



Estimated Population



1-mile	3-miles	5-miles
16,195	237,667	546,371

Avg Household Income



1-mile	3-miles	5-miles
\$175,716	\$122,825	\$110,395

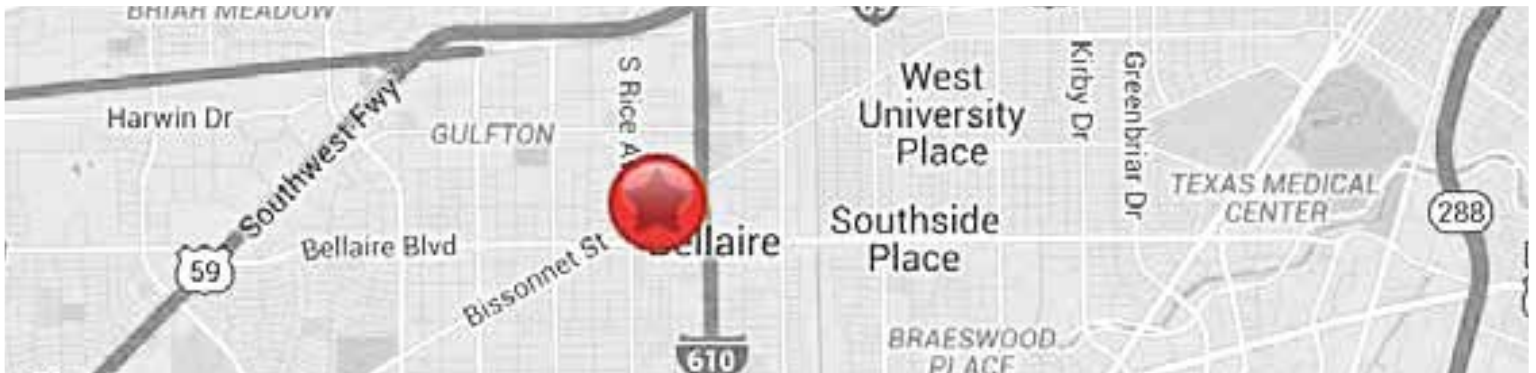
Traffic Counts



Bissonnet St (West)	15,039 VPD
Bissonnet St (East)	15,260 VPD
Year: 2022 Source: TxDOT	

Property Features

- 1,200 – 1,455 SF Available
- Walking distance to the two-story HEB and over 1M Sq. Ft. of office space
- Great access to 610, Hwy 59 and Westpark Toll Road
- Close proximity to West University and the Galleria
- Ideal for medical, retail or office



For more
information contact:

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4900 Bissonnet St, Bellaire, TX 77401

