



# TOPWAY CENTER

## GROUND LEASE OPPORTUNITY

**11810 BELLAIRE BLVD, HARRIS COUNTY, HOUSTON, TEXAS 77072**

Located in the heart of Houston's bustling Alief District, this high-visibility pad site offers a rare ground lease opportunity along Bellaire Boulevard, one of the city's most heavily trafficked commercial corridors. Strategically positioned near the intersection of Bellaire Blvd and S Kirkwood Rd, the property benefits from exceptional frontage, easy ingress/egress, and a dense surrounding population.

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## PROPERTY INFORMATION

### LOCATION, LOCATION, LOCATION!

Size: 33,600 SF or 0.7713 acres or customizable

- Traffic Count: Over 40,000 vehicles per day on Bellaire Blvd
- Demographics: Over 300,000 residents within a 5-mile radius
- Neighboring Tenants: National retailers, grocery chains, fast food, medical offices, and service-oriented businesses
- Nearby Anchors: FuFu restaurant, Cho Thanh Binh, Duc Dinh Center, and numerous shopping centers
- Accessibility: Just minutes from Beltway 8 and Highway 6, providing regional connectivity

This site is ideal for QSR (quick-service cafe), banks, retail drive-thrus, medical clinics, or other high-traffic commercial users seeking a long-term presence in a thriving trade area.

Rent: Contact for pricing

Taxes and Property Insurance: TBD

## AREA RETAILERS



## DEMOGRAPHICS (3 MILES)

**230,449** Population  
**84,656** Households  
**\$70,003** Income



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Bellaire Blvd

SITE

嘉苑海鮮酒樓

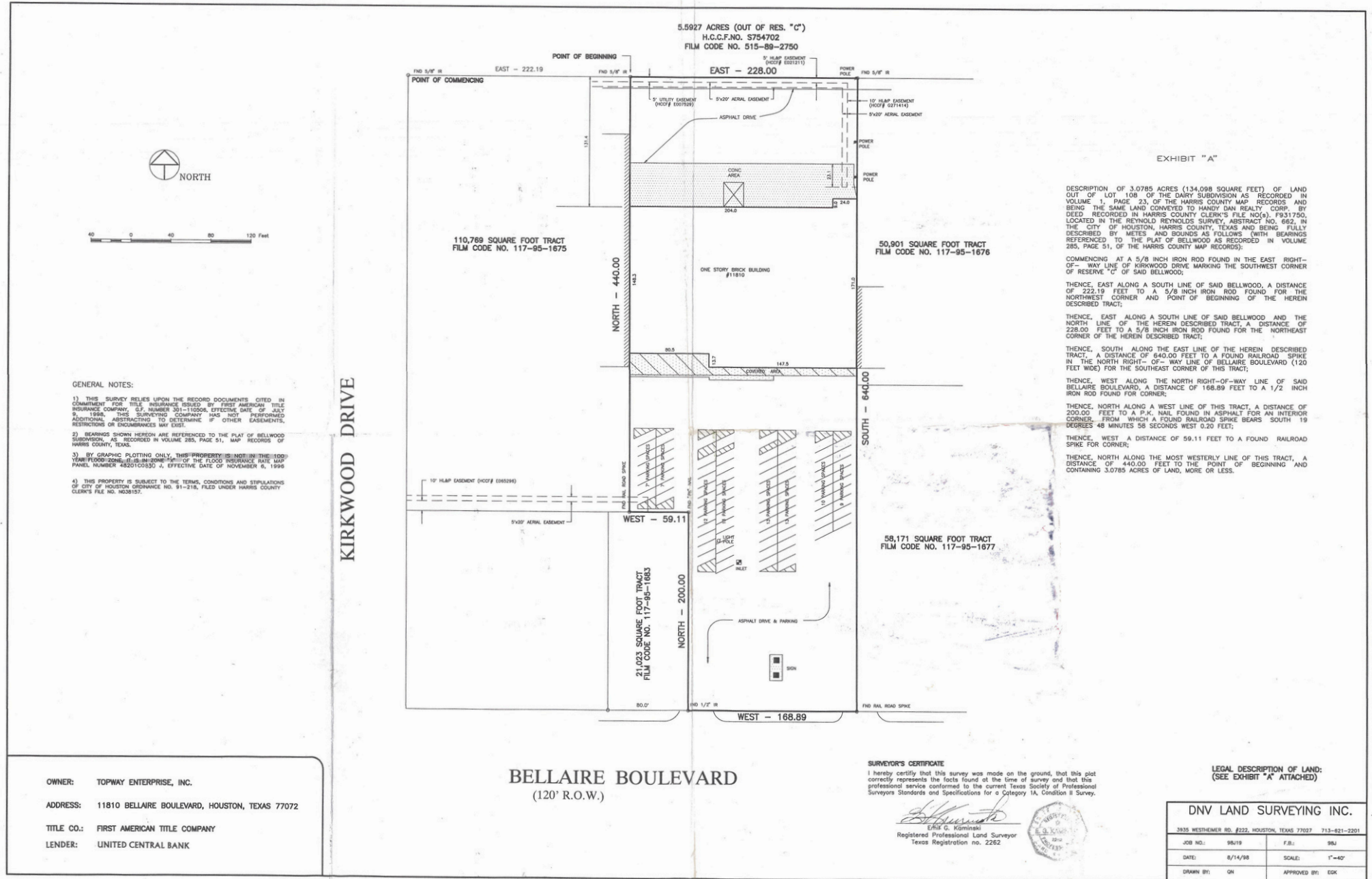
FU FU Dim Sum & Hot Pot

CHỢ THANH BÌNH  
MEATS-SEAFOOD-FASTFOOD-BBQ

DUC DINH CENTER

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S Kirkwood Rd  
11,170 VPD

S KIRKWOOD RD

S Kirkwood Rd  
17,082 VPD

Bellaire Blvd  
BELLAIRE BLVD

36,492 VPD

Bellaire Blvd  
BELLAIRE BLVD

Alief Neighborhood Center

Alief Neighborhood Center

Alief Community Park

Outdoor gym



Cho Thanh Binh Supermarket

BANK OF AMERICA

Dakao Vietnamese



BEP OC & LAU Vietnamese

Phở Điện

Vua Bun Bo Vietnamese

Remco Insurance



TRINH GOI HANG

Lam's Auto Repair

Van's Auto Service

Leader St

Neff St

Rowan Ln

Rowan Ln

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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.

Last Updated on 2-10-2025

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.

|  |             |                             |                   |
|--|-------------|-----------------------------|-------------------|
| ABC Advisors, Inc                            | 438665      | abcahouston@gmail.com       | 713-939-8181      |
| Broker Firm Name                             | License No. | Email                       | Phone             |
| Donald D. Chang                              |             | changdonnie@gmail.com       | 713-939-8181 x118 |
| Designated Broker of Firm                    | License No. | Email                       | Phone             |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email                       | Phone             |
| Jimmy Chang                                  | 515937      | jimmy.chang@abcahouston.com | 713-939-8181 x104 |
| Sales Agent/Associate's Name                 | License No. | Email                       | Phone             |

Buyer/Tenant/Seller/Landlord Initials

Date