

4995 & 4921 Bellaire Blvd

Bellaire, TX 77401



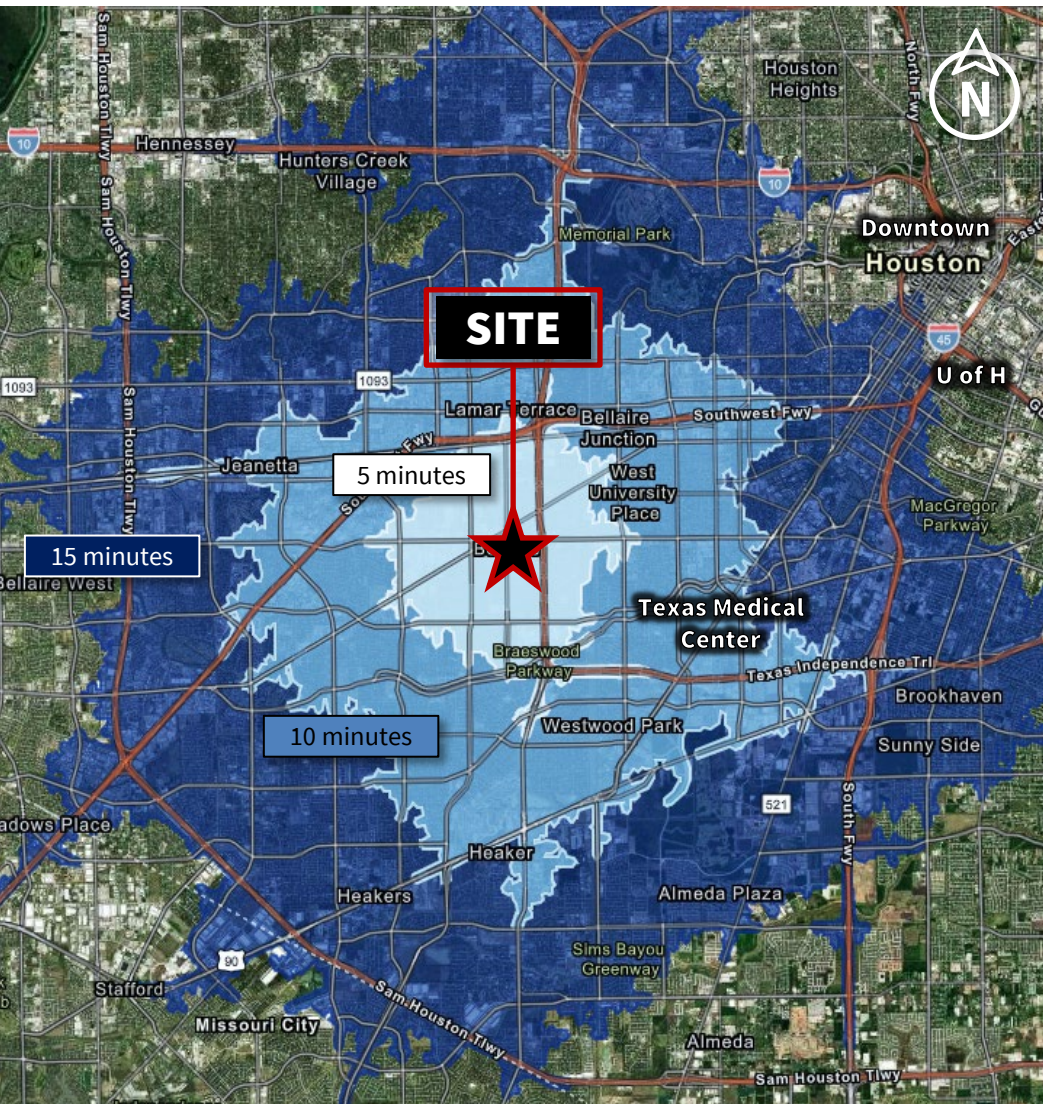
±0.91 AC Total | Two Parcels: ±0.39 AC & ±0.52 AC

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Commute & Demographics



Drive Times

	Minutes
The Galleria Mall	5
Texas Medical Center	7
River Oaks Country Club	10
Downtown Houston	15



Property Information

Location

4995 & 4921 Bellaire Blvd | Bellaire, TX 77401

Size

±0.91 AC Total: ±0.39 AC Parcel & ±0.52 AC Parcel

Property Information

- Rare redevelopment opportunity on scenic Bellaire Blvd. in Bellaire, Texas
- Towering Oaks line both sides of the street
- Across from Paseo Park
- Zoned Residential
- Just minutes from 610, I69 and Uptown/Galleria
- Utilities onsite from City of Bellaire

Surrounding Area

- Bellaire: Offering residents a sparse suburban feel while being just minutes from Downtown
- Downtown Houston: The central business hub for the nation's fourth largest city and home to the Houston Rockets, Astros, and the renowned Houston Theater District
- Texas Medical Center: A 1,345-acre medical district and neighborhood in south-central Houston and the largest medical complex in the world

