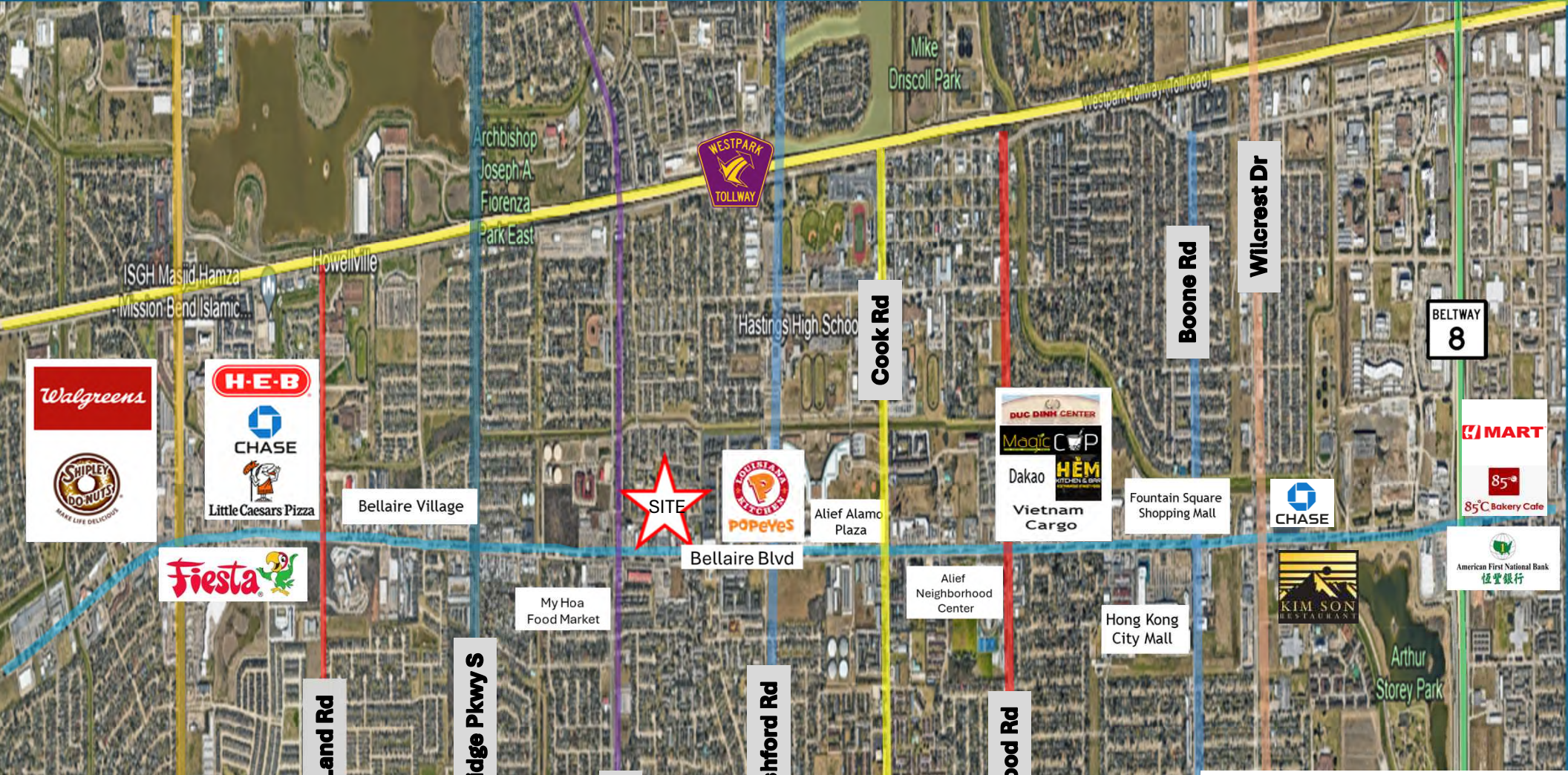
FOR LEASE

13192 Bellaire Blvd, Houston, TX 77072

Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



PRICE: $1.50/SF

EST.NNN: $0.50/SF

AVAIL: +/- 1,100 SF

Approx. miles: 3.4 - Sam Houston Tollway, 5.8 - Hwy 6, and 3.9 - Westpark Tollway Located in the International District

Approx. miles:19.1 - Houston Medical Center, and 17.6 - Downtown Houston

1,100 SF Suite

The closest match to 13192 Bellaire Blvd, Houston TX is 13192 BELLAIRE BLVD HOUSTON, TX 77072-5102

