

BELLAIRE CROSSING

7039 & 7119 FM 1464 Rd. | Richmond, TX 77407





Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
7003	McDonald's	5,500	210	Wingstop	1,907	7111	Chipotle	2,463	312	S. Charm Dental	2,000
7027	Starbucks Coffee	1,850	230	Milan Nails	1,941	7115	QSR drive-thru	2,000	320	Cricket Wireless	898
110	Supreme Seafood	2,003	240	Pet Hospital	2,200	110	Tejas Liquor	2,390	340	IQ Viet My Tutoring	2,087
120	Available	1,077	250	Supreme Donuts	1,440	140	Foot Spa	1,200	350	Clinica Hispana	990
130	M. Bend Dentistry	2,600	7051	Frontline ER	7,000	150	Water Tree	1,120	360	Louisiana Chicken	1,930
140	Pending	1,002	Pad	Wells Fargo	ATM	160	Alpha Fix	1,120	7127	Rich's Car Wash	Pad
180	Available	4,543	7015	Available Pad	124,446	170	Glow Salon	1,190	7131	Available Pad	8,000
200	Koyla Hookah Bar	2,044	17110	Available Pad	38,363	180	Mai's Tea House	1,171	Pad	Bank of America	ATM
						200	Dollar Tree	9,520	17111	Available Pad	26,293
						310	Marcos Pizza	1,600			

Bellaire Crossing | Richmond, TX

LEASING INFO: PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409)900.2060 JENNY@GORDONPARTNERS.COM

70,000 SF | 30 Tenants | Convenience Retail | Key neighborhood intersection | 36,000 cars per day



Population (2024)

1 mile	18,349
3 mile	113,756
5 mile	314,698

Avg. HH Income (2024)

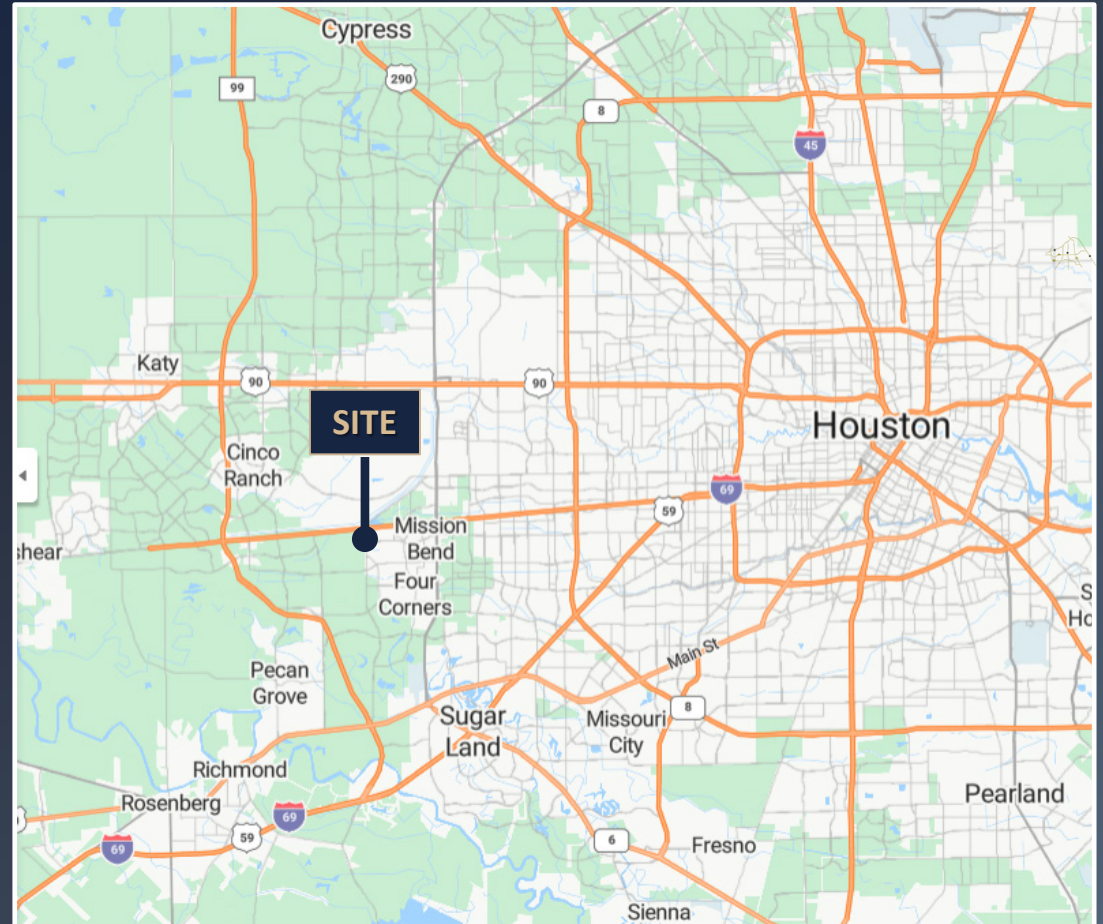
1 mile	\$109,236
3 mile	\$104,762
5 mile	\$118,932

