

Pad Sites Available

5910 WEST LOOP 610 S | BELLAIRE TX 77401

CITY OF
BELLAIRE

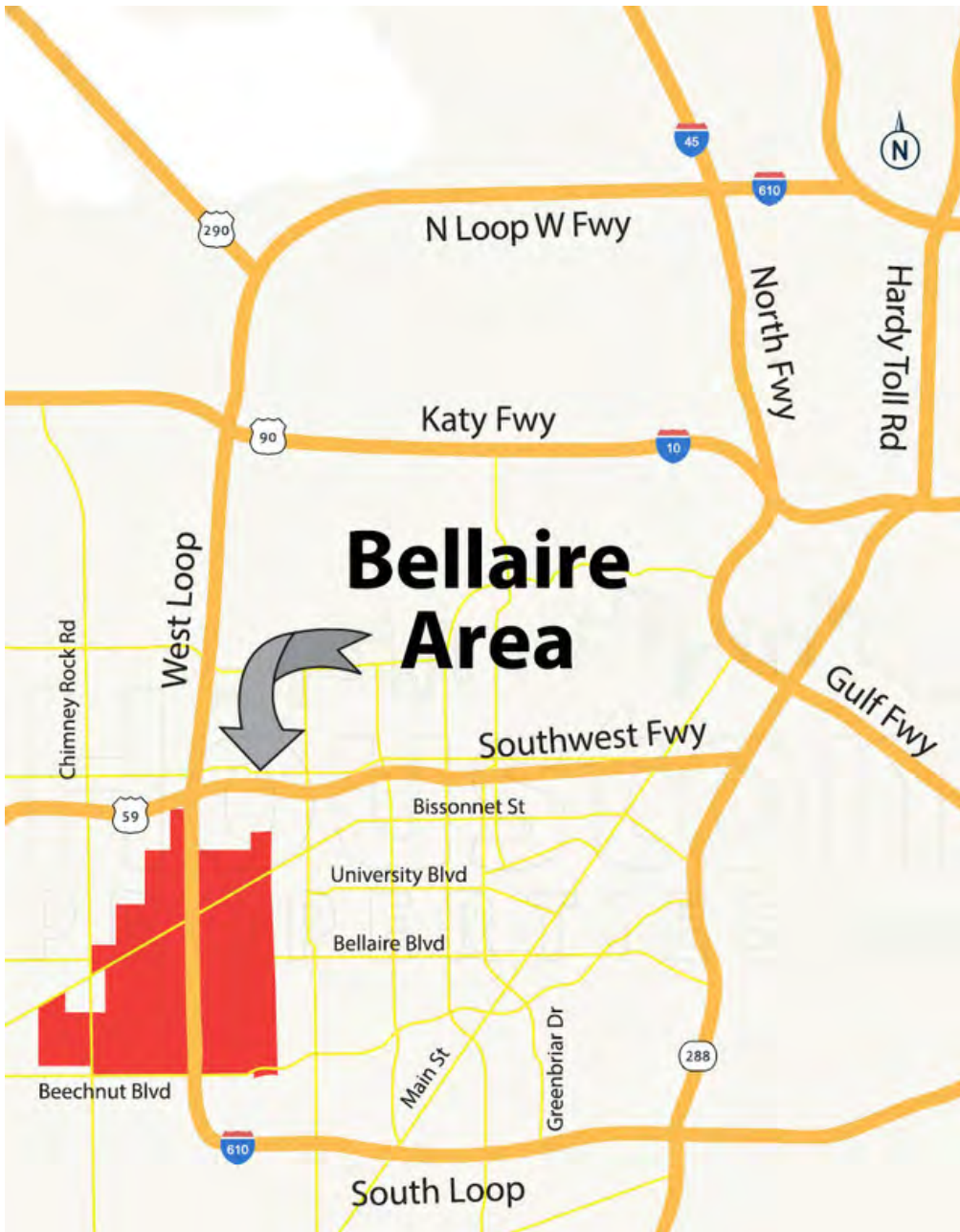


FOURNACE PLACE

GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 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: 1.82 ACRES
LAND AREA: 2.52 ACRES
MARKET: HOUSTON/BELLAIRE

LEASE 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.

PROPOSED SITE PLAN



PROPOSED SITE PLAN



FOURNACE PLACE
(85' R.O.W.)

IH 610
(R.O.W. VARIES)

5910 WEST LOOP 610 SOUTH
BELLAIRE, TX 77401

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HOUSTON TX 77057
WWW.GREENBERGCOMPANY.COM

DAVID GREENBERG
DAVID@GREENBERGCOMPANY.COM
713-778-0900

SURVEY



NOTES:
1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, HARRIS COUNTY, TEXAS.
2. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PROFESSIONAL CONDUCT AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, HARRIS COUNTY, TEXAS.
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IN THE COUNTY OF HARRIS, TEXAS, I, CLERK OF THE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE OFFICE OF THE CLERK OF THE COUNTY OF HARRIS, TEXAS, AS RECORDED IN VOLUME 3, PAGE 60 OF THE HARRIS COUNTY MAP RECORDS, (H.C.M.R.), AND BEING ONE OF A CALLED 2.5222 ACRE TRACT OF LAND CONVEYED TO FOURNACE /610 ASSOCIATES AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V994445 (H.C.C.F.N.O.), FILM CODE NO.554-98-1586 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS, (O.P.R.P.H.C.).

