

NE Quarter of 9th Floor – FOR SALE

9999 Bellaire Blvd, Houston, TX 77036

- Price: \$2,600,000
- Price/SF: \$406.69
- Total Size: +/- 6,393 SF
- Ste. 900: +/- 2,034.89 SF
- Ste. 906: +/- 786.32 SF
- Ste. 908: +/- 1,439.06 SF
- Ste. 909: +/- 2,132.70 SF
- Income Producing
- Approx. miles: 3 to I-59/69
- Anchored by American First National Bank
- Great Accessibility – Building is easily accessible to Hwy 59/69, I-10, Beltway 8 and Westpark Toll Rd which makes travel to Downtown Houston, the Texas Medical Center, The Galleria, both of Houston's major International Airports and other major destinations convenient.



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

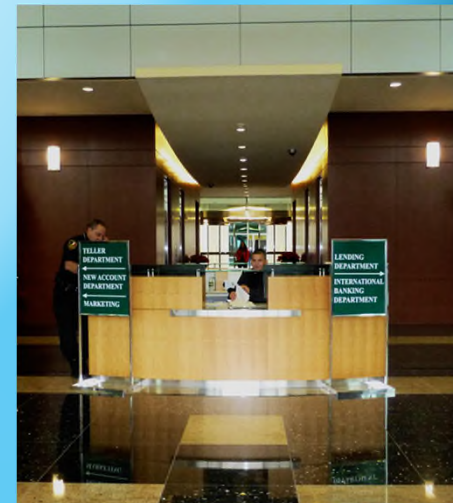
dannynguyen@dncommercial.net



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.

PROPERTY HIGHLIGHTS

- On-Site Security
- Full-service bank on premise
- Hilton Garden Hotel adjacent to building
- Numerous Restaurants adjacent to building
- Front & Rear Automatic Double Door Entrances
- 1 Delivery side Entrance
- 4 Elevators
- Multi-level Parking garage



A4 - 1,530 SF. - 3179 I

A3 - 1,083 SF. - 2247 I

A2 - 590 SF. - 1224 I

A1 - 1,095 SF. - 23,343

Ste. 900
+/- 2,034.89

Ste. 908
+/- 1,439.06 SF

Ste. 906
+/- 786.324 SF

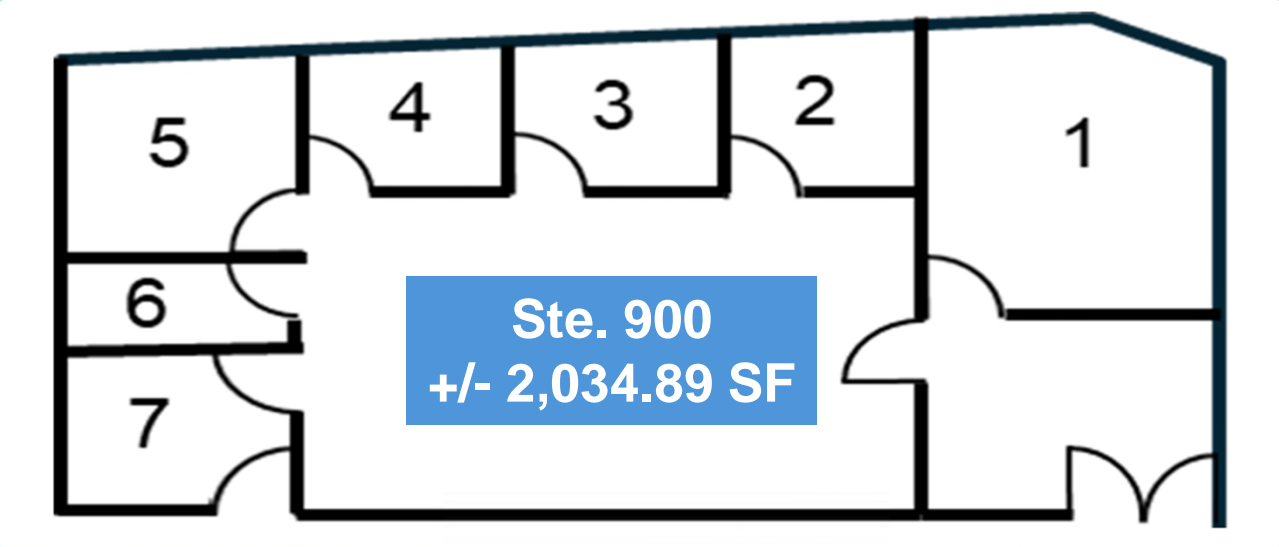
Ste. 909
+/- 2,132.70 SF

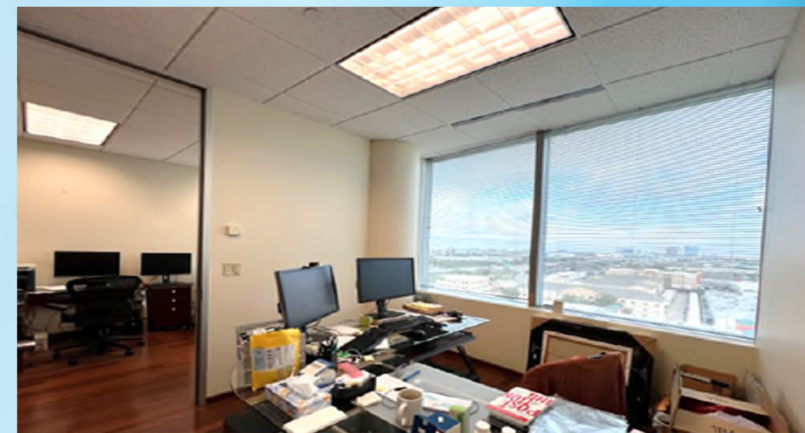
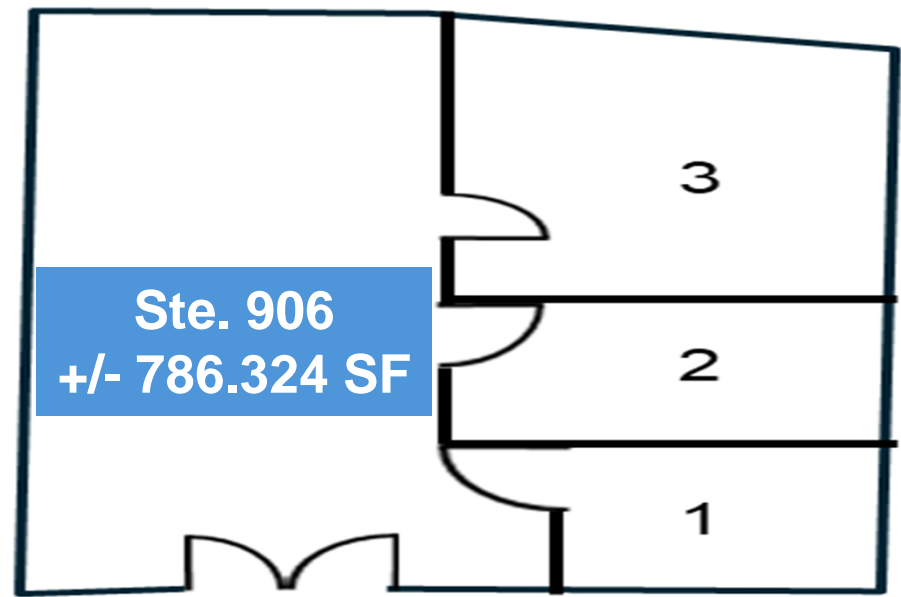
Elevators

