

6910 BELLAIRE BOULEVARD, UNIT #11

HOUSTON, TX
Office Condominium



SUMMARY

Asking Price:	\$395,000
Building Size:	1,584 (Approx.)
Parcel ID:	114-923-003-0004
Year Built:	1979
Flood Zone:	X
Type:	Office Condominium

PROPERTY OVERVIEW

The subject property is a 1,584 SF office condo located on Bellaire Boulevard in Houston, Texas. Formerly used as a dental office, the space features a functional layout including plumbing infrastructure suitable for continued medical use or easy conversion for professional services such as legal, real estate, insurance, or consulting. The downstairs features a reception and waiting area, a large work station area, storage room, four private offices, and two restrooms. Upstairs includes a shower, kitchen, and an open common area. The unit is part of a well-maintained professional office complex offering ample parking and easy accessibility. Conveniently located near I-69, I-610, I-45, and the Sam Houston Tollway, the property offers seamless connectivity across the greater Houston area. Whether for owner occupancy or investment, this space is well-positioned for a variety of business needs.

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SUBJECT PROPERTY DETAILS

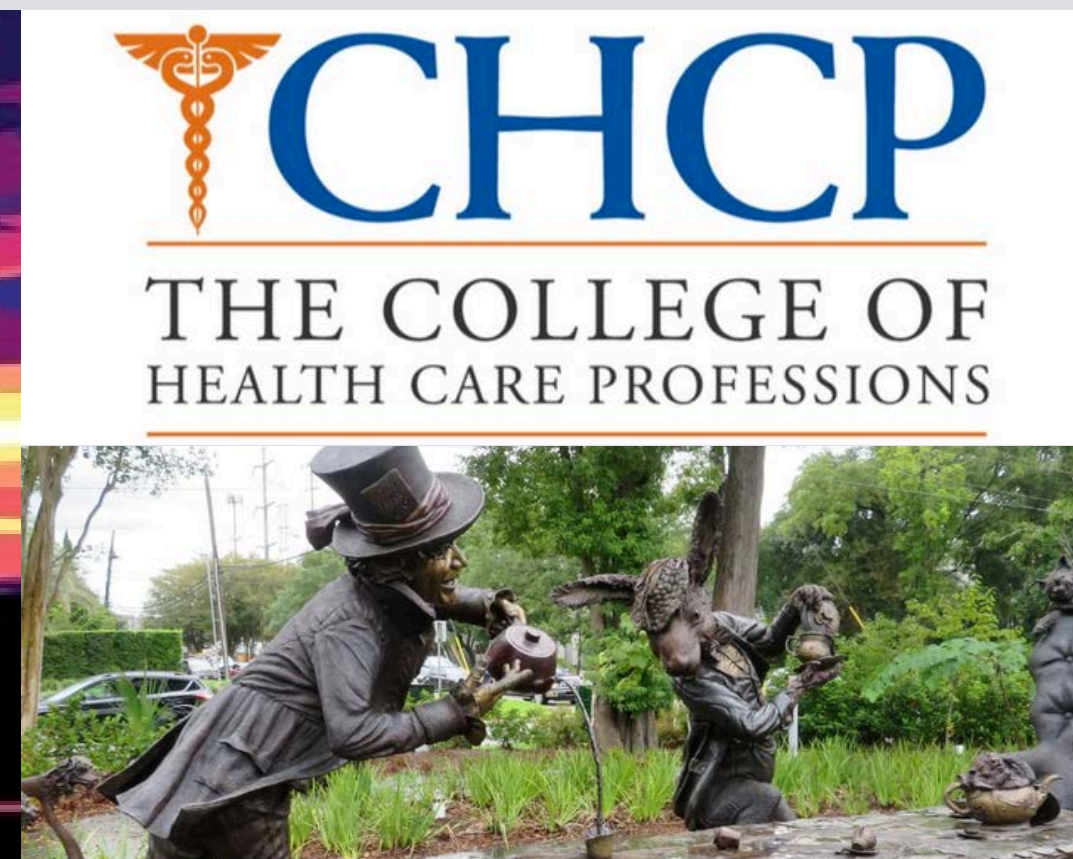
Unit Size (Approx.):	1,584 SF
Parcel ID:	114-923-003-0004
Flood Zone:	X
Type:	Office Condominium
Legal Description:	UNIT 11 BLDG C .054050 INT COMMON LAND & ELE THREE OAKS CONDO
Traffic Count:	34,780 - Bellaire Boulevard (Approx. - TxDOT-AADT, 2023) 4,158 - Bintliff Drive (Approx. - TxDOT-AADT, 2022)
Assessment:	\$247,583 (2024 - Approx.)
Taxes:	\$5,378 (2024 - Approx.)
Zoning:	N/A
Year Built:	1979

