

# Pad Sites Available For Sale

5910 WEST LOOP 610 S | BELLAIRE TX 77401

CITY OF  
BELLAIRE



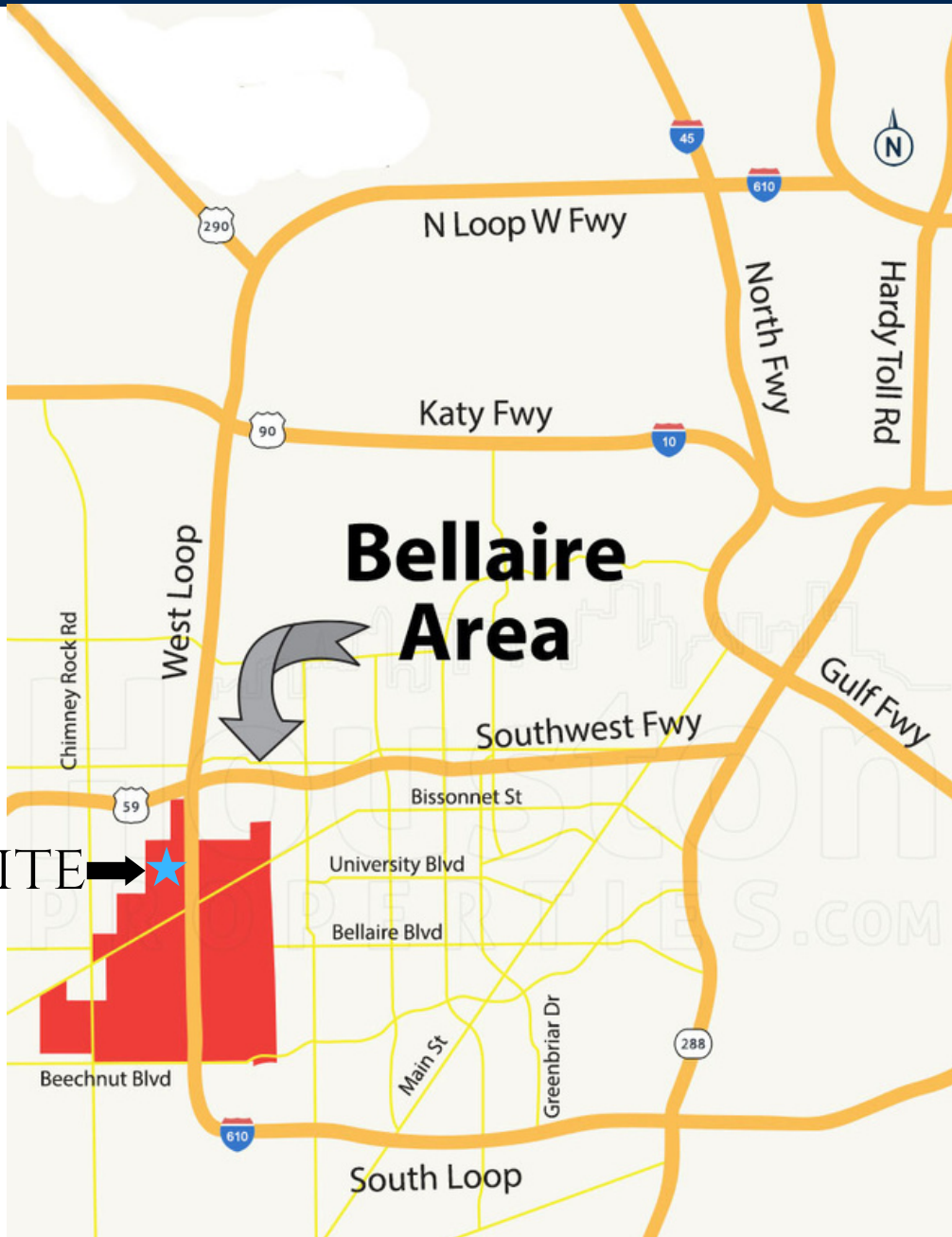
FOURNACE PLACE

**GREENBERG & COMPANY**  
COMMERCIAL REAL ESTATE BROKERAGE FIRM

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900



# EXCELLENT LOCATION IN THE CITY OF BELLAIRE



## PROPERTY HIGHLIGHTS

- 317' frontage on West Loop 610 and 350' on Fournace Place
- Located within Bellaire City Limits
- Increased traffic volume from new Fournace exit from Southbound Loop 610 recently opening
- Within 2 miles of Galleria/Uptown Houston and Meyerland Plaza business and retail centers
- Minutes from the Texas Medical Center
- Convenient access to Southwest Freeway (I-69), Westpark Tollway, Loop 610 and I-10.

