

2nd Generation Restaurant - Bellaire, TX

5214 Bellaire Blvd, Bellaire, Texas 77401



Estimated Population



1-mile	3-miles	5-miles
19,859	229,210	537,453

Avg Household Income



1-mile	3-miles	5-miles
\$139,061	\$128,579	\$118,589

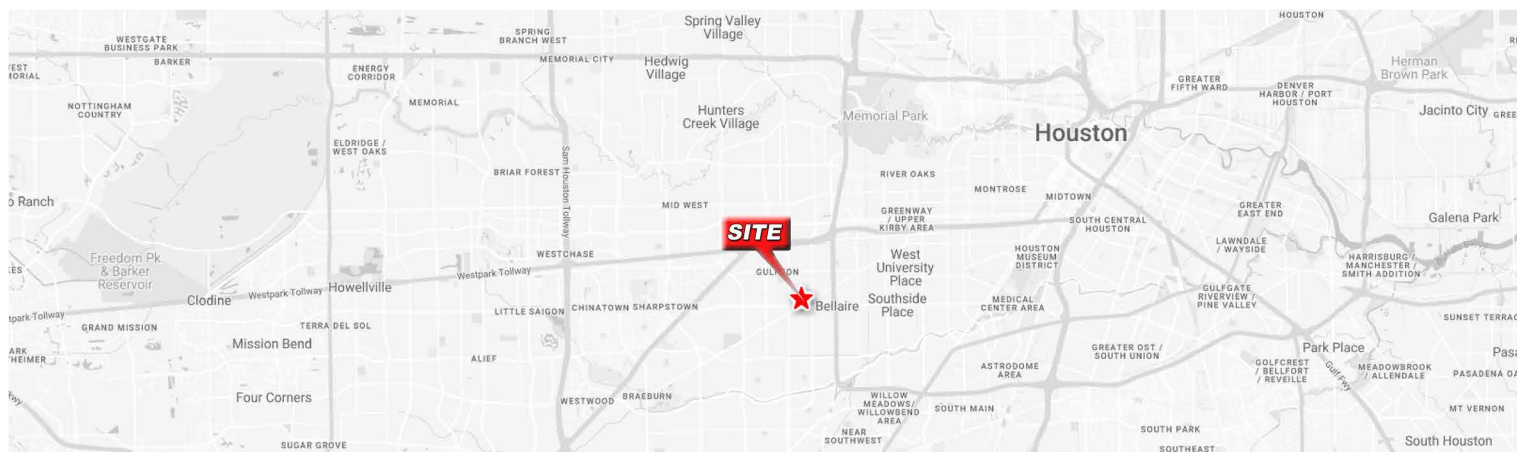
Traffic Counts



Bellaire Blvd	24,257 VPD
Bissonnet St	15,039 VPD
Year: 2022/23 Source: ESRI	

Property Features

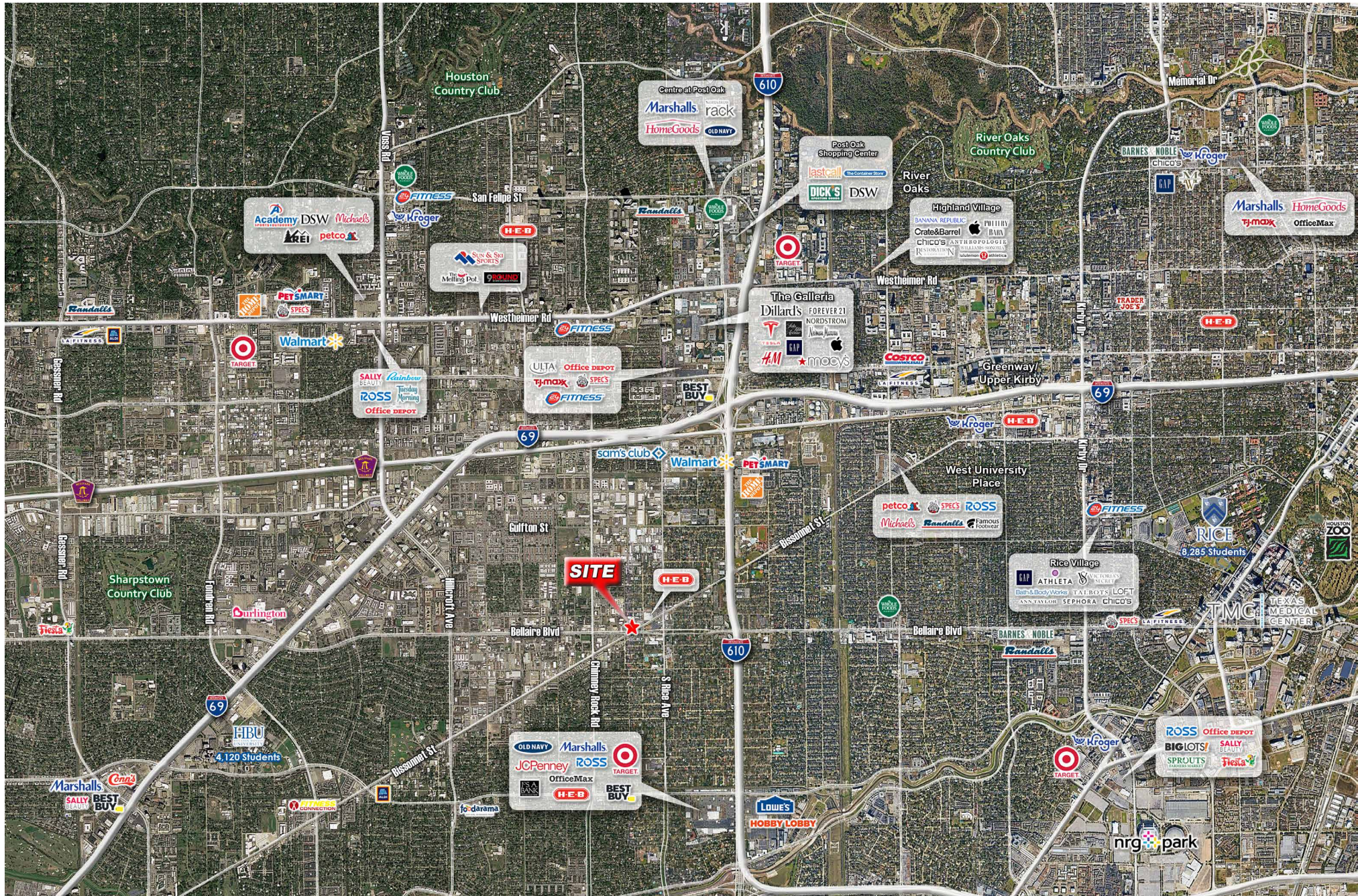
- 1,100 SF Available
- Close proximity to West University and the Galleria
- Walking distance from two-story HEB and proposed Methodist Hospital campus
- Great access to the 610 Loop, Hwy 59 and Westpark Toll Road
- **Do not disturb Tenant**



