

# International Trade Center - Spaces for Sale

11110 Bellaire Blvd, Houston, TX 77072



## Property Description

- Price/Suite: \$308,000
- Price/SF: \$280.00
- Second Floor Suites:  
Five (5) Units: +/- 1,100 SF
- 24/7 access through elevator and/or three staircases
- Common area kitchen, security monitoring and gender separated bathrooms
- Additional parking in rear
- Seller financing available
- Accessible via two drive cuts on Bellaire Blvd
- Located between signalized corners of Wilcrest Dr and Boone Rd
- Approximately 1.0 miles from Sam Houston Tollway/BW8, and 1.1 miles from Westpark Tollway



**Danny Nguyen, CCIM**

M - (713) 478-2972

O - (713) 270-5400

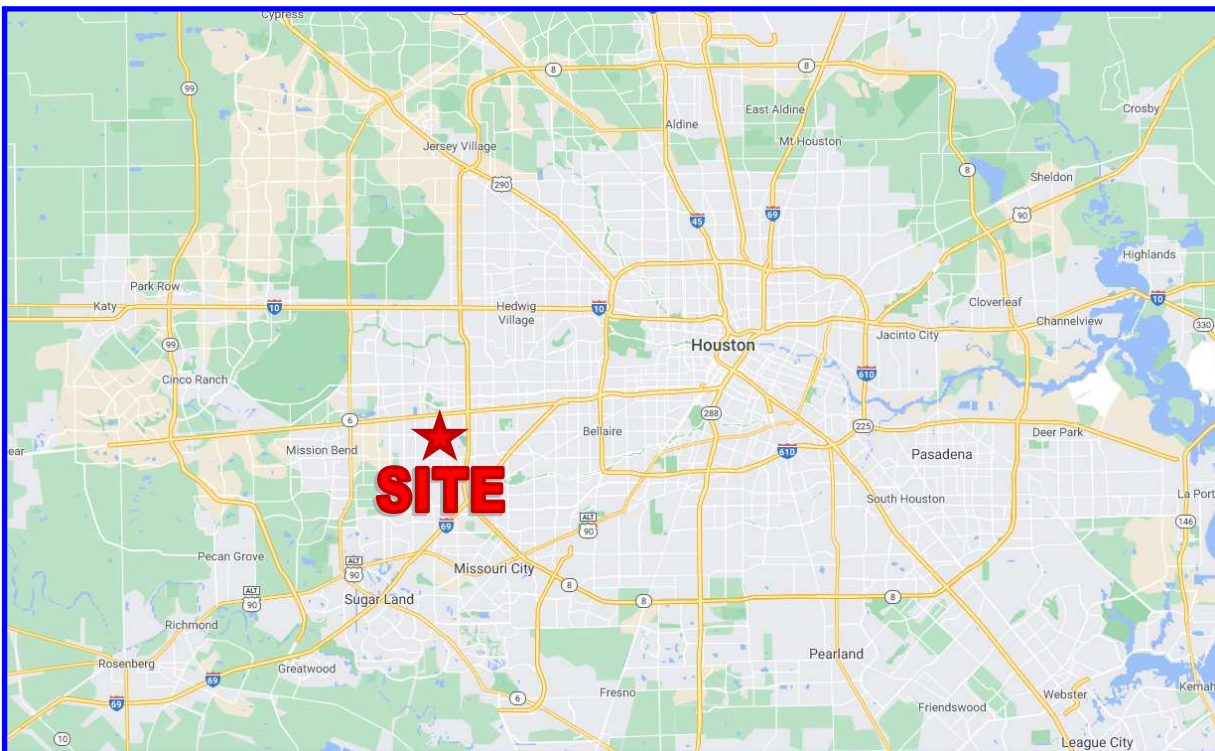
[dannynguyen@dncommercial.net](mailto:dannynguyen@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)



