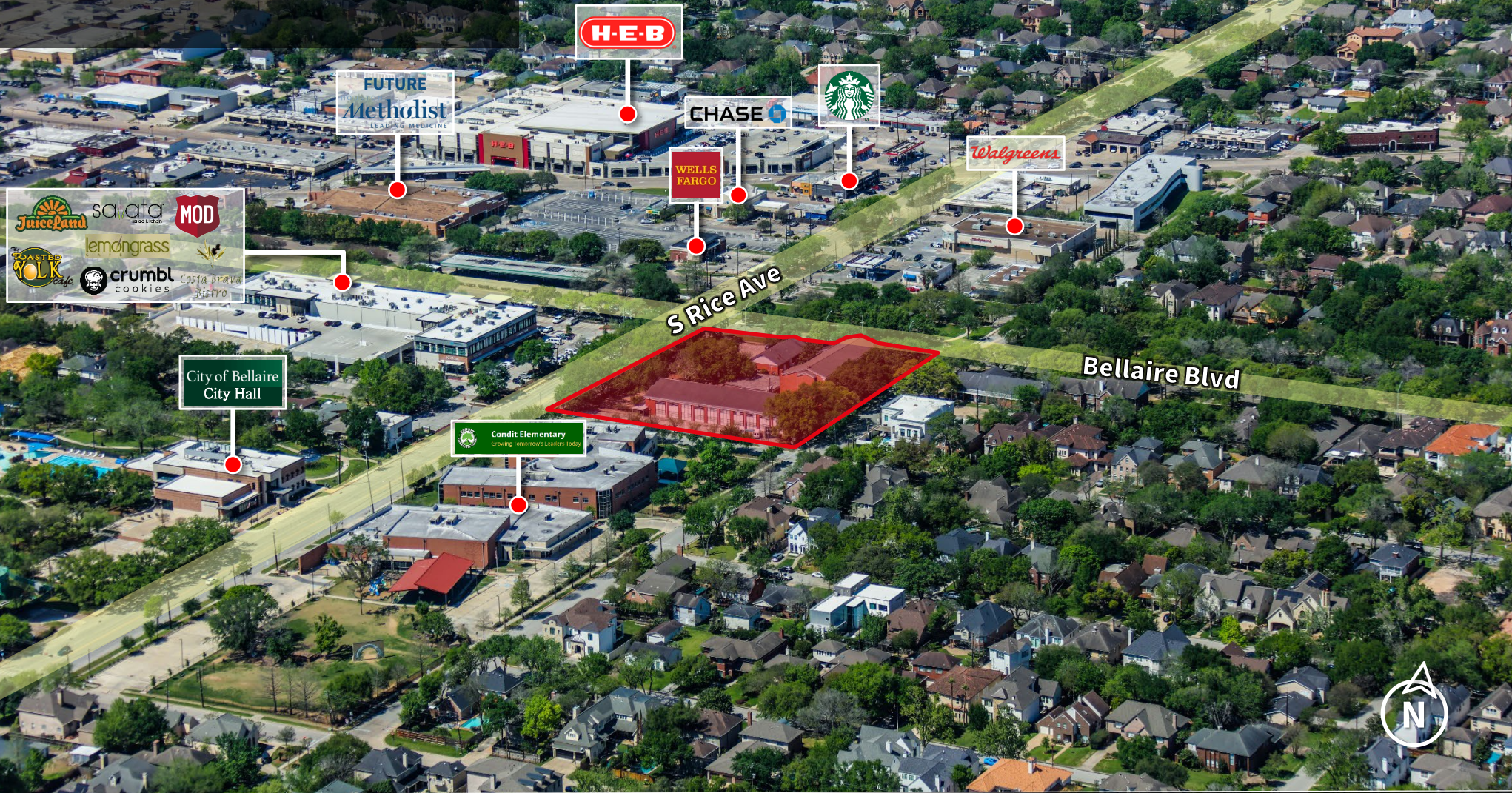


5001 Bellaire Blvd

Bellaire, TX 77401



±2.02 AC Campus For Sale

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The Offering

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase ±2.02 Acres in the heart of Bellaire. This site is a rare opportunity to redevelop two acres in one of Houston's most desirable communities. Encompassing an entire city block, the tract has frontage on Bellaire Blvd, S Rice Ave, 3rd St and Linden St.



