



SITE

11900 Bellaire Blvd

RETAIL SPACES – NOW LEASING

11900 BELLAIRE BLVD, HARRIS COUNTY, HOUSTON, TEXAS 77072

This property is located on the northwest corner of Bellaire and S Kirkwood, in the heart of the Alief area (International District). Minutes from Highway 6 and Beltway 8. High-traffic and visibility!



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11900 BELLAIRE BLVD

PROPERTY INFORMATION

AVAILABLE LEASE SPACE:

Units A: +/-600 to 5,900 SF

Perfect for professional offices, medical/dental practices, boutique retail, or service-oriented businesses.

PROPERTY HIGHLIGHTS:

- The 5,900 SF suite is versatile, ideal for retail, office, or service-oriented businesses looking to establish or expand in a vibrant neighborhood.
- Close to retail, dining, and entertainment hubs, including First Colony Mall, Sugar Land Town Square, and Brazos Town Center.
- Stunning full-service Kitchen area.
- The property is surrounded by popular retail shops, restaurants, and essential services, attracting a diverse customer base from the nearby residential communities and commercial districts.
- Easy access to major roads, minutes away from Beltway 8 and Highway 6, allowing quick connections throughout the Greater Houston area.

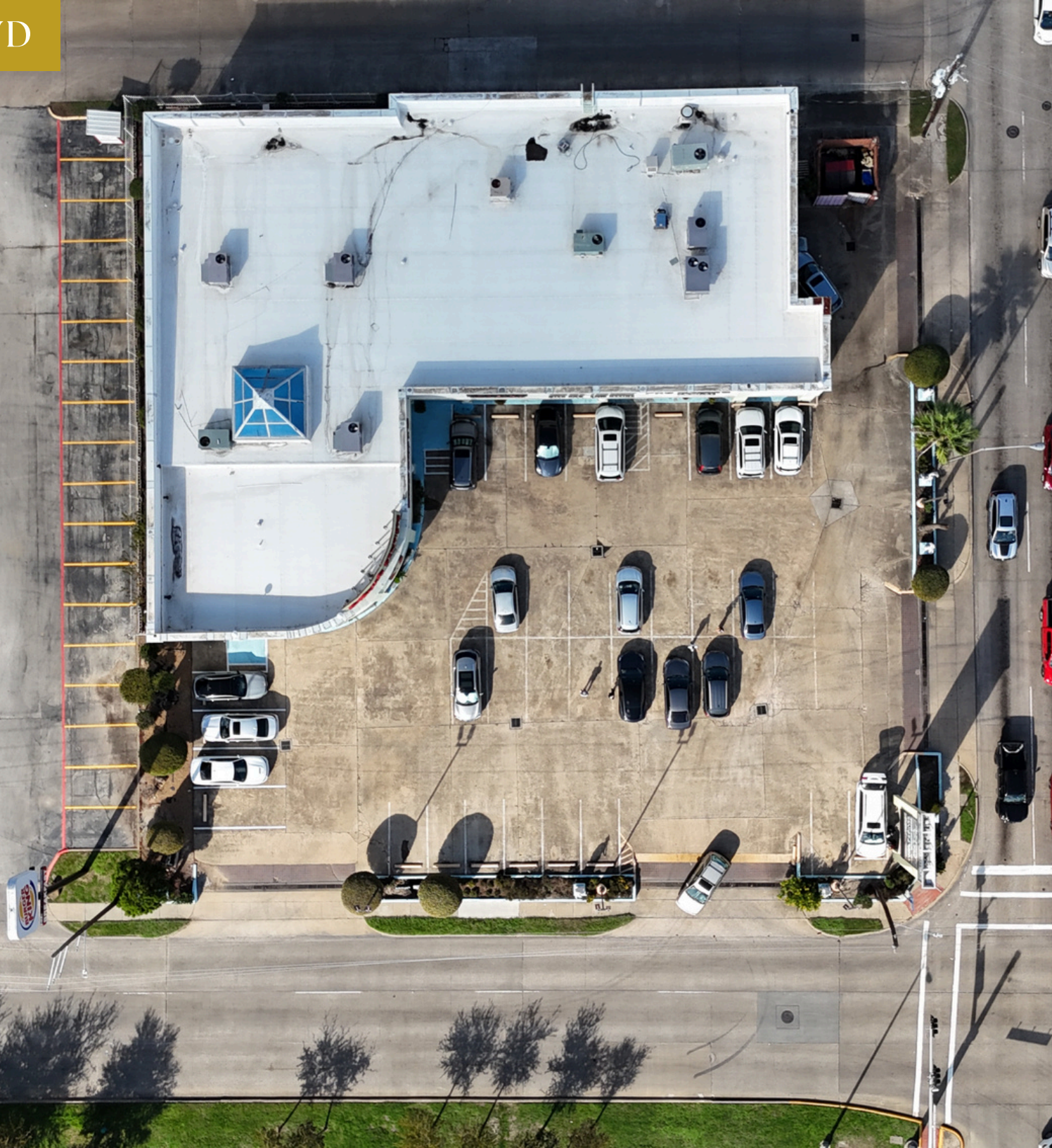
RENTAL RATE: Contact for pricing
NNN: +/--\$6.00 PSF

AREA RETAILERS



DEMOGRAPHICS (3 MILES)

230,449 Population
84,656 Households
\$70,003 Income



11900 BELLAIRE BLVD



SITE

S KIRKWOOD RD
11,170 VPD

S KIRKWOOD RD



S KIRKWOOD RD
17,082 VPD

BELLAIRE BLVD

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ALIEF NEIGHBORHOOD
CENTER AND PARK

36,492 VPD

KINGS SPA



USPS.COM

Hawk Body Shop

United States
Postal Service



ger King
a Royal
Wrap?

Cho Thanh Binh Supermarket

BANK OF AMERICA

Dakao
Vietnamese

TELETRON



Mia & more
Houston
Sugarcane Juice and Dessert

HEM
KITCHEN & BAR

Sara
Noodle House

Tastea
COFFEE, SMOOTHIES & TEAS

BEP OC & LAU
Vietnamese

Phở Điện

Baguette & Tea
Vietnamese

Vua Bun Bo
Vietnamese

Remco Insurance

Magic CUP

TRINH GOI HANG



Lam's Auto Repair

Van's Auto Service



Alief Community
Park

Outdoor gym

Leader St

Neff St

Rowan Ln

Rowan Ln

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S KIRKWOOD RD

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**Available:
600 to 5,900 SF**

**Available
+/-2,650/SF
Suite A2**

**Available
+/-600/SF**

Deluxe Travel
1,000/SF - Suite B

Viet Tax Inc
950/SF - Suite C

Pho Hung
By Night
Restaurant
1,836/SF
Suite D

Dumpster

**Available
+/-2,650/SF
Suite A1**

- Pylon Sign

S KIRKWOOD RD

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BELLAIRE BLVD





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.

Last Updated on 2-10-2025

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

Buyer/Tenant/Seller/Landlord Initials

Date