# Map View

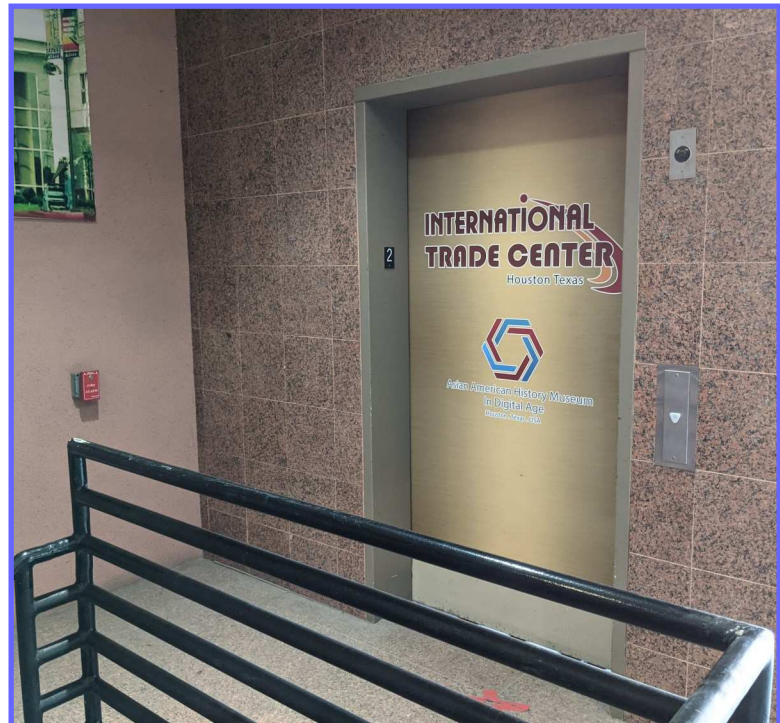
11110 Bellaire Blvd, Houston, TX 77072



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

# Available Spaces (5)

Second Floor +/- 1,100 SF



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# Available Spaces (5)

Second Floor +/- 1,100 SF



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# Floor Plan - Second Floor



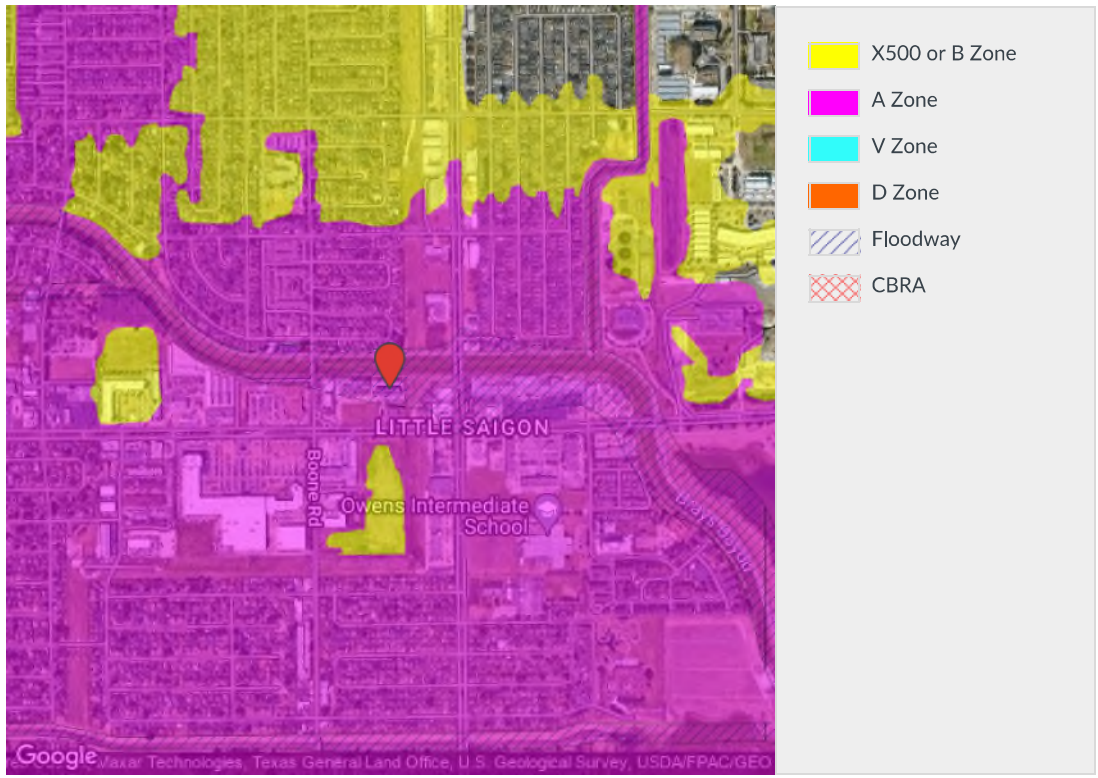
11110 BELLAIRE BLVD HOUSTON, TX 77072

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: IN **

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)



# Executive Summary

11110 Bellaire Blvd, Houston, Texas, 77072  
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.70485  
Longitude: -95.57328