S Rice Ave | 12,639 VPD

Linden St

Bellaire Blvd | 32,884 VPD

- 285.5' -

- 314.9' -

- 316' -

- 280.3' -





TOWNEPLACE SUITES
BY MARRIOTT

Jack In the Box
Starbucks
Chick-fil-A
Pollo Loco
WIM

UPTOWN PARK
GALLERIA

RIVER OAKS DISTRICT

EPISCOPAL HIGH SCHOOL



266,189 VPD

BELLAIRE PLACE

206,097 VPD

Texas Children's Pediatrics



H-E-B



FUTURE
Methodist
LEADING MEDICINE

CHASE

Walgreens

Bissonnet St | 24,015 VPD

Texas Children's Pediatrics

WELLS FARGO

S Rice Ave | 12,639 VPD

Bellaire Blvd | 32,884 VPD

Juiceland
salata
MOD
TOASTED YOLK cafe
lemongrass
crumbl cookies
Costa Brava Bistro



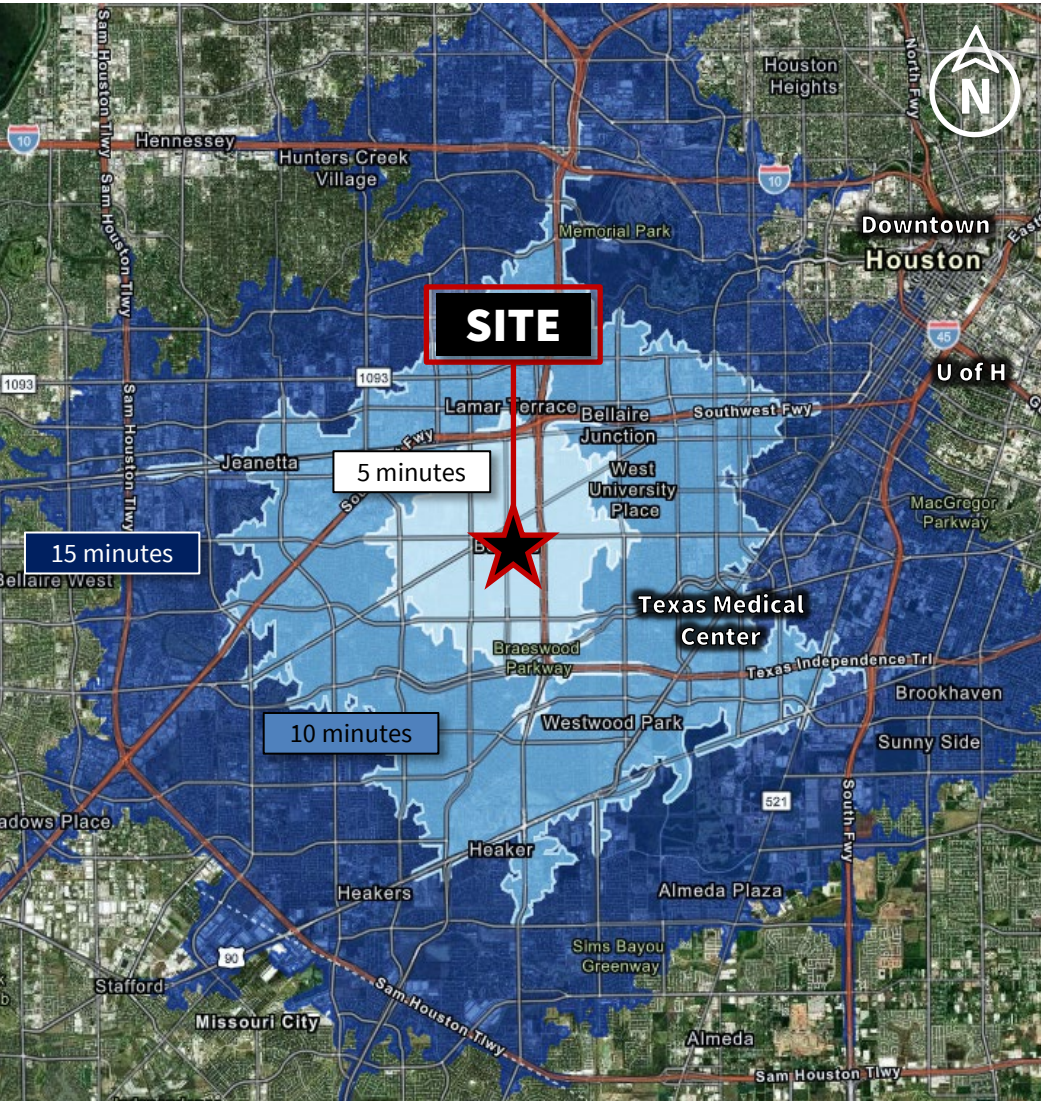
Condit Elementary
Growing Tomorrow's Leaders Today

City of Bellaire
City Hall

BELLAIRE-ZINDLER PARK



Commute & Demographics



Drive Times	Minutes
The Galleria Mall	5
Texas Medical Center	7
River Oaks Country Club	10
Downtown Houston	15



Property Information

Location

5001 Bellaire Blvd | Bellaire, TX 77401

Size

±2.02 AC

Property Information

- Premier Bellaire Blvd corridor hard corners
- High quality neighboring tenants including HEB, Houston Methodist and more
- Densely populated high income submarket with few opportunities for redevelopment
- Minutes from 610 and I69
- Utilities from City of Bellaire
- Ideal for retail and office mixed use

