

Y Square at West Bellfort

SWC of Southwest Fwy/US 59 & West Bellfort Ave
10701 West Bellfort Avenue | Houston, Texas 77099



Available: 3,700 SF Freestanding Building with 3 Drive-Thru Lanes

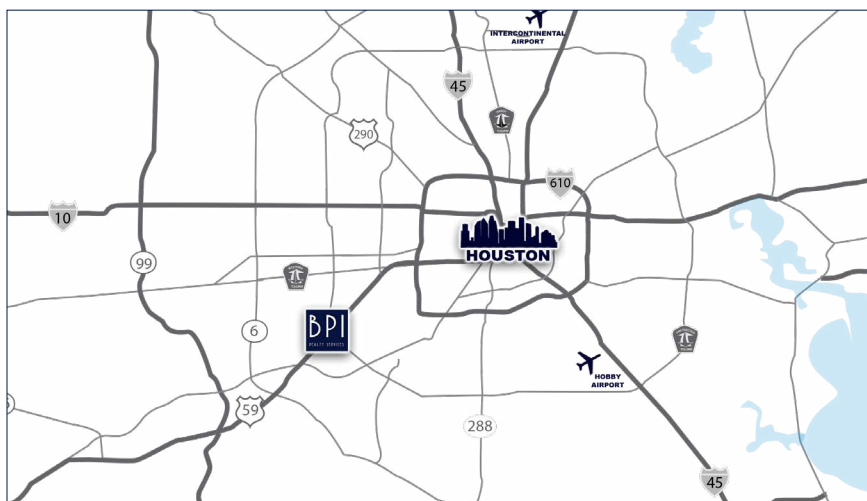
Lease Rate: Call for Pricing

Description:

- Free Standing 2nd gen active bank
- 3,700 SF with 3 lane drive through
- Top Pylon Sign Placement
- 100% Occupied Retail Center Adjacent to Subject Property

Traffic Counts: US 59/Southwest Fwy: 224,919 VPD (TXDOT '19)
W Bellfort Ave: 37,135 VPD (TXDOT '16)

Demographics:	1 mile	3 mile	5 mile
2021 Population	11,803	156,534	444,928
Daytime Population	17,279	154,274	412,721
Average HH Income	\$49,266	\$60,502	\$69,750



For More Information:

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REALTY SERVICES

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224,919 VPD ('19)

Southwest Fwy Service Rd

AVAILABLE
3,700 SF
(2nd Gen Bank)

Dental Office

Hair Salon

Pineapple Express

Houston Computer Geeks

Pharmacy

El Toro Loco/
The Crazy Bull

S&A Insurance

Jamaican Restaurant

T-Mobile

37,135 VPD ('16)

