

Bank Site Available

cmj brokerage

presents

3,300 sf - \$22.00 PSF NNN

Total Building - 19,095 sf

Greater Fondren Southwest Area

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



- 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



Andrew Nguyen, CCIM
anguyen@cmirealestate.com

713-961-4666

www.cmirealestate.com

Trent Vacek, CCIM
tvacek@cmirealestate.com

820 Gessner, Ste 1525, Houston, TX 77024

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.

Walgreens/Chase Bank - Houston (West Belfort)

6671-6675 Belfort Ave, Houston, TX 77035

Building Type: **General Retail**
 Secondary: -
 GLA: **19,095 SF**
 Year Built: **1999**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Description	2010		2018		2023	
Population	31,996		34,936		37,556	
Age 0 - 4	2,970	9.28%	2,699	7.73%	2,691	7.17%
Age 5 - 9	2,547	7.96%	2,777	7.95%	2,780	7.40%
Age 10 - 14	2,245	7.02%	2,636	7.55%	2,796	7.44%
Age 15 - 19	2,273	7.10%	2,368	6.78%	2,666	7.10%
Age 20 - 24	2,409	7.53%	2,378	6.81%	2,527	6.73%
Age 25 - 29	2,630	8.22%	2,679	7.67%	2,567	6.84%
Age 30 - 34	2,284	7.14%	2,741	7.85%	2,704	7.20%
Age 35 - 39	2,139	6.69%	2,472	7.08%	2,698	7.18%
Age 40 - 44	1,927	6.02%	2,216	6.34%	2,522	6.72%
Age 45 - 49	2,103	6.57%	2,037	5.83%	2,288	6.09%
Age 50 - 54	2,102	6.57%	2,002	5.73%	2,119	5.64%
Age 55 - 59	1,879	5.87%	2,001	5.73%	2,034	5.42%
Age 60 - 64	1,461	4.57%	1,811	5.18%	1,927	5.13%
Age 65 - 69	1,029	3.22%	1,460	4.18%	1,703	4.53%
Age 70 - 74	687	2.15%	1,036	2.97%	1,348	3.59%
Age 75 - 79	561	1.75%	686	1.96%	951	2.53%
Age 80 - 84	418	1.31%	456	1.31%	602	1.60%
Age 85+	333	1.04%	480	1.37%	634	1.69%
Age 15+	24,235	75.74%	26,823	76.78%	29,290	77.99%
Age 20+	21,962	68.64%	24,455	70.00%	26,624	70.89%
Age 65+	3,028	9.46%	4,118	11.79%	5,238	13.95%
Median Age	32		34		35	
Average Age	33.80		35.10		36.40	
Population By Race	31,996		34,936		37,556	
White	13,807	43.15%	14,910	42.68%	15,928	42.41%
Black	15,491	48.42%	16,795	48.07%	18,040	48.03%
Am. Indian & Alaskan	343	1.07%	365	1.04%	385	1.03%
Asian	1,777	5.55%	2,231	6.39%	2,471	6.58%
Hawaiian & Pacific Islander	39	0.12%	40	0.11%	39	0.10%
Other	457	1.43%	595	1.70%	692	1.84%

Walgreens/Chase Bank - Houston (West Bellfort)

6671-6675 Bellfort Ave, Houston, TX 77035

Description	2010		2018		2023	
Population by Race (Hispanic)	10,217		11,904		13,124	
White	9,219	90.23%	10,706	89.94%	11,775	89.72%
Black	476	4.66%	593	4.98%	682	5.20%
Am. Indian & Alaskan	290	2.84%	311	2.61%	333	2.54%
Asian	83	0.81%	92	0.77%	101	0.77%
Hawaiian & Pacific Islander	20	0.20%	23	0.19%	23	0.18%
Other	128	1.25%	178	1.50%	211	1.61%
Household by Household Income	11,983		12,970		13,927	
<\$25,000	4,855	40.52%	4,235	32.65%	4,398	31.58%
\$25,000 - \$50,000	3,258	27.19%	3,811	29.38%	4,148	29.78%
\$50,000 - \$75,000	1,555	12.98%	2,314	17.84%	2,556	18.35%
\$75,000 - \$100,000	803	6.70%	1,137	8.77%	1,245	8.94%
\$100,000 - \$125,000	612	5.11%	485	3.74%	514	3.69%
\$125,000 - \$150,000	368	3.07%	250	1.93%	258	1.85%
\$150,000 - \$200,000	405	3.38%	486	3.75%	523	3.76%
\$200,000+	127	1.06%	252	1.94%	285	2.05%
Average Household Income	\$47,842		\$53,391		\$54,113	
Median Household Income	\$31,561		\$38,823		\$39,817	