CLERK OF THE COUNTY
HARRIS COUNTY, TEXAS
FILED 08/14/2022

W LOOP SOUTH, # 1,
BELLAIRE, TEXAS 77401

CLIENT: THE INTERLAND GROUP INTERLAND 10

**CATEGORY 1B
STANDARD LAND TITLE SURVEY**

BEING A 2.5222 ACRE (111,172 SQUARE FEET) TRACT OF LAND SITUATED IN THE J-BLESSING SURVEY, A-182, HARRIS COUNTY, TEXAS, SAID 2.5222 ACRE TRACT BEING A PART OF LOT 8, BLOCK 12 OF WESTMORELAND FARMS, AMENDED FIRST SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 60 OF THE HARRIS COUNTY MAP RECORDS, (H.C.M.R.), AND BEING ONE OF A CALLED 2.5222 ACRE TRACT OF LAND CONVEYED TO FOURNACE /610 ASSOCIATES AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. V994445 (H.C.C.F.N.O.), FILM CODE NO.554-98-1586 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARRIS COUNTY, TEXAS, (O.P.R.P.H.C.).

INTERLAND
SURVEYING | MAPPING
4017 SPANISH BLOSSOM ST. SUITE 100, FORT WORTH, TX 76102
PH: 817-335-1111 | FAX: 817-335-1112
WWW.INTERLANDSURVEYING.COM

DRAWN BY: DAE SCALE: 1"= 40' DRAWING DATE: 04/14/2022 FIELD CHECK DATE: 02-01/14/2022
CHECKED BY: BMS PLS: 22024

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DAVID@GREENBERGCOMPANY.COM
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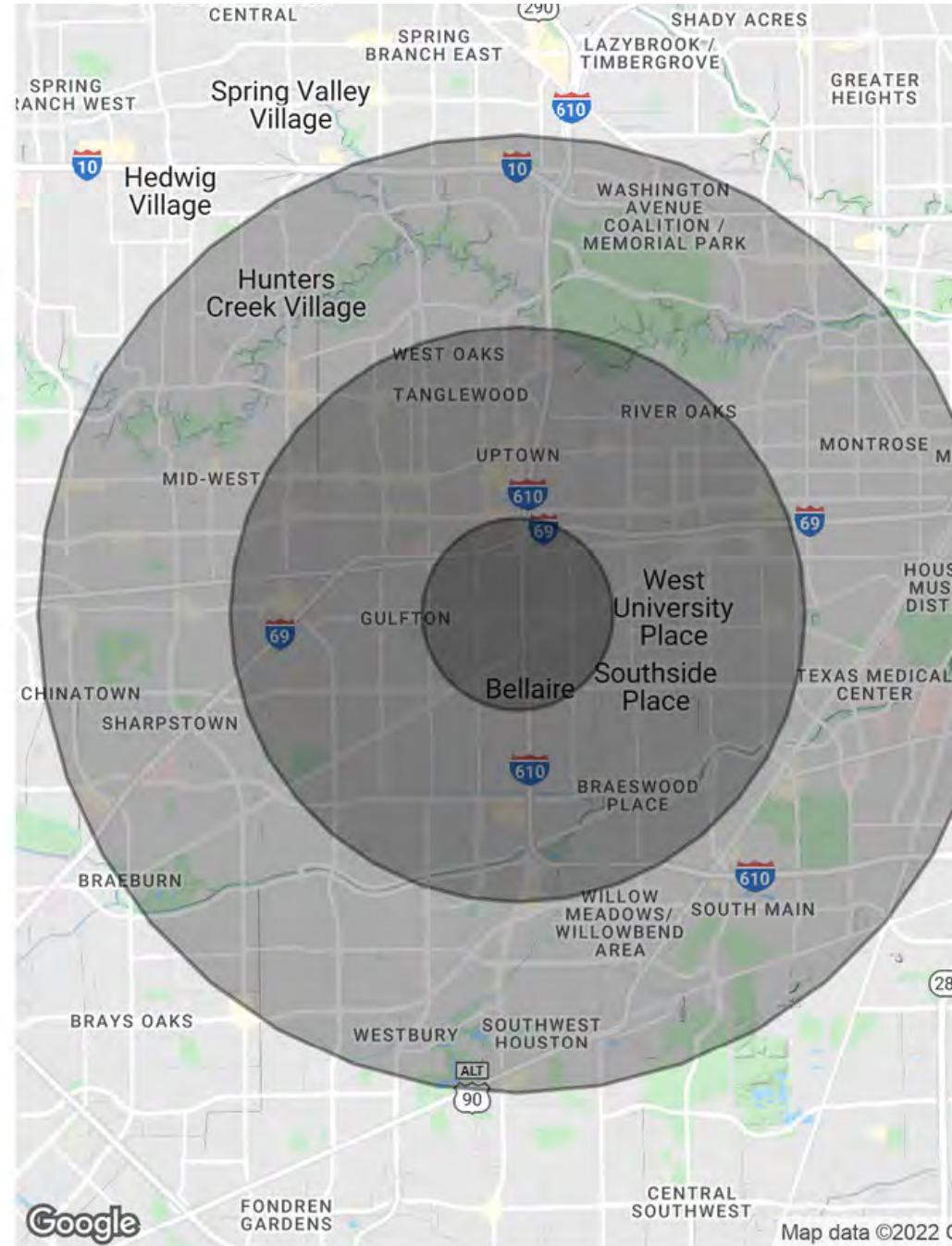
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DEMOGRAPHICS

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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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 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- 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 purposed. 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.

<u>Greenberg & Company</u>	<u>382141</u>	<u>-</u>	<u>713-778-0900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>David Greenberg</u>	<u>236747</u>	<u>david@greenbergcompany.com</u>	<u>713-778-0900</u>
Designated Broker of Firm	License No.	Email	Phone

<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

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

<u></u>	<u></u>
Buyer/Tenant/Seller/Landlord Initials	Date