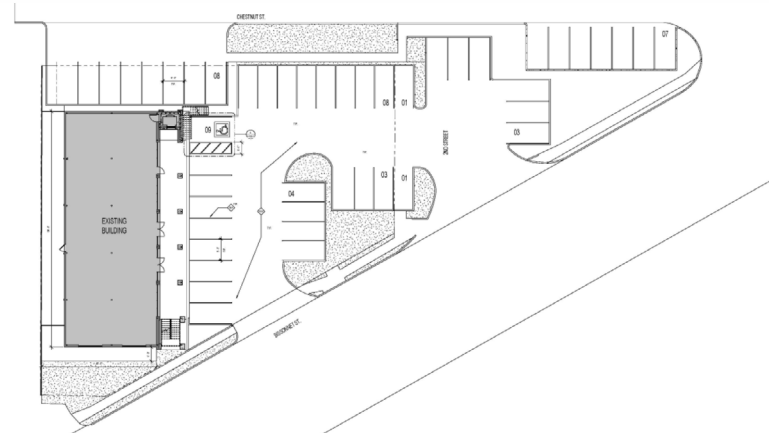
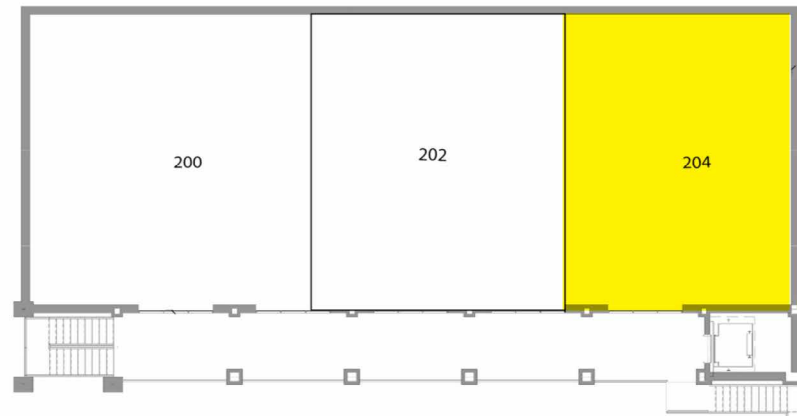
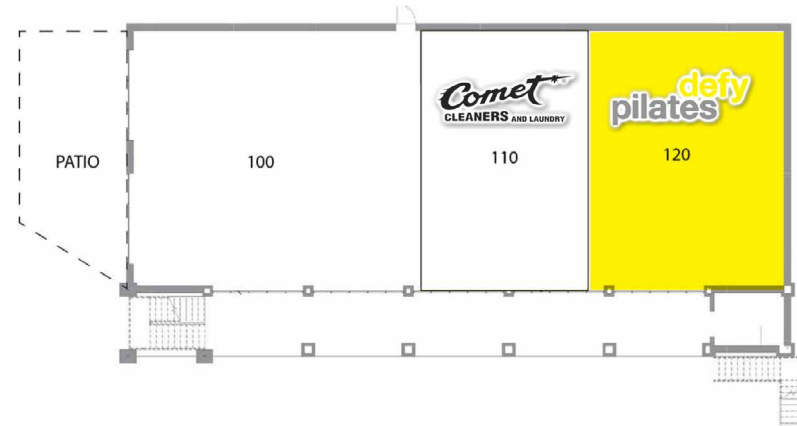
Suite	Tenant	Sq. Ft
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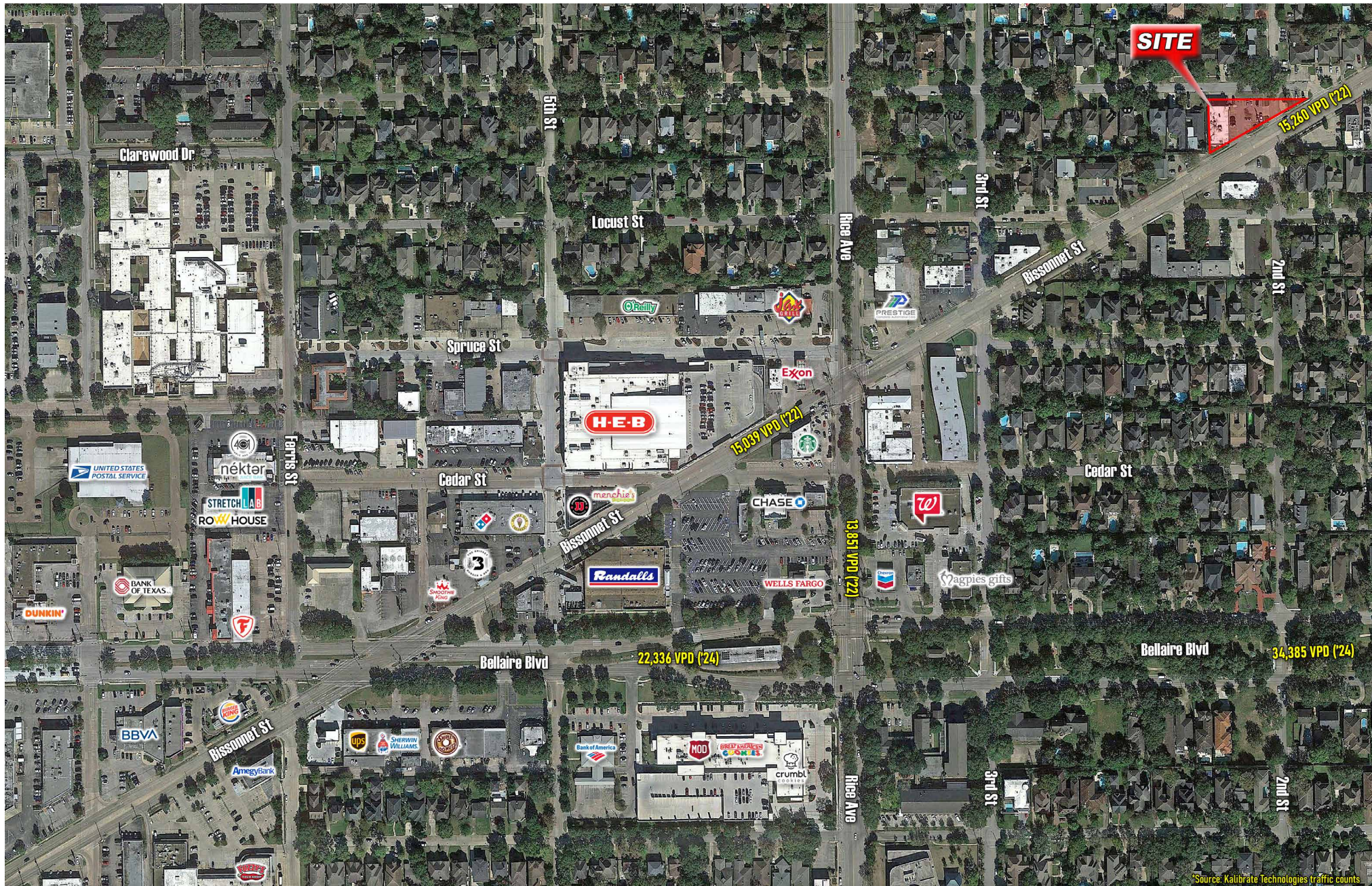
First Floor