Walgreens/Chase Bank - Houston (West Bellfort)

6671-6675 Bellfort Ave, Houston, TX 77035

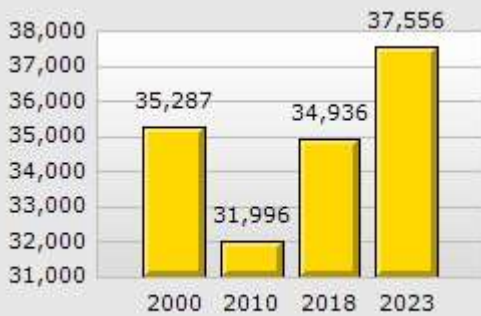


Property Description

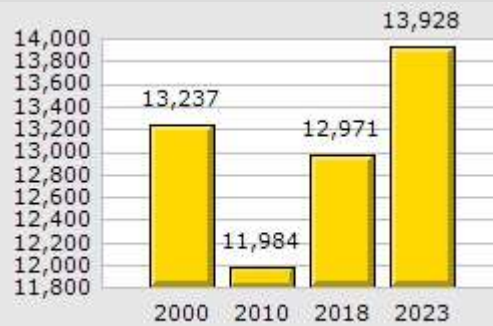
Total GLA: 19,095 SF Anchor GLA: - Number Of Stores: - Space Available: - % Leased: 100% Levels: - Acres: 2.50 AC Parking Spaces: - Bldg Status: Existing, Built 1999	Property Type: Retail Secondary Type: (Strip Center) Market/Submarket: Houston/Southwest Ret CBSA: Houston-The Woodlands-Sugar Land, TX DMA: Houston, TX County: Harris Anchor Tenants: - Features: -
---	--