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ABOUT HOUSTON

Houston, Texas, is known for its thriving economy, diverse culture, and vibrant business environment. As the fourth-largest city in the U.S., Houston continues to attract global investment with its strong infrastructure, no state income tax, and growing industries in energy, logistics, healthcare, and technology. In Southwest Houston, along the highly trafficked Bellaire Boulevard corridor near Beltway 8, the area known as Houston's "Little Saigon" has become a hub for commerce, culture, and community activity. This vibrant submarket features a dense mix of retail, medical, and professional services, driven by one of the most diverse population centers in the region. Strategically positioned between the Inner Loop and the expanding suburban neighborhoods of Sharpstown, Alief, and Chinatown, the location offers quick access to I-69, I-610, and the Sam Houston Tollway—connecting businesses to key destinations like the Galleria, Downtown Houston, and the Texas Medical Center. Ongoing improvements by the Southwest Management District continue to enhance infrastructure, mobility, and overall market appeal. With strong demographics, high visibility, and a steady stream of both local and regional traffic, this corridor presents a compelling opportunity for businesses and investors looking to establish a footprint in one of Houston's most active and culturally rich commercial zones.



CHAUNDRA HUGEL BROUGHTON

Commercial Managing Director

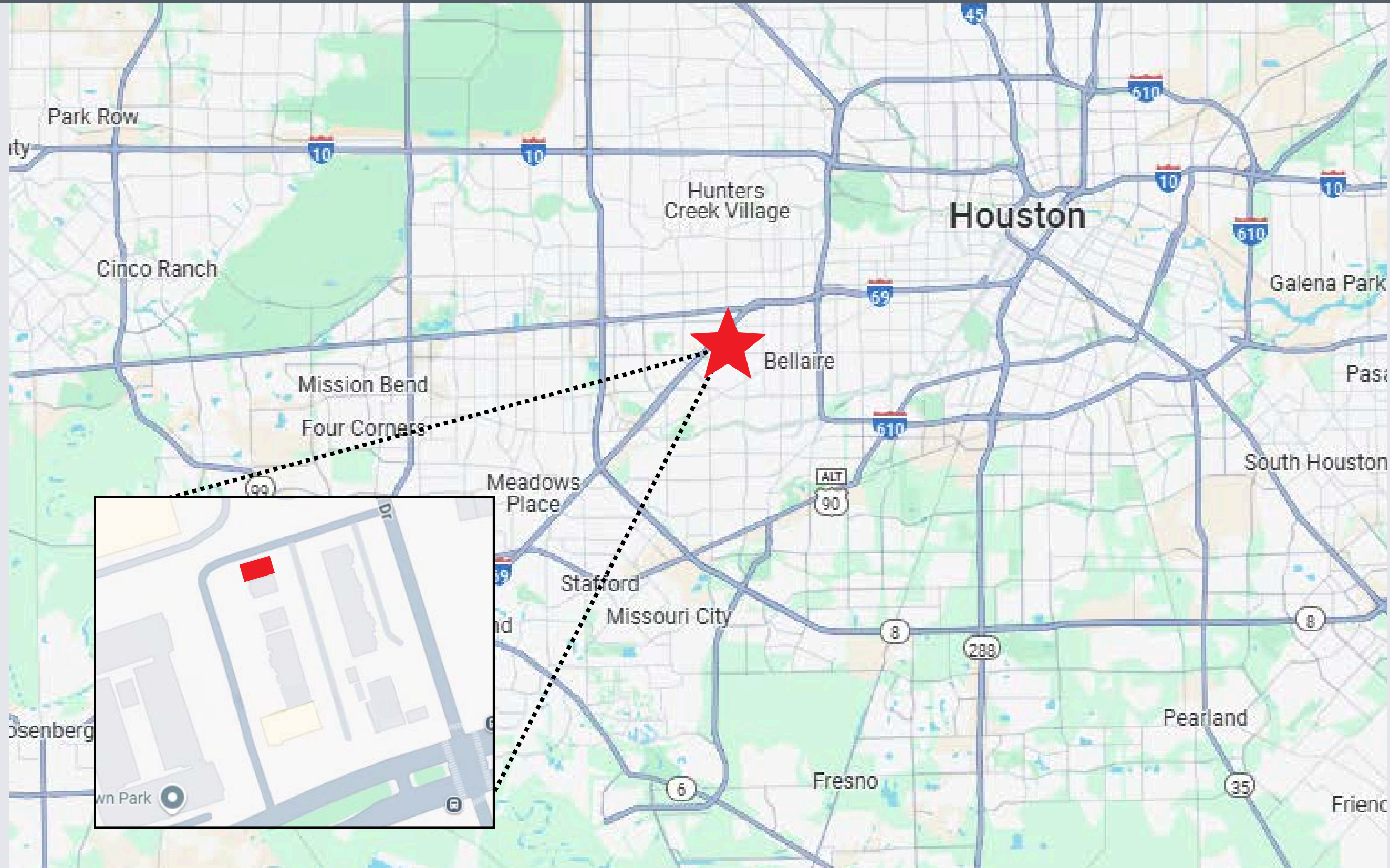
📞 (917) 743-6241

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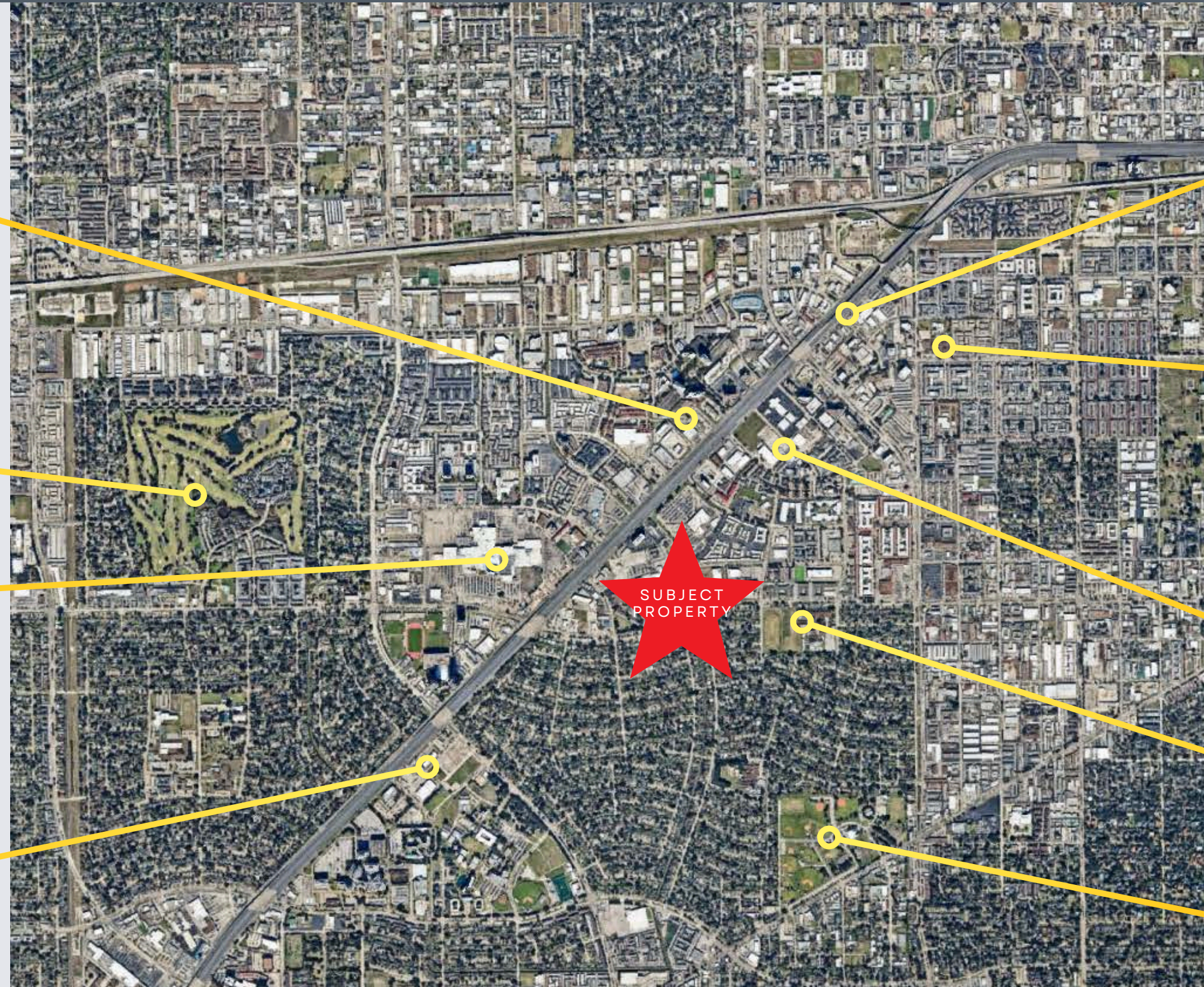
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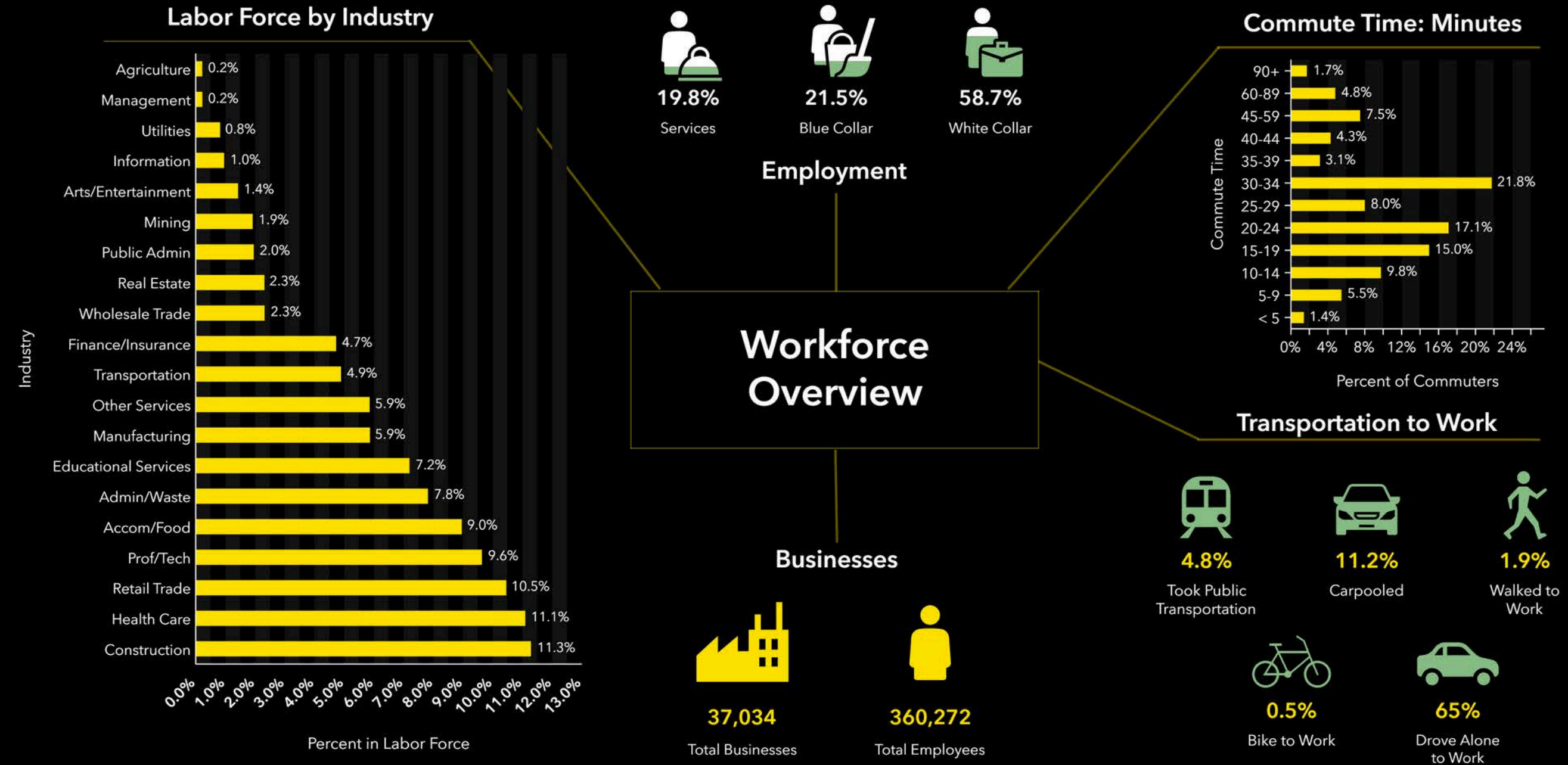
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Economic Development Profile

