

Freestanding Buildings - Restaurant and Retail

5212 - 5214 Bellaire Blvd, Bellaire, TX 77401



Estimated Population



1-mile	3-miles	5-miles
20,744	232,047	540,675

Avg Household Income



1-mile	3-miles	5-miles
\$144,432	\$128,558	\$117,958

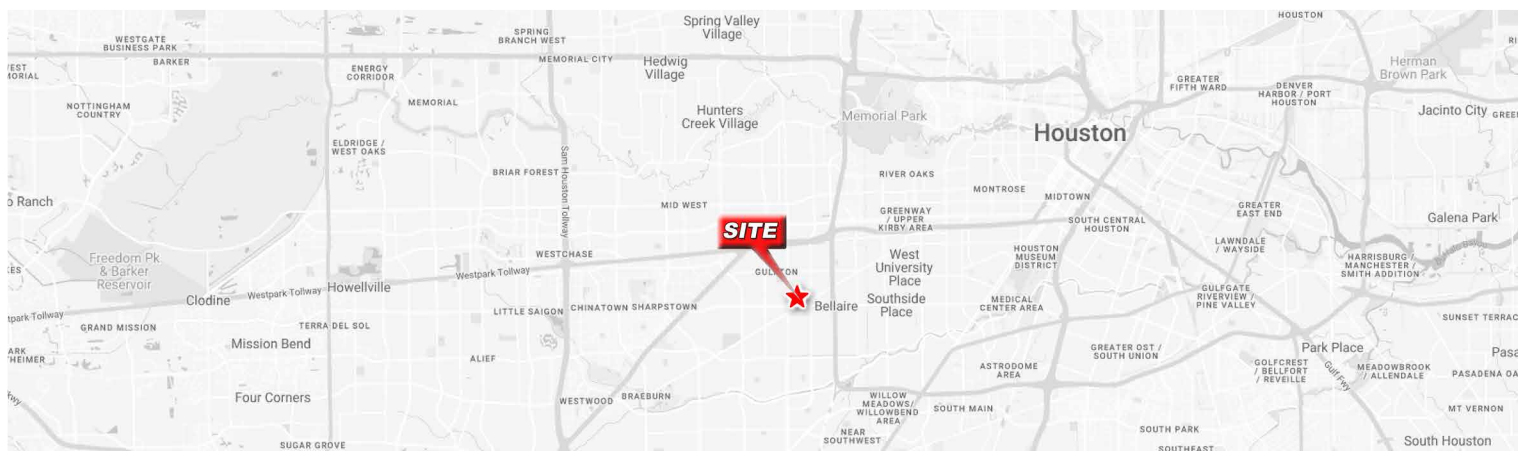
Traffic Counts



Bellaire Blvd	24,496 VPD
Bissonnet St	15,039 VPD
Year: 2022 Source: TxDOT	