West Bellfort Ave



REALTY SERVICES

Y Square at West Belfort

SWC of Southwest Fwy/US 59 & West Belfort Ave

10701 West Belfort Avenue | Houston, Texas 77099



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

BPI

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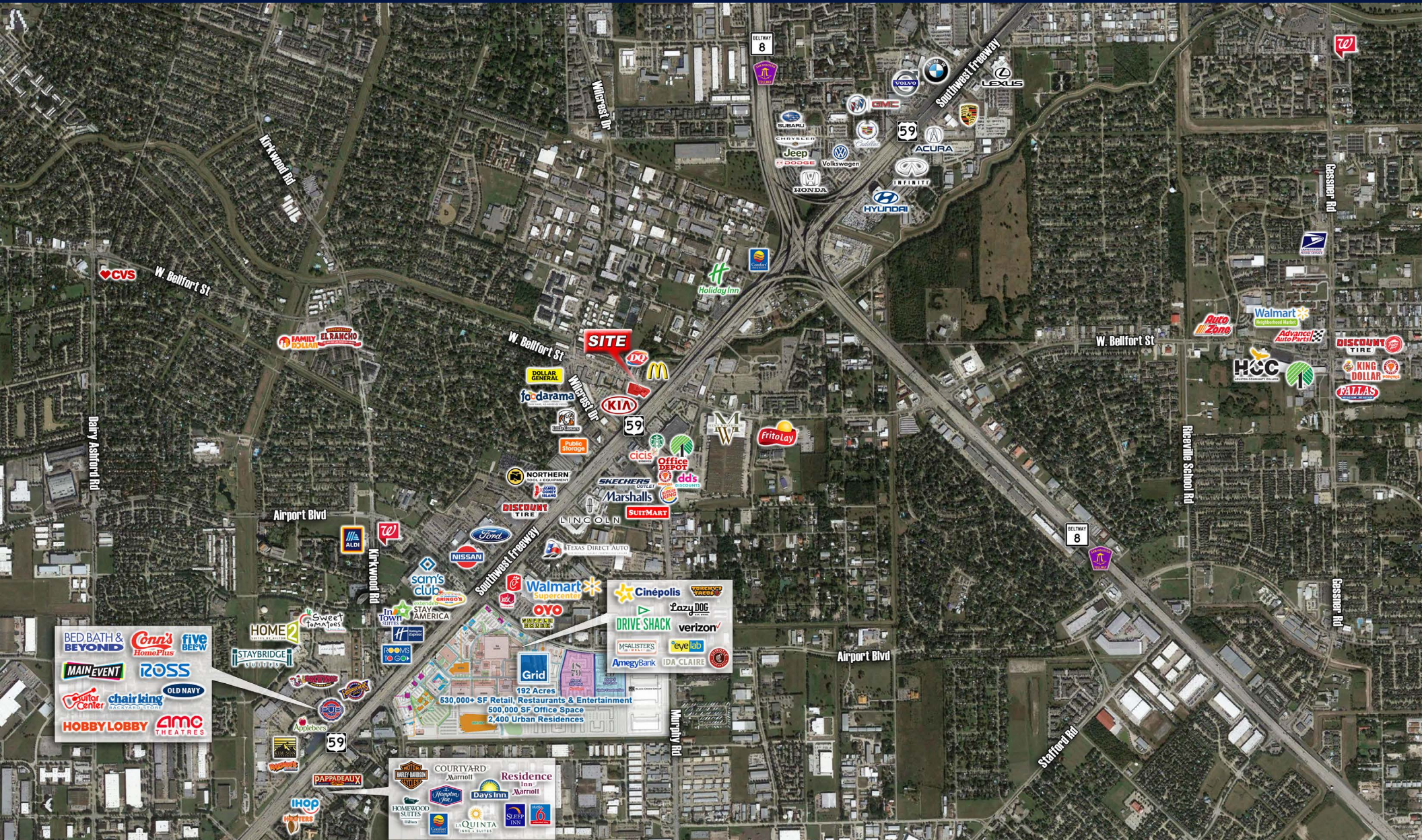
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2021 Population
(3 mi Radius)
156,534

