

5001 Bissonnet St, Bellaire, TX 77401



**Estimated Population**



1-mile	3-miles	5-miles
16,986	236,547	550,773

**Avg Household Income**



1-mile	3-miles	5-miles
\$175,006	\$120,302	\$107,704

**Traffic Counts**

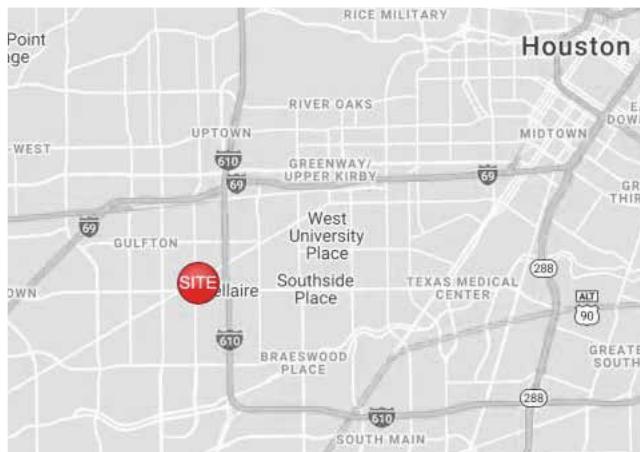


Bissonnet St	15,039 VPD
Rice Ave	13,851 VPD

Year: 2022 | Source: TxDOT

**Property Features**

- Office space located in the heart of Bellaire
- Great access to the 610 Loop and Southwest Freeway
- Covered, surface-level parking

