

FOR LEASE

# 5200 BISSONNET CENTER

5200 BISSONNET STREET  
BELLAIRE, TEXAS 77401

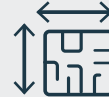
Oldham  
Goodwin 



**AVAILABILITY**  
1,125 - 1,850 SF



**AVG. HOUSEHOLD  
INCOME**  
\$104,862



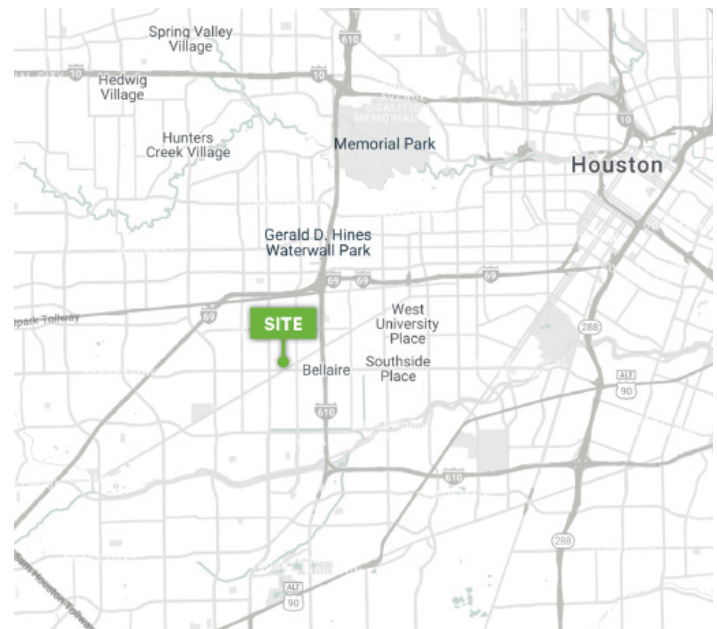
**SITE**  
34,848 SF



**RENTAL RATE**  
CALL BROKER

## PROPERTY HIGHLIGHTS

- Second Generation former massage studio, fully built out Hair Salon, and second generation retail box available
- Irreplaceable location in Bellaire with frontage and parking on Bissonnet Street, 5th Street, and Cedar Street
- Dense Trade Area- 3 mile population of 248,437 and 5 mile population of 556,529
- Affluent demographics with median home value of \$822,628 within 1 mile and \$537,450 within 3 miles
- Diverse mix of service, restaurant, and soft goods based tenants in place
- Located directly across 5th Street from HEB



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	21,113	248,437	573,587
2029 Total Population	21,774	240,950	556,529
2024-2029 Growth Rate	5.47%	3.11%	3.07%
2024 Households	7,647	101,706	241,367
2024 Households	7,888	104,971	248,934
2024 Median Home Value	\$822,628	\$537,450	\$447,886
2024 Average Household Income	\$104,862	\$104,424	\$97,814
2024 Total Consumer Spending	\$263,228,000	\$3,015,477,000	\$6,869,158,000
2029 Total Consumer Spending	\$292,473,392	\$3,414,992,381	\$7,468,431,108