Surrounding Area

- Bellaire: Offering residents a sparse suburban feel while being just minutes from Downtown
- Downtown Houston: The central business hub for the nation's fourth largest city and home to the Houston Rockets, Astros, and the renowned Houston Theater District
- Texas Medical Center: A 1,345-acre medical district and neighborhood in south-central Houston and the largest medical complex in the world

Price

Contact broker for pricing

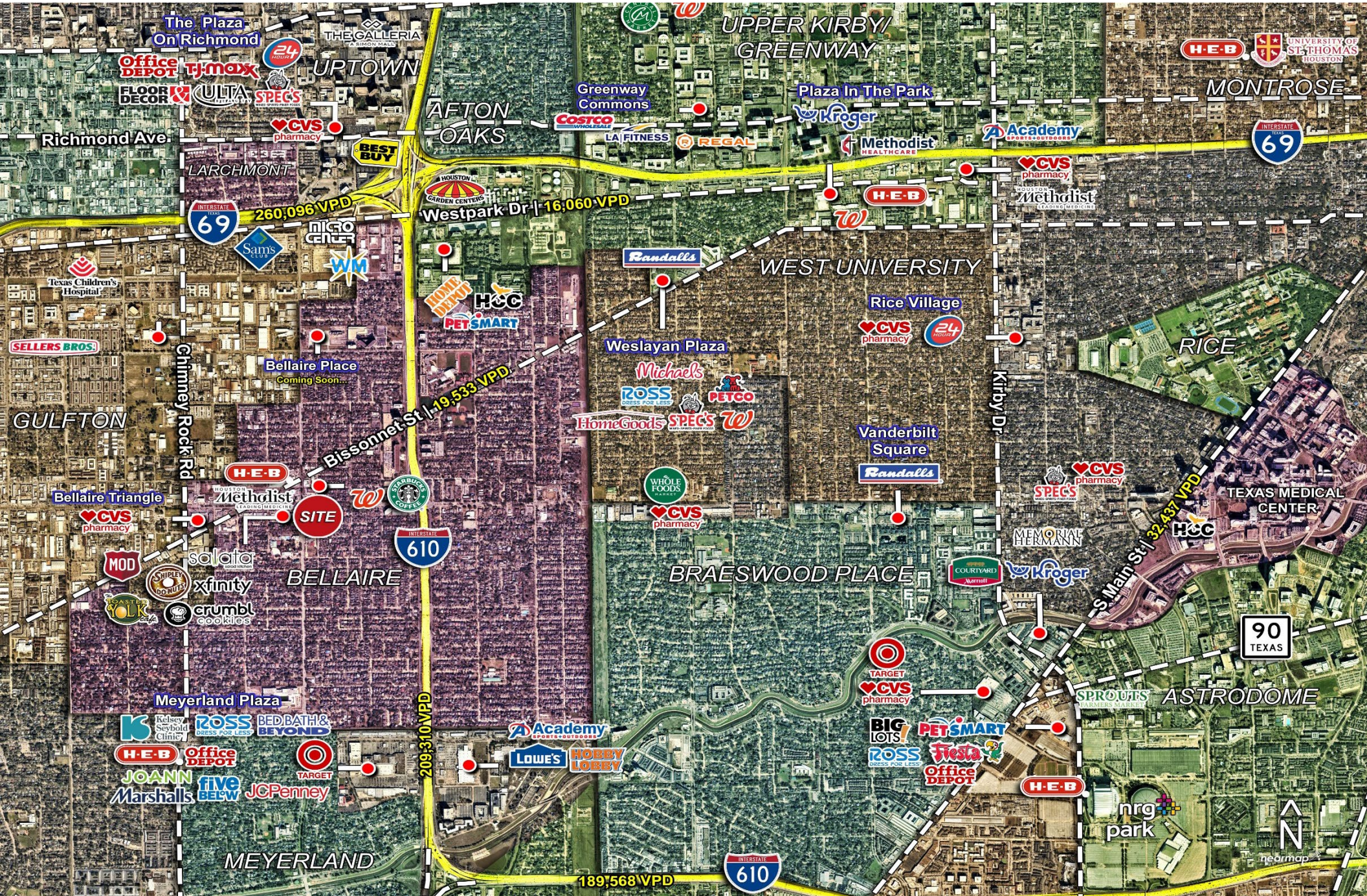


Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2022 Population	17,182	228,934	532,906
2022 Median Age	39.3	35.1	35.2
2022 Average Household Income	\$201,821	\$133,652	\$120,011
Average Home Value	\$884,188	\$650,023	\$613,959
Educational Attainment - College Degree or Higher	64.9%	57.3%	53.9%

Source: Esri forecasts for 2022 and 2027

Property Aerial





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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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