

FOR LEASE

CHIMNEY ROCK-BISSONNET

5502 Bissonnet Street, Houston, Texas 77081



Property Features:

- Site is approximately 13,413 SF (adjacent tract may be combined)
- Lease, Ground Lease or Build to Suit available
- Other three corners occupied by Banks and CVS
- In the City of Houston but on the edge of Bellaire
- No Bellaire restrictions
- Ideal uses: Bank, Retail, Drive thru or Automotive

For more information contact:

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 dfreedman@unitedequities.com
 (713) 772-6262



Estimated Population

1-mile	3-miles	5-miles
30,668	229,311	547,129



Avg Household Income

1-mile	3-miles	5-miles
\$122,289	\$115,457	\$109,700



Traffic Counts

Bissonnet Street	13,500 CPD
Chimney Rock Road	12,000 CPD
YEAR: 2015 SOURCE: TXDOT	

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

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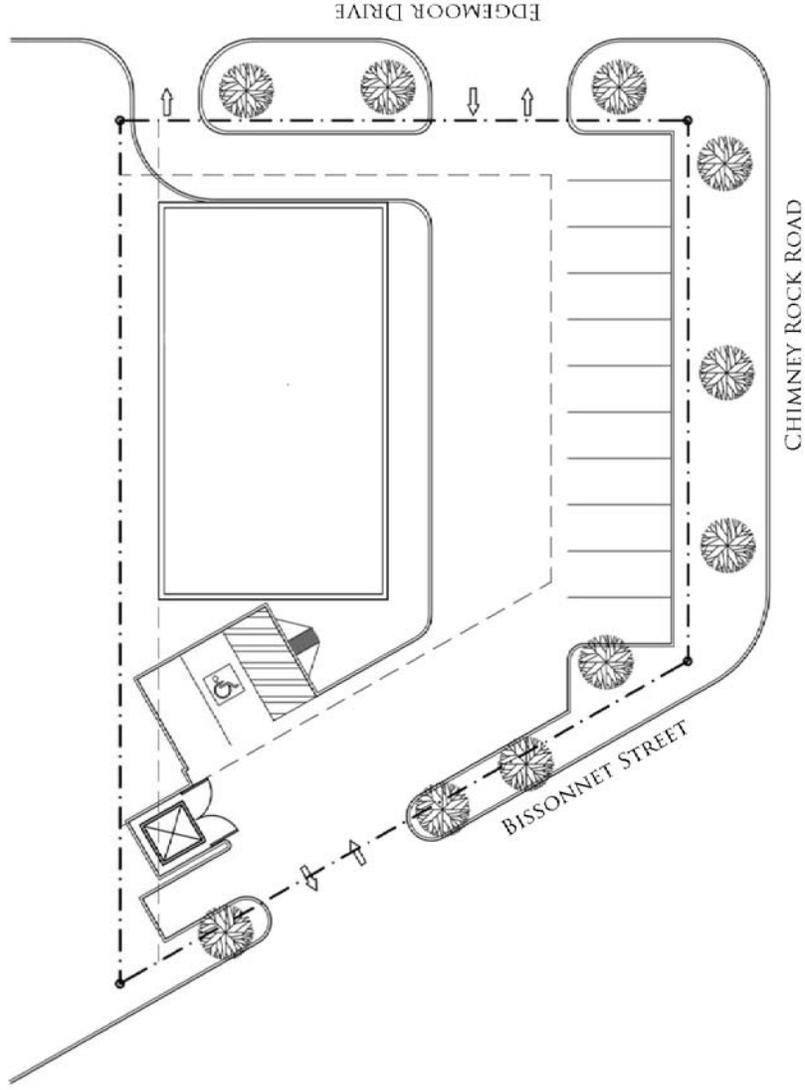
UNITED EQUITIES