19,673 VPD  
Bissonnet St

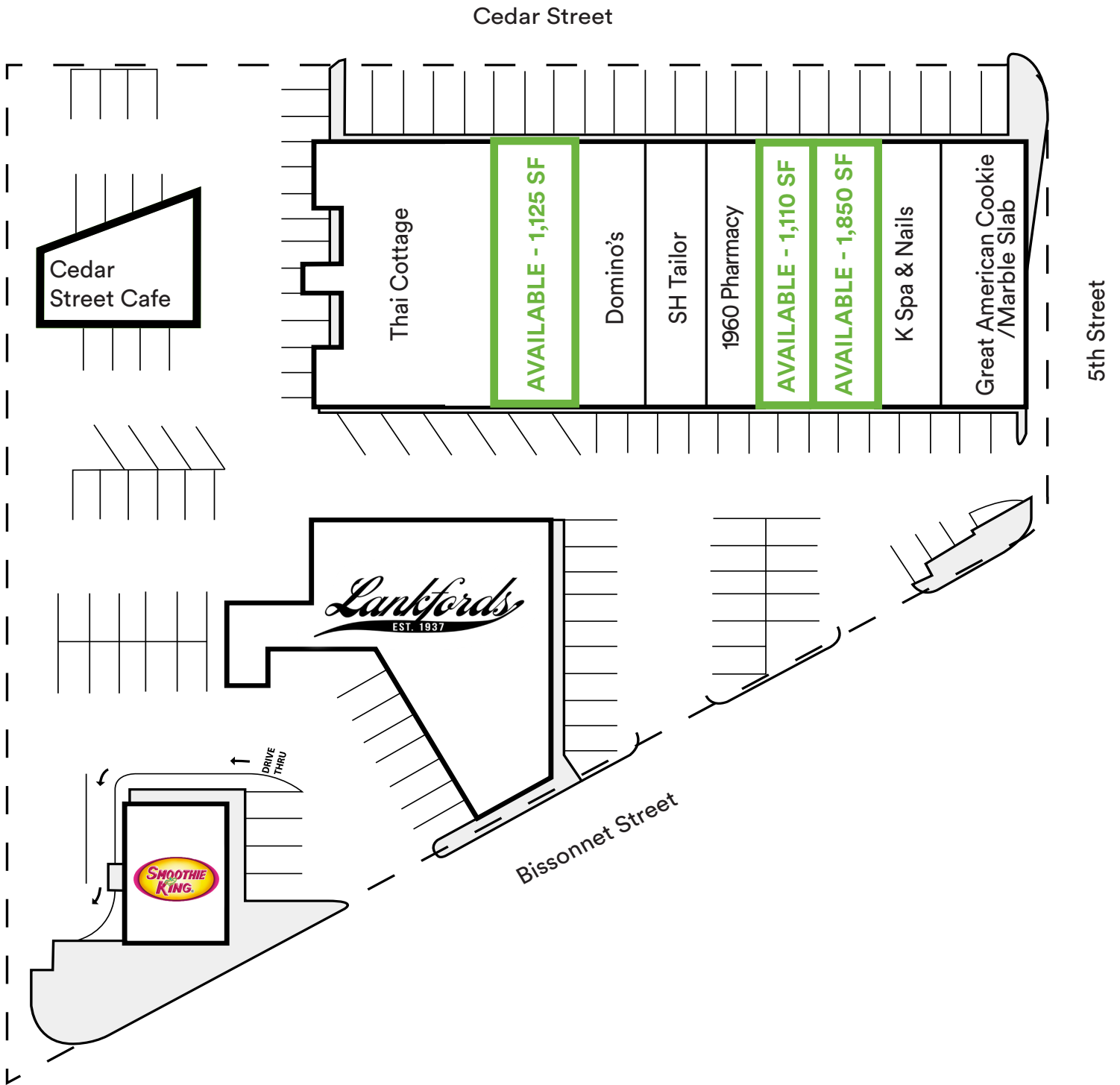


16,392  
Employees

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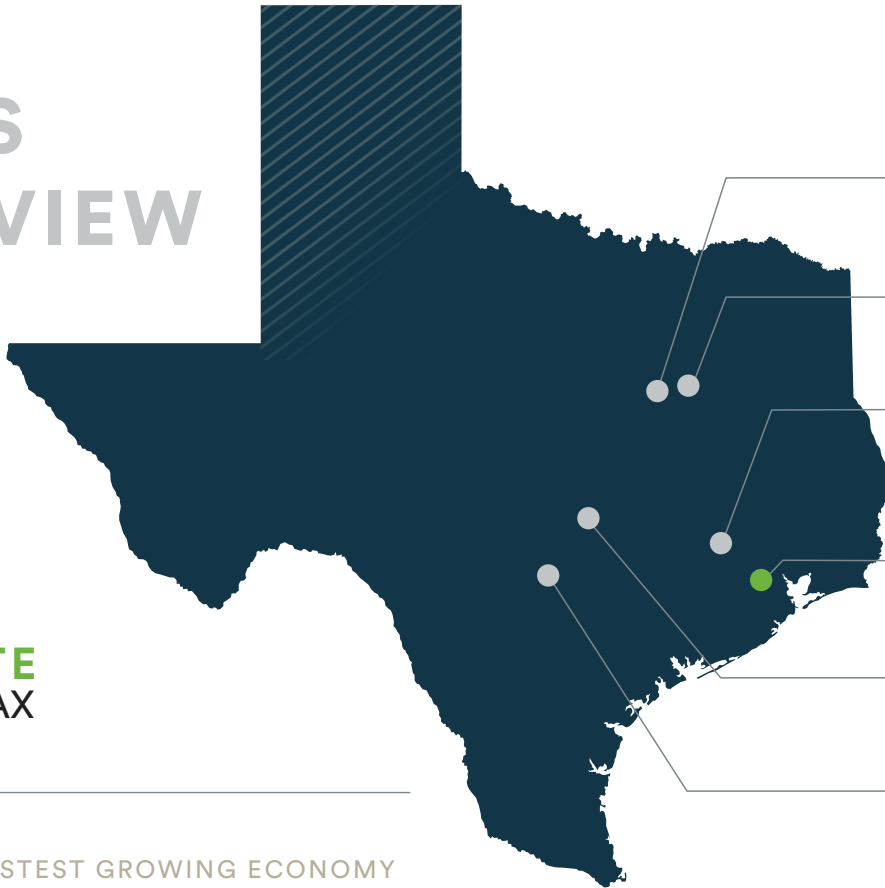
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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**



### Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

### Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

### Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

### Houston

4TH LARGEST POPULATION  
IN THE U.S.

### Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

### San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

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## HOUSTON, TX METROPOLITAN AREA



POPULATION  
**7,510,253**

**22** FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>** IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **4,600** ENERGY-RELATED FIRMS  
INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,  
CHEVRON, AND SHELL



**63 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS

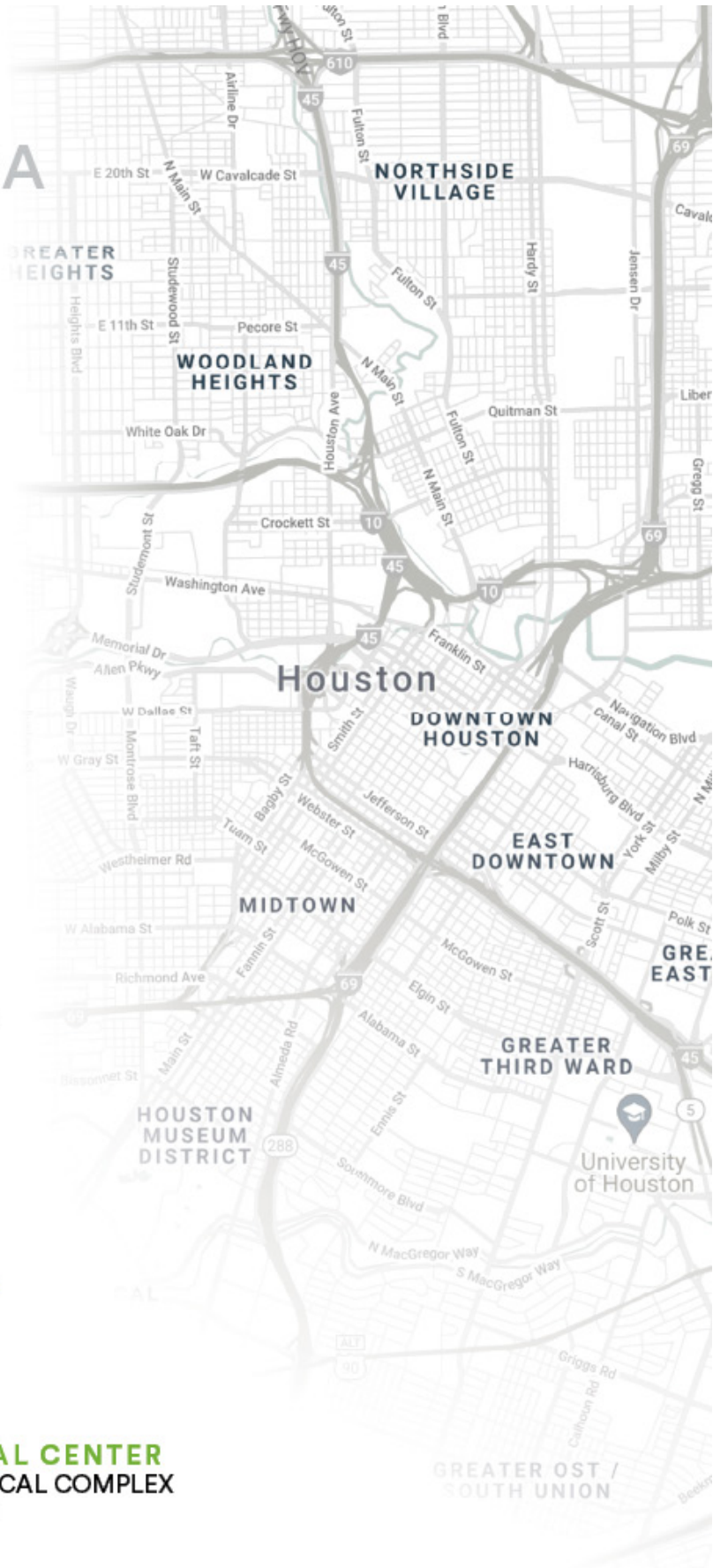


**PORT OF HOUSTON**  
LARGEST PORT IN THE U.S.  
GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE  
AND \$906 BILLION NATIONWIDE

**4<sup>TH</sup>** LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



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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.*

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



## Tyler Reiley

Senior Associate | Brokerage Services

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## Houston

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BRYAN | SAN ANTONIO | WACO | FORT WORTH



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