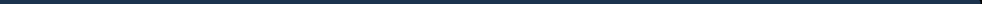




PAD OPPORTUNITY AVAILABLE
10780-10804 Bellaire Blvd. Houston, TX 77072



LION SQUARE PLAZA

Nestled in the famous Little Saigon area, drawing food enthusiasts and cultural tourists alike. Prominent site visibility that stands out in a densely populated district. Benefit from a location that's deeply integrated into the community fabric, enhancing customer loyalty and local support. Embrace the opportunity to anchor your business in a locale brimming with life, culture, and commercial vibrancy. This pad site is not just a place for business; it's a gateway to becoming a part of Houston's international community.

Key Tenants



Population 20,544 within a 1-mile radius

Located on the corner of Bellaire Blvd and Wilcrest Dr.

Average 74,000 vehicles per day

HH Income \$52,108 within a 1-mile radius



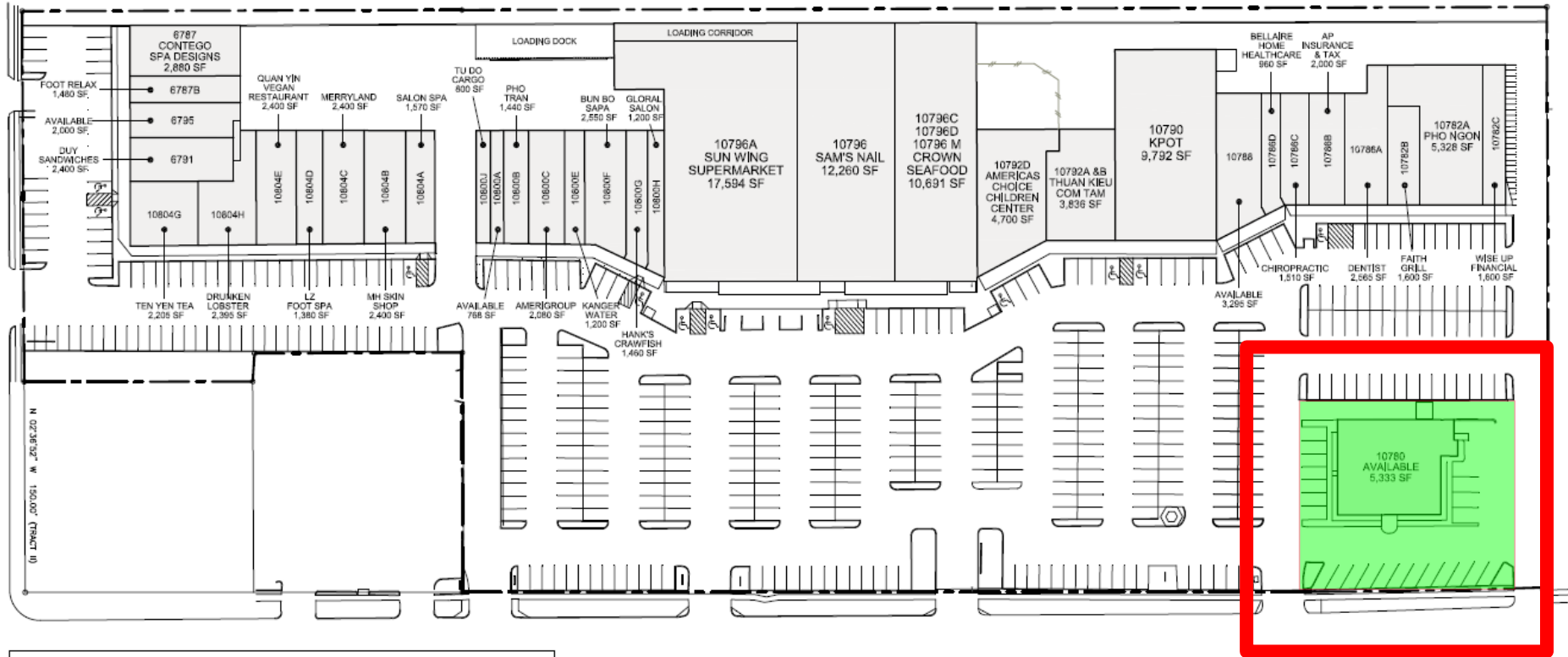
WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
 wnault@whitstonereit.com
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WILCREST DRIVE
(100' R.O.W.)



BELLAIRE BOULEVARD
(120' R.O.W.)

DEVELOPMENT SYNOPSIS					
LAND AREA	BLDG. AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO	DENSITY
406,311 S.F. 9.33 AC.	117,839 S.F.	472 CARS	491 CARS	4,17/1000	29.0 %

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