



RETAIL AVAILABLE

1,000 SF For Lease

5201 SPRUCE STREET, BELLAIRE, TX 77401
(Directly Across From H-E-B)

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Property Highlights

- 5,130-square-foot retail building at the corner of Spruce and 5th Street in Bellaire (near West University)
- Adjacent to the Bellaire Triangle H-E-B (2.3 million visits annually)
- Tenants include: Fajita Pete's and The Tailored Tail
- Just north of Bissonnet Street with 16,494 VPD
- Total daytime population of 333K in a 3-mile radius
- High incomes of \$138K+ in a 1-mile radius

Area Available

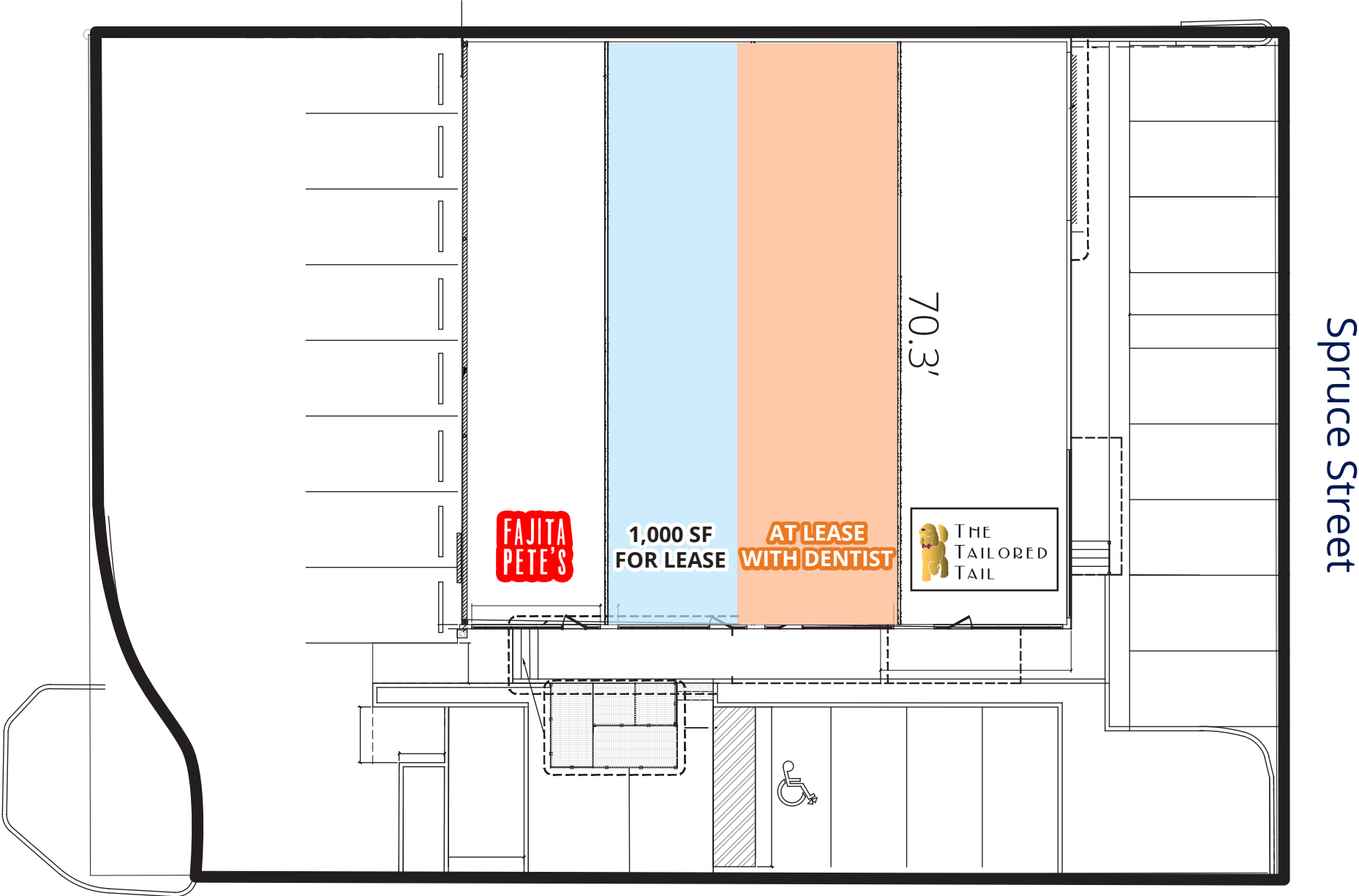
Area Available 1,000 SF Remaining

Pricing Contact Broker

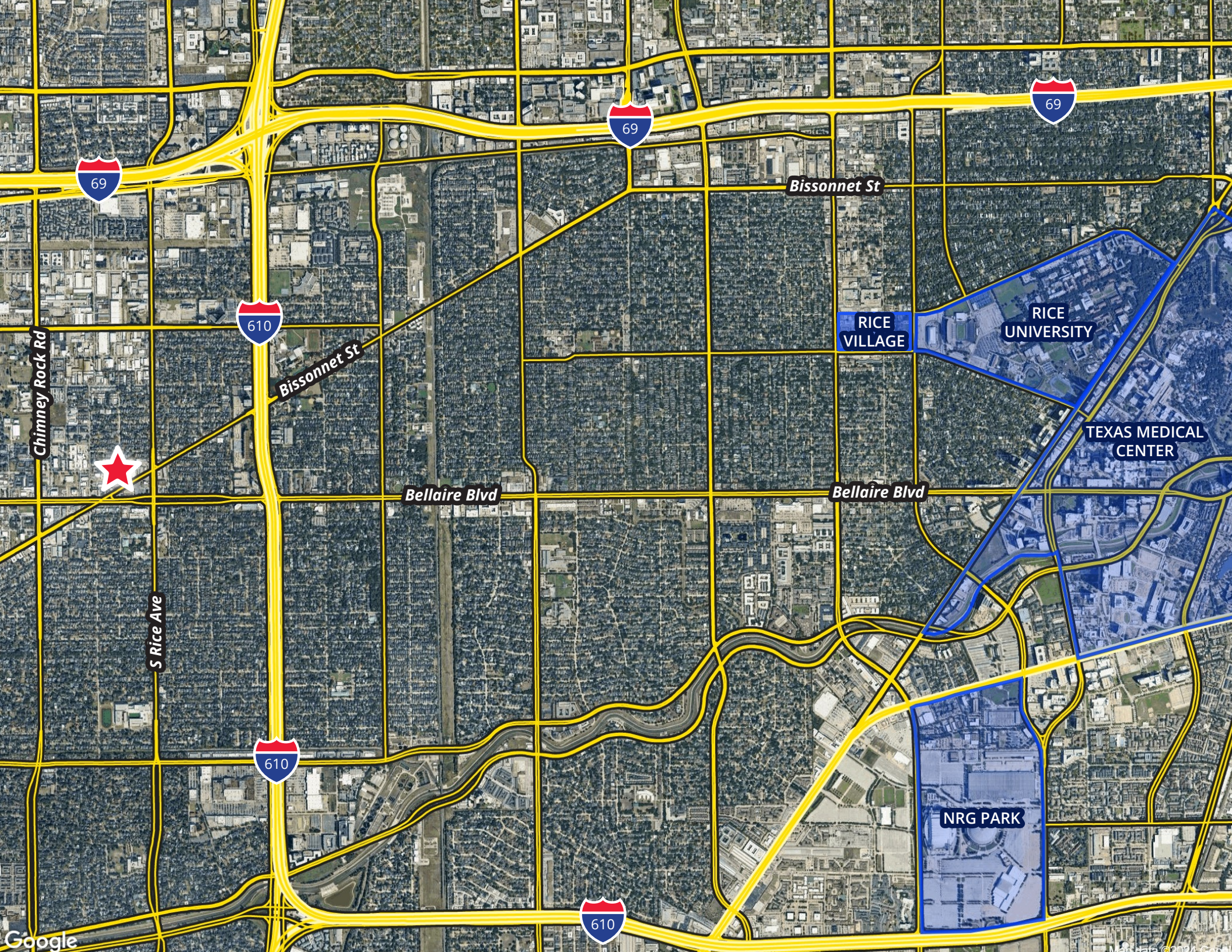
**5201
SPRUCE
STREET**



5201 Spruce Street



5th Street



Chimney Rock Rd

Bissonnet St

Bissonnet St

RICE VILLAGE

RICE UNIVERSITY

TEXAS MEDICAL CENTER

Bellaire Blvd

Bellaire Blvd

S Rice Ave

NRG PARK



Demographic Summary Report

5201 Spruce St, Bellaire, Texas, 77401

Prepared by Colliers
 Latitude: 29.707830
 Longitude: -95.470659

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	20,057	199,590	459,858
2010 Total Population	19,853	209,424	482,310