## TRAFFIC COUNTS

I-610 @ Fournace	236,099 VPD
I-610 @ Bissonnet	232,263 VPD
West Loop South	242,407 VPD

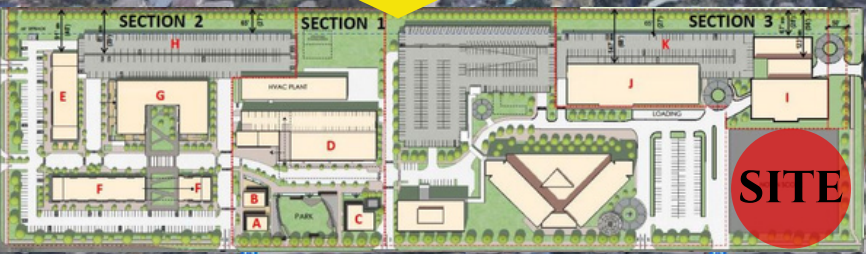
**AVAILABLE LAND: 1.14 ACRES**  
**MARKET: HOUSTON/BELLAIRE**

**SALE PRICE: CALL FOR DETAILS**





**SITE OF "BELLAIRE PLACE"**  
\*RENDERING



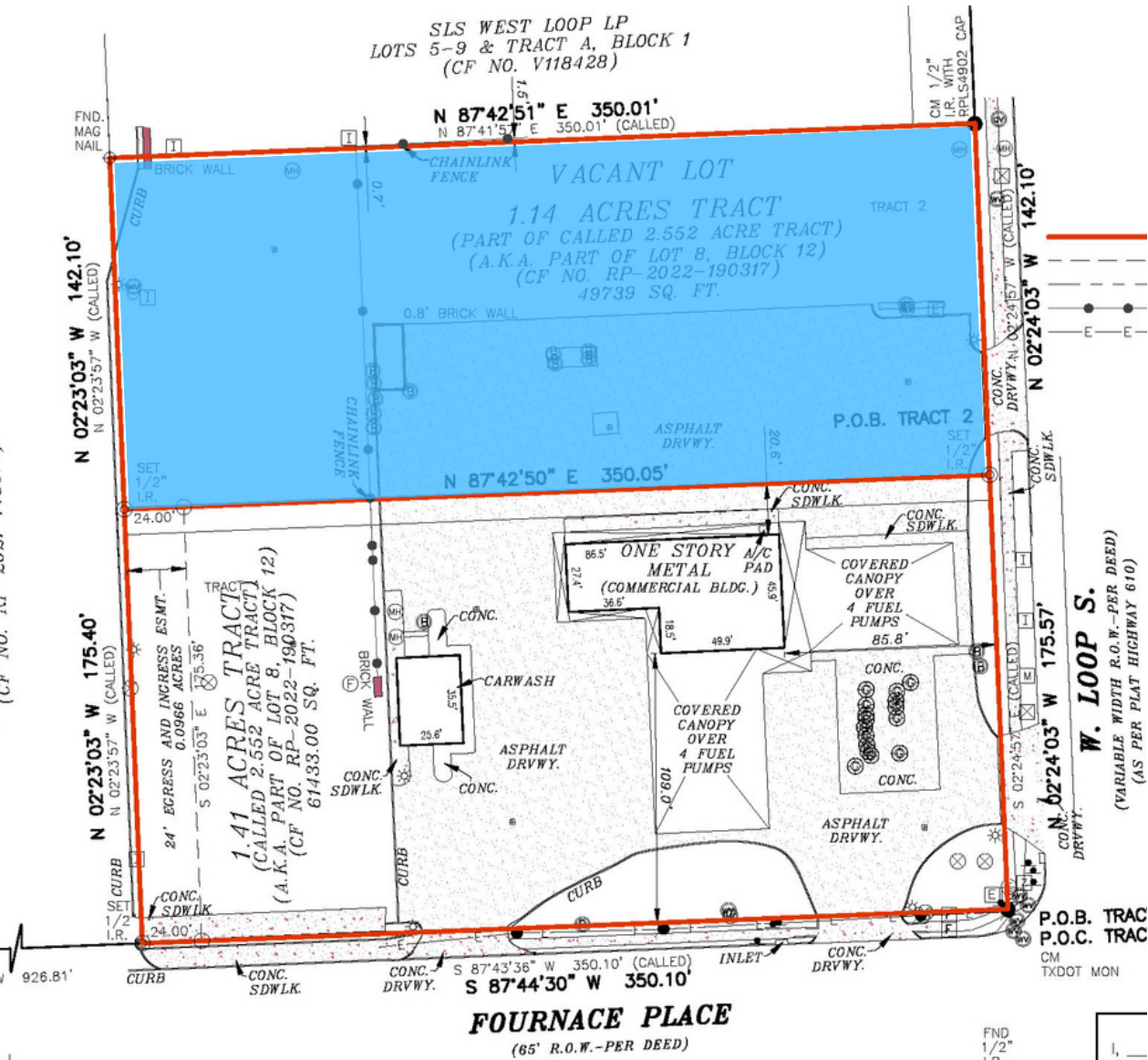
5910 W Loop S,  
Bellaire, TX 77401

*Bellaire*

The site is located at the intersection of Loop 610 and Fournace Place in the City of Bellaire. The property has immediate access to Houston's highways and direct access to the Galleria. West of the Pad Sites is "Bellaire Place" a mixed-use office, dining, retail and entertainment site with +/- 500,000 SF of rentable space. Bellaire is a suburb of Houston with a population of 18,815. Bellaire is in Harris County and is one of the best places to live in Texas. Living in Bellaire offers residents a sparse suburban feel and most residents own their homes. In Bellaire there are a lot of restaurants, coffee shops, and parks. The public schools in Bellaire are highly rated. Bellaire is near several main roads and freeways such as Bellaire Blvd., Loop 610, and Southwest Freeway.



