



Estimated Population



1-mile	3-miles	5-miles
17,865	235,925	526,205

Avg Household Income



1-mile	3-miles	5-miles
\$198,548	\$130,812	\$118,485

Traffic Counts

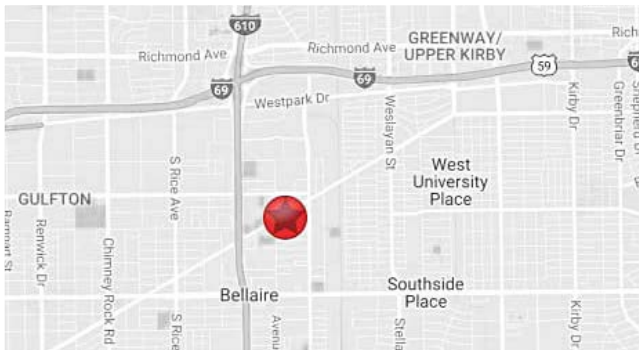


Bissonnet St	16,803 VPD
Avenue B	1,289 VPD

Year: 2022 | Source: Kalibrate Technologies

Property Features

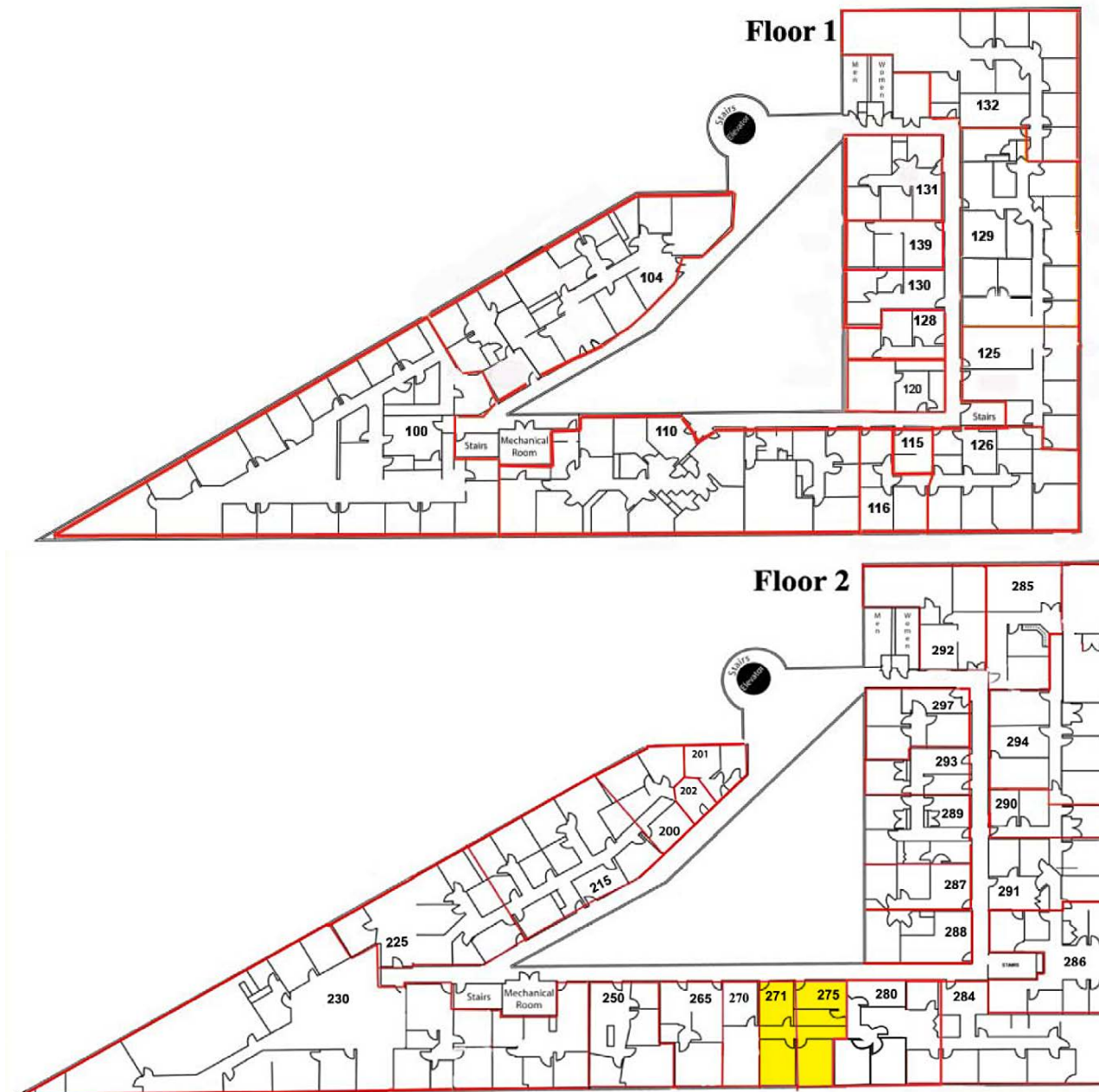
- 528 - 1,198 Sq. Ft. available
- Great access to 610 Loop and Southwest Freeway
- On-site management
- Covered, surface-level parking