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	25,164	198,345	390,725
2020 Population	25,949	208,003	422,899
2023 Population	25,863	206,531	425,456
2028 Population	25,708	206,439	431,690
2010-2020 Annual Rate	0.31%	0.48%	0.79%
2020-2023 Annual Rate	-0.10%	-0.22%	0.19%
2023-2028 Annual Rate	-0.12%	-0.01%	0.29%
2020 Male Population	49.7%	49.7%	49.2%
2020 Female Population	50.3%	50.3%	50.8%
2020 Median Age	34.7	33.5	34.8
2023 Male Population	50.1%	50.3%	50.1%
2023 Female Population	49.9%	49.7%	49.9%
2023 Median Age	31.9	32.5	34.7

In the identified area, the current year population is 425,456. In 2020, the Census count in the area was 422,899. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 431,690 representing a change of 0.29% annually from 2023 to 2028. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 34.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	12.3%	16.7%	27.1%
2023 Black Alone	15.1%	25.0%	23.3%
2023 American Indian/Alaska Native Alone	1.7%	1.3%	1.3%
2023 Asian Alone	21.5%	16.6%	13.5%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	32.8%	26.3%	19.9%
2023 Two or More Races	16.6%	14.0%	14.8%
2023 Hispanic Origin (Any Race)	57.9%	46.4%	39.7%

Persons of Hispanic origin represent 39.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 89.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	39	43	76
2010 Households	7,552	72,820	147,481
2020 Households	8,215	78,583	162,693
2023 Households	8,221	78,846	164,958
2028 Households	8,272	79,531	168,895
2010-2020 Annual Rate	0.85%	0.76%	0.99%
2020-2023 Annual Rate	0.02%	0.10%	0.43%
2023-2028 Annual Rate	0.12%	0.17%	0.47%
2023 Average Household Size	3.14	2.61	2.57

The household count in this area has changed from 162,693 in 2020 to 164,958 in the current year, a change of 0.43% annually. The five-year projection of households is 168,895, a change of 0.47% annually from the current year total. Average household size is currently 2.57, compared to 2.59 in the year 2020. The number of families in the current year is 98,345 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.2%	29.2%	28.6%
<b>Median Household Income</b>			
2023 Median Household Income	\$42,842	\$41,776	\$54,946
2028 Median Household Income	\$48,231	\$46,730	\$61,389
2023-2028 Annual Rate	2.40%	2.27%	2.24%
<b>Average Household Income</b>			
2023 Average Household Income	\$62,666	\$64,882	\$90,659
2028 Average Household Income	\$70,222	\$73,585	\$101,322
2023-2028 Annual Rate	2.30%	2.55%	2.25%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$20,005	\$24,838	\$35,239
2028 Per Capita Income	\$22,692	\$28,427	\$39,732
2023-2028 Annual Rate	2.55%	2.74%	2.43%
<b>GINI Index</b>			
2023 Gini Index	45.0	45.5	44.6

### Households by Income

Current median household income is \$54,946 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,389 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$90,659 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$101,322 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$35,239 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,732 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	102	81	79
2010 Total Housing Units	8,594	83,955	166,461
2010 Owner Occupied Housing Units	3,533	22,288	64,217
2010 Renter Occupied Housing Units	4,018	50,537	83,260
2010 Vacant Housing Units	1,042	11,135	18,980
2020 Total Housing Units	8,955	86,643	179,551
2020 Owner Occupied Housing Units	3,407	21,568	62,470
2020 Renter Occupied Housing Units	4,808	57,015	100,223
2020 Vacant Housing Units	698	8,076	16,737
2023 Total Housing Units	8,955	86,989	182,497
2023 Owner Occupied Housing Units	3,510	21,895	64,549
2023 Renter Occupied Housing Units	4,711	56,951	100,409
2023 Vacant Housing Units	734	8,143	17,539
2028 Total Housing Units	9,056	87,953	186,762
2028 Owner Occupied Housing Units	3,613	22,620	66,606
2028 Renter Occupied Housing Units	4,659	56,911	102,289
2028 Vacant Housing Units	784	8,422	17,867

### Socioeconomic Status Index

2023 Socioeconomic Status Index	35.1	35.5	41.4
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Currently, 35.4% of the 182,497 housing units in the area are owner occupied; 55.0%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 179,551 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.50%. Median home value in the area is \$261,097, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.20% annually to \$305,614.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