Demographics - 1 Mile Radius

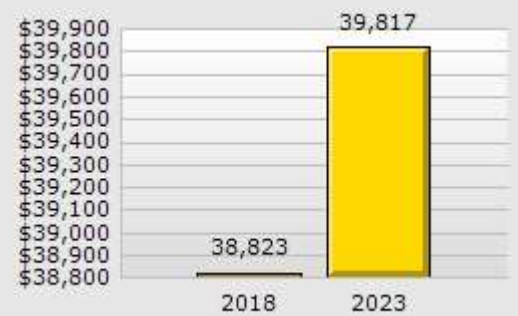
Residential Population



Households



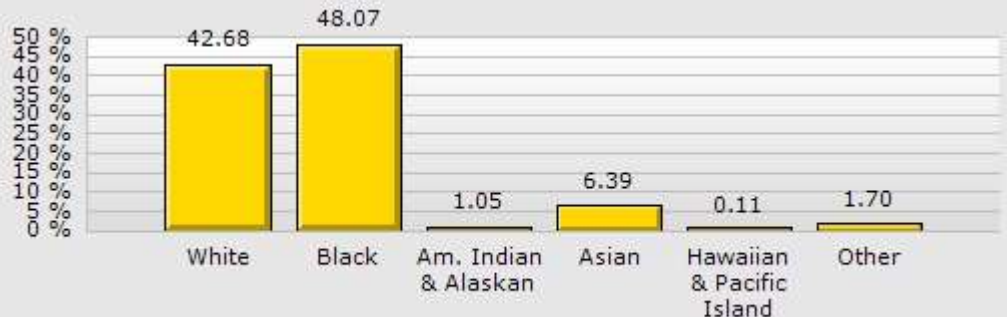
Median Household Income



Daytime Employment Population



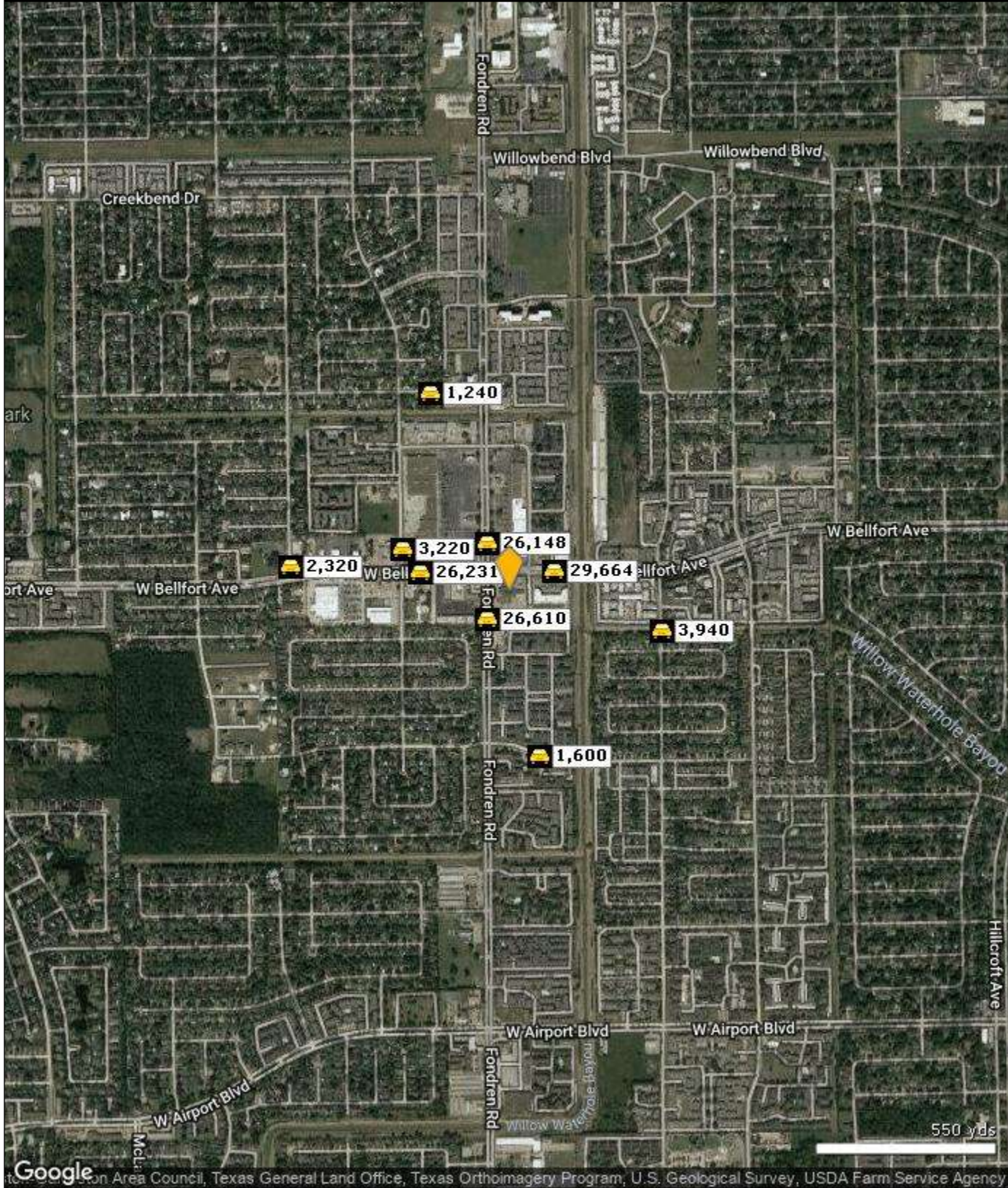
Population by Race



Walgreens/Chase Bank - Houston (West Bellfort)