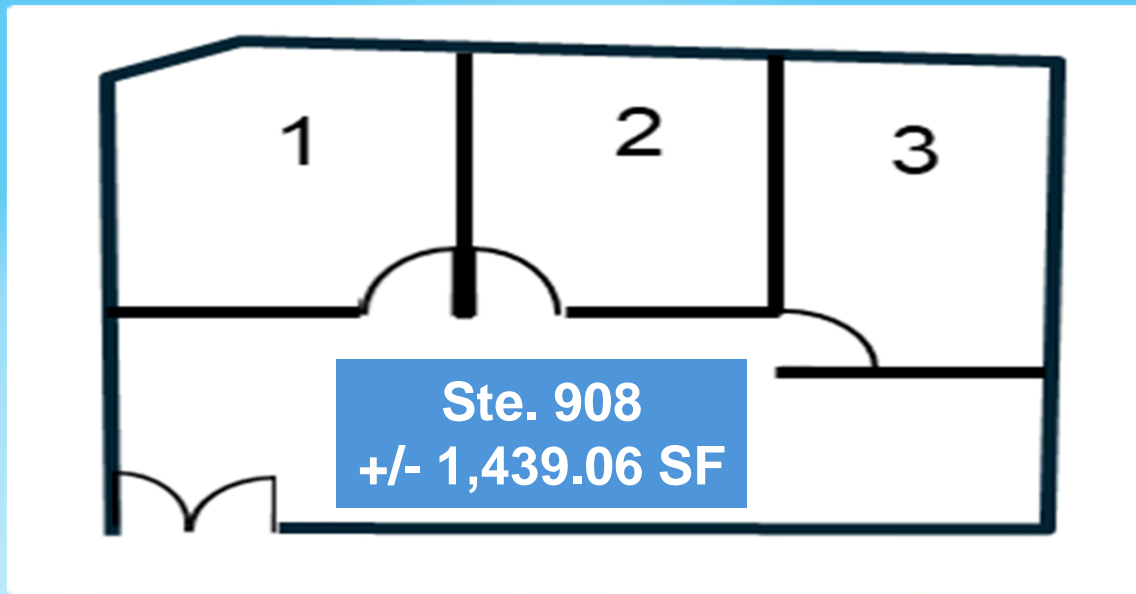
98
USABLE NET AREA = 3,325 S.F.
SALE-ABLE AREA = 4,442 S.F. - 25,950 I

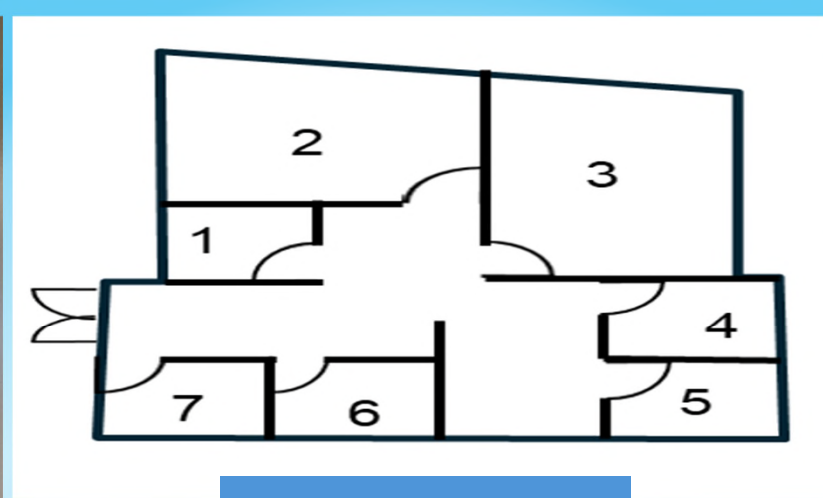
9C
USABLE NET AREA = 4,672 S.F.
SALE-ABLE AREA = 6,957 S.F. - 36,449 I

5571









Ste. 909
+/- 2,132.70 SF





Ste. 909 cont.
+/- 2,132.70 SF





The American First National Bank Bldg. is only minutes away from the Sam Houston and Westpark Tollways. It is poised to meet the growing demands of West/Southwest Houston by providing Executive Office Spaces catering to Medical Professionals and Business Owners who wish to be strategically located in the Houston Metroplex.

Offering convenient and swift commutes, this location facilitates easy access to highly sought-after communities in areas such as Bellaire, West Chase, Memorial, the Galleria, Mid-Town and Downtown. It is also minutes from Sugar Land, Stafford, Missouri City, Richmond/Rosenberg and Pearland.