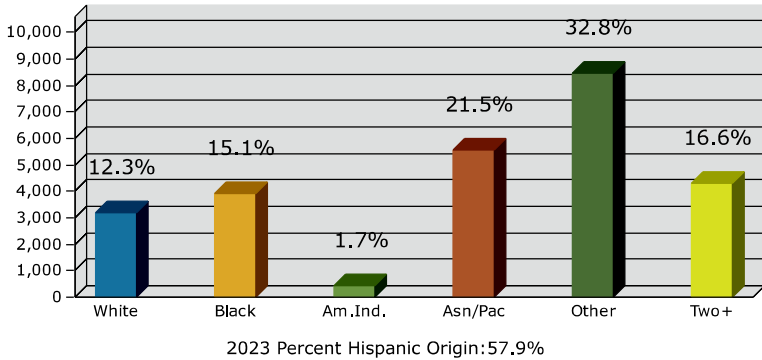


# Graphic Profile

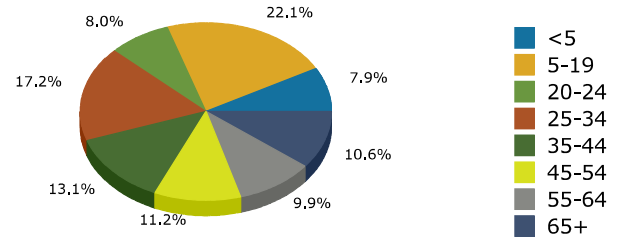
11110 Bellaire Blvd, Houston, Texas, 77072  
 Drive time band: 0 - 5 minute radius