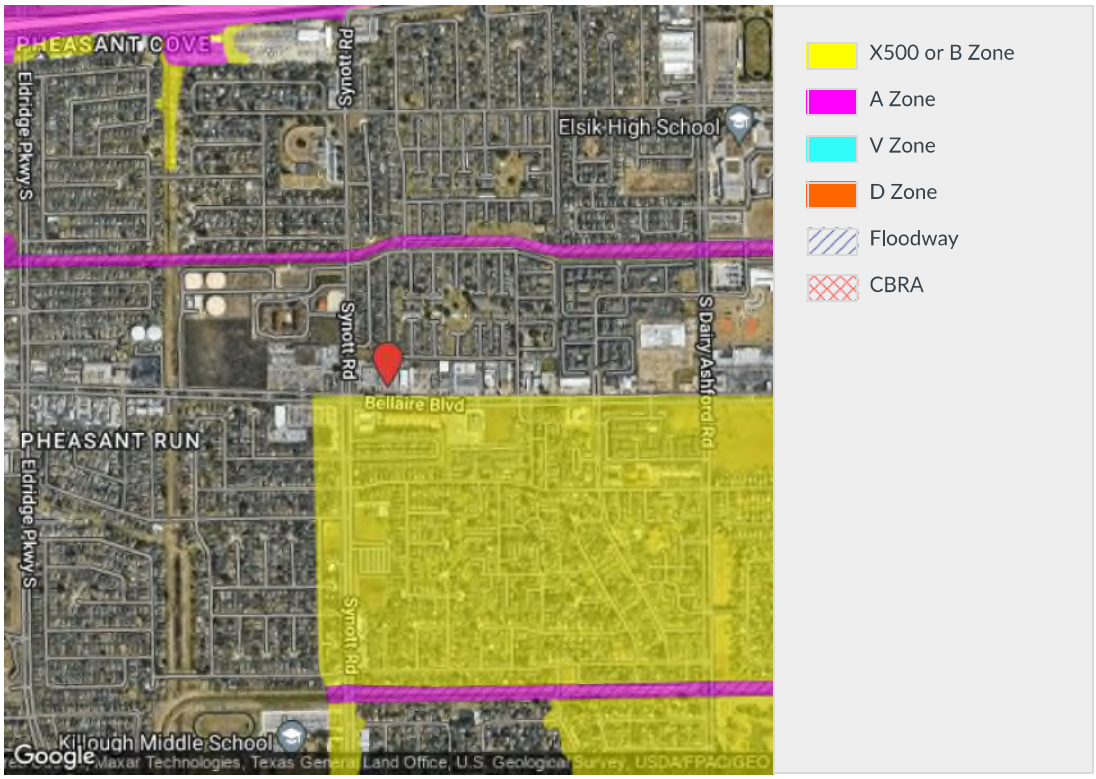
13192 BELLAIRE BLVD HOUSTON, TX 77072-5102

LOCATION ACCURACY: Good

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480296	**PANEL**	0830L
PANEL DATE	June 18, 2007	**MAP NUMBER**	48201C0830L



© 2024 CoreLogic, Inc. All rights reserved. CORELOGIC, RISKMETER, PXPOINT and the CoreLogic logo are trademarks of CoreLogic, Inc. and/or its subsidiaries. All other trademarks are the property of their respective holders

CoreLogic®

Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

©2010 CoreLogic, Inc.
CORELOGIC is a registered trademark of CoreLogic, Inc.

CoreLogic®
corelogic.com

Executive Summary

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	51,673	177,147	300,153
2020 Population	54,160	192,267	333,437
2023 Population	53,780	192,663	336,667
2028 Population	53,216	194,645	343,704
2010-2020 Annual Rate	0.47%	0.82%	1.06%
2020-2023 Annual Rate	-0.22%	0.06%	0.30%
2023-2028 Annual Rate	-0.21%	0.20%	0.41%
2020 Male Population	48.6%	48.5%	49.3%
2020 Female Population	51.4%	51.5%	50.7%
2020 Median Age	35.6	35.3	34.2
2023 Male Population	48.7%	49.0%	50.3%
2023 Female Population	51.3%	51.0%	49.7%
2023 Median Age	32.1	34.1	34.3

In the identified area, the current year population is 336,667. In 2020, the Census count in the area was 333,437. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 343,704 representing a change of 0.41% annually from 2023 to 2028. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	10.5%	18.0%	26.8%
2023 Black Alone	27.7%	26.5%	22.0%
2023 American Indian/Alaska Native Alone	1.0%	1.2%	1.1%
2023 Asian Alone	27.8%	19.8%	15.9%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	21.2%	20.1%	19.6%
2023 Two or More Races	11.7%	14.4%	14.6%
2023 Hispanic Origin (Any Race)	37.4%	39.3%	38.6%

Persons of Hispanic origin represent 38.6% of the population in the identified area compared to 19.4% 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 89.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	42	57	73
2010 Households	16,210	59,839	115,382
2020 Households	17,520	66,694	129,328
2023 Households	17,421	67,295	131,699
2028 Households	17,385	68,698	135,361
2010-2020 Annual Rate	0.78%	1.09%	1.15%
2020-2023 Annual Rate	-0.17%	0.28%	0.56%
2023-2028 Annual Rate	-0.04%	0.41%	0.55%
2023 Average Household Size	3.08	2.85	2.54

The household count in this area has changed from 129,328 in 2020 to 131,699 in the current year, a change of 0.56% annually. The five-year projection of households is 135,361, a change of 0.55% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2020. The number of families in the current year is 79,359 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 28, 2024

©2024 Esri

Executive Summary

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	28.1%	22.8%	32.1%
Median Household Income			
2023 Median Household Income	$43,423	$54,359	$54,471
2028 Median Household Income	$49,434	$60,425	$60,419
2023-2028 Annual Rate	2.63%	2.14%	2.09%
Average Household Income			
2023 Average Household Income	$65,668	$79,755	$87,954
2028 Average Household Income	$75,760	$90,381	$98,747
2023-2028 Annual Rate	2.90%	2.53%	2.34%
Per Capita Income			
2023 Per Capita Income	$21,373	$27,814	$34,560
2028 Per Capita Income	$24,872	$31,853	$39,041
2023-2028 Annual Rate	3.08%	2.75%	2.47%
GINI Index			
2023 Gini Index	44.4	42.9	44.8