Employees

1 mile	2,009
3 mile	16,446
5 mile	49,911

Traffic Counts (daily)

FM 1464	30,064
Bellaire Blvd.	9,070



TENANTS INCLUDE:



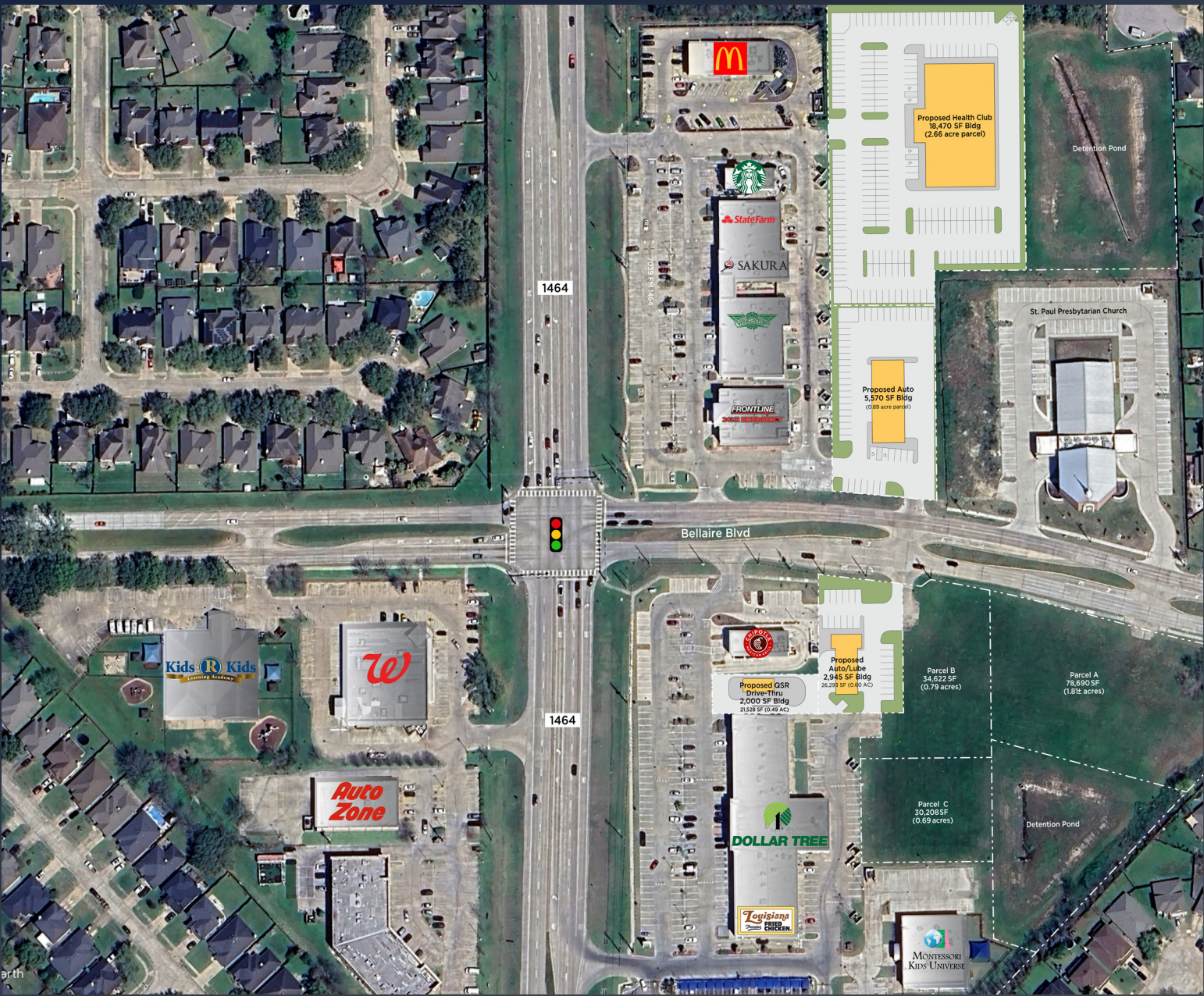
AREA RETAILERS

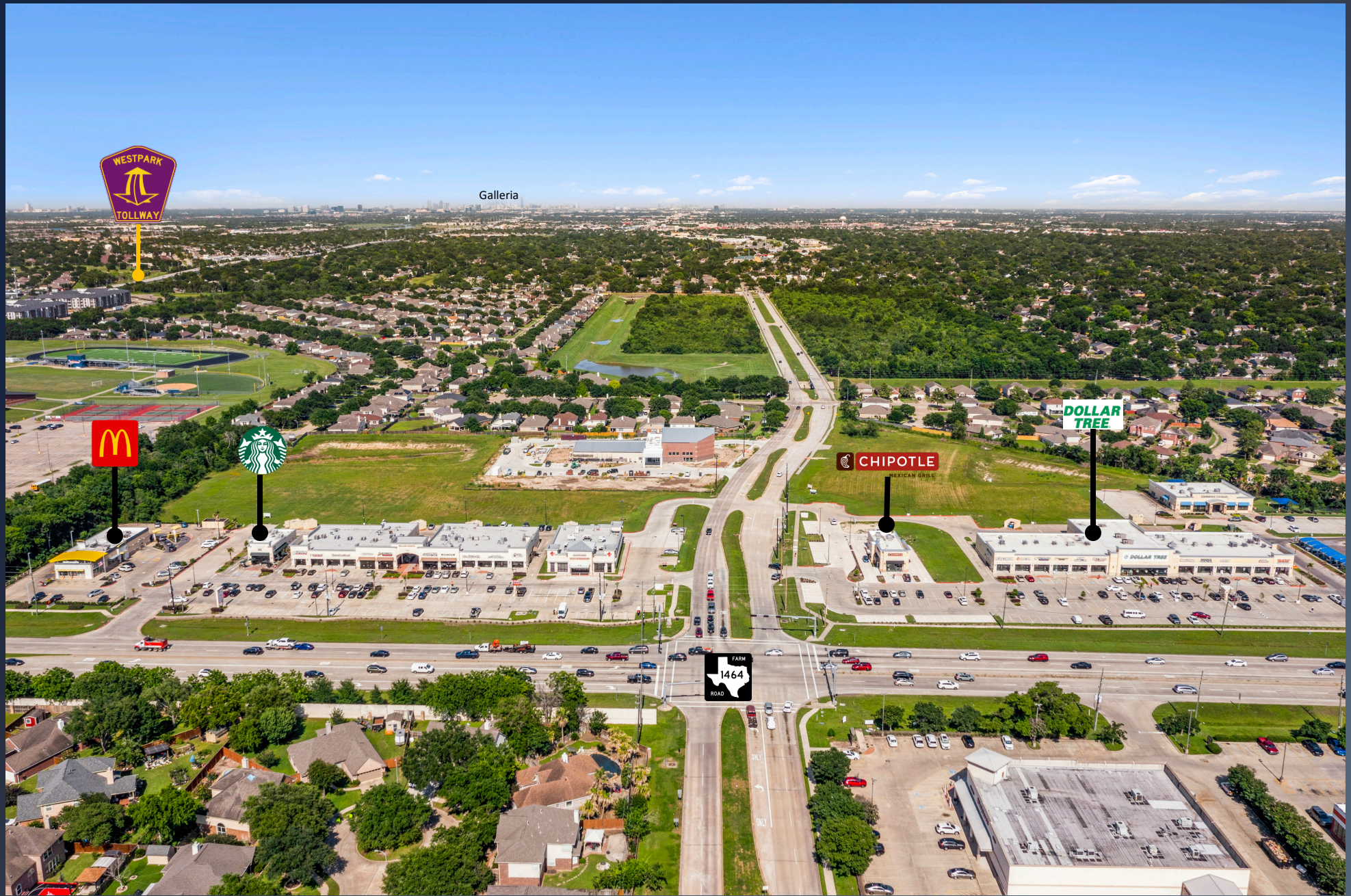






