential	1.9%	1.3%	1.6%
Some College, No Degree	10.1%	12.3%	14.4%
Associate Degree	4.6%	4.1%	4.5%
Bachelor's Degree	24.2%	27.7%	27.1%
Graduate/Professional Degree	28.5%	25.9%	24.2%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,764	17,372	36,773
Total Employees:	13,707	178,600	477,233
Total Residential Population:	18,444	237,478	552,218
Employee/Residential Population Ratio (per 100 Residents)	74	75	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.

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

Doug Freedman

571265

dfreedman@unitedequities.com

(713) 772-6262

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date