For more information contact:

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Population

2010 Population	20,428	210,733	487,696
2020 Population	20,341	227,625	531,008
2024 Population	19,859	229,210	537,453
2029 Population	19,604	230,491	542,803
2010-2020 Annual Rate	-0.04%	0.77%	0.85%
2020-2024 Annual Rate	-0.56%	0.16%	0.28%
2024-2029 Annual Rate	-0.26%	0.11%	0.20%
2020 Male Population	50.1%	50.2%	49.3%
2020 Female Population	49.9%	49.8%	50.7%
2020 Median Age	36.3	34.4	34.6
2024 Male Population	50.5%	50.7%	49.9%
2024 Female Population	49.5%	49.3%	50.1%
2024 Median Age	37.4	35.1	35.3

In the identified area, the current year population is 537,453. In 2020, the Census count in the area was 531,008. The rate of change since 2020 was 0.28% annually. The five-year projection for the population in the area is 542,803 representing a change of 0.20% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	36.3%	39.4%	37.3%
2024 Black Alone	13.8%	11.8%	16.1%
2024 American Indian/Alaska Native Alone	1.0%	1.3%	1.1%
2024 Asian Alone	14.1%	12.5%	12.4%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	20.7%	19.0%	18.2%
2024 Two or More Races	14.0%	15.8%	14.8%
2024 Hispanic Origin (Any Race)	39.1%	39.3%	37.1%

Persons of Hispanic origin represent 37.1% of the population in the identified area compared to 19.6% 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 87.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	125	101	94
2010 Households	7,173	86,783	207,818
2020 Households	7,310	95,193	229,643
2024 Households	7,251	97,204	235,455
2029 Households	7,251	99,408	241,588
2010-2020 Annual Rate	0.19%	0.93%	1.00%
2020-2024 Annual Rate	-0.19%	0.49%	0.59%
2024-2029 Annual Rate	0.00%	0.45%	0.52%
2024 Average Household Size	2.73	2.34	2.25

Average Household Income

2024 Average Household Income	\$139,061	\$128,579	\$118,589
2029 Average Household Income	\$155,622	\$144,418	\$133,432
2024-2029 Annual Rate	2.28%	2.35%	2.39%

2024 Population 25+ by Educational Attainment

Total	12,740	155,426	371,782
Less than 9th Grade	16.6%	12.6%	10.5%
9th - 12th Grade, No Diploma	4.6%	3.5%	3.7%
High School Graduate	14.2%	11.7%	12.8%
GED/Alternative Credential	2.2%	1.6%	1.7%
Some College, No Degree	8.6%	10.9%	11.8%
Associate Degree	5.6%	5.2%	5.3%
Bachelor's Degree	22.5%	28.8%	28.5%
Graduate/Professional Degree	25.7%	25.8%	25.6%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,933	18,058	38,209
Total Employees:	15,141	175,752	481,591
Total Population:	19,859	229,210	537,453
Employee/Population Ratio (per 100 Residents)	76	77	90



Information About Brokerage Services

Texas law requires all real estate license holders 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. **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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date