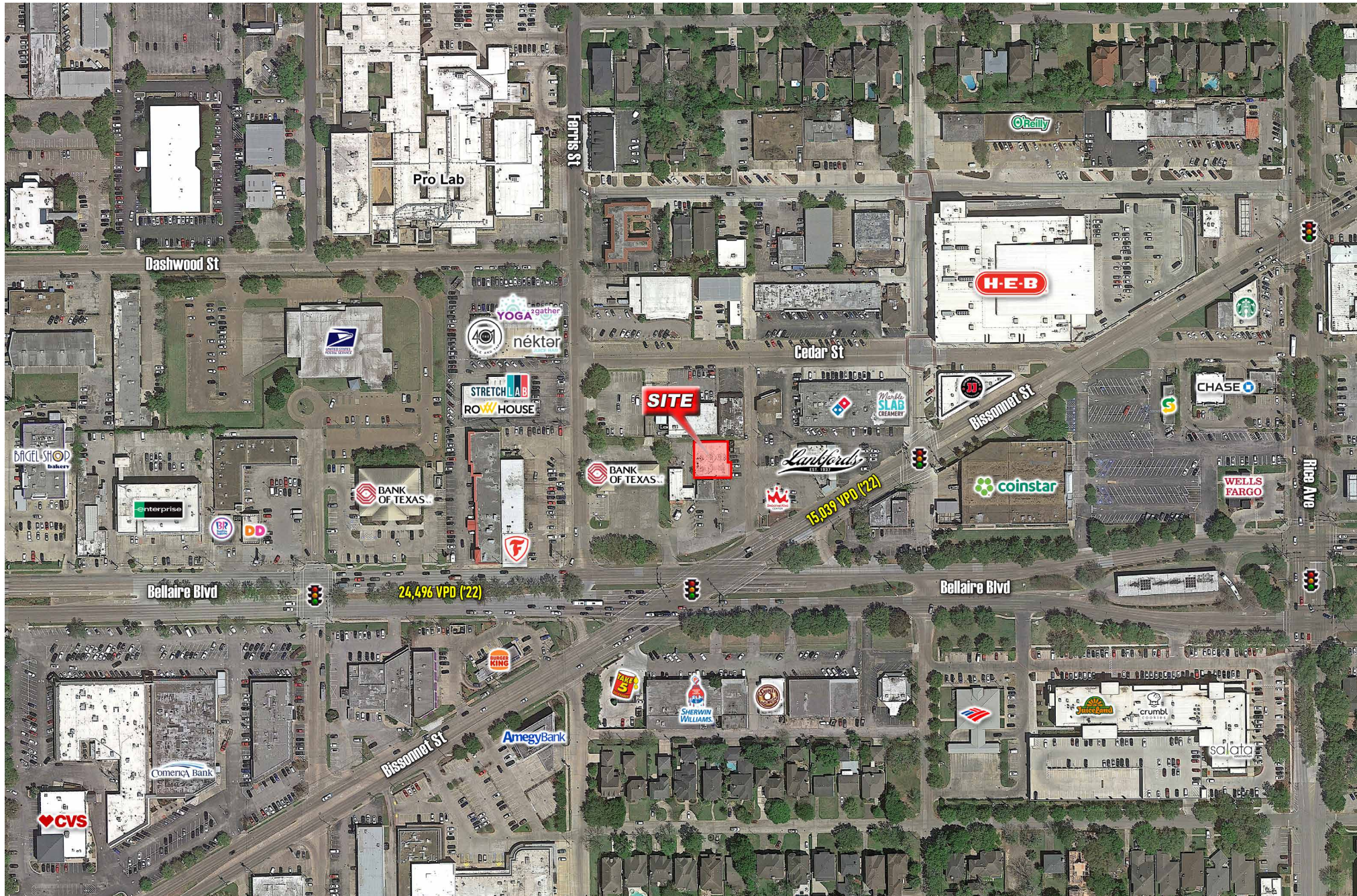
Property Features

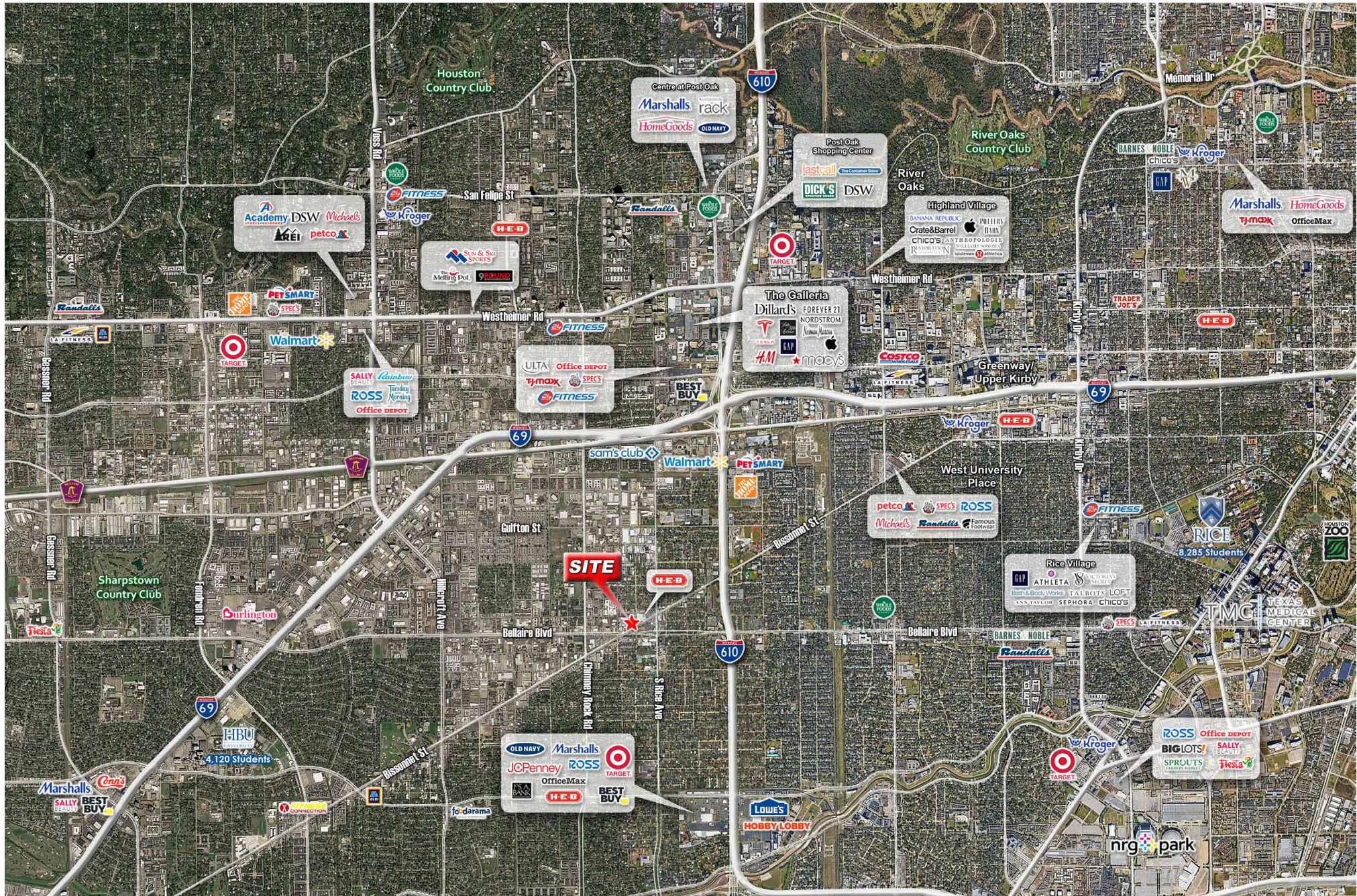
- 1,100 SF – Existing donut shop (do not disturb tenant)
- 4,225 SF - Ideal for Retail, Medical, or Office
- At the intersection of Bellaire's two main streets- Bissonnet and Bellaire
- Walking distance from two-story HEB
- Great access to the 610 Loop, Hwy 59 and Westpark Toll Rd