6910 Bellaire Blvd, Houston, Texas, 77074

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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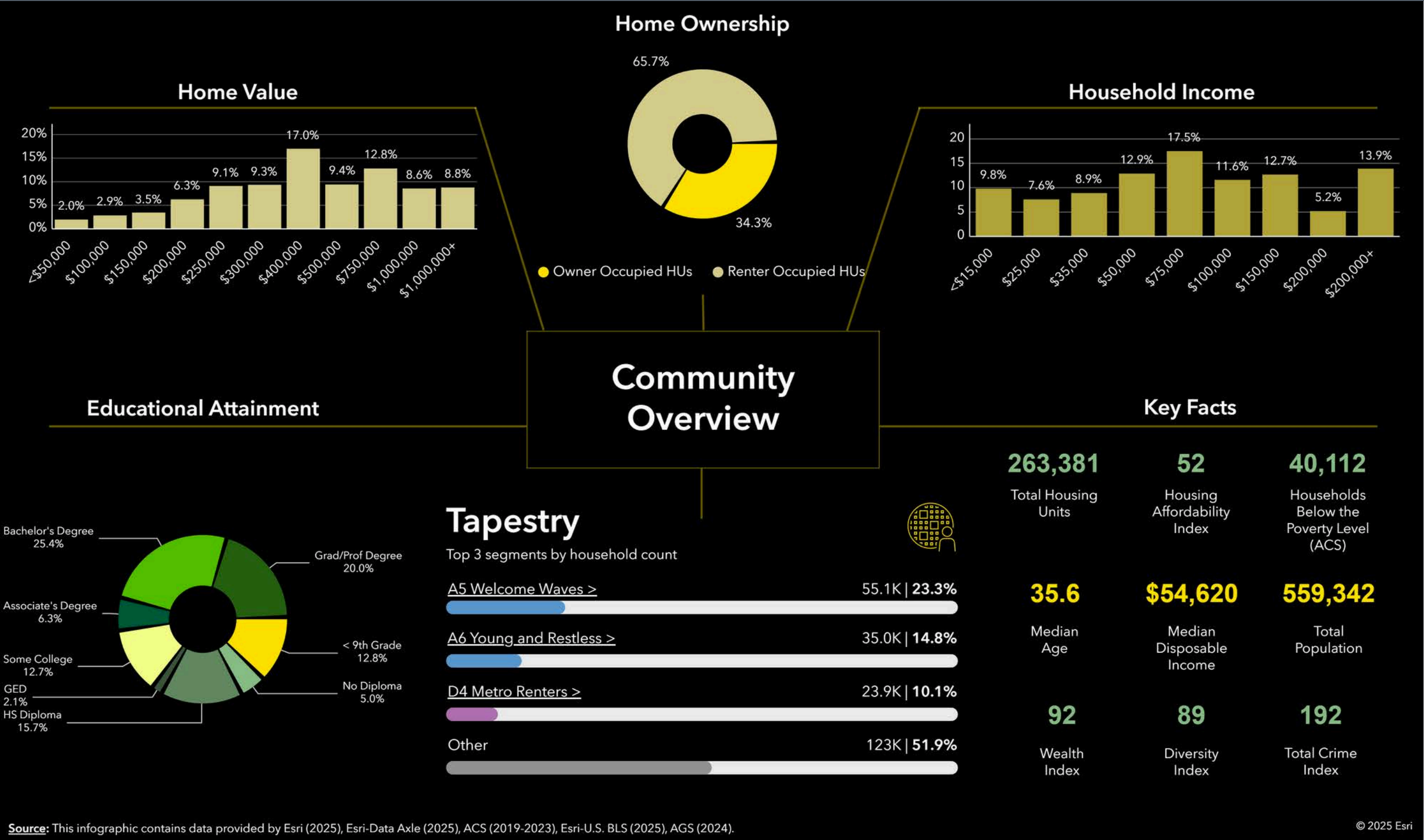