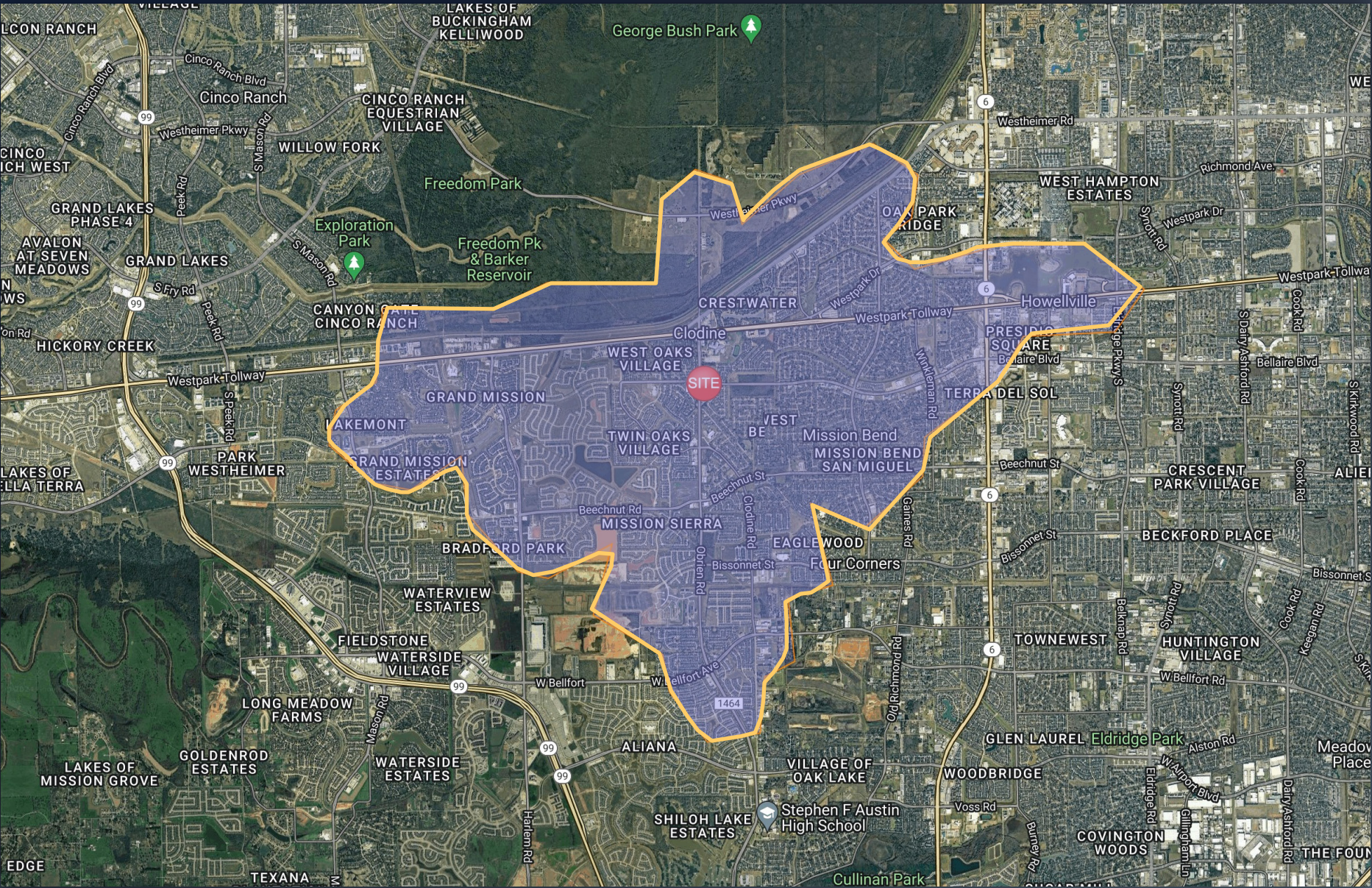
- ➡ Signalized intersection
- ➡ Excellent Visibility
- ➡ Six Access Points
- ➡ Service Retail & Pad Sites