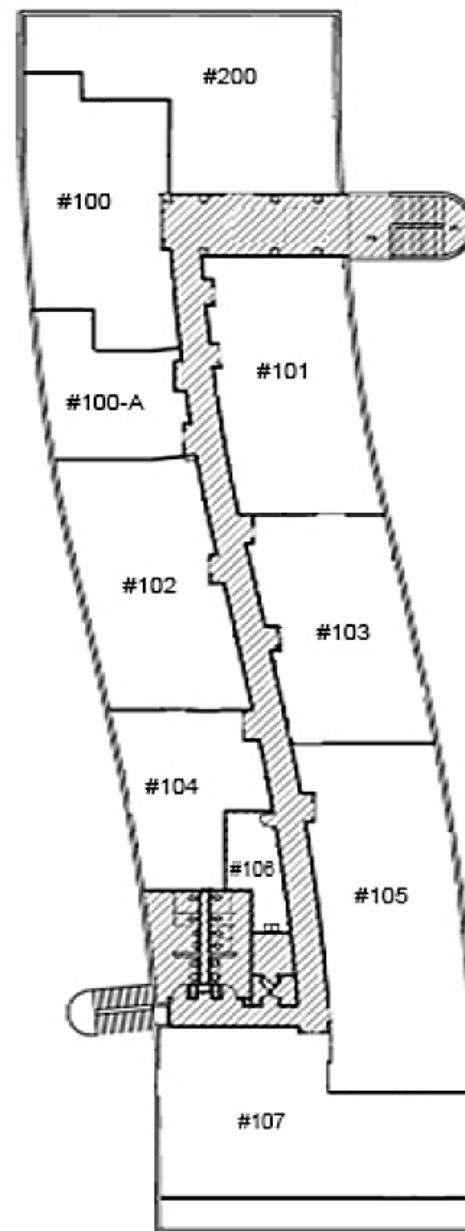


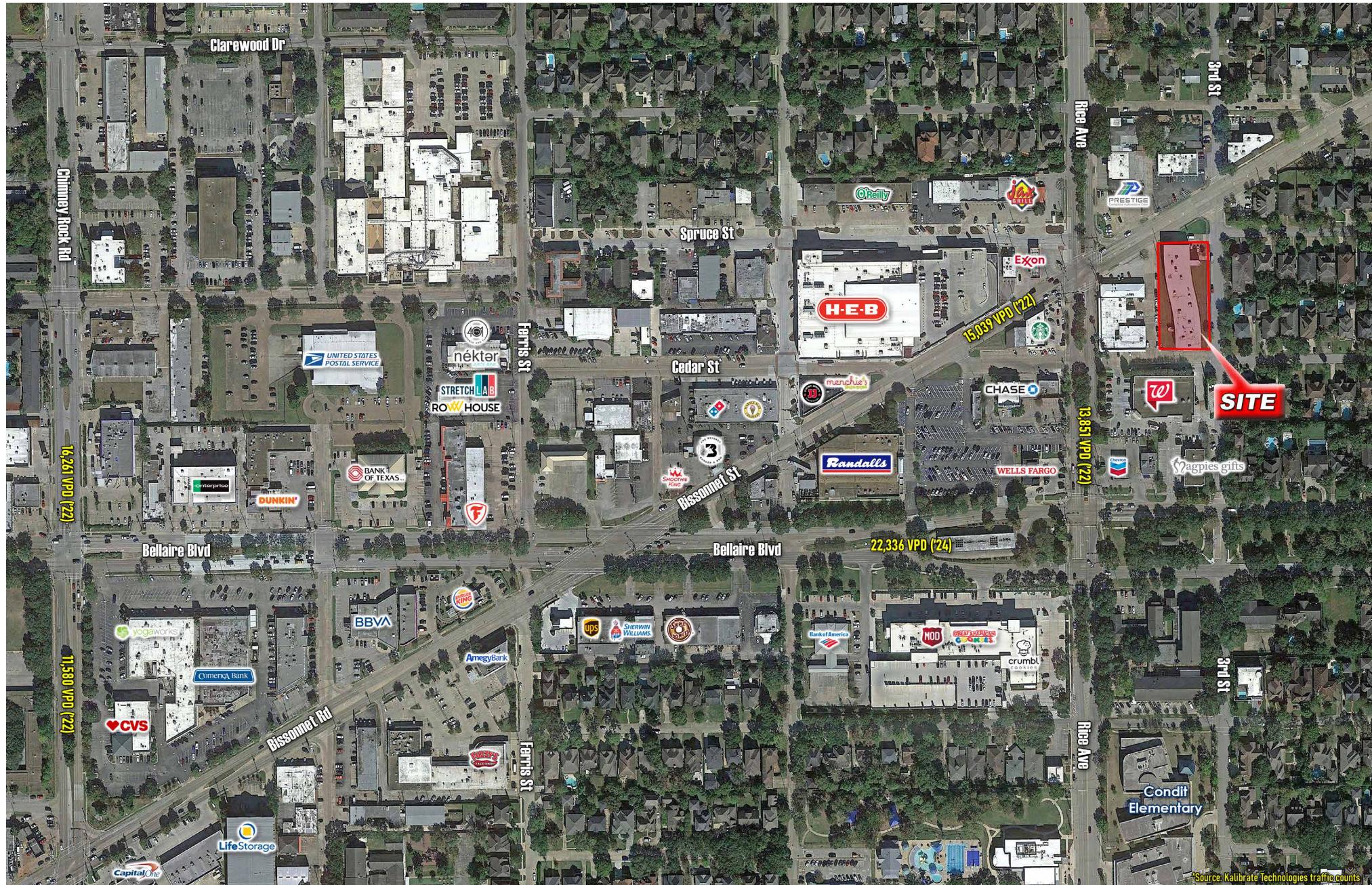
For more  
information contact:

**Doug Freedman**

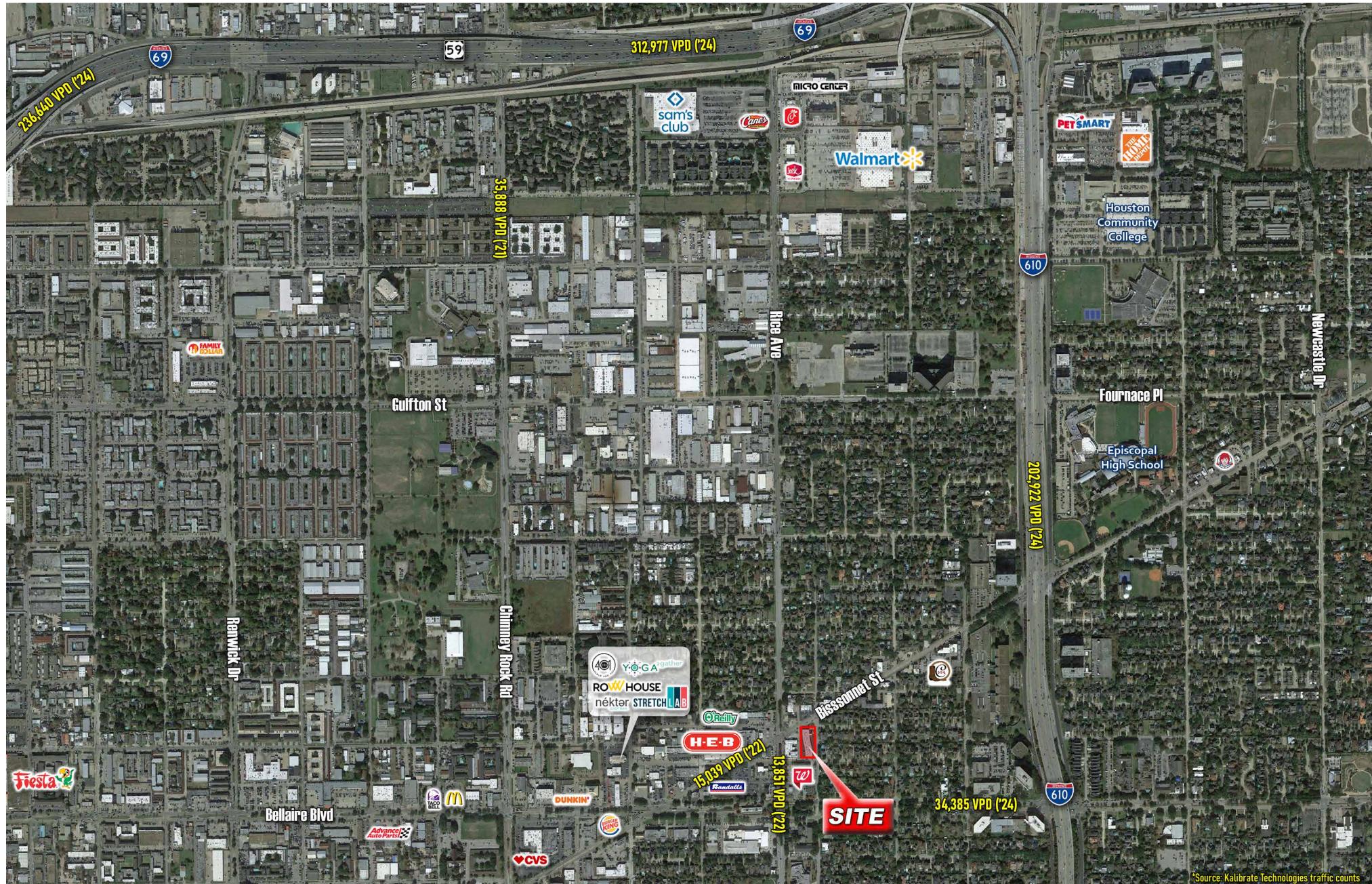
dfreedman@unitedequities.com  
(713) 772-6262