100	Coffee Fellows North America	1,802
110	Comet Cleaners	948
120	Available (Do Not Disturb Tenant)	1,300
Total Sq Ft		4,050

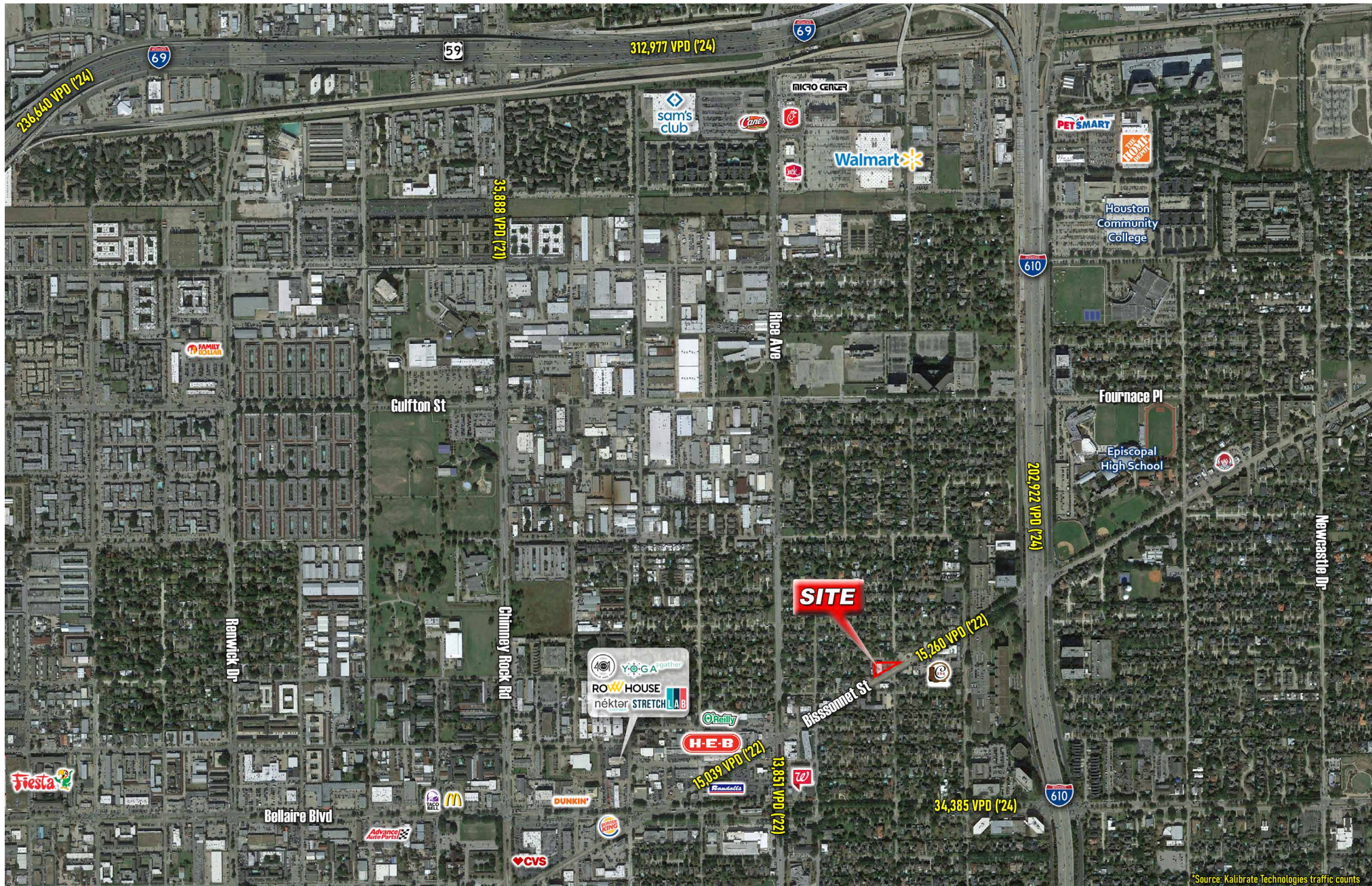
Second Floor

200	Vitality Chiropractic	1,455
202	Hormonal Well Being	1,395
204	Available (Do Not Disturb Tenant)	1,200
Total Sq Ft		4,050





*Source: Kalibrate Technologies traffic counts



Population

2000 Population	14,191	194,982	452,713
2010 Population	15,525	207,854	477,652
2020 Population	16,195	237,667	546,371
2025 Population	16,615	256,652	590,348
2000-2010 Annual Rate	0.90%	0.64%	0.54%
2010-2020 Annual Rate	0.41%	1.32%	1.32%
2020-2025 Annual Rate	0.51%	1.55%	1.56%
2020 Male Population	49.7%	51.0%	50.4%
2020 Female Population	50.3%	49.0%	49.6%
2020 Median Age	38.5	34.8	34.8

In the identified area, the current year population is 546,371. In 2010, the Census count in the area was 477,652. The rate of change since 2010 was 1.32% annually. The five-year projection for the population in the area is 590,348 representing a change of 1.56% annually from 2020 to 2025. Currently, the population is 50.4% male and 49.6% female.

Median Age

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

Race and Ethnicity

2020 White Alone	67.4%	61.7%	56.1%
2020 Black Alone	5.0%	8.6%	14.4%
2020 American Indian/Alaska Native Alone	0.4%	0.9%	0.7%
2020 Asian Alone	15.5%	11.9%	12.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	7.9%	12.4%	12.5%
2020 Two or More Races	3.8%	4.5%	4.2%
2020 Hispanic Origin (Any Race)	28.3%	38.8%	36.3%

Persons of Hispanic origin represent 36.3% 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 81.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	235	136	119