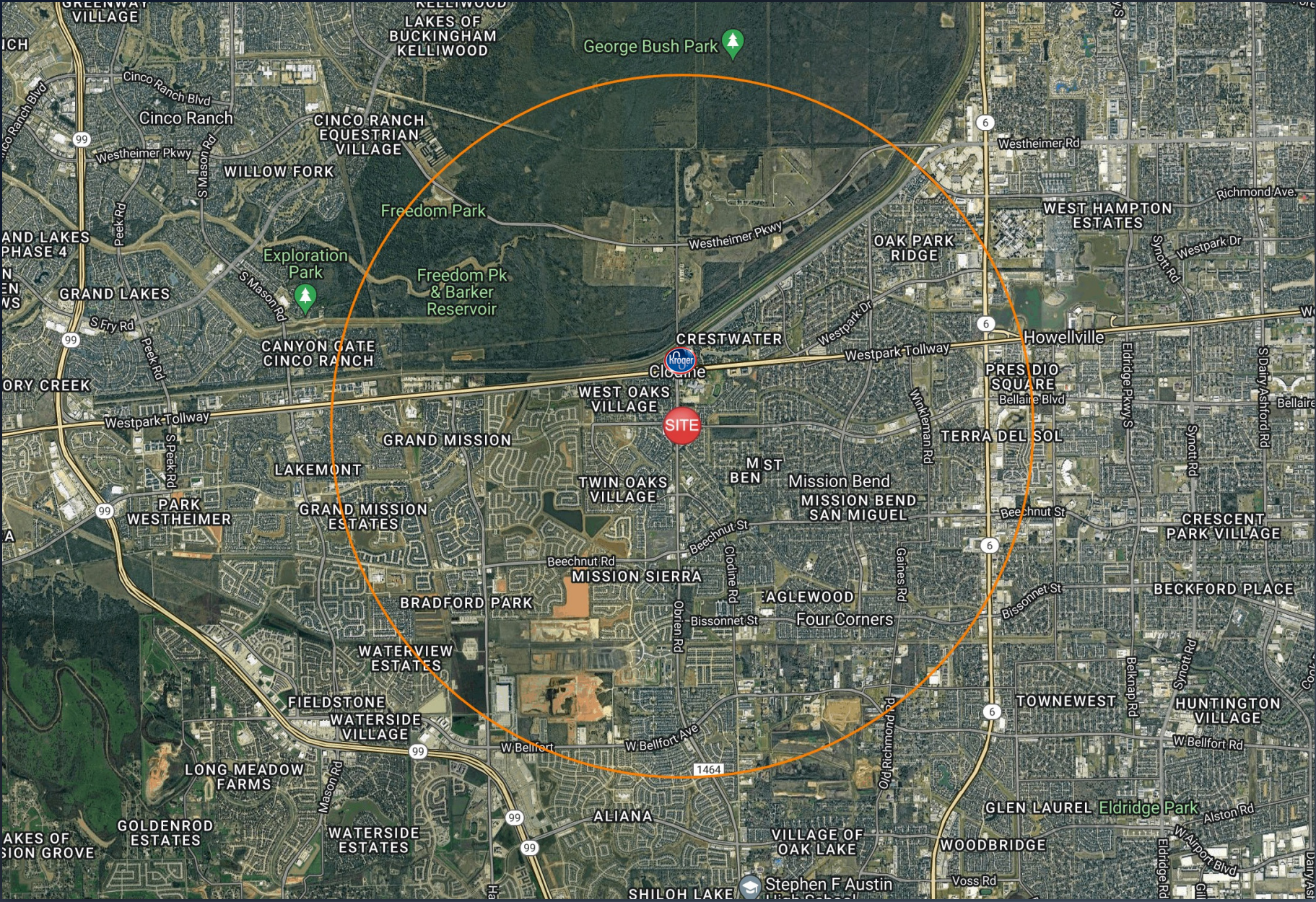




➔ 107,602 people ➔ 33,684 Households ➔ \$108K Avg. HH Income ➔ 15,061 Employees



➔ 114,000 people ➔ 36,790 Households ➔ \$105K Avg HH Income ➔ 16,446 Employees





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.

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. 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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