Households by Income

Current median household income is $54,471 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $60,419 in five years, compared to $82,410 for all U.S. households

Current average household income is $87,954 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $98,747 in five years, compared to $122,048 for all U.S. households

Current per capita income is $34,560 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $39,041 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	80	95	71
2010 Total Housing Units	18,021	66,624	130,348
2010 Owner Occupied Housing Units	8,044	31,215	45,961
2010 Renter Occupied Housing Units	8,166	28,631	69,421
2010 Vacant Housing Units	1,811	6,785	14,966
2020 Total Housing Units	18,853	71,243	142,757
2020 Owner Occupied Housing Units	8,008	30,592	46,604
2020 Renter Occupied Housing Units	9,512	36,102	82,724
2020 Vacant Housing Units	1,377	4,506	13,457
2023 Total Housing Units	18,801	71,876	145,379
2023 Owner Occupied Housing Units	7,627	31,378	49,667
2023 Renter Occupied Housing Units	9,794	35,917	82,032
2023 Vacant Housing Units	1,380	4,581	13,680
2028 Total Housing Units	18,878	73,314	149,064
2028 Owner Occupied Housing Units	7,794	32,500	51,501
2028 Renter Occupied Housing Units	9,591	36,198	83,860
2028 Vacant Housing Units	1,493	4,616	13,703
Socioeconomic Status Index			
2023 Socioeconomic Status Index	35.4	41.3	41.5

Currently, 34.2% of the 145,379 housing units in the area are owner occupied; 56.4%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 142,757 housing units in the area and 9.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.56%. Median home value in the area is $290,813, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 3.00% annually to $337,134.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 28, 2024

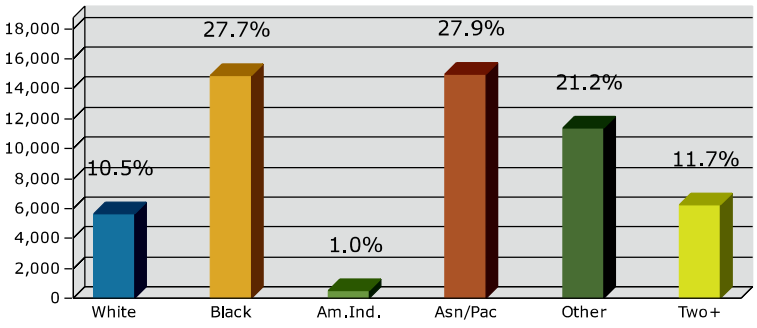
©2024 Esri

Graphic Profile

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time band: 0 - 5 minute radius

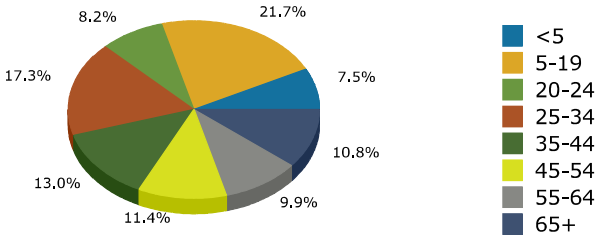
Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309

2023 Population by Race

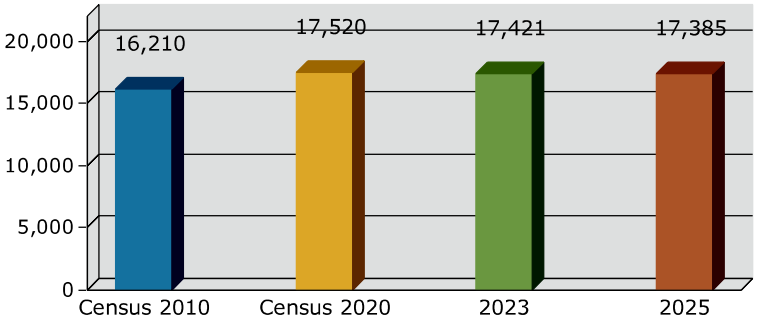


2023 Percent Hispanic Origin:37.4%

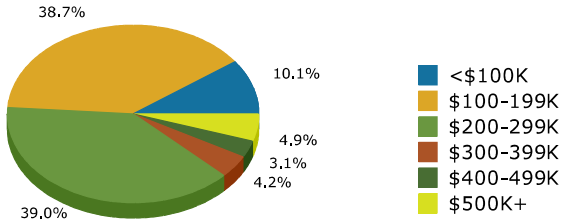
2023 Population by Age



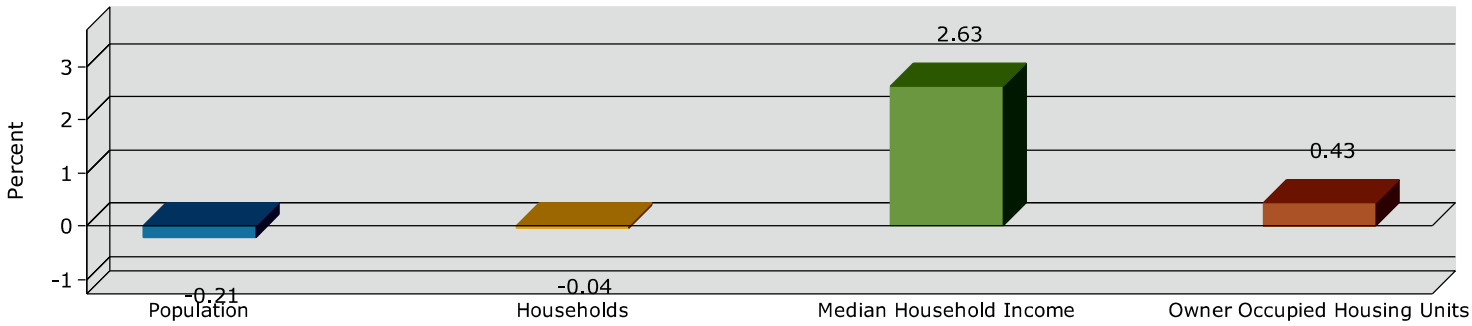
Households



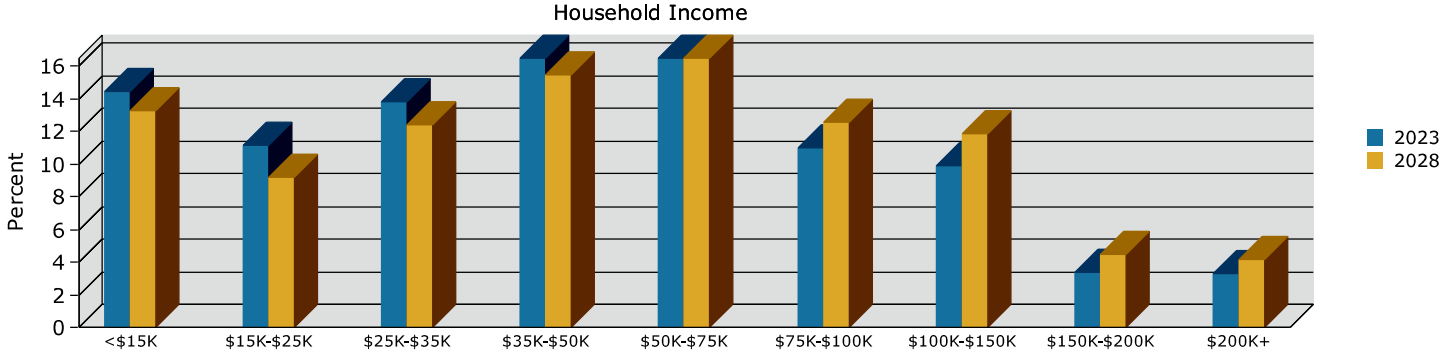
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 28, 2024

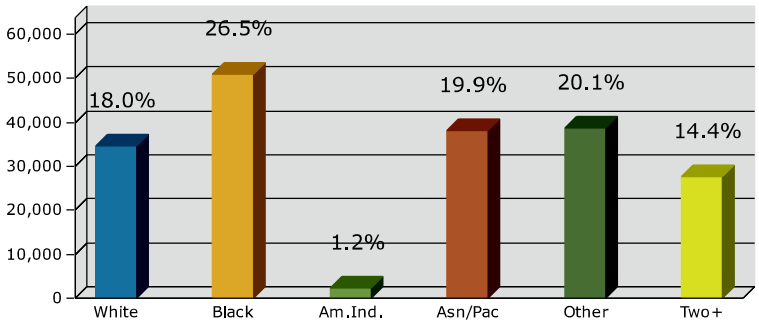
©2024 Esri

Graphic Profile

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time band: 5 - 10 minute radius

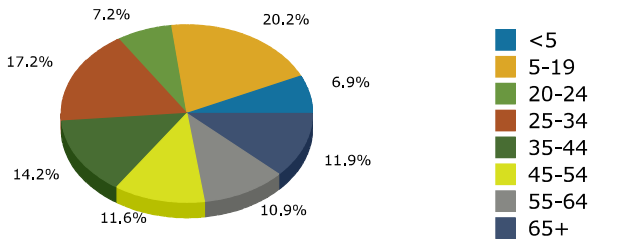
Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309