# SURVEY

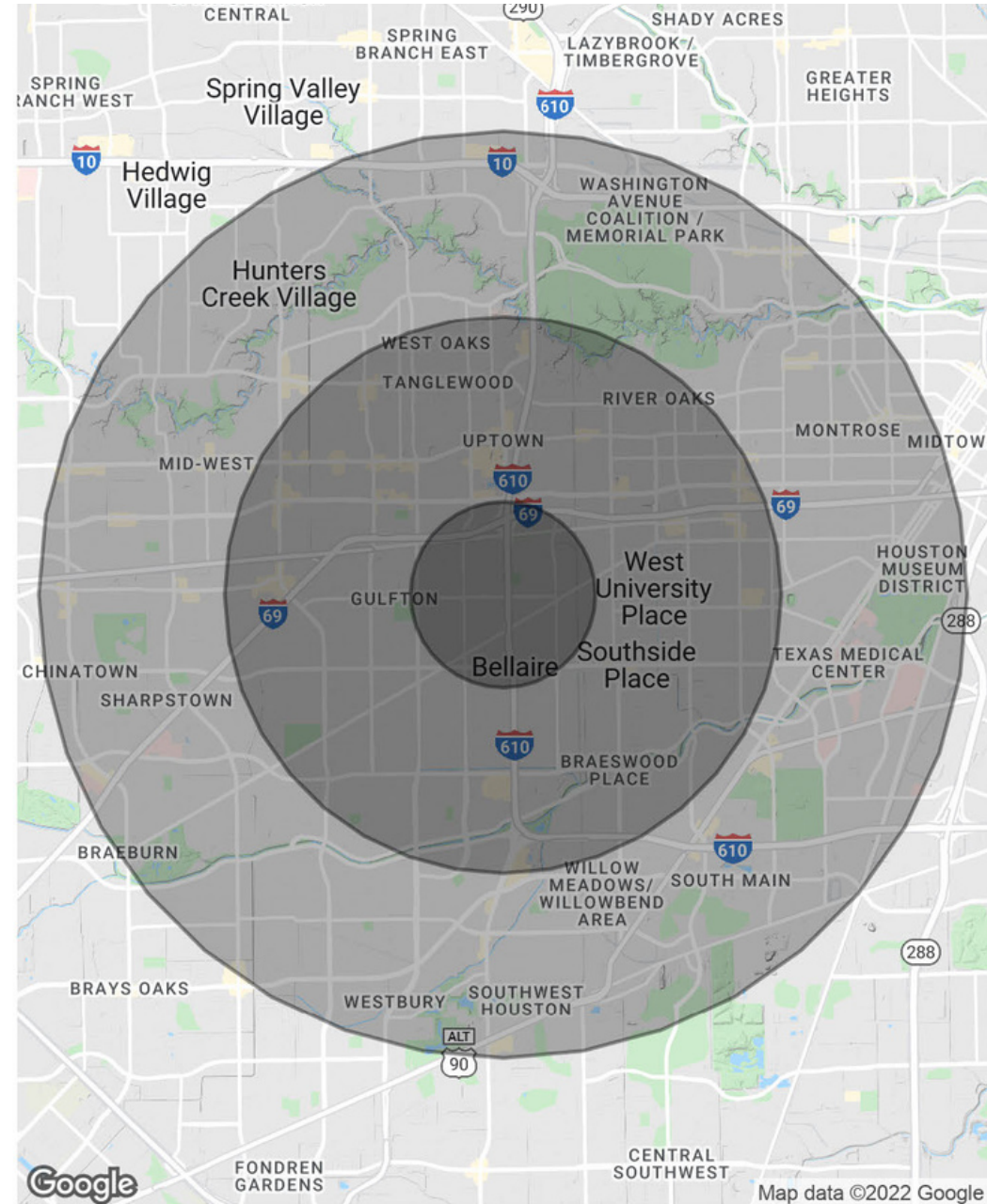


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,077	231,644	513,396
Average Age	37.10	37.40	37.70
Average Age (Male)	36.60	37.10	37.40
Average Age (Female)	37.60	37.80	38.00

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,096	102,476	230,383
# of Persons per HH	2.10	2.3	2.2
Average HH Income	\$119,790	\$117,811	\$109,665
Average House Value	\$740,092	\$650,811	\$448,223

\* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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