



# BELLAIRE & CHIMNEY ROCK

5422 BELLAIRE BOULEVARD  
BELLAIRE, TEXAS

NEW BELLAIRE  
REDEVELOPMENT FOR  
LEASE

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## PROPERTY INFORMATION



## LOCATION

**5422 BELLAIRE BLVD  
BELLAIRE, TEXAS 77401**

## AVAILABLE SPACE

**8,960 SF (DIVISIBLE)**

## PARKING

## 62 SPACES

## RENT

End-Cap Space

### In-line Space

**\$40.00 PSF**

**\$37.50 PSF**

CURRENT NNN RATE:

**\$8.50 PSF TOTAL**

## Taxes

**\$4.23 PSF**

CAM

**\$3.00 PSF**

Insurance

**\$1.25 PSF**

## TRAFFIC COUNTS (TX DOT)

Bellaire Blvd

Chimney Rock Rd

24,310 CPD

19,650 CPD

## 2018 DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	30,642	231,662	542,888
AVERAGE HH INCOME	\$110,734	\$115,923	\$111,093
DAYTIME POPULATION	23,534	223,275	710,163

## AREA RETAILERS

H-E-B + RANDALLS + WALGREENS

+ STARBUCKS + BERNIE'S BURGER

BUS + DEFINE BODY & MIND + CVS

+ HICKORY PIT + SNAP KITCHEN

+ MCDONALDS + TACO BELL +

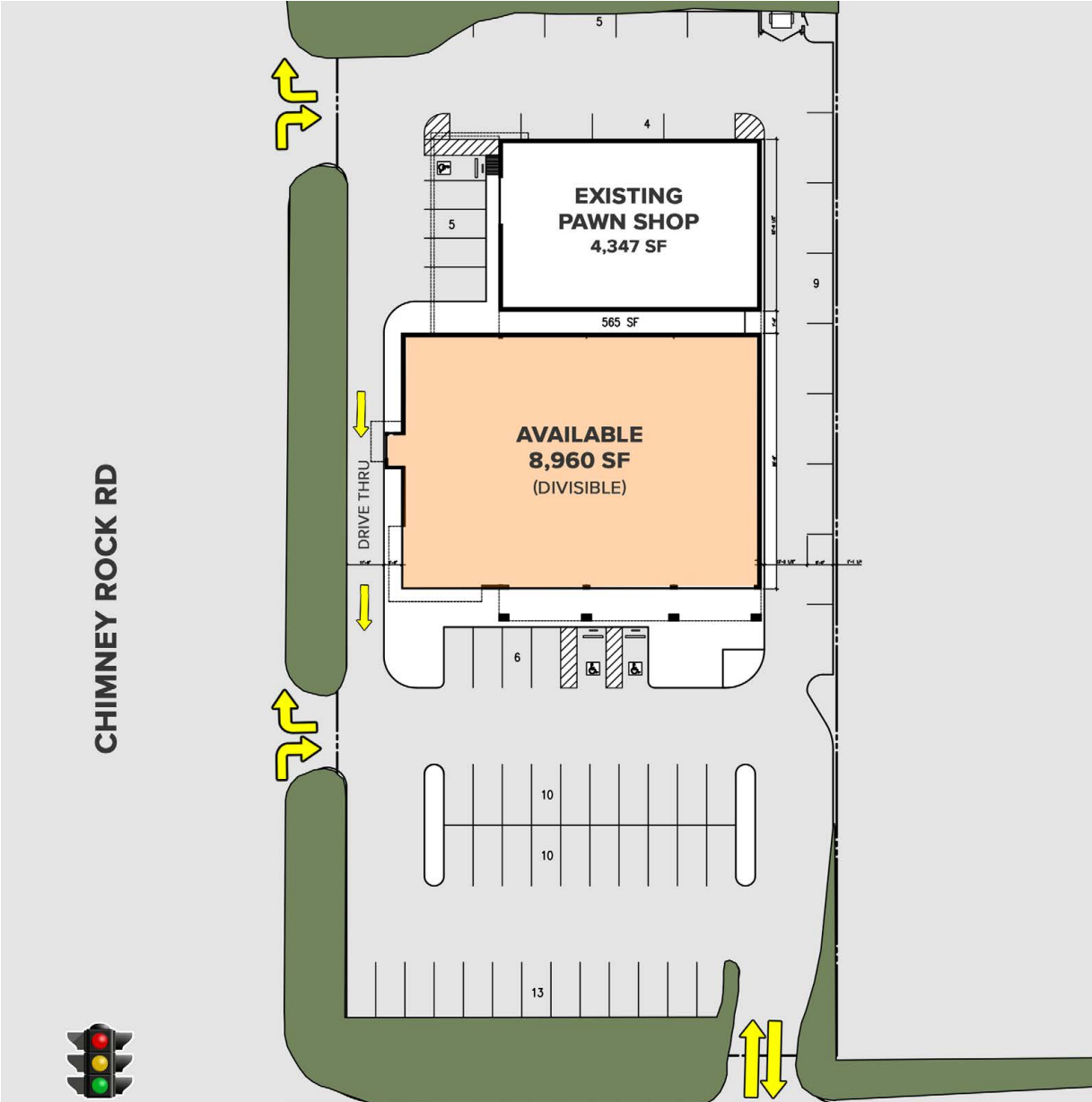
DUNKING DONUTS + BASKIN

ROBBINS + BURGER KING

## PROPERTY INFORMATION

- + Located at the corner of Bellaire & Chimney Rock right in the heart of the Bellaire Triangle
- + The building will undergo a redevelopment, updating the facade and adding additional square footage to create a cohesive tenant mix
- + Excellent visibility with a monument sign on Bellaire Blvd
- + Drive-thru available