Price

Contact broker for pricing



Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2025 Population	15,669	225,497	520,228
2025 Median Age	41.6	35.6	35.6
2025 Average Household Income	\$221,438	\$143,953	\$134,382
Average Home Value	\$1,009,421	\$756,375	\$712,966
Educational Attainment - College Degree or Higher	66.3%	55.8%	54.8%





TOWNEPLACE SUITES
BY MARRIOTT

Jack In the Box
Starbucks
Chick-fil-A
Pollo Loco
Waffle House

UPTOWN PARK
GALLERIA

RIVER OAKS DISTRICT

EPISCOPAL HIGH SCHOOL

Texas Children's Pediatrics

INTERSTATE 610

Texas Children's Pediatrics

SITE

Bellaire Blvd | 32,884 VPD

Bissonnet St | 24,015 VPD

S Rice Ave | 12,639 VPD

FUTURE
Methodist
LEADING MEDICINE

CHASE

WELLS FARGO

H-E-B



Walgreens

JuiceLand
salata
lemongrass
TOASTED YOLK cafe
crumbl cookies
MOD
Costa Brava Bistro

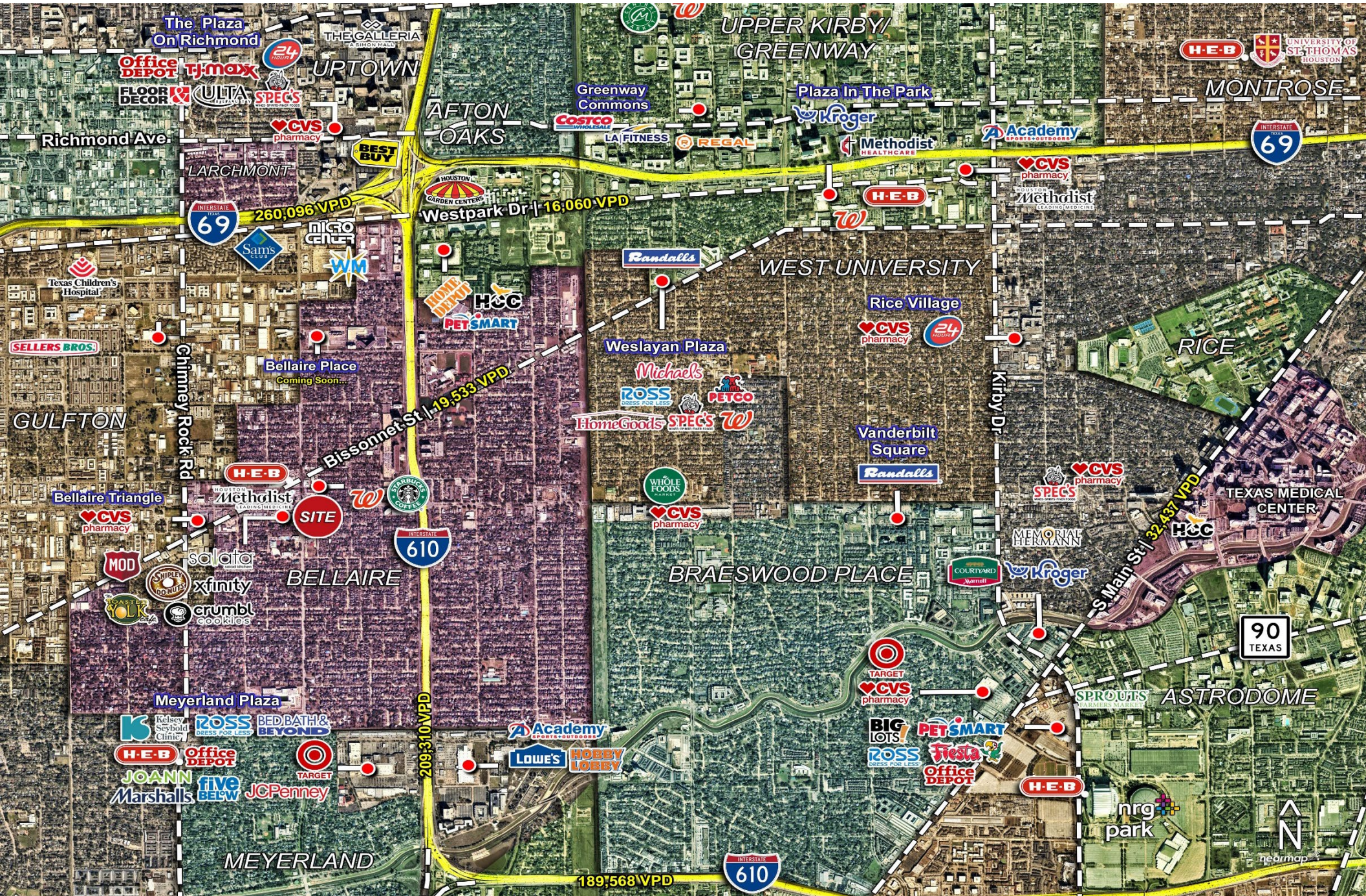
Condit Elementary
Growing Tomorrow's Leaders Today

City of Bellaire
City Hall

BELLAIRE-ZINDLER PARK



Property Aerial



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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date