For more
information contact:

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Population

2010 Population	20,379	210,932	488,290
2020 Population	20,292	228,358	531,314
2023 Population	20,744	232,047	540,675
2028 Population	20,757	236,273	551,305
2010-2020 Annual Rate	-0.04%	0.80%	0.85%
2020-2023 Annual Rate	0.68%	0.49%	0.54%
2023-2028 Annual Rate	0.01%	0.36%	0.39%
2020 Male Population	50.1%	50.2%	49.3%
2020 Female Population	49.9%	49.8%	50.7%
2020 Median Age	36.3	34.4	34.6
2023 Male Population	51.2%	51.4%	50.4%
2023 Female Population	48.8%	48.6%	49.6%
2023 Median Age	36.3	34.9	35.4

In the identified area, the current year population is 540,675. In 2020, the Census count in the area was 531,314. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 551,305 representing a change of 0.39% annually from 2023 to 2028. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	36.8%	39.6%	37.3%
2023 Black Alone	13.6%	12.0%	16.5%
2023 American Indian/Alaska Native Alone	0.9%	1.3%	1.1%
2023 Asian Alone	15.2%	13.1%	13.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	19.7%	18.6%	17.7%
2023 Two or More Races	13.7%	15.4%	14.4%
2023 Hispanic Origin (Any Race)	37.3%	38.1%	35.8%

Persons of Hispanic origin represent 35.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	160	119	106
2010 Households	7,141	86,899	207,931
2020 Households	7,280	95,658	229,884
2023 Households	7,539	98,214	236,314
2028 Households	7,589	101,151	243,575
2010-2020 Annual Rate	0.19%	0.96%	1.01%
2020-2023 Annual Rate	1.08%	0.81%	0.85%
2023-2028 Annual Rate	0.13%	0.59%	0.61%
2023 Average Household Size	2.74	2.35	2.26

Average Household Income

2020 Average Household Income	\$51,695	\$56,990	\$66,315
2025 Average Household Income	\$55,632	\$61,059	\$71,126
2020-2025 Annual Rate	1.48%	1.39%	1.41%

2020 Population 25+ by Educational Attainment

Total	15,139	137,031	336,786
Less than 9th Grade	16.1%	17.7%	15.8%
9th - 12th Grade, No Diploma	8.0%	8.8%	8.3%
High School Graduate	26.4%	23.8%	21.9%
GED/Alternative Credential	2.2%	3.1%	2.8%
Some College, No Degree	20.2%	18.4%	17.8%
Associate Degree	5.0%	4.7%	5.2%
Bachelor's Degree	15.7%	15.2%	17.5%
Graduate/Professional Degree	6.3%	8.4%	10.6%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,945	18,317	38,669
Total Employees:	14,704	179,139	495,202
Total Residential Population:	20,744	232,047	540,675
Employee/Residential Population Ratio (per 100 Residents)	71	77	92



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date