2000 Households	5,670	85,236	200,713
2010 Households	6,019	89,072	206,904
2020 Total Households	6,167	101,907	236,975
2025 Total Households	6,297	110,463	257,213
2000-2010 Annual Rate	0.60%	0.44%	0.30%
2010-2020 Annual Rate	0.24%	1.32%	1.33%
2020-2025 Annual Rate	0.42%	1.63%	1.65%
2020 Average Household Size	2.61	2.32	2.27

The household count in this area has changed from 206,904 in 2010 to 236,975 in the current year, a change of 1.33% annually. The five-year projection of households is 257,213, a change of 1.65% annually from the current year total. Average household size is currently 2.27, compared to 2.27 in the year 2010. The number of families in the current year is 120,390 in the specified area.

Average Household Income

2020 Average Household Income	\$175,716	\$122,825	\$110,395
2025 Average Household Income	\$186,481	\$132,035	\$119,373
2020-2025 Annual Rate	1.20%	1.46%	1.58%

2020 Population 25+ by Educational Attainment

Total	10,890	161,947	374,707
Less than 9th Grade	5.0%	9.6%	9.0%
9th - 12th Grade, No Diploma	3.0%	3.9%	4.5%
High School Graduate	9.4%	12.4%	13.1%
GED/Alternative Credential	1.3%	1.2%	1.6%
Some College, No Degree	9.7%	11.9%	13.9%
Associate Degree	4.7%	4.1%	4.5%
Bachelor's Degree	30.6%	29.3%	27.9%
Graduate/Professional Degree	36.4%	27.7%	25.6%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,833	18,656	36,908
Total Employees:	15,495	197,414	485,162
Total Residential Population:	16,195	237,667	546,371
Employee/Residential Population Ratio (per 100 Residents)	96	83	89



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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