Prepared by Esri  
 Latitude: 29.70485  
 Longitude: -95.57328

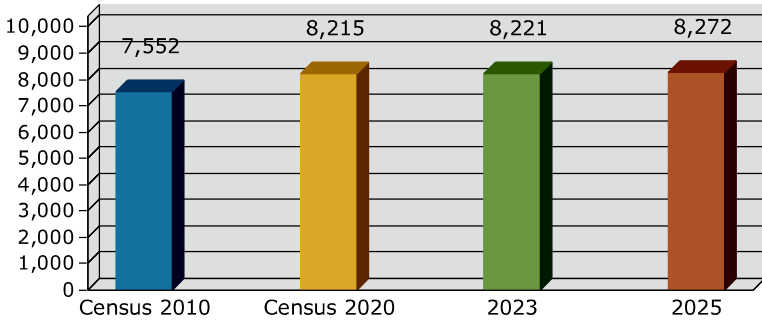
2023 Population by Race



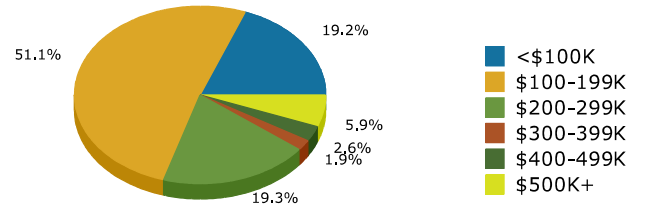
2023 Population by Age



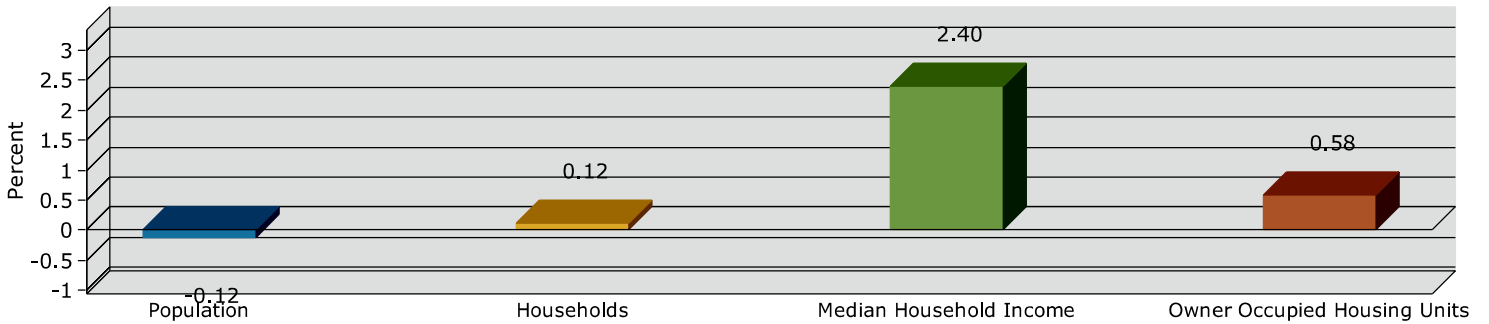
Households



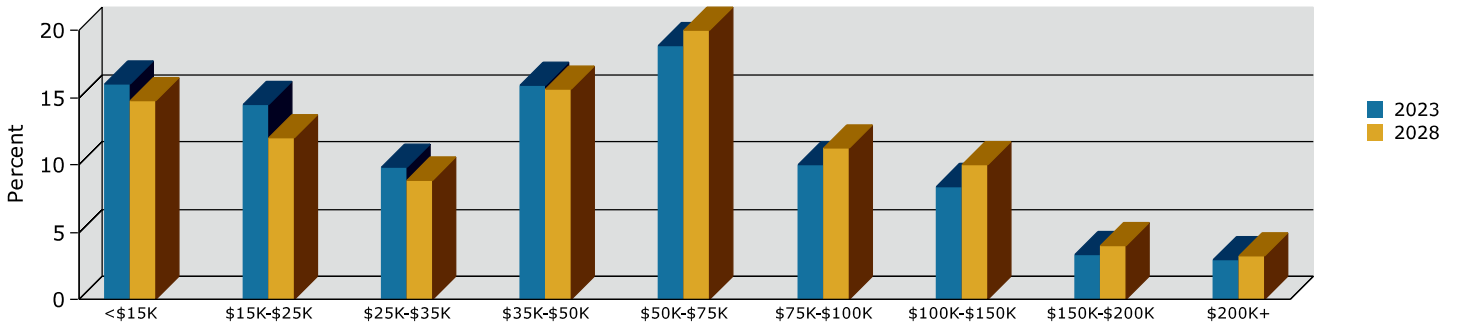
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

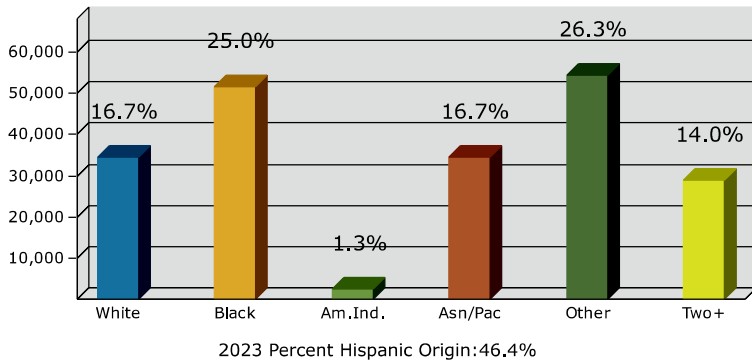


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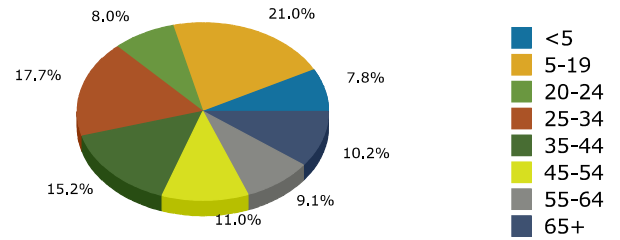
11110 Bellaire Blvd, Houston, Texas, 77072  
 Drive time band: 5 - 10 minute radius

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 Latitude: 29.70485  
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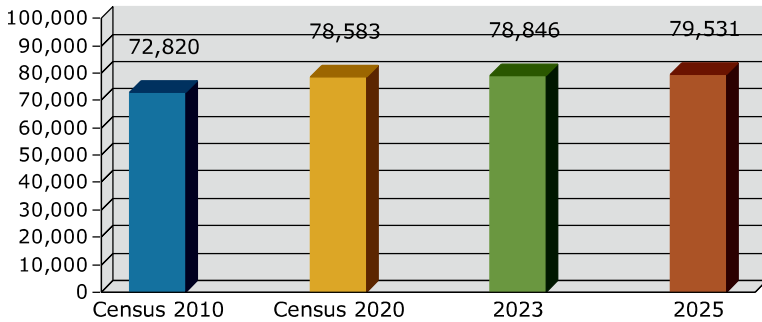
2023 Population by Race