For more
information contact:

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(713) 772-6262

4545 Bissonnet St, Bellaire, TX 77401

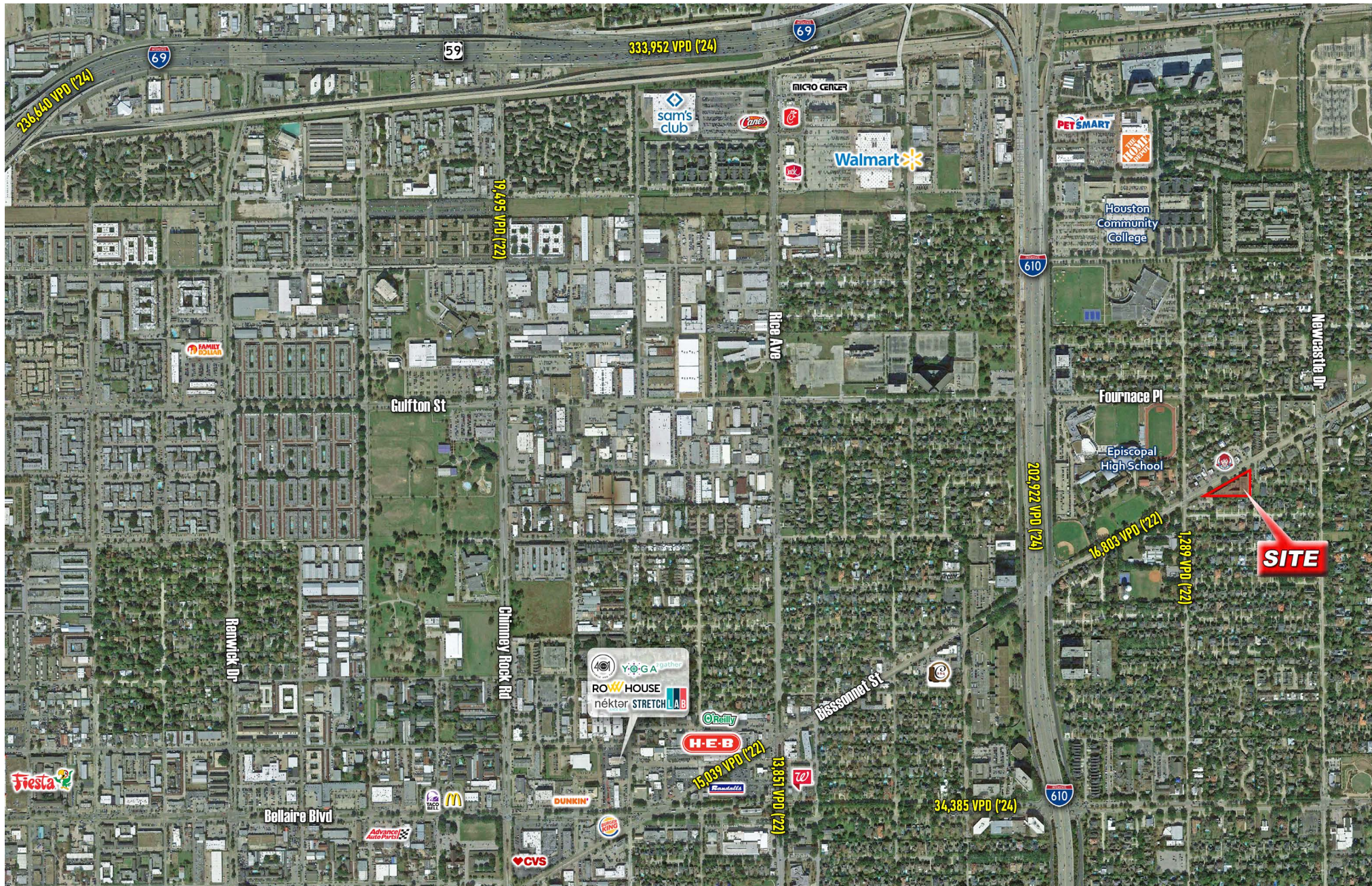




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Population

2000 Population	14,900	189,283	417,100
2010 Population	16,739	202,741	446,976
2020 Population	17,865	235,925	526,205
2025 Population	18,529	256,859	573,870
2000-2010 Annual Rate	1.17%	0.69%	0.69%
2010-2020 Annual Rate	0.64%	1.49%	1.60%
2020-2025 Annual Rate	0.73%	1.71%	1.75%
2020 Male Population	49.0%	51.0%	50.6%
2020 Female Population	51.0%	49.0%	49.4%
2020 Median Age	39.4	35.1	35.2

In the identified area, the current year population is 526,205. In 2010, the Census count in the area was 446,976. The rate of change since 2010 was 1.60% annually. The five-year projection for the population in the area is 573,870 representing a change of 1.75% annually from 2020 to 2025. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	73.9%	62.8%	59.5%
2020 Black Alone	3.6%	8.3%	12.9%
2020 American Indian/Alaska Native Alone	0.2%	0.8%	0.6%
2020 Asian Alone	16.3%	12.6%	11.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	2.6%	11.1%	10.9%
2020 Two or More Races	3.4%	4.4%	4.1%
2020 Hispanic Origin (Any Race)	14.5%	35.5%	33.7%

Persons of Hispanic origin represent 33.7% of the population in the identified area compared to 18.8% 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 78.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	259	144	125
2000 Households	6,695	84,710	189,354
2010 Households	7,136	89,291	202,366
2020 Total Households	7,446	104,417	239,168