6671-6675 Bellfort Ave, Houston, TX 77035

Aerial - 1/2 Mile Proximity



Traffic Counts

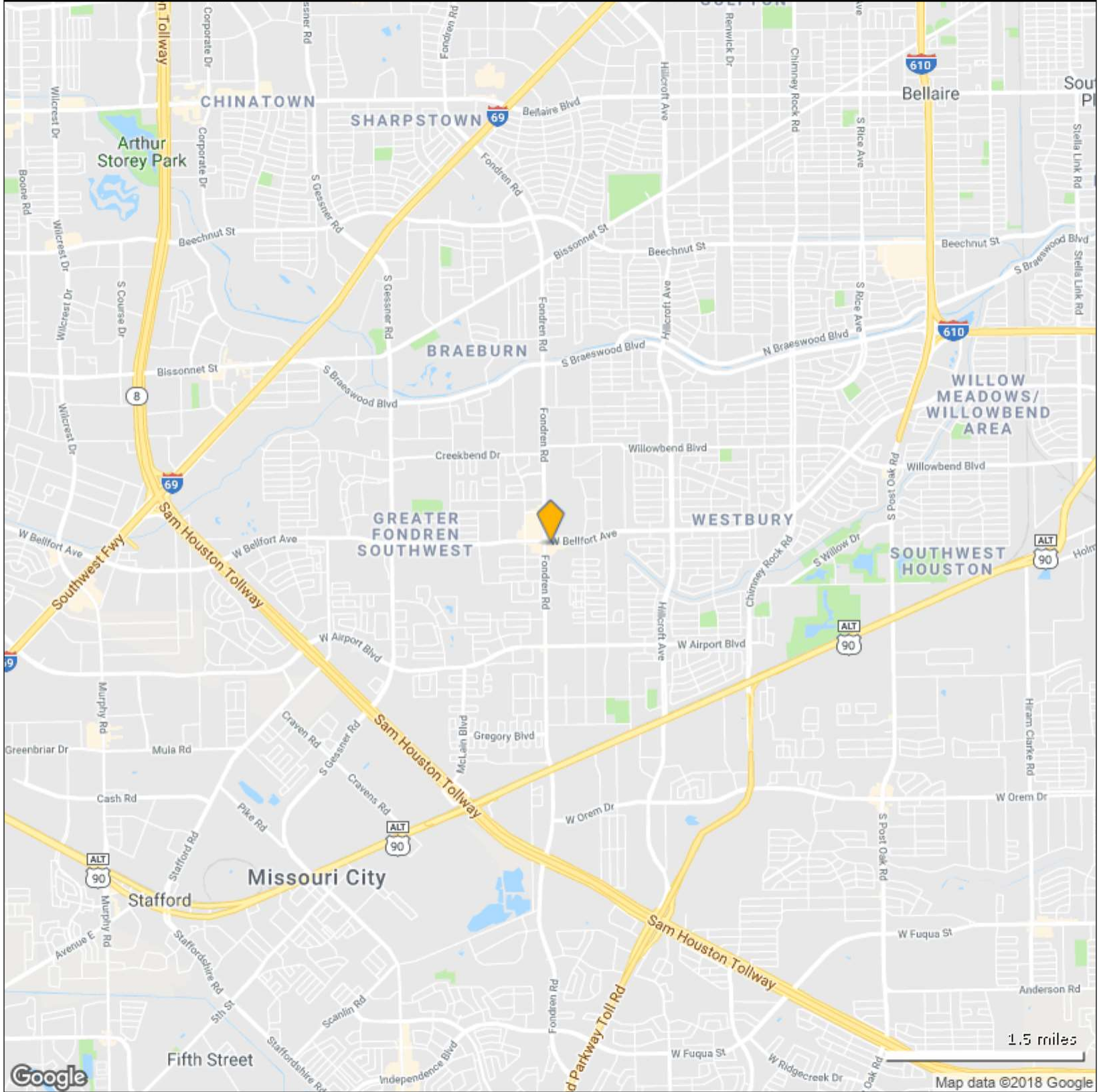


Aerial map displays up to the 10 closest Traffic Counts to the subject property

Walgreens/Chase Bank - Houston (West Belfort)

