

PRICED TO SELL \$2.4 M
LARGE VALUE-ADD OPPORTUNITY

14880 Bellaire Blvd, Houston, TX 77083



27,960 RSF Neighborhood Retail on 2.2 Acres

NWC of Bellaire Blvd and Misson Bell Dr



Aerial (South View):



Property Details



LOCATION: 14880 Bellaire Blvd | Houston, TX 77083

(adjacent to "The Bridge" Church: Southwest Community Christian Center)

SUBMARKET: Far Southwest

PARCEL # (APN): 1165970000001

BUILDING AREA: 27,960 RSF

LOT AREA: 96,777 (2.22 ACRES)

YEAR BUILT: 1985

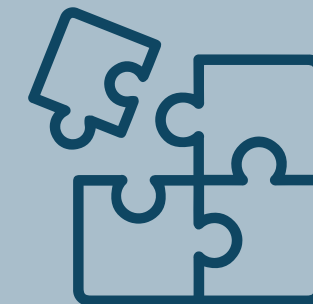
VPDS: Highway 6: 57,122 | Bellaire Blvd: 22,246 | Winkleman Rd 4,626

FRONTAGE: 464' on Bellaire Blvd | 67' on Mission Bell Dr

LIST PRICE: \$2.4M, \$85 PSF



- 2ND GEN SPACE
- BELOW REPLACEMENT COSTS
- HARD CORNER, LIGHTED INTERSECTION
- OVER 500 FEET OF FRONTAGE



- 54% of GLA OCCUPIED BY CHURCH RUN SCHOOL - LEASE NEGOTIABLE