2023 Population by Race

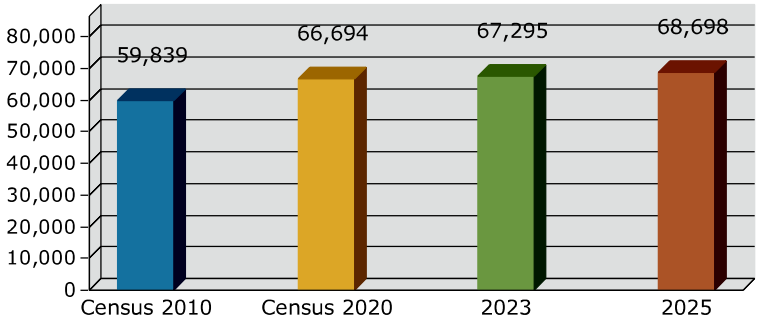


2023 Percent Hispanic Origin:39.3%

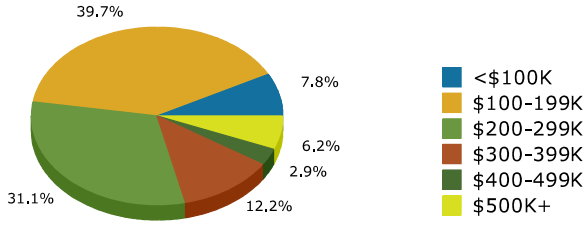
2023 Population by Age



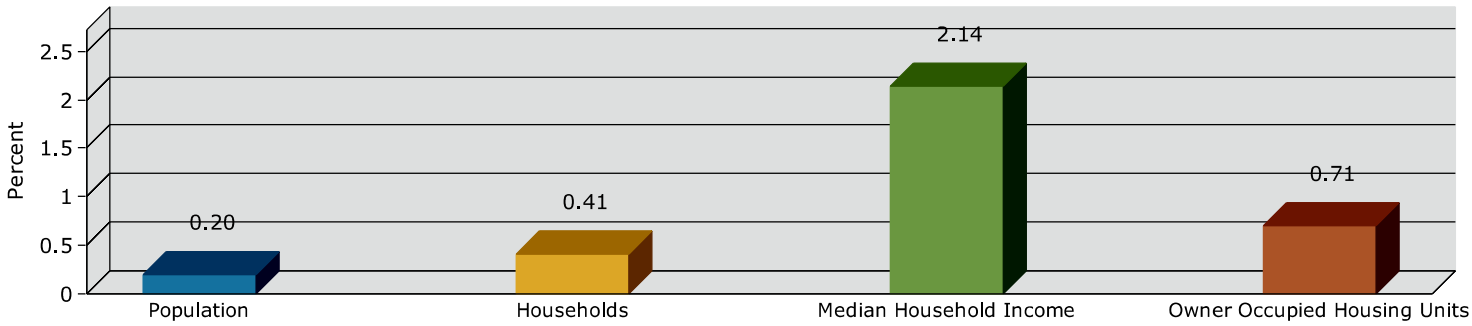
Households



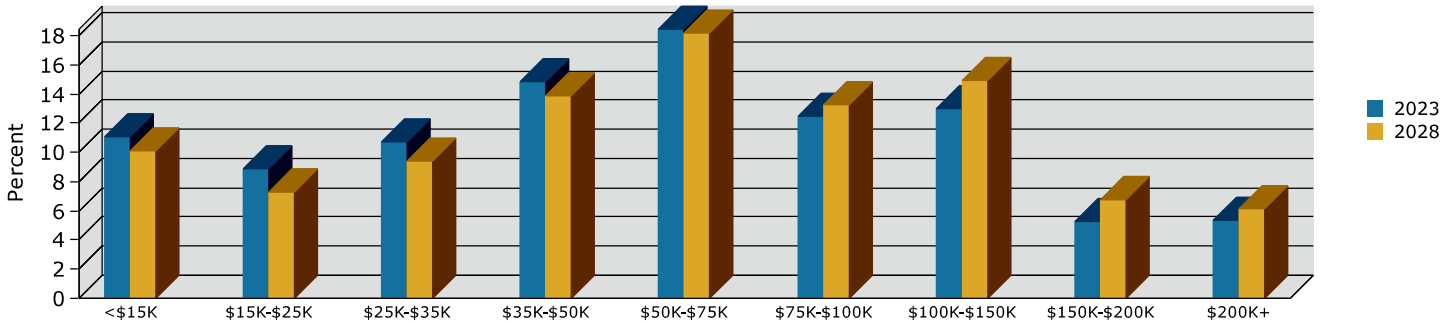
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

February 28, 2024

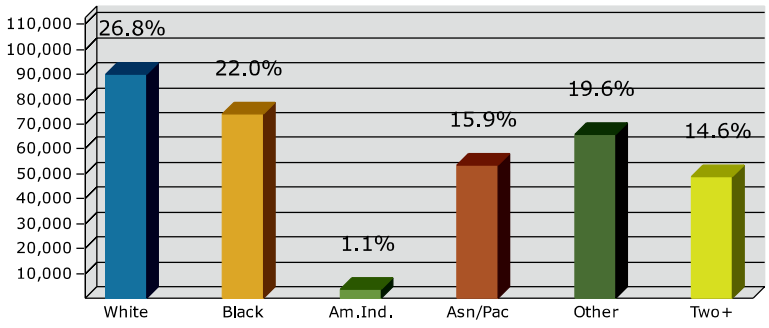
©2024 Esri

Graphic Profile

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time band: 10 - 15 minute radius

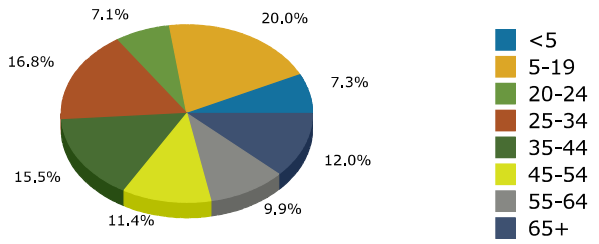
Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309