Collins Elementary School



St. Ignace Jesuit High School Preparatory



Bellaire Blvd



Bush Elementary School

St. Francis De Sales Church

Sharpstown International School

Ed White Elementary

Crain Park



Notre Dame Catholic Church

Masjid

Energy Corridor



Downtown
Houston



SITE



Houston Medical Center



Stafford

Sugar Land

Missouri City

Pearland

Richmond / Rosenberg

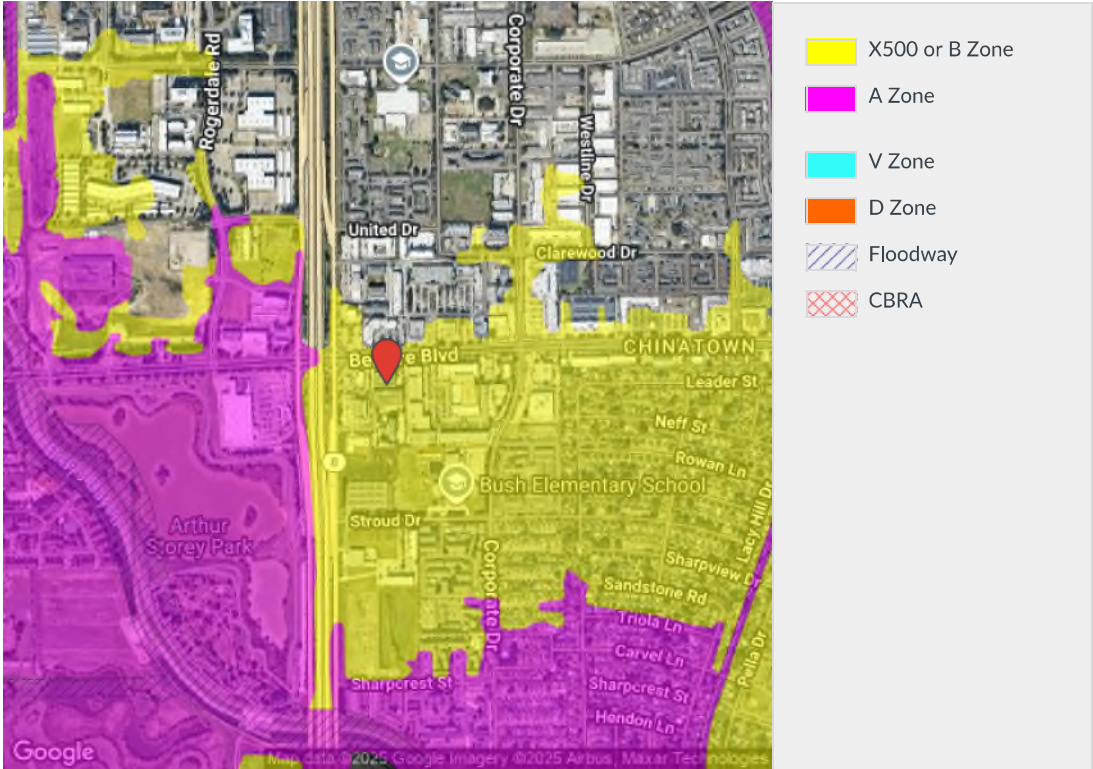
9999 BELLAIRE BLVD HOUSTON, TX 77036

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0835L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0835L





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

Executive Summary

9999 Bellaire Blvd, Houston, Texas, 77036



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	25,106	190,211	339,802
2020 Population	24,859	201,119	363,698
2025 Population	24,296	195,922	359,290
2030 Population	24,408	194,517	362,057
2010-2020 Annual Rate	-0.10%	0.56%	0.68%
2020-2025 Annual Rate	-0.44%	-0.50%	-0.23%
2025-2030 Annual Rate	0.09%	-0.14%	0.15%

Age			
2025 Median Age	34.8	34.1	35.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	11.6%	18.6%	26.8%
Black Alone	11.1%	22.6%	23.1%
American Indian Alone	1.4%	1.6%	1.3%
Asian Alone	27.2%	10.8%	13.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	33.0%	30.2%	20.3%
Two or More Races	15.6%	16.1%	14.6%
Hispanic Origin	56.7%	54.1%	39.5%
Diversity Index	88.1	89.2	89.2

Households			
2010 Total Households	8,559	70,911	129,192
2020 Total Households	8,972	77,068	139,359
2025 Total Households	9,140	77,860	142,093
2030 Total Households	9,387	78,855	145,855
2010-2020 Annual Rate	0.47%	0.84%	0.76%
2020-2025 Annual Rate	0.35%	0.19%	0.37%
2025-2030 Annual Rate	0.53%	0.25%	0.52%
2025 Average Household Size	2.65	2.50	2.52
Wealth Index	31	44	79

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	36.5%	31.1%	33.8%

Median Household Income			
2025 Median Household Income	\$42,579	\$49,535	\$60,780
2030 Median Household Income	\$46,780	\$53,877	\$66,558
2025-2030 Annual Rate	1.90%	1.69%	1.83%

Average Household Income			
2025 Average Household Income	\$56,787	\$69,587	\$100,944
2030 Average Household Income	\$63,000	\$75,856	\$110,239

Per Capita Income			
2025 Per Capita Income	\$21,368	\$27,662	\$39,984
2030 Per Capita Income	\$24,248	\$30,753	\$44,483
2025-2030 Annual Rate	2.56%	2.14%	2.16%

Income Equality			
2025 Gini Index	45.2	47.6	51.9

Socioeconomic Status			
2025 Socioeconomic Status Index	28.6	34.3	39.9

Housing Unit Summary			
Housing Affordability Index	54	65	61
2010 Total Housing Units	10,036	82,341	145,287
2010 Owner Occupied Hus (%)	22.8%	29.2%	42.1%
2010 Renter Occupied Hus (%)	77.2%	70.8%	57.9%
2010 Vacant Housing Units (%)	14.7%	13.9%	11.1%
2020 Housing Units	9,756	85,398	154,045
2020 Owner Occupied HUs (%)	21.0%	25.6%	37.6%
2020 Renter Occupied HUs (%)	79.0%	74.3%	62.4%
Vacant Housing Units	7.9%	9.7%	9.5%
2025 Housing Units	9,911	85,489	156,099
Owner Occupied Housing Units	21.5%	26.4%	38.2%
Renter Occupied Housing Units	78.5%	73.6%	61.8%
Vacant Housing Units	7.8%	8.9%	9.0%
2030 Total Housing Units	10,208	87,058	160,942
2030 Owner Occupied Housing Units	2,105	21,897	57,458
2030 Renter Occupied Housing Units	7,282	56,958	88,397
2030 Vacant Housing Units	821	8,203	15,087