6700 - 6708 Ferris Street, Bellaire, Texas 77401





Source: Kalibrate Technologies traffic counts



Population	1 mile	3 miles	5 miles
2000 Population	16,089	196,744	458,276
2010 Population	16,603	208,230	483,403
2020 Population	16,986	236,547	550,773
2025 Population	17,375	254,427	592,543
2000-2010 Annual Rate	0.31%	0.57%	0.54%
2010-2020 Annual Rate	0.22%	1.25%	1.28%
2020-2025 Annual Rate	0.45%	1.47%	1.47%
2020 Male Population	50.0%	51.0%	50.3%
2020 Female Population	50.0%	49.0%	49.7%
2020 Median Age	38.5	34.7	34.6

In the identified area, the current year population is 550,773. In 2010, the Census count in the area was 483,403. The rate of change since 2010 was 1.28% annually. The five-year projection for the population in the area is 592,543 representing a change of 1.47% annually from 2020 to 2025. Currently, the population is 50.3% male and 49.7% female.

#### Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2020 White Alone	64.5%	61.0%	54.9%
2020 Black Alone	4.9%	8.9%	15.4%
2020 American Indian/Alaska Native Alone	0.5%	0.9%	0.7%
2020 Asian Alone	14.8%	11.7%	12.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	11.0%	12.9%	12.7%
2020 Two or More Races	4.3%	4.6%	4.2%
2020 Hispanic Origin (Any Race)	33.8%	40.1%	36.7%

Persons of Hispanic origin represent 36.7% of the population in the identified area compared to 18.8% 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 81.8 in the identified area, compared to 65.1 for the U.S. as a whole.

#### Households

2020 Wealth Index	243	134	116
2000 Households	5,913	84,929	201,965
2010 Households	5,929	88,122	207,929
2020 Total Households	5,988	100,004	236,881
2025 Total Households	6,091	107,889	255,744
2000-2010 Annual Rate	0.03%	0.37%	0.29%
2010-2020 Annual Rate	0.10%	1.24%	1.28%
2020-2025 Annual Rate	0.34%	1.53%	1.54%
2020 Average Household Size	2.80	2.35	2.29

The household count in this area has changed from 207,929 in 2010 to 236,881 in the current year, a change of 1.28% annually. The five-year projection of households is 255,744, a change of 1.54% annually from the current year total. Average household size is currently 2.29, compared to 2.29 in the year 2010. The number of families in the current year is 121,575 in the specified area.

#### Average Household Income

2020 Average Household Income	\$175,006	\$120,302	\$107,704
2025 Average Household Income	\$186,750	\$129,311	\$116,227
2020-2025 Annual Rate	1.31%	1.45%	1.53%

#### 2020 Population 25+ by Educational Attainment

Total	11,027	160,212	375,319
Less than 9th Grade	7.4%	10.1%	9.2%
9th - 12th Grade, No Diploma	3.4%	4.1%	4.6%
High School Graduate	12.2%	13.0%	13.6%
GED/Alternative Credential	1.7%	1.2%	1.6%
Some College, No Degree	8.7%	12.1%	14.3%
Associate Degree	4.4%	4.1%	4.5%
Bachelor's Degree	27.3%	28.4%	27.4%
Graduate/Professional Degree	34.9%	27.0%	24.8%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,799	17,559	36,790
Total Employees:	14,097	185,214	481,767
Total Residential Population:	16,986	236,547	550,773
Employee/Residential Population Ratio (per 100 Residents)	83	78	87

## 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.*

### 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.

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Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Doug Freedman	571265	(713) 772-6262
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date