CONCEPTUAL SITE PLAN





## RENDERINGS





## BELLAIRE TRADE AREA

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## BELLAIRE TRADE AREA

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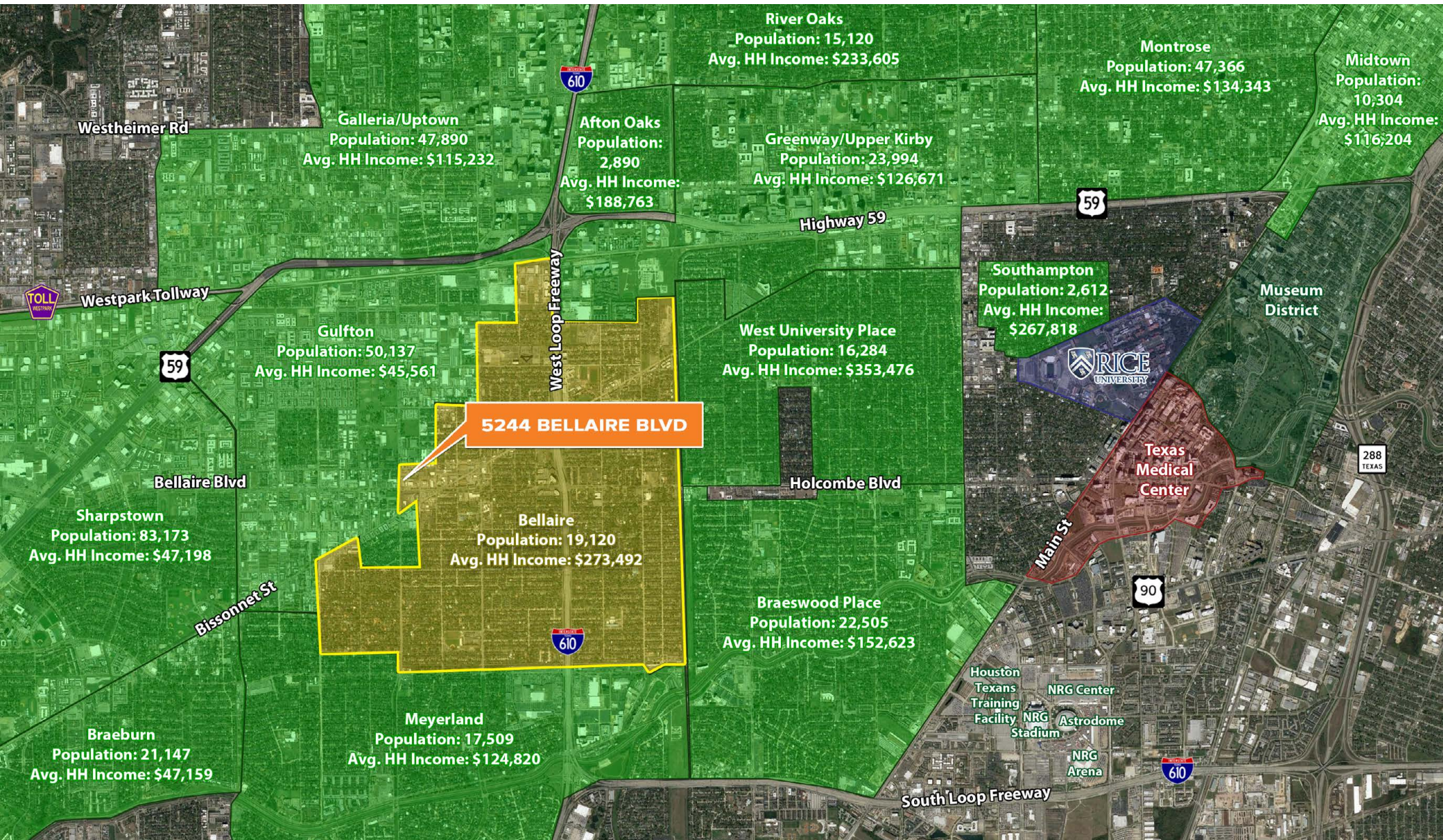
The City of Bellaire offers its **over 18,000 residents** the great amenities of a big city with the charm of a small town with several shopping and dining options to choose from. Excellent city services and access to pro-sports arenas, cultural events, and a world-renowned medical center. Bellaire is **nearby West University and the City of Houston** with excellent access to some of Houston's most celebrated neighborhoods including the **Texas Medical Center, Galleria, River Oaks, Montrose and Downtown**.