2023 Total Population	20,460	231,207	535,686
2023 Group Quarters	81	1,378	6,876
2028 Total Population	20,617	235,455	546,637
2023-2028 Annual Rate (CAGR)	0.15%	0.36%	0.41%
2000 to 2010 Population Change	-1.0%	4.9%	4.9%
2000 to 2023 Population Change	2.0%	15.8%	16.5%
2010 to 2028 Population Change	3.8%	12.4%	13.3%
2023 to 2028 Population Change	0.8%	1.8%	2.0%
2023 Total Daytime Population	27,420	323,077	836,430
Workers	17,051	217,100	585,637
Residents	10,369	105,977	250,793
2023 Workers % of Daytime Population	62.2%	67.2%	70.0%
2023 Residents % of Daytime Population	37.8%	32.8%	30.0%
Household Summary			
2000 Households	7,712	85,142	201,871
2010 Households	7,243	87,077	206,448
2023 Households	7,641	98,605	234,823
2023 Average Household Size	2.67	2.33	2.25
2028 Households	7,754	101,556	242,252
2023-2028 Annual Rate	0.29%	0.59%	0.62%
2000 to 2010 Household Change	-6.1%	2.3%	2.3%
2000 to 2023 Household Change	-0.9%	15.8%	16.3%
2010 to 2028 Household Change	7.1%	16.6%	17.3%
2023 to 2028 Household Change	1.5%	3.0%	3.2%
2010 Families	4,930	48,375	109,852
2023 Families	5,013	50,629	116,245
2028 Families	5,076	51,884	119,437
2023-2028 Annual Rate	0.25%	0.49%	0.54%
Housing Unit Summary			