REAL ESTATE

DEVELOPMENT LEASING MANAGEMENT

SITE PLAN: CHIMNEY ROCK-BISSONNET

5502 BISSONNET STREET • HOUSTON, TEXAS 77081

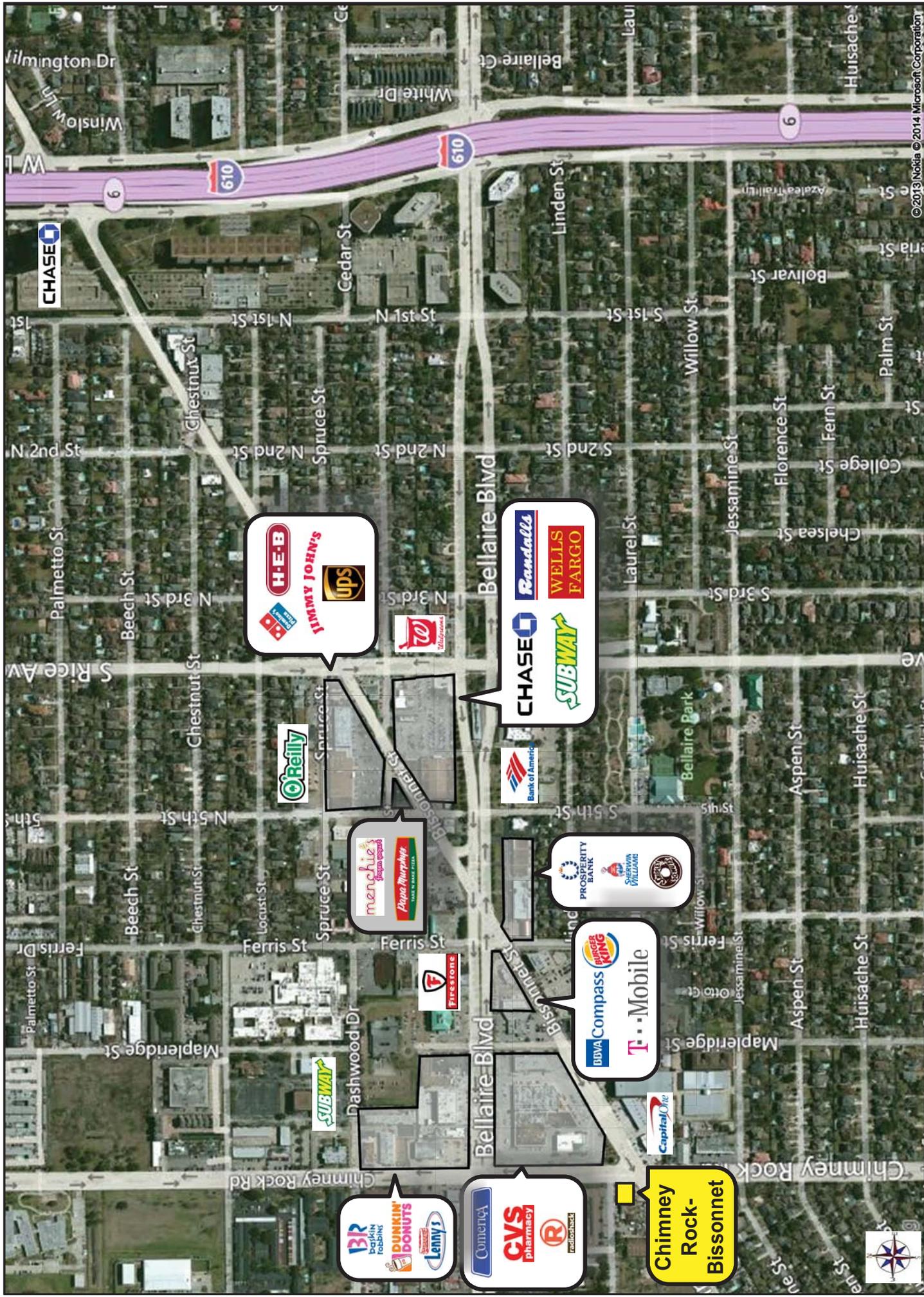


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UNITED EQUITIES
 REAL ESTATE
 DEVELOPMENT LEASING MANAGEMENT



BR
 Dunkin' Donuts
 Lenny's

Comerica
 CVS Pharmacy
 R
 Red Lobster

Chimney Rock-Bissonnet

Subway

menchie's
 Pape Murphy's

Firestone

BUVA Compass
 T-Mobile

PROSPERITY BANK
 SHELL
 WILLIAMS-SOFTDRINKS

O'Reilly

H-E-B
 Jimmy John's
 UPS

7-Eleven

CHASE
 SUBWAY

Bank of America

Randalls
 WELLS FARGO

Capital One

CHASE

UNITED EQUITIES
 REAL ESTATE
 DEVELOPMENT LEASING MANAGEMENT

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7036/-95.4767

RS1

Chimney Rock @ Bissonnet

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	30,668	229,311	547,129
	2024 Projected Population	31,550	237,100	564,649
	2010 Census Population	27,269	208,277	495,126
	2000 Census Population	28,687	200,589	468,787
	Projected Annual Growth 2019 to 2024	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019	0.4%	0.8%	0.9%
HOUSEHOLDS	2019 Median Age	32.8	33.9	34.1
	2019 Estimated Households	10,733	95,741	241,090
	2024 Projected Households	11,475	102,751	258,187
	2010 Census Households	9,182	83,095	207,136
	2000 Census Households	9,703	82,485	201,886
	Projected Annual Growth 2019 to 2024	1.4%	1.5%	1.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2019	0.6%	0.8%	1.0%
	2019 Estimated White	54.4%	57.4%	52.4%
	2019 Estimated Black or African American	8.9%	11.4%	17.7%
	2019 Estimated Asian or Pacific Islander	10.3%	11.0%	11.8%
	2019 Estimated American Indian or Native Alaskan	0.7%	1.0%	0.8%
	2019 Estimated Other Races	25.7%	19.2%	17.4%
INCOME	2019 Estimated Hispanic	58.7%	45.3%	40.3%
	2019 Estimated Average Household Income	\$122,289	\$115,457	\$109,700
	2019 Estimated Median Household Income	\$71,944	\$75,569	\$71,366
EDUCATION (AGE 25+)	2019 Estimated Per Capita Income	\$42,890	\$48,254	\$48,396
	2019 Estimated Elementary (Grade Level 0 to 8)	18.8%	13.3%	11.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.8%	4.8%	5.4%
	2019 Estimated High School Graduate	21.4%	17.8%	17.1%
	2019 Estimated Some College	11.5%	14.1%	15.4%
	2019 Estimated Associates Degree Only	3.7%	4.1%	4.5%
BUSINESS	2019 Estimated Bachelors Degree Only	18.9%	24.5%	25.3%
	2019 Estimated Graduate Degree	18.9%	21.4%	20.9%
	2019 Estimated Total Businesses	2,210	16,835	46,531
	2019 Estimated Total Employees	14,767	146,237	573,066
	2019 Estimated Employee Population per Business	6.7	8.7	12.3
	2019 Estimated Residential Population per Business	13.9	13.6	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

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

<u>United Equities, Inc.</u>	<u>314335</u>	<u></u>	<u>(713) 772-6262</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Edwin Freedman</u>	<u>153678</u>	<u>bfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Doug Freedman</u>	<u>571265</u>	<u>dfreedman@unitedequities.com</u>	<u>(713) 772-6262</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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