The City of Bellaire functions as a residential community with a quality of life that promotes a family atmosphere, with several **multi-use parks** featuring many amenities and plenty of **green space**. Its **6,000 homes** are diverse with a mix of older single-family homes, new construction homes, and large estate-style homes. Bellaire has a current wave of residential redevelopment providing beautifully built custom homes ranging from **\$450,000 to over \$1 million**.

Bellaire is served by the Houston Independent School District, offering both private and public education. Known for consistently graduating the **highest number of National Merit Finalists** in the country, Bellaire schools have an excellent reputation in both education and extracurricular offerings ranking it amongst the **top school districts in the state of Texas**. The City of Bellaire provides easy access to several highly-acclaimed colleges and universities all within a ten-mile drive, including Houston's three nationally recognized top tier universities: **Rice University, Houston Baptist University, and University of Houston**.



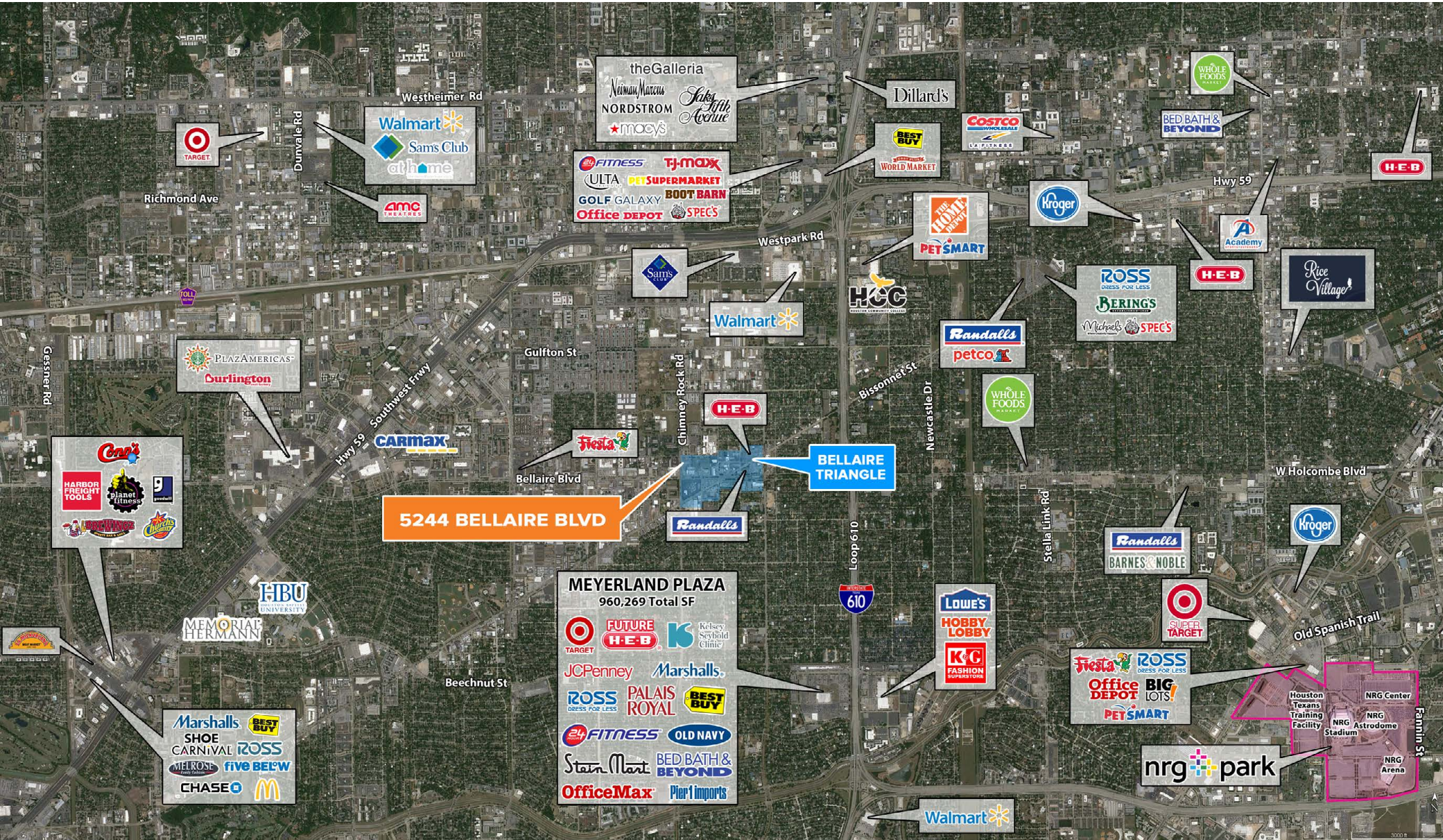
# HOUSING AERIAL



DATA ON AERIAL WAS LAST UPDATED ON 5/13/19



OVERVIEW AERIAL





## PROXIMITY AERIAL





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.