

COMMERCIAL RETAIL FOR LEASE

3,380 SF - Asking \$15 to \$16 PSF/NNN

**6671 W. Bellfort Street
Houston, TX 77035**



Available Spaces

Suite	Size
6671	3,380 SF

Highlights

Building SF: 18,001
Land: 108,751 SF
Lease Rate: \$15.00 - Years 1- 5
\$16.50 - Years 6 - 10
NNN: 2022 Budgeted - \$7.36
Rentable SF: 20,881
Type: Retail

Property Description

A two tenant retail building located on 2.2966 acres with an adjacent 5-lane drive-through, occupied by Walgreens and a former Chase Bank retail location.

Location Description

Located in the Meyerland / Westbury / Brays Oaks market area in Southwest Houston, Harris County. Approximately 2.6 miles east of West Sam Houston Tollway South and 1.75 miles north of US Highway 90A.

cmj brokerage

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PROPERTY SUMMARY

FORMER CHASE BANK SPACE



Property Summary

Space available is
3,380 square feet

Rental Rate = \$15.00

Property Overview

Southeast corner of West Bellfort Avenue and Fondren Road with 375 feet of frontage on West Bellfort.

Location Overview

Located in the Meyerland / Westbury / Brays Oaks market area in Southwest Houston, Harris County. Approximately 2.6 miles east of West Sam Houston Tollway South and 1.75 miles north of US Highway 90A. The Meyerland/Westbury/Brays Oaks market area is a desirable residential and commercial community with good balance.

Development in the subject market area is predominantly residential, with a mixture of supportive commercial, multifamily apartment projects and large tracts of single-family homes. Commercial support facilities are typically located along the major thoroughfares and generally enhance the subject market area's residential values. Schools, churches, parks, employment centers and especially shopping facilities are conveniently located throughout or near-by the subject market area.

Residential and supportive commercial activity are expected to continue at a steady pace in this corridor through the remainder of 2021 and beyond.

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Demographic Summary Report

6671-6675 W Bellfort St, Houston, TX 77035

Building Type: **General Retail** Total Available: **3,380 SF**
 Secondary: **Bank** % Leased: **82.3%**
 GLA: **19,095 SF** Rent/SF/Yr: **\$15.00**
 Year Built: **1999**

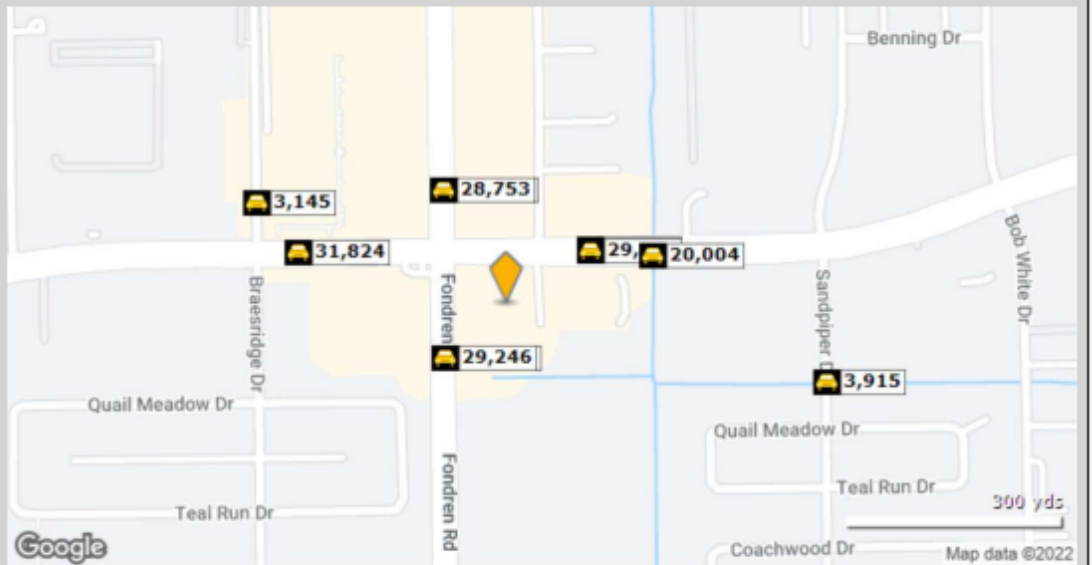


Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	34,714		157,184		491,110	
2022 Estimate	33,950		153,686		469,228	
2010 Census	32,504		149,595		436,097	
Growth 2022 - 2027	2.25%		2.28%		4.66%	
Growth 2010 - 2022	4.45%		2.73%		7.60%	
2022 Population by Hispanic Origin	12,228		67,905		233,802	
2022 Population	33,950		153,686		469,228	
White	14,408	42.44%	88,716	57.73%	273,724	58.33%
Black	16,356	48.18%	50,090	32.59%	134,525	28.67%
Am. Indian & Alaskan	380	1.12%	1,717	1.12%	7,153	1.52%
Asian	2,166	6.38%	10,192	6.63%	43,998	9.38%
Hawaiian & Pacific Island	34	0.10%	146	0.09%	673	0.14%
Other	606	1.78%	2,825	1.84%	9,155	1.95%
U.S. Armed Forces	0		23		107	
Households						
2027 Projection	12,561		55,129		166,409	
2022 Estimate	12,339		54,078		159,515	
2010 Census	12,165		53,731		150,795	
Growth 2022 - 2027	1.80%		1.94%		4.32%	
Growth 2010 - 2022	1.43%		0.65%		5.78%	
Owner Occupied	4,306	34.90%	25,228	46.65%	66,946	41.97%
Renter Occupied	8,033	65.10%	28,850	53.35%	92,569	58.03%
2022 Households by HH Income	12,339		54,077		159,516	
Income: <\$25,000	3,679	29.82%	13,223	24.45%	41,470	26.00%
Income: \$25,000 - \$50,000	3,481	28.21%	14,182	26.23%	43,458	27.24%
Income: \$50,000 - \$75,000	1,956	15.85%	9,445	17.47%	27,606	17.31%
Income: \$75,000 - \$100,000	1,151	9.33%	5,590	10.34%	15,301	9.59%
Income: \$100,000 - \$125,000	745	6.04%	3,433	6.35%	10,672	6.69%
Income: \$125,000 - \$150,000	413	3.35%	2,023	3.74%	4,824	3.02%
Income: \$150,000 - \$200,000	525	4.25%	3,066	5.67%	6,913	4.33%
Income: \$200,000+	389	3.15%	3,115	5.76%	9,272	5.81%
2022 Avg Household Income	\$60,881		\$72,961		\$70,119	
2022 Med Household Income	\$41,228		\$49,127		\$46,249	

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Fondren Rd	W Bellfort St	0.09 N	2022	26,180	MPSI	.06
2 Fondren Rd	W Bellfort St	0.09 N	2018	29,246	MPSI	.06
3 W Bellfort Ave		0.00	2022	24,009	MPSI	.08
4 W Bellfort Ave		0.00	2018	29,971	MPSI	.08
5 Fondren Rd	W Bellfort St	0.05 S	2022	24,189	MPSI	.10
6 Fondren Rd	W Bellfort St	0.05 S	2018	28,753	MPSI	.11
7 West Bellfort Street	Gallo Dr	0.03 E	2022	20,004	MPSI	.13
8 W Bellfort St	Braesridge Dr	0.03 W	2018	31,824	MPSI	.17
9 Braesridge Dr	W Bellfort St	0.04 S	2022	3,145	MPSI	.22
10 Sandpiper Dr	Quail Meadow Dr	0.04 S	2022	3,915	MPSI	.27



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials		Date	