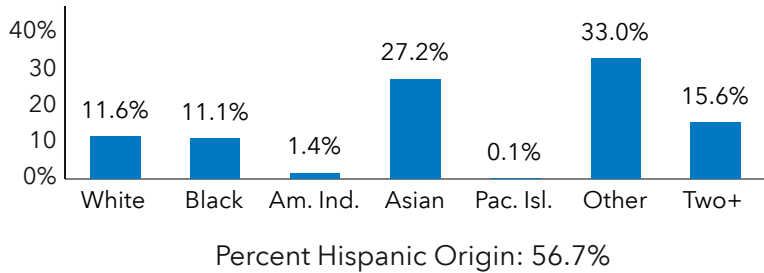
Graphic Profile

9999 Bellaire Blvd, Houston, Texas, 77036

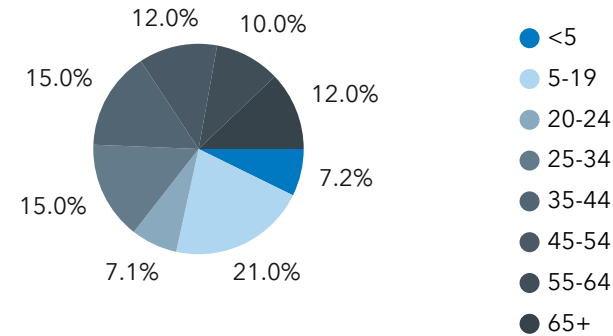


Ring band: 0 - 1 mile radius

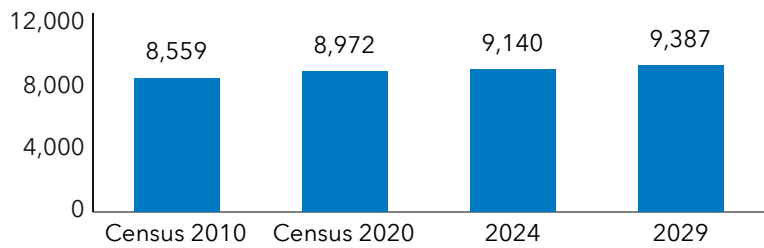
Population by Race



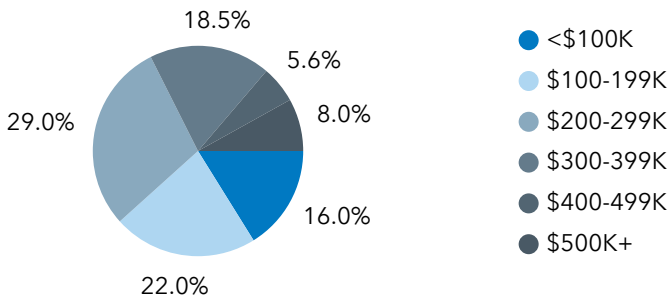
Population by Age



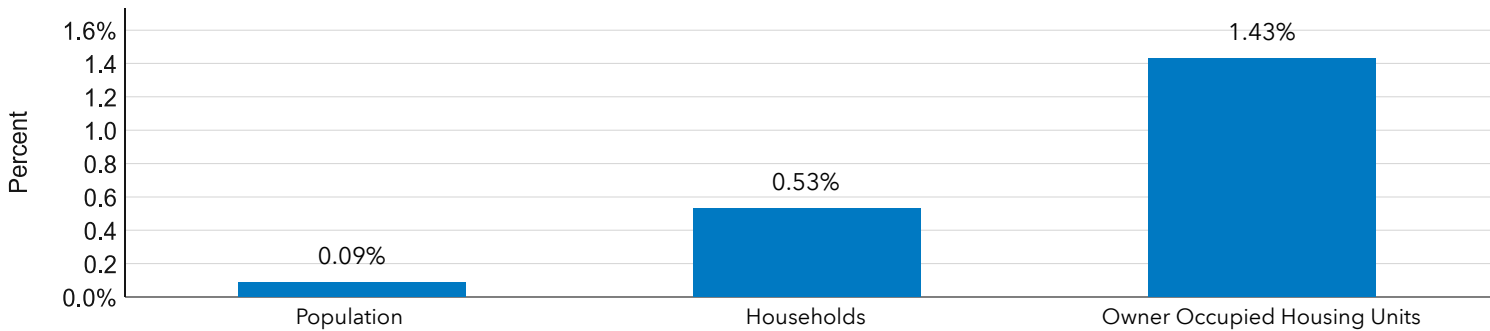
Households



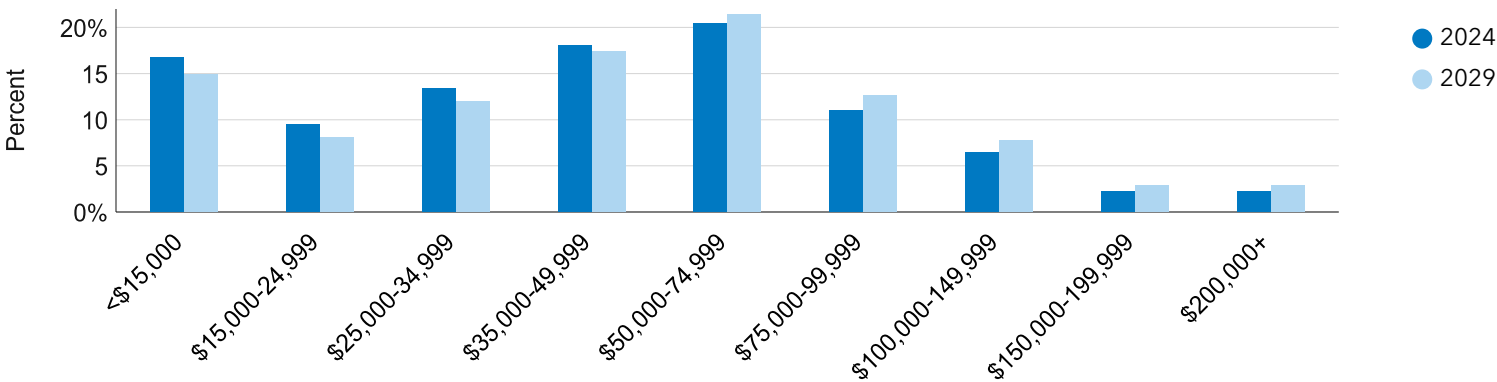
Home Value



2024-2029 Annual Growth Rate



Household Income



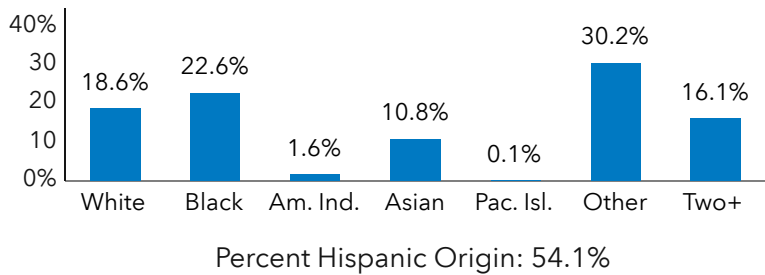
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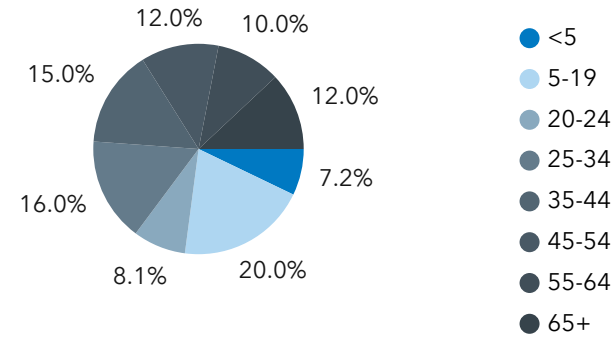