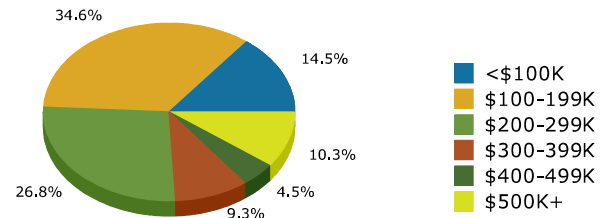
2023 Population by Age



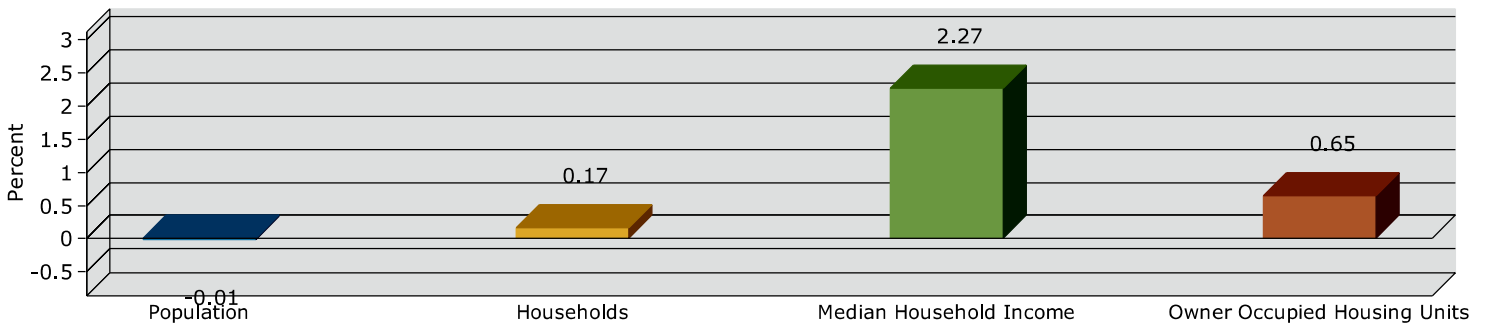
Households



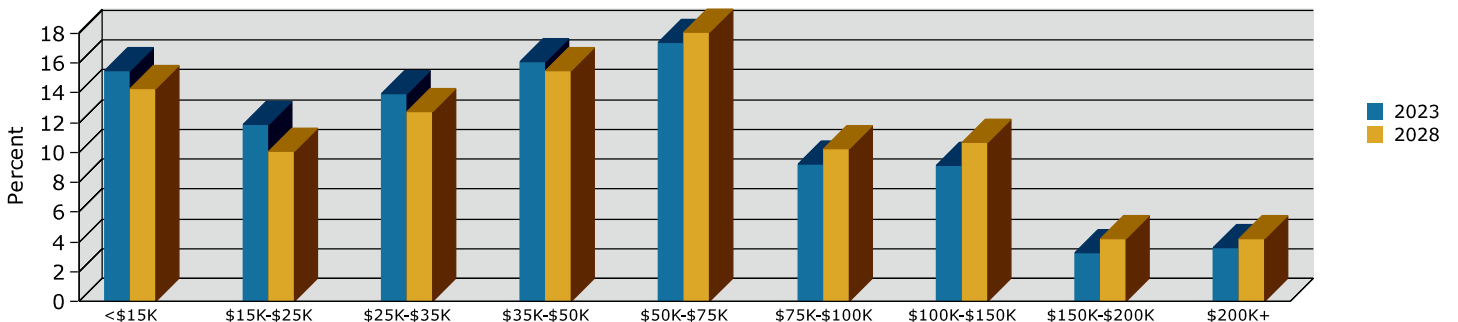
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

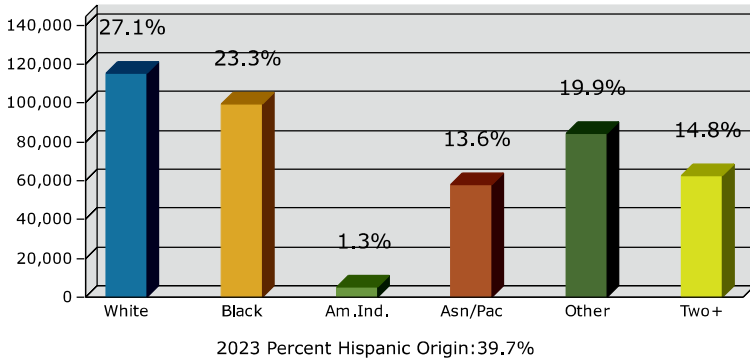


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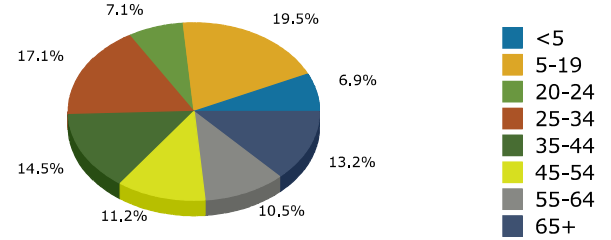
11110 Bellaire Blvd, Houston, Texas, 77072  
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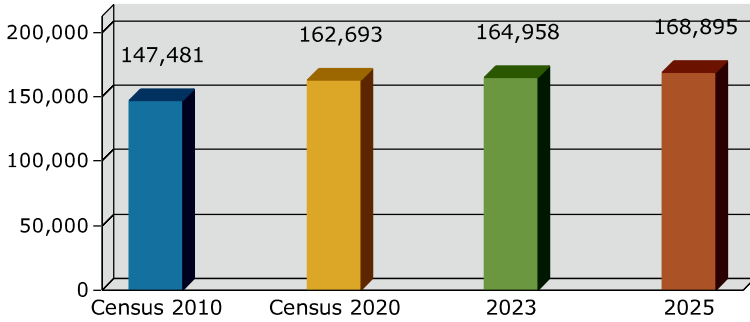
2023 Population by Race