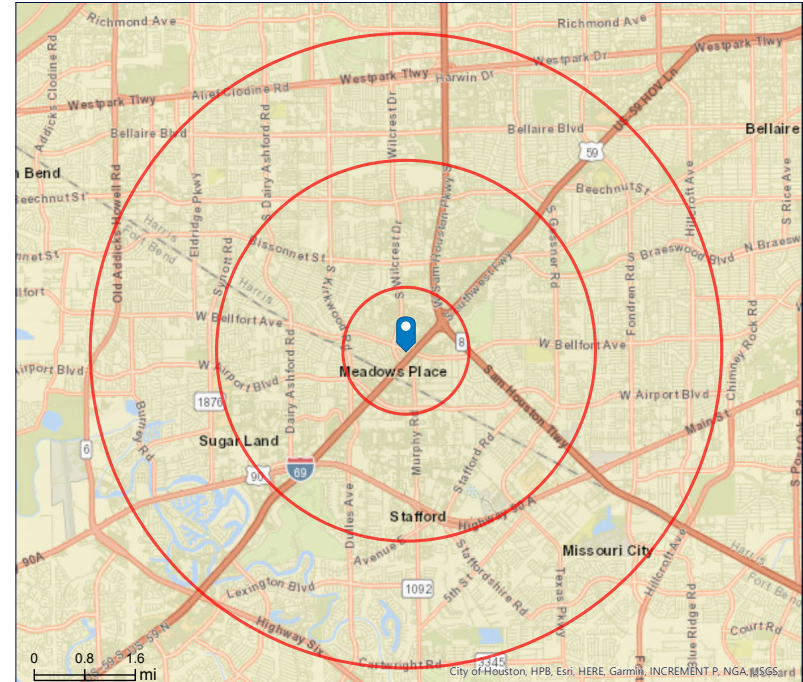
Households
(3 mi Radius)
52,453

Daytime Population
(3 mi Radius)
154,274

Average HH Income
(3 mi Radius)
\$60,502

Median Home Value
(3 mi Radius)
\$173,055

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,149	142,863	392,079
2010 Total Population	10,960	149,789	422,813
2021 Total Population	11,803	156,534	444,928
2021 Group Quarters	24	546	2,837
2026 Total Population	12,459	164,487	470,128
2021-2026 Annual Rate	1.09%	1.00%	1.11%
2021 Total Daytime Population	17,279	154,274	412,721
Workers	11,029	72,315	179,092
Residents	6,250	81,959	233,629
Household Summary			
2000 Households	3,826	49,729	135,425
2000 Average Household Size	2.91	2.86	2.88
2010 Households	3,711	50,649	142,744
2010 Average Household Size	2.95	2.95	2.94
2021 Households	3,933	52,453	149,323
2021 Average Household Size	2.99	2.97	2.96
2026 Households	4,137	55,099	157,597
2026 Average Household Size	3.01	2.98	2.97
2021-2026 Annual Rate	1.02%	0.99%	1.08%
2010 Families	2,549	35,396	101,801
2010 Average Family Size	3.49	3.53	3.49
2021 Families	2,672	36,190	105,325
2021 Average Family Size	3.57	3.58	3.53
2026 Families	2,808	37,944	111,185
2026 Average Family Size	3.58	3.53	3.53
2021-2026 Annual Rate	1.00%	0.95%	1.09%
Housing Unit Summary			
2000 Housing Units	4,038	53,242	143,598
Owner Occupied Housing Units	31.7%	38.3%	44.3%
Renter Occupied Housing Units	63.1%	55.1%	50.0%
Vacant Housing Units	5.3%	6.6%	5.7%
2010 Housing Units	4,312	57,425	160,135
Owner Occupied Housing Units	29.0%	36.2%	43.1%
Renter Occupied Housing Units	57.1%	52.0%	46.0%
Vacant Housing Units	13.9%	11.8%	10.9%
2021 Housing Units	4,465	59,343	167,043
Owner Occupied Housing Units	27.9%	34.2%	41.5%
Renter Occupied Housing Units	60.2%	54.2%	47.9%
Vacant Housing Units	11.9%	11.6%	10.6%
2026 Housing Units	4,686	62,198	176,192
Owner Occupied Housing Units	28.2%	34.8%	42.6%
Renter Occupied Housing Units	60.1%	53.8%	46.8%
Vacant Housing Units	11.7%	11.4%	10.6%
Median Household Income			
2021	\$38,316	\$44,069	\$48,614
2026	\$41,698	\$49,301	\$53,360
Median Home Value			
2021	\$141,876	\$173,055	\$200,878
2026	\$190,580	\$221,812	\$254,266
Per Capita Income			
2021	\$16,349	\$20,234	\$23,453
2026	\$17,984	\$22,724	\$26,129
Median Age			
2010	30.1	30.8	32.2
2021	31.4	32.4	33.7
2026	31.9	33.1	34.5



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	3,933	52,453	149,323
<\$15,000	13.9%	12.1%	11.8%
\$15,000 - \$24,999	15.1%	13.6%	12.0%
\$25,000 - \$34,999	16.2%	13.3%	12.0%
\$35,000 - \$49,999	16.5%	16.3%	15.2%
\$50,000 - \$74,999	21.7%	19.3%	18.2%
\$75,000 - \$99,999	8.6%	9.7%	10.4%
\$100,000 - \$149,999	5.2%	9.6%	11.0%
\$150,000 - \$199,999	1.9%	3.7%	5.0%
\$200,000+	0.9%	2.4%	4.4%
Average Household Income	\$49,266	\$60,502	\$69,750
2021 Population 25+ by Educational Attainment			
Total	7,323	98,437	287,749
Less than 9th Grade	19.8%	15.4%	13.4%
9th - 12th Grade, No Diploma	8.9%	8.4%	7.8%
High School Graduate	23.7%	23.9%	23.0%
GED/Alternative Credential	2.8%	3.2%	3.1%
Some College, No Degree	23.5%	19.3%	18.5%
Associate Degree	6.2%	6.1%	6.3%
Bachelor's Degree	11.4%	16.6%	18.5%
Graduate/Professional Degree	3.7%	7.2%	9.4%



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:

- 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov