

# BANK SITE AVAILABLE

## FOR LEASE

6671 W. Bellfort Street  
Houston, TX 77035

3,300 sf - \$15 to \$17 PSF/NNN



**OWNER MOTIVATED  
CALL FOR BEST RATE!**



### Property Details

- Traffic Volume 26,610 on Fondren Rd & W. Bellfort St.
- Walk Score: Very Walkable (72)
- Seven (7) Drive-Through Banking Lanes
- Stand-alone ATM drive-thru ready

**cmI brokerage**

*Please Contact:*

**713-961-4666**

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice. Property will be sold "as-is."



# Demographic and Income Profile

6671 W Bellfort St, Houston, Texas, 77035  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 29.65592  
 Longitude: -95.50765

Summary	Census 2010		2019		2024			
Population	291,016		312,894		329,690			
Households	98,362		104,553		109,910			
Families	67,867		71,751		75,288			
Average Household Size	2.95		2.98		2.99			
Owner Occupied Housing Units	39,168		38,831		40,737			
Renter Occupied Housing Units	59,194		65,722		69,172			
Median Age	30.6		31.9		32.6			
Trends: 2019 - 2024 Annual Rate	Area		State		National			
Population	1.05%		1.59%		0.77%			
Households	1.00%		1.55%		0.75%			
Families	0.97%		1.53%		0.68%			
Owner HHs	0.96%		1.63%		0.92%			
Median Household Income	2.37%		2.50%		2.70%			
Households by Income					2019		2024	
			Number	Percent	Number	Percent		
<\$15,000			15,797	15.1%	14,095	12.8%		
\$15,000 - \$24,999			16,028	15.3%	15,003	13.7%		
\$25,000 - \$34,999			12,883	12.3%	12,622	11.5%		
\$35,000 - \$49,999			16,534	15.8%	17,120	15.6%		
\$50,000 - \$74,999			17,080	16.3%	19,293	17.6%		
\$75,000 - \$99,999			8,725	8.3%	10,178	9.3%		
\$100,000 - \$149,999			8,937	8.5%	11,378	10.4%		
\$150,000 - \$199,999			3,068	2.9%	4,078	3.7%		
\$200,000+			5,502	5.3%	6,142	5.6%		
Median Household Income			\$40,630		\$45,675			
Average Household Income			\$67,802		\$75,556			
Per Capita Income			\$22,823		\$25,400			
Population by Age	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	26,773	9.2%	26,088	8.3%	27,636	8.4%		
5 - 9	23,539	8.1%	24,453	7.8%	25,129	7.6%		
10 - 14	20,755	7.1%	22,926	7.3%	23,545	7.1%		
15 - 19	20,980	7.2%	21,093	6.7%	22,259	6.8%		
20 - 24	23,972	8.2%	23,605	7.5%	25,016	7.6%		
25 - 34	51,097	17.6%	54,516	17.4%	54,499	16.5%		
35 - 44	42,050	14.4%	43,773	14.0%	47,539	14.4%		
45 - 54	36,300	12.5%	35,287	11.3%	36,442	11.1%		
55 - 64	25,656	8.8%	30,686	9.8%	30,788	9.3%		
65 - 74	11,698	4.0%	19,782	6.3%	22,946	7.0%		
75 - 84	5,857	2.0%	7,817	2.5%	10,660	3.2%		
85+	2,341	0.8%	2,870	0.9%	3,230	1.0%		
Race and Ethnicity	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	117,805	40.5%	120,347	38.5%	124,944	37.9%		
Black Alone	75,893	26.1%	81,113	25.9%	85,631	26.0%		
American Indian Alone	2,875	1.0%	2,900	0.9%	3,069	0.9%		
Asian Alone	29,131	10.0%	33,859	10.8%	36,684	11.1%		
Pacific Islander Alone	230	0.1%	241	0.1%	245	0.1%		
Some Other Race Alone	52,785	18.1%	60,169	19.2%	63,726	19.3%		
Two or More Races	12,297	4.2%	14,267	4.6%	15,390	4.7%		
Hispanic Origin (Any Race)	142,037	48.8%	159,947	51.1%	172,271	52.3%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

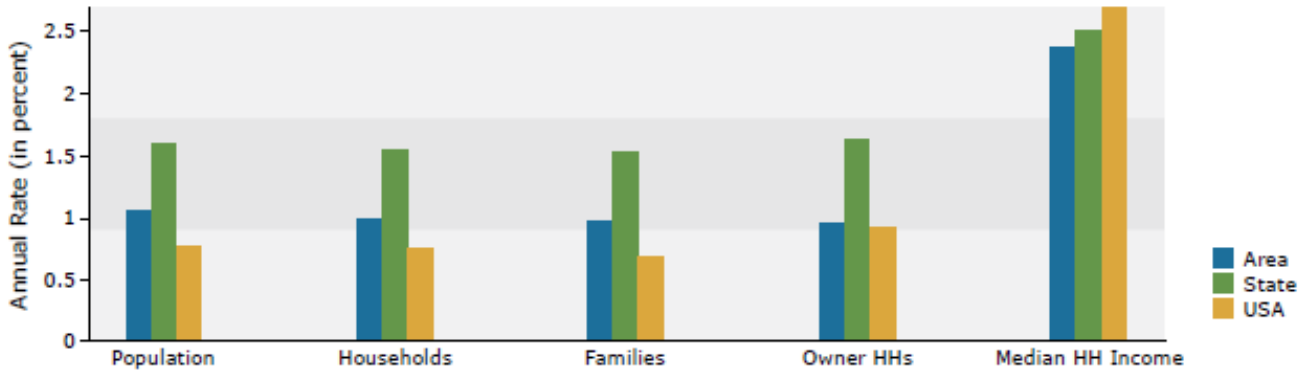


# Demographic and Income Profile

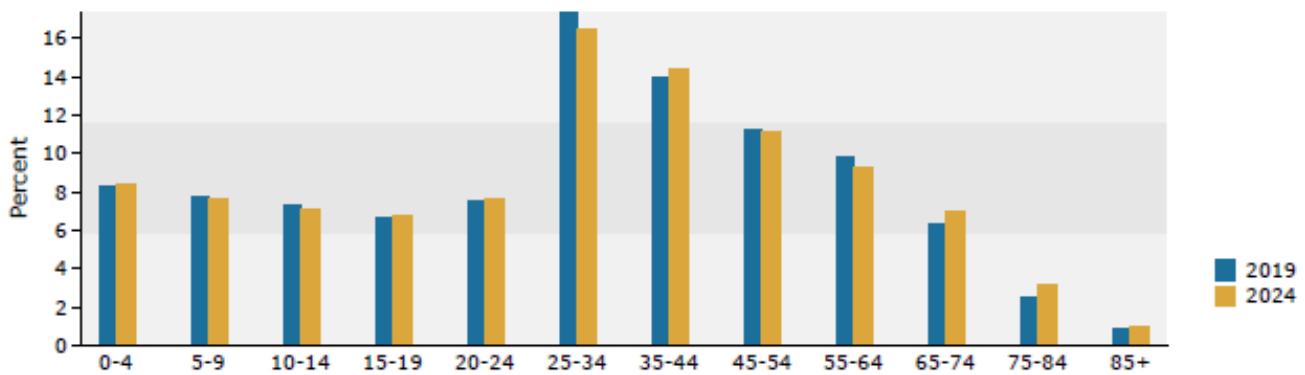
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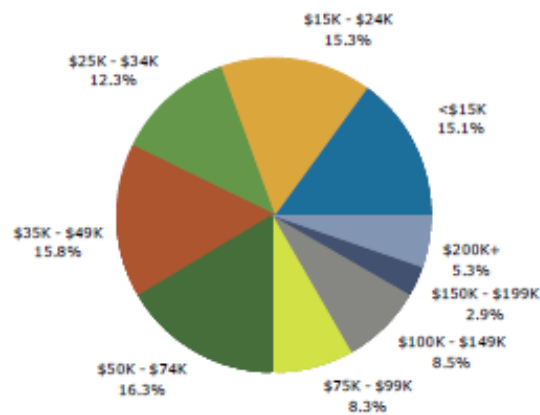
## Trends 2019-2024



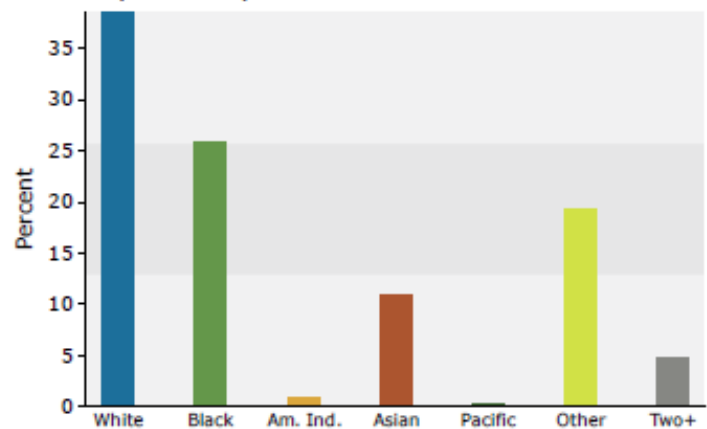
## Population by Age



## 2019 Household Income



## 2019 Population by Race



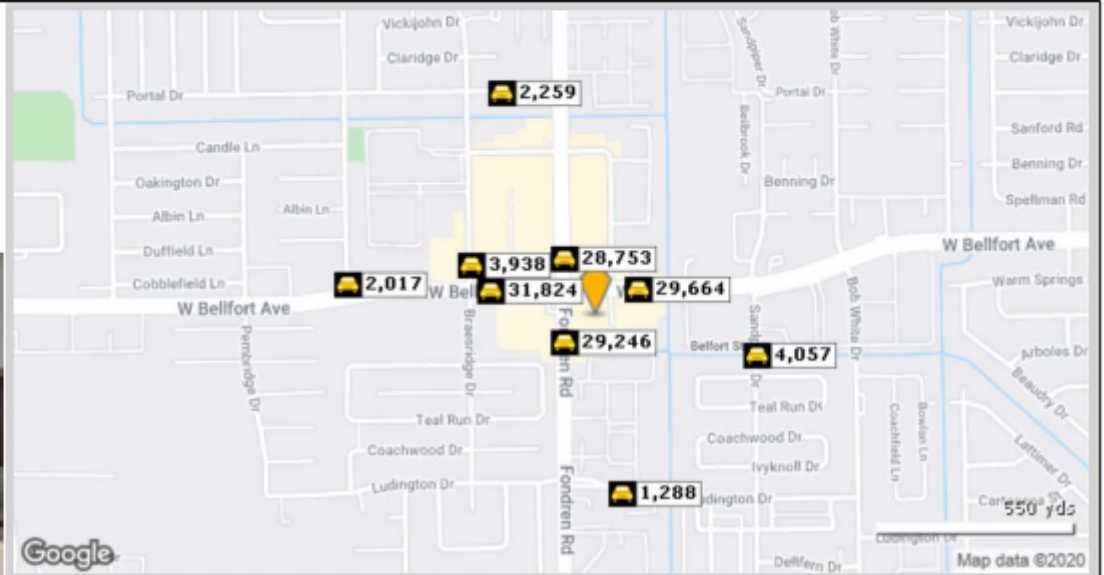
2019 Percent Hispanic Origin: 51.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## Traffic Count Report

6671-6675 W Belfort St, Houston, TX 77035

Building Type: **General Retail**  
 Secondary: **Bank**  
 GLA: **19,095 SF**  
 Year Built: **1999**  
 Total Available: **3,300 SF**  
 % Leased: **82.72%**  
 Rent/SF/Yr: **\$22.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Fondren Rd	W Belfort St	0.09 N	2018	29,246	MPSI	.06
2	W Belfort Ave		0.00	2018	29,971	MPSI	.08
3	W Belfort St	Larkwood Dr	0.04 W	2014	29,664	MPSI	.08
4	Fondren Rd	W Belfort St	0.05 S	2018	28,753	MPSI	.11
5	W Belfort St	Braesridge Dr	0.03 W	2018	31,824	MPSI	.17
6	Braesridge Dr	W Belfort St	0.04 S	2018	3,938	MPSI	.21
7	Sandpiper Dr	Quail Meadow Dr	0.04 S	2018	4,057	MPSI	.27
8	Ludington Dr	Fondren Rd	0.09 W	2018	1,288	MPSI	.29
9	Portal Dr	Braesridge Dr	0.05 W	2018	2,259	MPSI	.39
10	Kitty Brook Dr	W Belfort St	0.02 S	2018	2,017	MPSI	.40



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

Buyer/Tenant/Seller/Landlord Initials

Date