2023 Population by Race

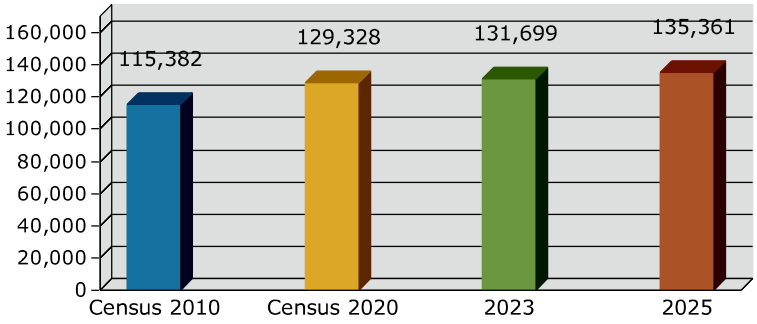


2023 Percent Hispanic Origin:38.6%

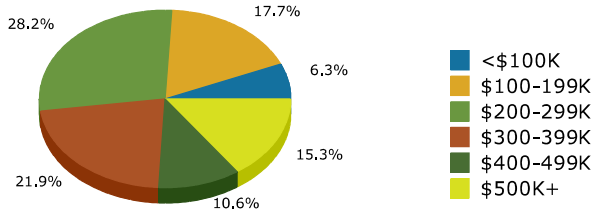
2023 Population by Age



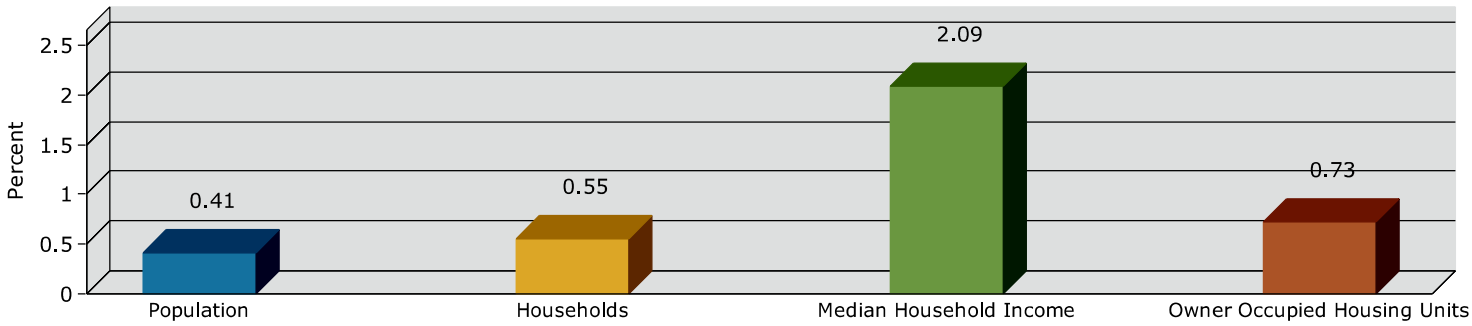
Households



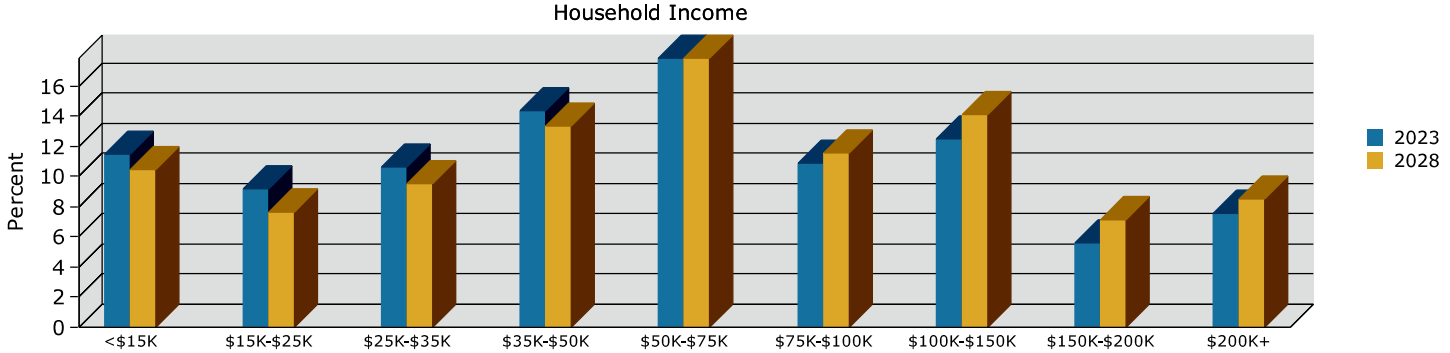
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

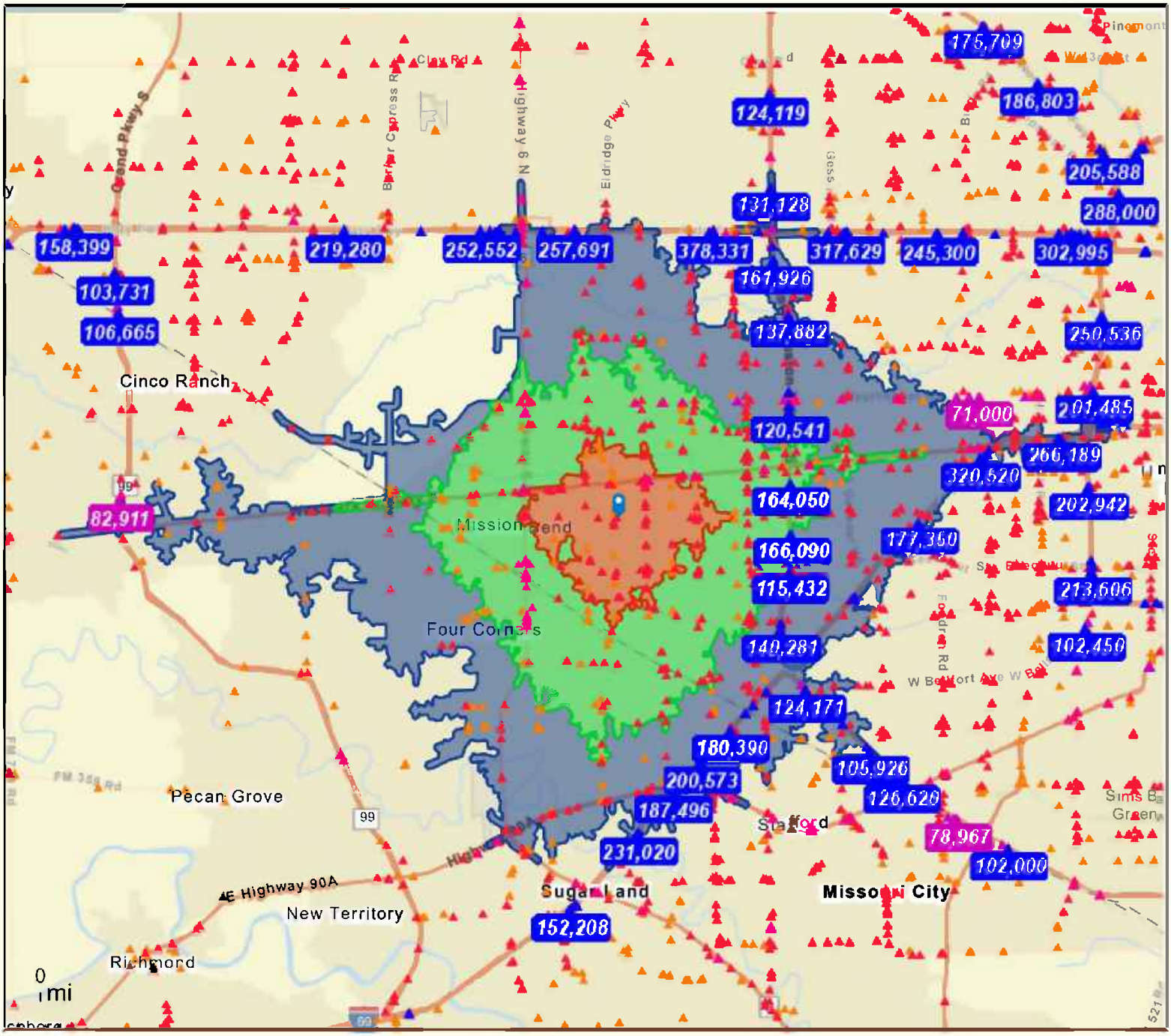
February 28, 2024

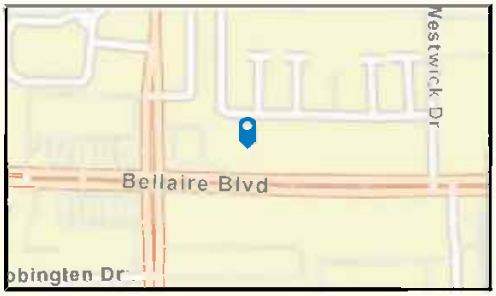
©2024 Esri

Traffic Count Map

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Source: ©2023 Kalibrate Technologies (Q3 2023).

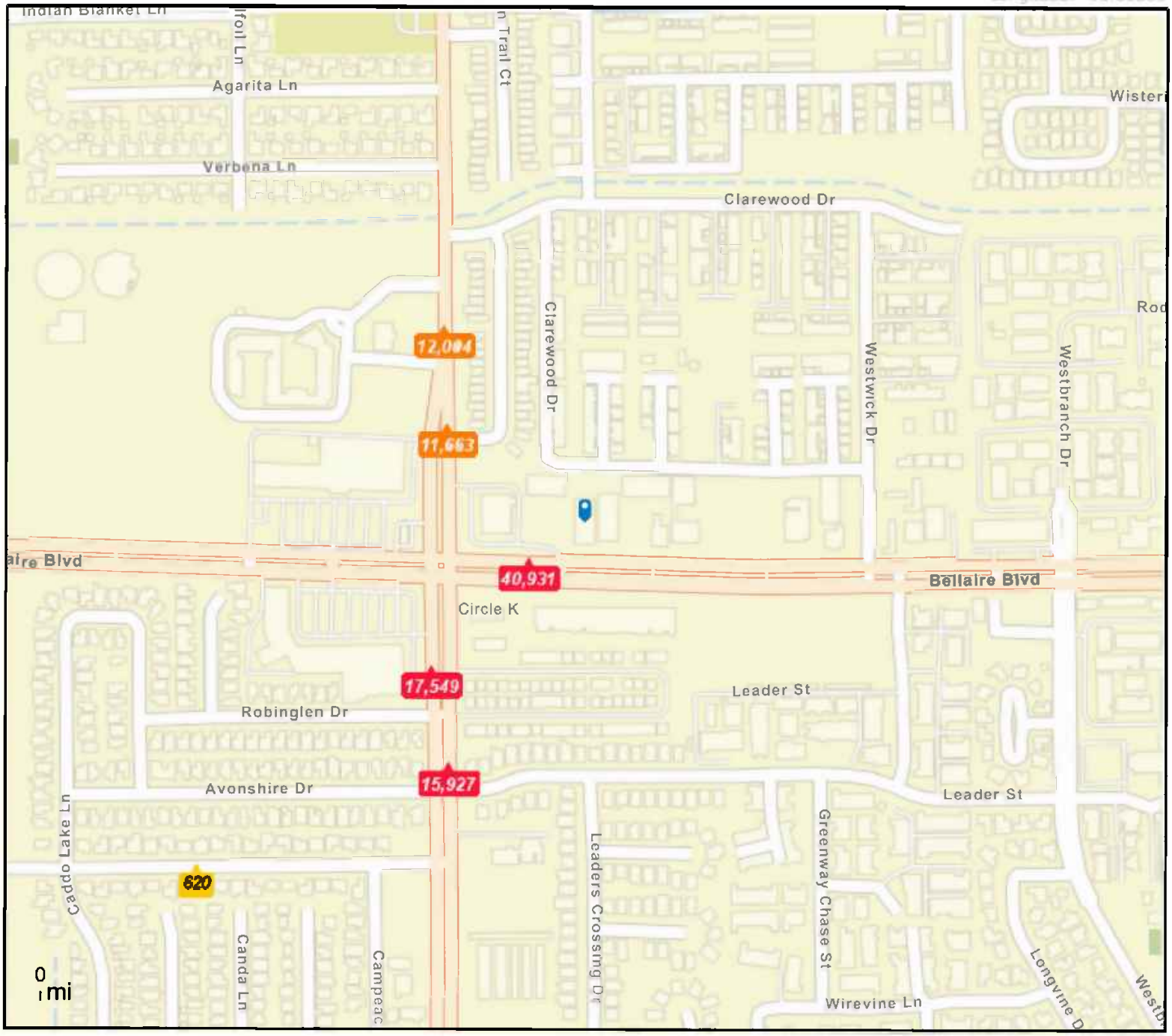
February 28, 2024

©2024 Esri

Traffic Count Map - Close Up

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309



Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Source: ©2023 Kalibrate Technologies (Q3 2023).

February 28, 2024

©2024 Esri

Traffic Count Profile

13192 Bellaire Blvd, Houston, Texas, 77072
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70397
Longitude: -95.61309

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05	Bellaire Blvd	Synott Rd (0.05 miles W)	2013	40,931
0.12	Synott Road	Bellaire Blvd (0.1 miles S)	2019	11,663
0.15	Synott Rd	Robinglen Dr (0.03 miles S)	2013	17,549
0.16	Synott Rd	Clarewood Dr (0.03 miles N)	2013	12,004
0.19	Synott Road;Nguy	Leader St (0.02 miles S)	2021	15,927
0.36	Gaby Virbo Dr	Caddo Lake Ln (0.09 miles W)	2011	620
0.42	Bellaire Blvd	Puerta Vista Ln (0.06 miles W)	2014	37,455
0.46	High Star Dr	S Bayou Knoll Dr (0.02 miles W)	2011	2,700
0.48	S Bayou Knoll Dr	High Star Dr (0.02 miles S)	2001	4,030
0.51	High Star Dr	Westwick Dr (0.02 miles W)	2011	2,720
0.53	S Dairy Ashford Rd	Bellaire Blvd (0.06 miles N)	2011	18,310
0.53	Bellaire Blvd	S Dairy Ashford Rd (0.01 miles W)	2013	40,303
0.54	South Dairy Ashford Road	Leader St (0.03 miles S)	2019	19,140
0.55	S Dairy Ashford Rd	Rodeo Square Dr (0.04 miles S)	2006	23,950
0.55	South Dairy Ashford Road	Rodeo Square Dr (0.04 miles S)	2019	19,499
0.59	S Dairy Ashford Rd	Rodeo Square Dr (0.13 miles S)	2015	35,992
0.60	High Star Dr	Weststar Ln (0.02 miles W)	2006	4,630
0.63	Timberway Ln	Knotty Glen Ln (0.01 miles S)	2011	740
0.64	Alief Clodine Road	Synott Rd (0.11 miles E)	2019	22,055
0.66	Alief Clodine Rd	Synott Rd (0.11 miles E)	2011	36,410
0.67	Synott Road	Ashford Point Dr (0.1 miles N)	2019	10,291
0.69	Eldridge Pkwy	Verbena Ln (0.02 miles N)	2015	20,118
0.75	High Star Dr	S Dairy Ashford Rd (0.07 miles W)	2011	2,210
0.76	S Dairy Ashford Rd	High Star Dr (0.09 miles S)	2011	18,620
0.76	South Dairy Ashford Road	Braewood Glen Ln (0.01 miles S)	2019	19,945
0.77	Synott Rd	Ashford Point Dr (0.1 miles N)	2013	9,148
0.77	Synott Rd	Wilde Glen Ln (0.01 miles S)	2000	11,200
0.77	S Dairy Ashford Rd	Braewood Glen Ln (0.01 miles S)	2011	18,120
0.77	South Dairy Ashford Road	Alief Clodine Rd (0.07 miles N)	2019	17,838
0.80	Alief Clodine Rd	S Dairy Ashford Rd (0.1 miles E)	2011	19,890

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2023 Kalibrate Technologies (Q3 2023).

February 28, 2024

©2024 Esri

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	**577136**	**dannynguyen@dncommercial.net**	**(713)270-5400**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	**456765**	**dannynguyen@dncommercial.net**	**(713)478-2972**
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 _____