



HONG KONG CITY MALL

11205 Bellaire Blvd, Houston, TX 77072



GT CAPITAL

LOGAN ZHOU


Principal

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**HONG KONG CITY MALL
RESTAURANT · RETAIL · OFFICE OPPORTUNITY
FIRST & SECOND FLOOR SPACE
FOR LEASE**

 7324 Southwest Fwy. Suite 608, Houston, TX 77074

 (832) 831-5885

 www.gtcapitalusa.com

GT CAPITAL

PROPERTY INFORMATION

LOCATION

**11205 BELLAIRE BLVD, HOUSTON,
TX 77072-2545**

SIZE

Lot Size
25.48 AC

Gross Leasable Area
320,909 SF

RATE

\$15.00-\$30.00 PSF

NNN RATE
\$6.00 PSF

TENANT ALLOWANCE

NEGOTIABLE

DELIVERY

Year Built
1999

Status
AVAILABLE FOR LEASE

PARKING

Parking Space
1,348

TRAFFIC COUNTS

Bellaire Blvd
42,579



PROPERTY HIGHLIGHTS

- ★ Prime retail/restaurant/office opportunities in high traffic mall.
- ★ Availability includes storefront space, end-cap space, in-line spaces, food court space. Space size varies from 900 SF to 1,800 SF.
- ★ Anchored by Hong Kong Food Market, Hong Kong City Mall is one of the largest indoor Asian malls in the Southeastern U.S.
- ★ The mall offers a wide variety of restaurants and cafes and over a hundred retail stores and services.