2023 Housing Units	8,644	111,735	266,336
Owner Occupied Housing Units	39.7%	33.6%	34.3%
Renter Occupied Housing Units	60.3%	66.4%	65.7%
Vacant Housing Units	11.6%	11.8%	11.8%
Owner Occupied Median Home Value			
2023 Median Home Value	\$794,207	\$529,238	\$437,687
2028 Median Home Value	\$776,953	\$548,462	\$466,697
Income			
2023 Per Capita Income	\$51,548	\$55,287	\$52,575
2023 Median Household Income	\$55,186	\$67,518	\$62,789
2023 Average Household Income	\$138,473	\$129,541	\$119,533
Household Income Base	7,641	98,605	234,823
<\$15,000	11.8%	9.7%	11.3%
\$15,000 - \$24,999	12.4%	8.6%	8.6%
\$25,000 - \$34,999	9.7%	8.9%	9.2%
\$35,000 - \$49,999	13.1%	11.6%	11.7%
\$50,000 - \$74,999	11.4%	14.6%	15.5%
\$75,000 - \$99,999	8.1%	10.3%	10.7%
\$100,000 - \$149,999	7.6%	12.5%	11.9%
\$150,000 - \$199,999	5.6%	6.6%	6.2%
\$200,000+	20.4%	17.2%	15.0%



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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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.

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- 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.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date