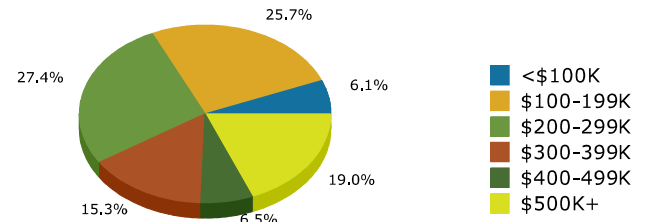
2023 Population by Age



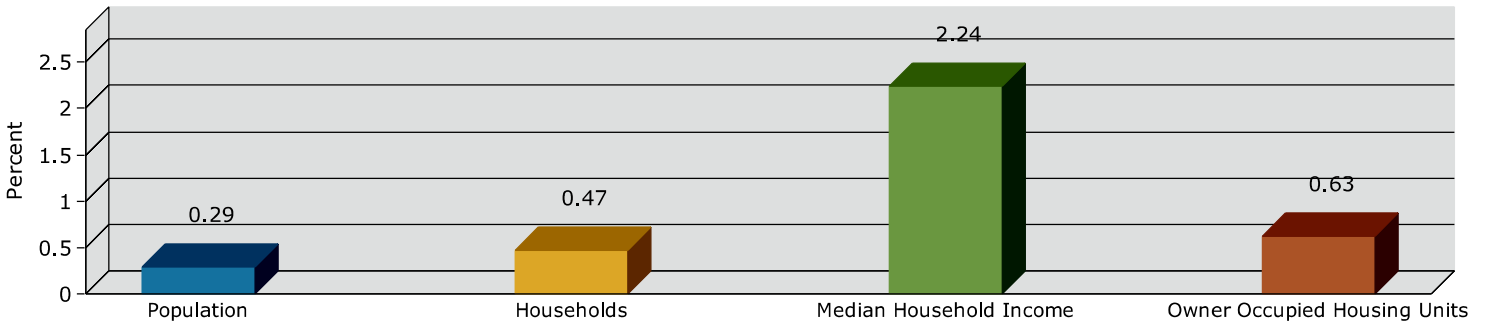
Households



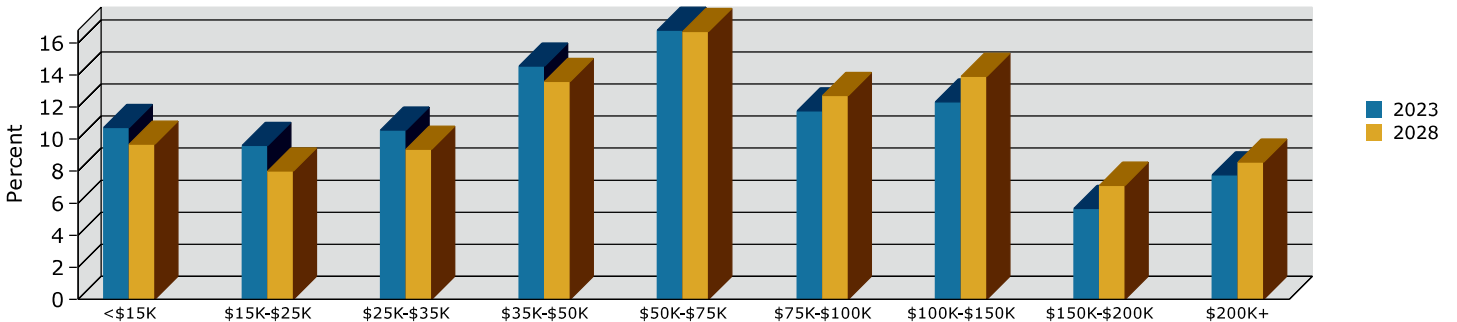
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