AREA HIGHLIGHTS



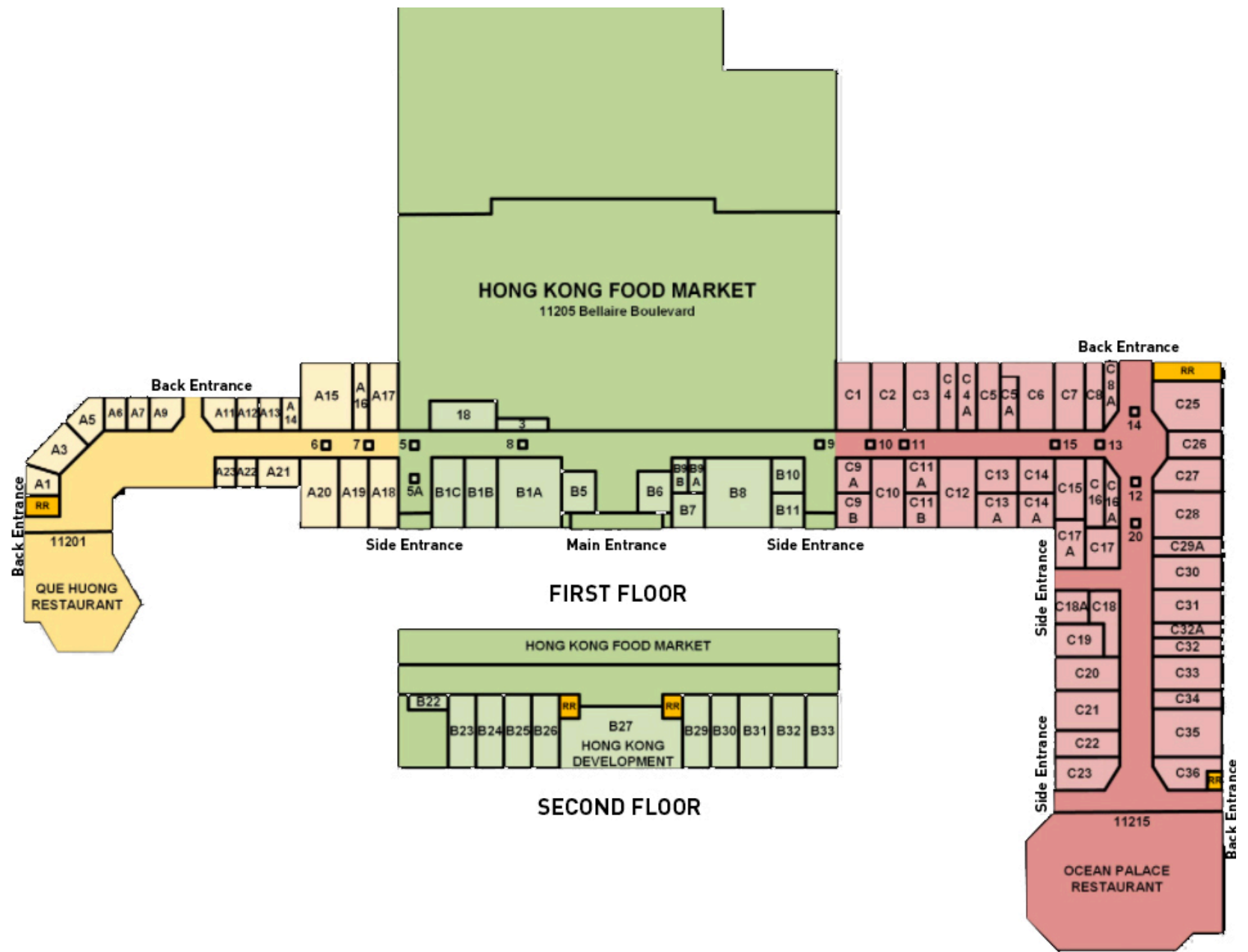
2017 DEMOGRAPHICS SNAPSHOT

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	24,477	246,950	548,060
Total Business	755	8,646	20,886
Average Household Income	\$53,148	\$58,220	\$75,633





SITE PLAN



RENDERING



RENDERING



2017 DEMOGRAPHICS

POPULATION

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
TOTAL POPULATION	24,477	246,950	548,060
2017-2022 ANNUAL RATE (AREA)	1.07%	1.22%	1.42%
2022 ESTIMATED POPULATION	1,431	5,805	16,312
FEMALE POPULATION (%)	50.2%	50.2%	50.5%
MALE POPULATION (%)	49.8%	49.8%	49.5%
MEDIAN AGE	32.6	31.4	33.1

BUSINESS

TOTAL EMPLOYEES	8,554	109,240	232,810
TOTAL BUSINESSES	755	8,646	20,886
EMPLOYEE/RESIDENTIAL POPULATION RATIO (PER 100 RESIDENTS)	35	44	42

HOUSEHOLD INCOME

MEDIAN HOUSEHOLD INCOME	\$40,881	\$40,201	\$48,872
AVERAGE HOUSEHOLD INCOME	\$53,148	\$58,220	\$75,633
PER CAPITA INCOME	\$15,621	\$20,778	\$28,055

HOUSEHOLD

TOTAL HOUSEHOLD	7,147	87,386	201,832
HOUSING UNITS OWNER-OCCUPIED	3,740	26,337	76,142
HOUSING UNITS RENTER-OCCUPIED	3,407	61,048	125,690

RACE & ETHNICITY

WHITE (%)	33.9%	33.2%	39.8%
AFRICAN AMERICAN (%)	15.0%	26.0%	23.4%
AMERICAN INDIAN OR ALASKA NATIVE (%)	0.8%	0.7%	0.7%
ASIAN (%)	24.3%	17.8%	16.9%
PACIFIC ISLANDER (%)	0.1%	0.1%	0.1%
OTHER RACE (%)	26.0%	22.1%	19.2%
HISPANIC ORIGIN (%)	53.4%	44.8%	39.5%

INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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.

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.

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.

Realm Properties, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	526923 License No.	askthebroker@realimpro.com Email	(281)870-0000 Phone
Max C. Nelson Designated Broker of Firm	209776 License No.	askthebroker@realimpro.com Email	(281)870-0000 Phone
Jim Van Horn Licensed Supervisor of Sales Agent/ Associate	621924 License No.	jim.vanhorn@realimpro.com Email	(281)690-5900 Phone
Logan Zhou Sales Agent/Associate's Name	639394 License No.	admin@gtcapitalusa.com Email	(832)495-8855 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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