2025 Total Households	7,666	114,287	262,021
2000-2010 Annual Rate	0.64%	0.53%	0.67%
2010-2020 Annual Rate	0.42%	1.54%	1.64%
2020-2025 Annual Rate	0.58%	1.82%	1.84%
2020 Average Household Size	2.39	2.25	2.16

The household count in this area has changed from 202,366 in 2010 to 239,168 in the current year, a change of 1.64% annually. The five-year projection of households is 262,021, a change of 1.84% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2010. The number of families in the current year is 114,104 in the specified area.

Average Household Income

2020 Average Household Income	\$198,548	\$130,812	\$118,485
2025 Average Household Income	\$210,901	\$140,619	\$128,289
2020-2025 Annual Rate	1.21%	1.46%	1.60%

2020 Population 25+ by Educational Attainment

Total	12,326	162,772	370,294
Less than 9th Grade	0.8%	8.4%	7.2%
9th - 12th Grade, No Diploma	1.8%	3.4%	3.6%
High School Graduate	4.7%	10.8%	11.0%
GED/Alternative Credential	1.0%	1.0%	1.4%
Some College, No Degree	9.7%	11.1%	13.2%
Associate Degree	3.5%	4.1%	4.4%
Bachelor's Degree	34.9%	30.7%	30.7%
Graduate/Professional Degree	43.6%	30.5%	28.5%

Data for all businesses in area

	1 mile	3 miles	5 miles
Total Businesses:	1,401	19,519	38,017
Total Employees:	13,361	213,431	510,909
Total Residential Population:	17,865	235,925	526,205
Employee/Residential Population Ratio (per 100 Residents)	75	90	97



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.

2-10-2025



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Freedman	571265	dfreedman@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date