- STABILIZED NOI: \$335K+
- SURROUNDED BY ROOFTOPS

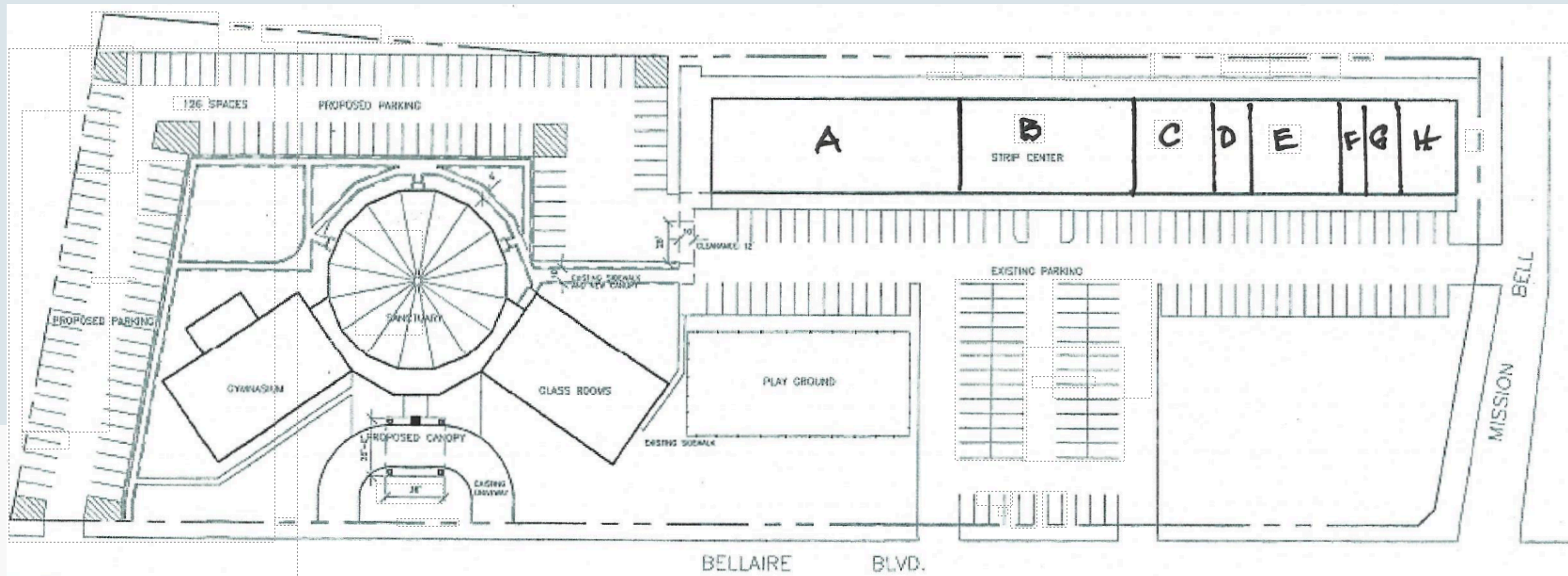


- NEVER FLOODED
- HVAC WORKING
- ROOF: 12-YEARS OLD
- LESS THAN 0.5 MILES FROM MAJOR N/S CORRIDOR HIGHWAY 6

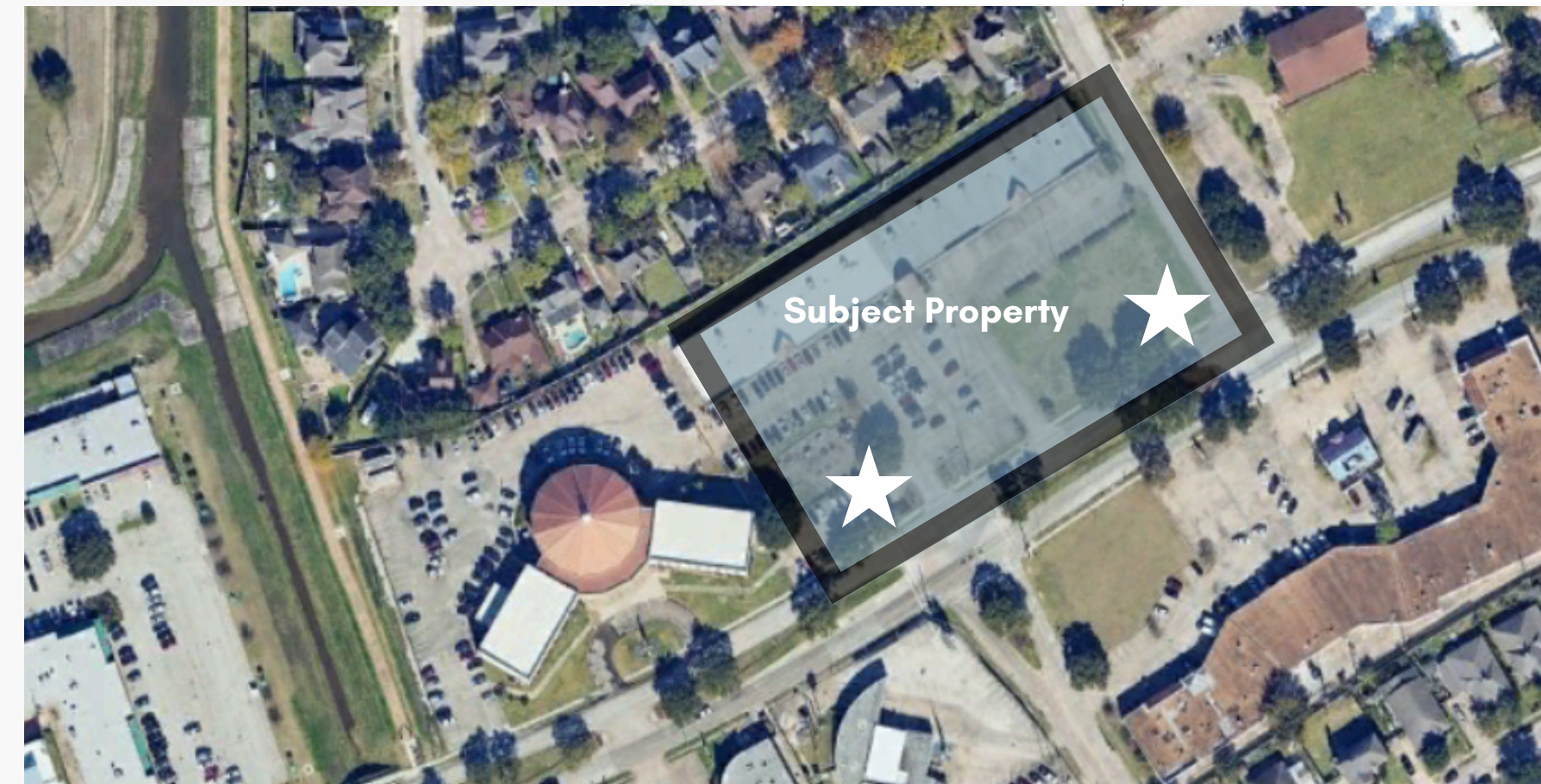
Priced for cash buyer, quick close Jan 2025!



SITE PLAN:



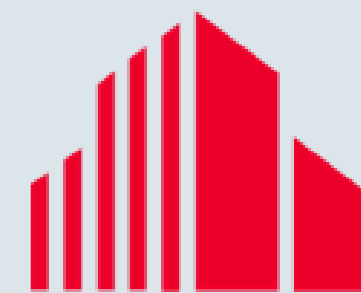
BIRD'S EYE VIEW:



★ *Two pad site opportunities for additional income, currently land/playground area*

- A. School - 172 X 60' - 10,320 RSF**
- B. Chapel - 102 X 60' - 6,120 RSF**
- C. Library - 49 X 60' - 2,940 RSF**
- D. Store - 20 X 60' - 1,200 RSF**
- E. Storage - 41 X 60' - 2,460 RSF**
- F. Recording Studio - 20 X 60' - 1,200 RSF**
- G. Teen Center - 20 X 60' - 1,200 RSF**
- H. Dance/Health - 42 X 60' - 2,520 RSF**





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