6671-6675 Belfort Ave, Houston, TX 77035

Map - 3 Mile Proximity

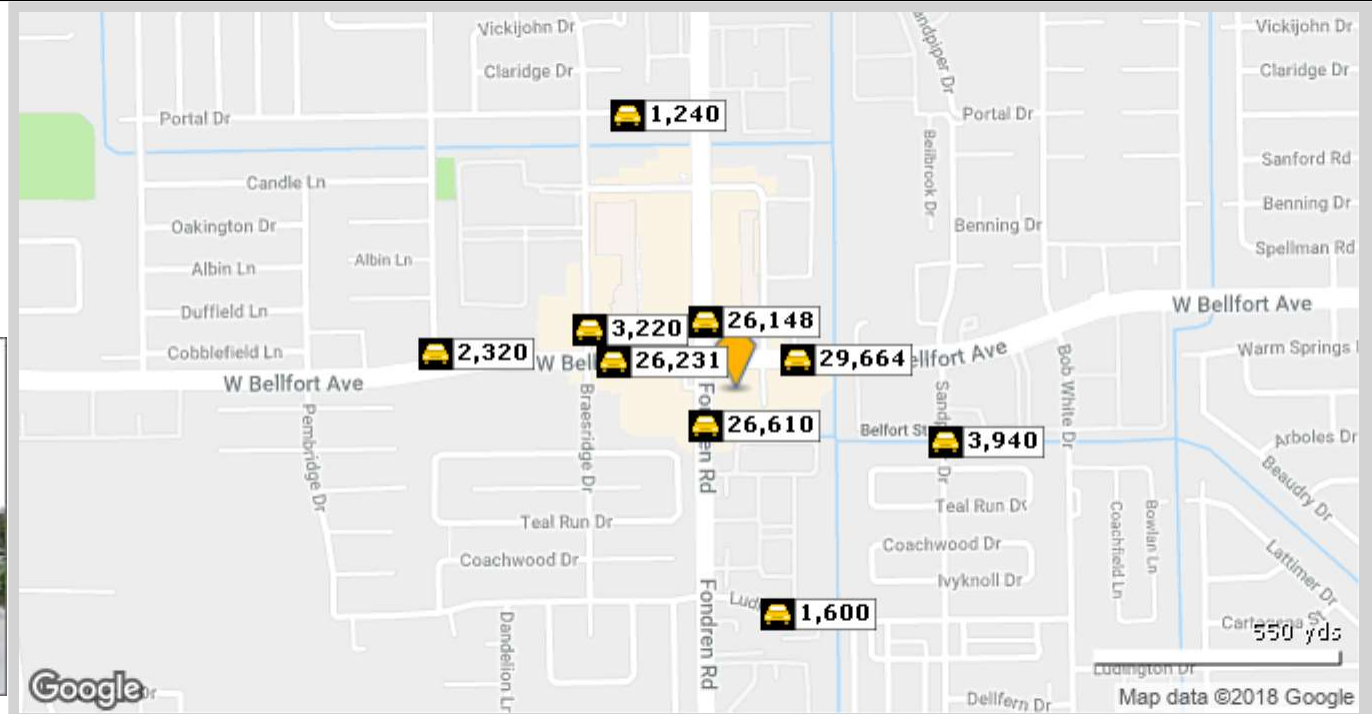


Traffic Count Report

Walgreens/Chase Bank - Houston (West Belfort)

6671-6675 Belfort Ave, Houston, TX 77035

Building Type: General Retail
 Secondary: -
 GLA: 19,095 SF
 Year Built: 1999
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



	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	2017	26,610	MPSI	.06
2	W Bellfort Ave		0.00	2017	26,469	MPSI	.09
3	W Bellfort St	Larkwood Dr	0.04 W	2014	29,664	MPSI	.09
4	Fondren Rd	W Bellfort St	0.05 S	2017	26,148	MPSI	.10
5	W Bellfort St	Braesridge Dr	0.03 W	2017	26,231	MPSI	.16
6	Braesridge Dr	W Bellfort St	0.04 S	2017	3,220	MPSI	.20
7	Sandpiper Dr	Quail Meadow Dr	0.04 S	2017	3,940	MPSI	.28
8	Ludington Dr	Fondren Rd	0.09 W	2017	1,600	MPSI	.29
9	Portal Dr	Braesridge Dr	0.05 W	2017	1,240	MPSI	.38
10	Kitty Brook Dr	W Bellfort St	0.02 S	2017	2,320	MPSI	.39



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

CMI Brokerage an Affiliate of Central Management, Inc.	390205	cmi@cmirealestate.com	(713)961-4666
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

IABS 1-0 Date