Ring band: 1 - 3 mile radius

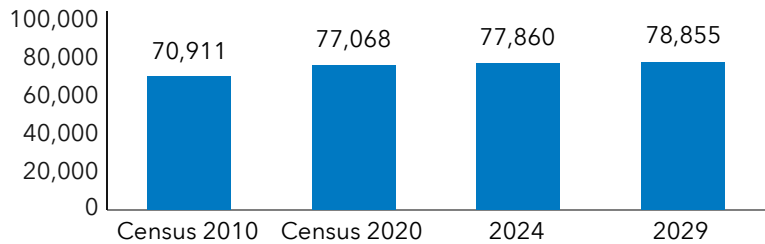
Population by Race



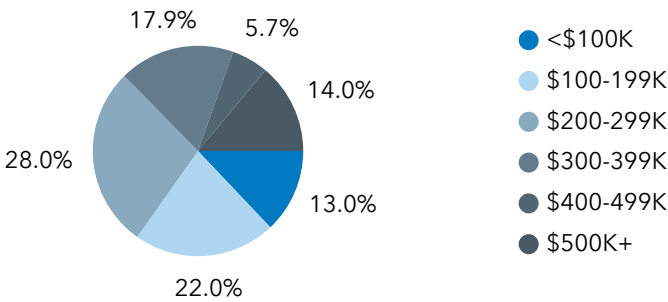
Population by Age



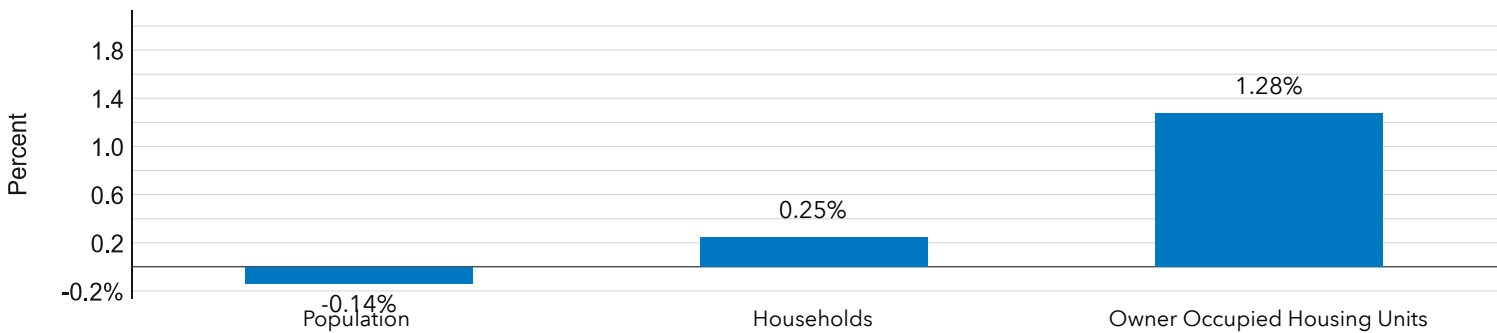
Households



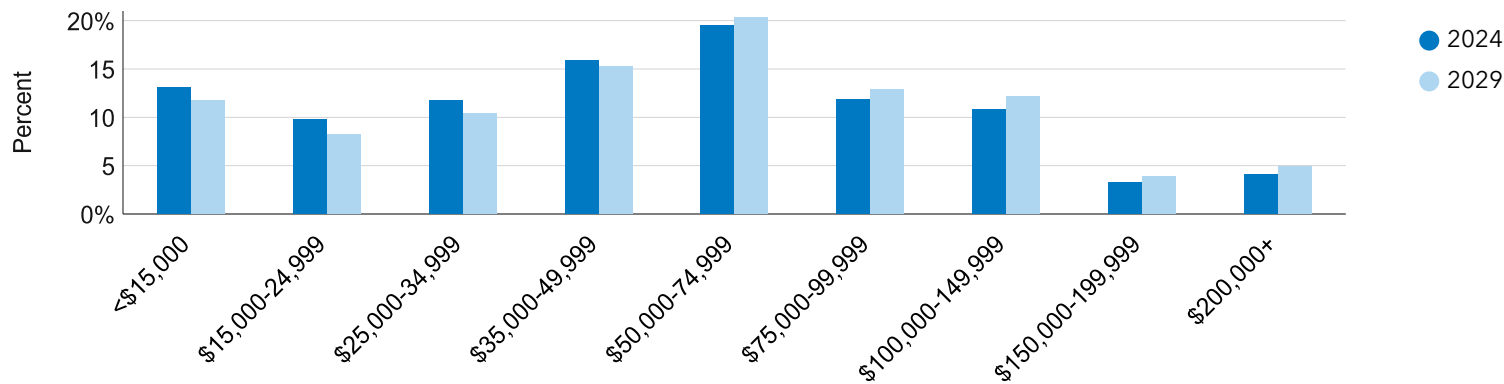
Home Value



2024-2029 Annual Growth Rate



Household Income



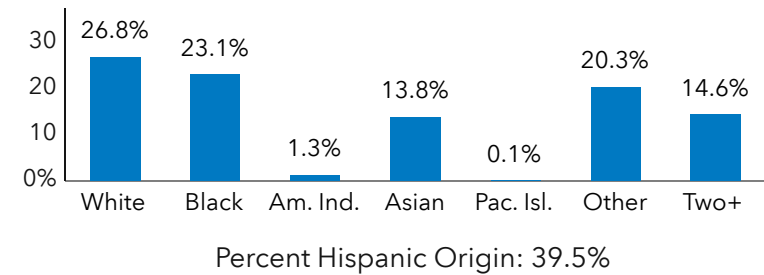
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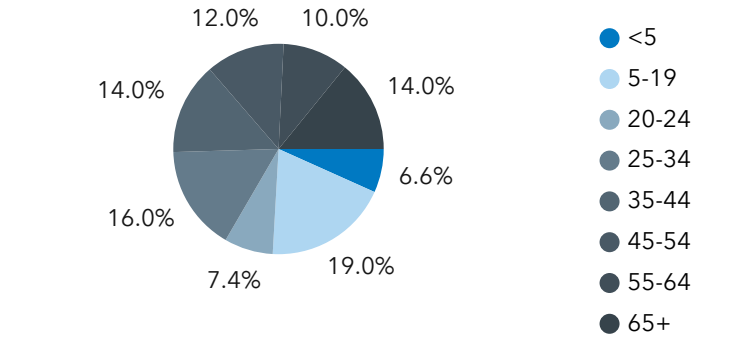


Ring band: 3 - 5 mile radius

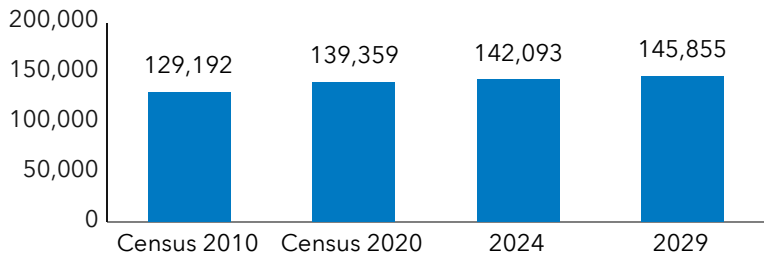
Population by Race



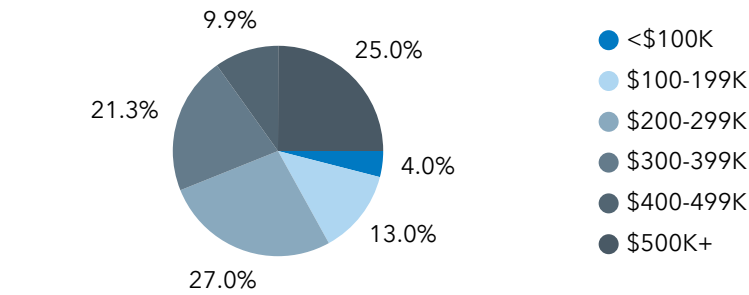
Population by Age



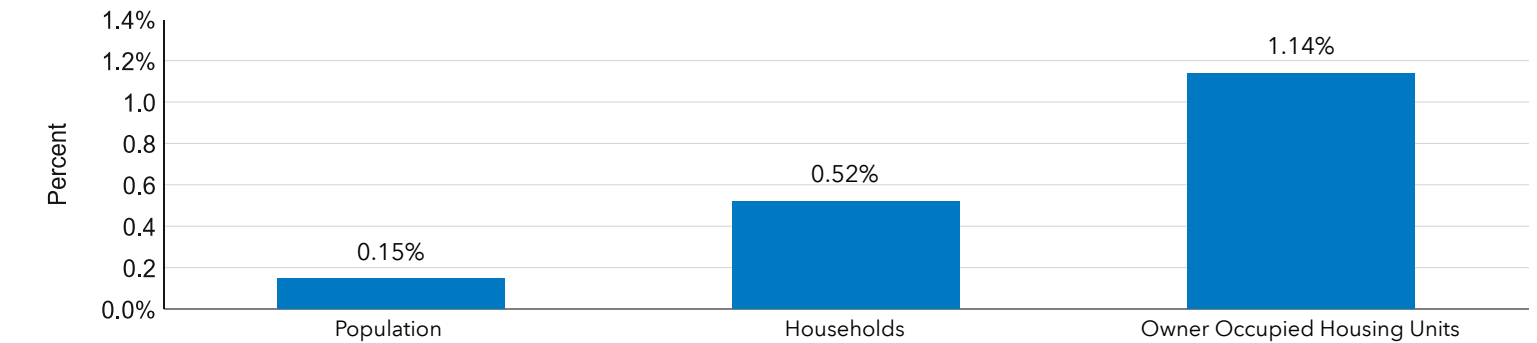
Households



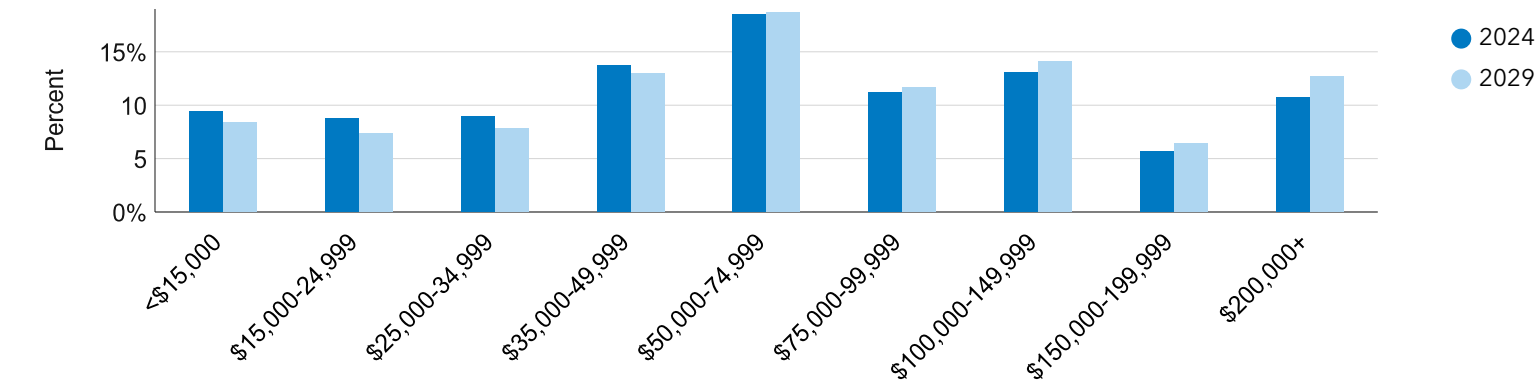
Home Value



2024-2029 Annual Growth Rate



Household Income

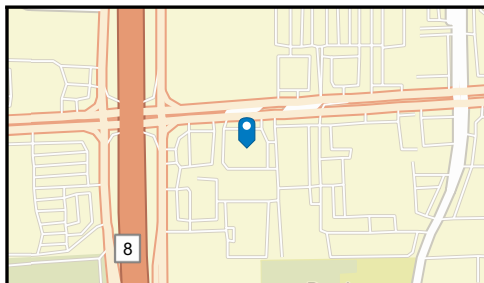
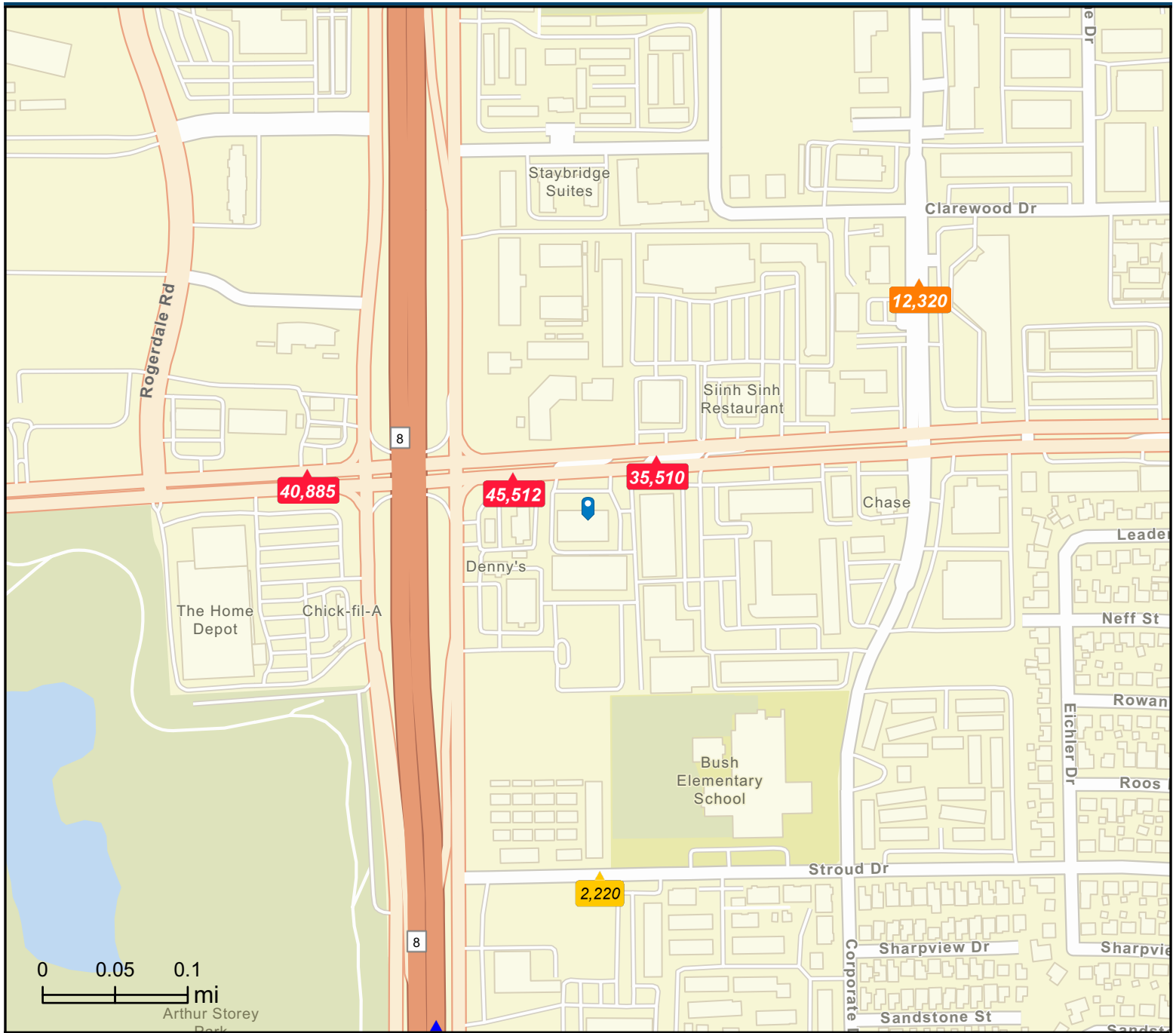




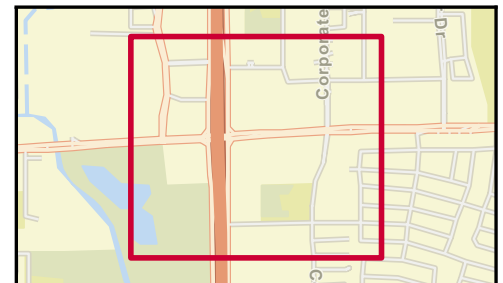
Traffic Count Map - Close Up

9999 Bellaire Blvd, Houston, Texas, 77036
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70406
Longitude: -95.55526



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



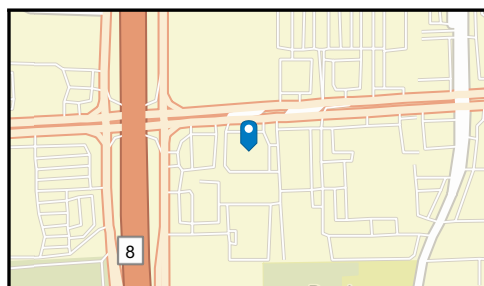
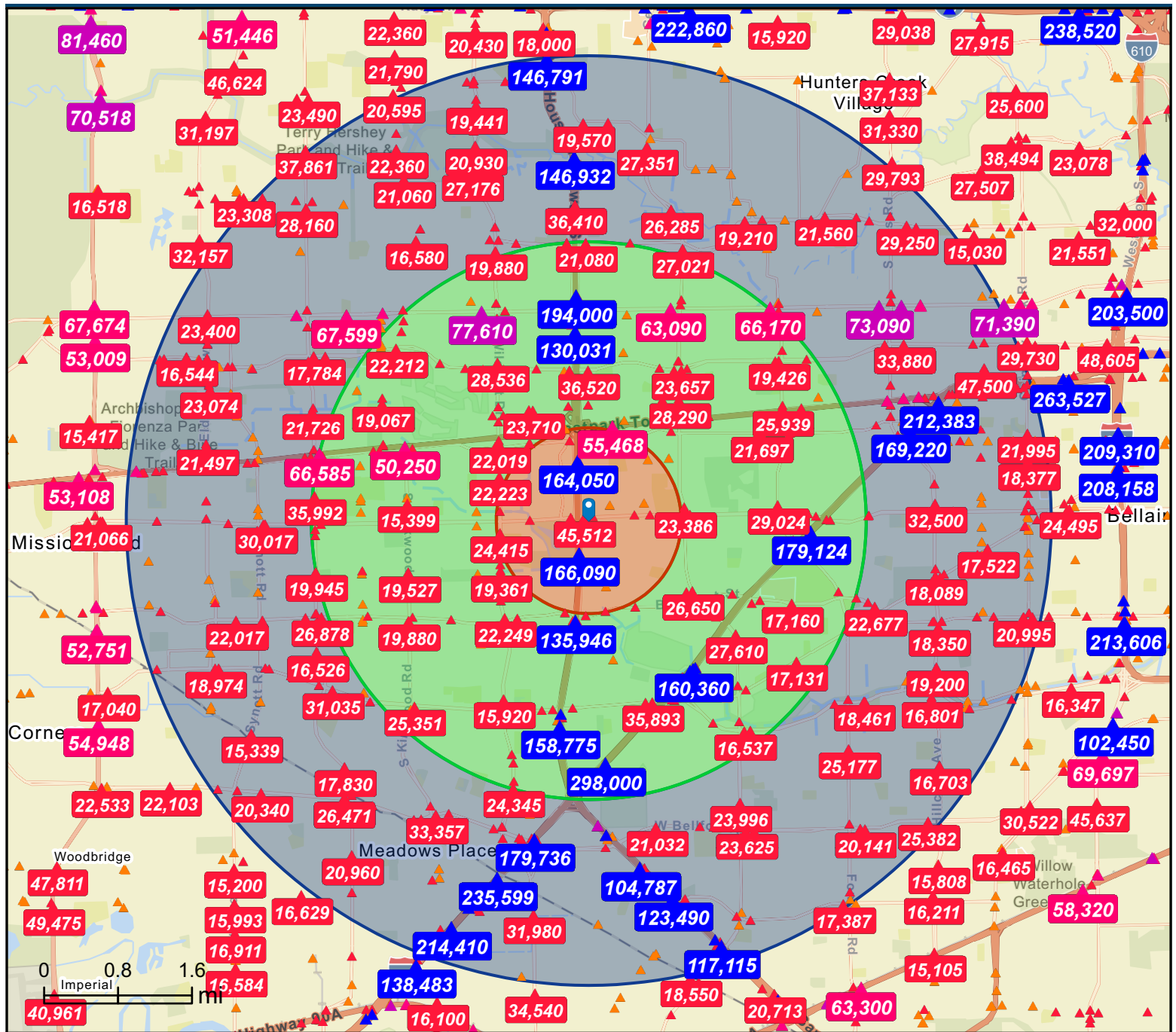
Source: ©2025 Kalibrate Technologies (Q1 2025).

August 08, 2025

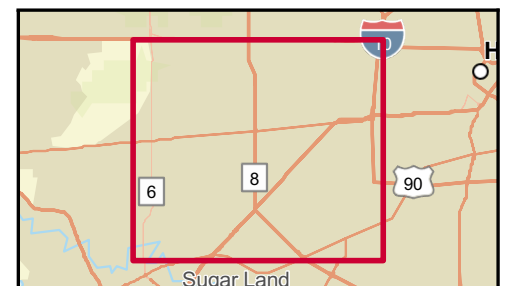
Traffic Count Map

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 Latitude: 29.70406
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August 08, 2025



Traffic Count Profile

9999 Bellaire Blvd, Houston, Texas, 77036
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70406
Longitude: -95.55526

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06		W Sam Houston Pkwy S (0.04 miles W)	2022	45512
0.06	Bellaire Blvd	Beltway 8 (0.16 miles W)	2011	35510
0.20	Bellaire Boulevardi La Saign	Sam Houston Pkwy (0.11 miles E)	2022	40885
0.25	Stroud Dr	Corporate Dr (0.17 miles E)	2011	2220
0.28	Corporate Dr	Clarewood Dr (0.05 miles N)	2011	12320
0.36	Beltway 8	Bellaire Blvd (0.38 miles N)	2011	166090
0.49	Lp 8 Access Rd	(0.0 miles)	2001	22910
0.50	Bellaire Blvd	Kendalia Dr (0.02 miles E)	2011	43190
0.53	Town Park Dr	Sovereign Dr (0.1 miles E)	2011	6712
0.57	Town Park Dr	Sam Houston Pkwy (0.05 miles E)	2011	2790
0.60	BW 8	Town Park Dr (0.06 miles S)	2022	19596
0.61	BW 8	Town Park Dr (0.05 miles S)	2022	17596
0.63	Ranchester Dr	Clarewood Dr (0.03 miles N)	2009	10916
0.63	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42434
0.66	Beltway 8	Harwin Dr (0.22 miles N)	2011	164050
0.66	Bellaire Blvd	Ranchester Dr (0.06 miles W)	2009	43522
0.68	Lacy Hill Dr	Rowan Ln (0.0 miles N)	2001	520
0.68	Leader St	Lacy Hill Dr (0.01 miles E)	2001	790
0.69	Sharpview Dr	Lacy Hill Dr (0.01 miles NW)	2001	1200
0.72	Sharpview Dr	Lacy Hill Dr (0.03 miles W)	2011	1110
0.72	Rowan Ln	Pella Dr (0.03 miles E)	2011	500
0.73	Leader St	Pella Dr (0.03 miles E)	2011	690
0.74	Corporate Dr	Langdon Ln (0.02 miles N)	2011	11940
0.74	Lacy Hill Dr	Carvel Ln (0.0 miles N)	2001	1180
0.77	Carvel Ln	Lacy Hill Dr (0.03 miles W)	2011	970
0.83	Corporate Dr	Harwin Dr (0.07 miles N)	2011	6100
0.87	Town Park Dr	Ranchester Dr (0.05 miles SW)	2011	7550
0.88	Harwin Dr	Sovereign Dr (0.06 miles E)	2011	24888
0.88	Harwin Drive	Rogerdale Rd (0.04 miles W)	2022	17800
0.88	Ranchester Dr	Harwin Dr (0.1 miles NW)	2011	8080

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 2024 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: ©2025 Kalibrate Technologies (Q1 2025).



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	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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