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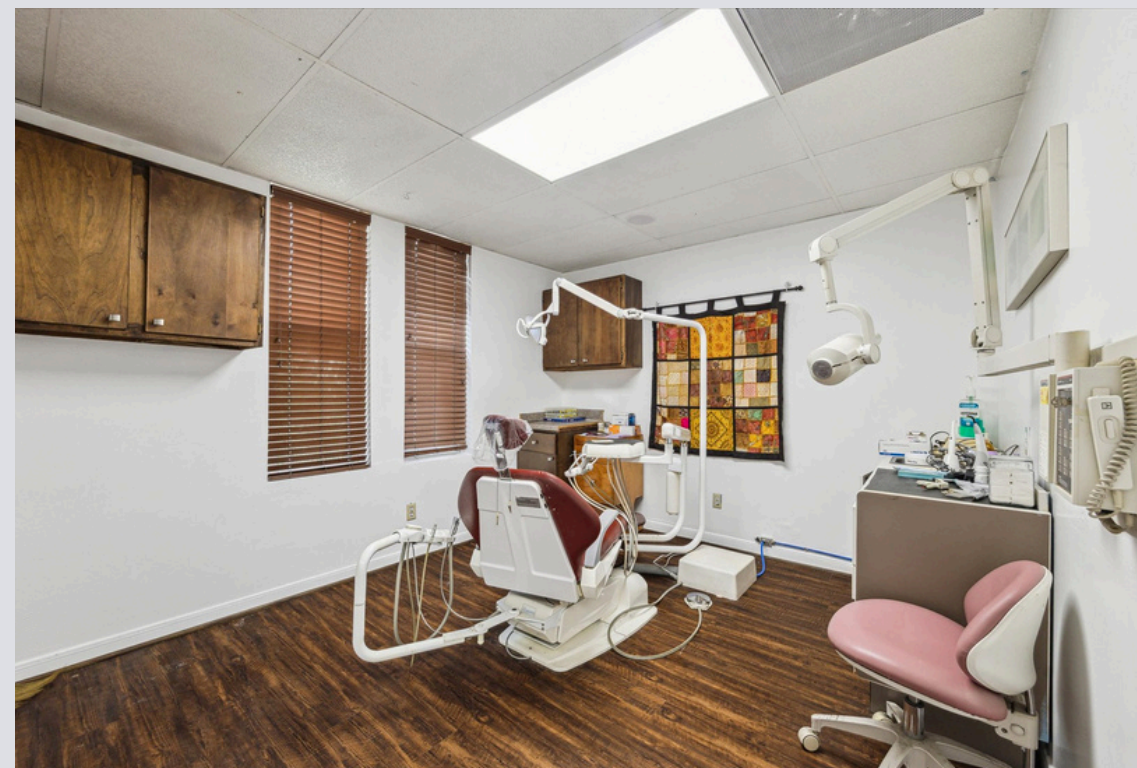
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