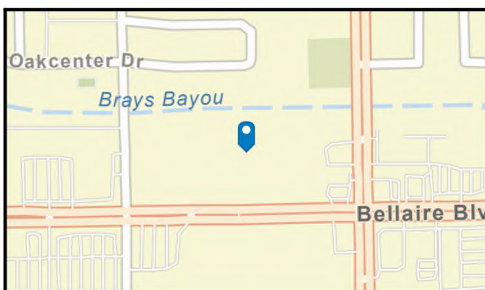
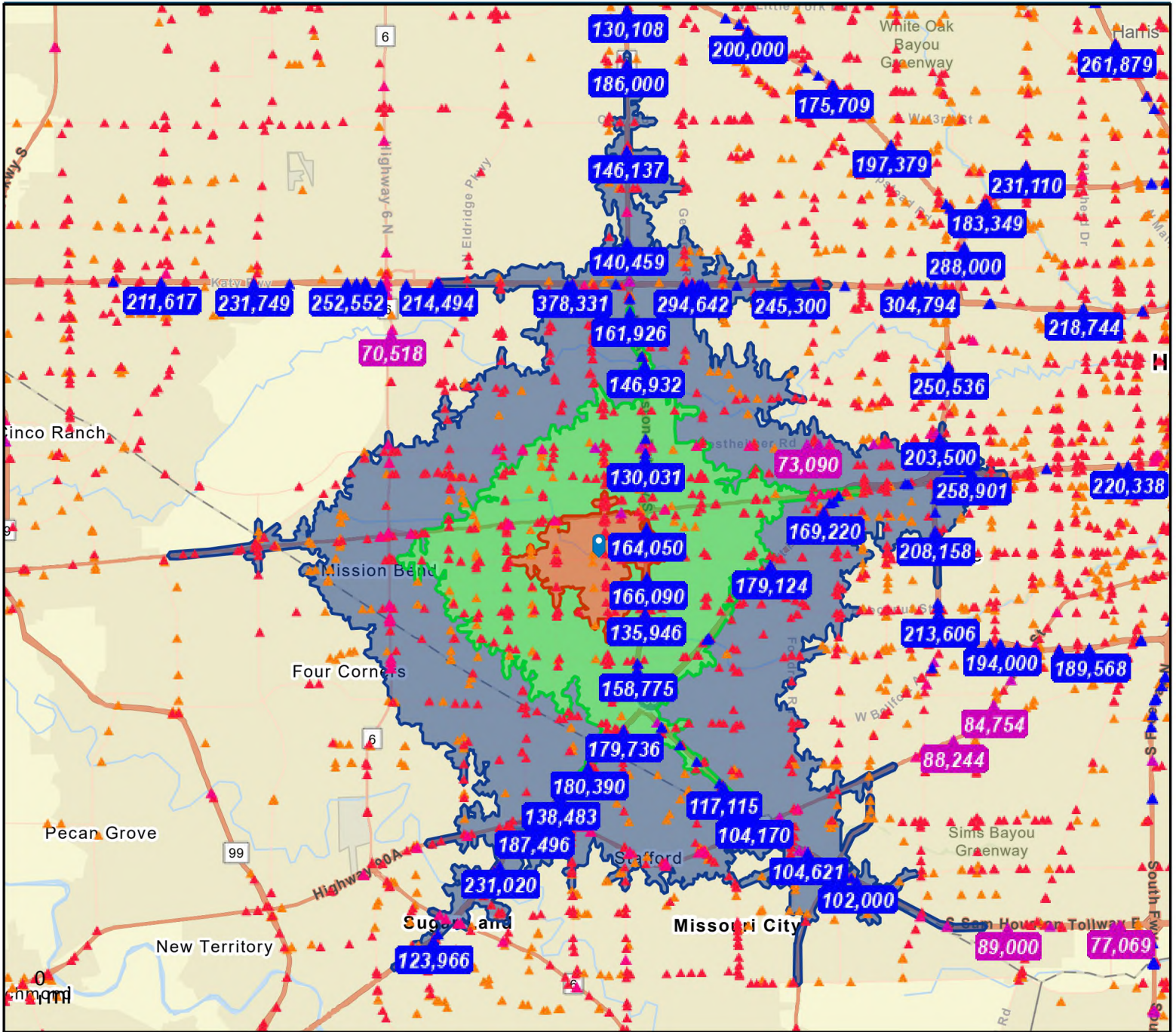


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

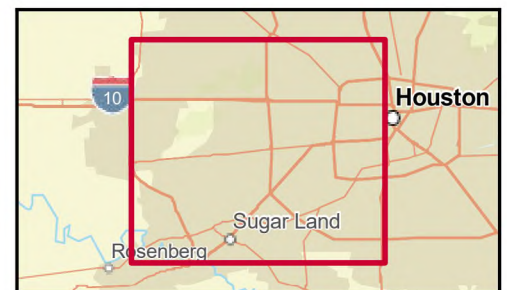
# Traffic Count Map

11110 Bellaire Blvd, Houston, Texas, 77072  
 Drive time bands: 0-5, 5-10, 10-15 minute radii

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

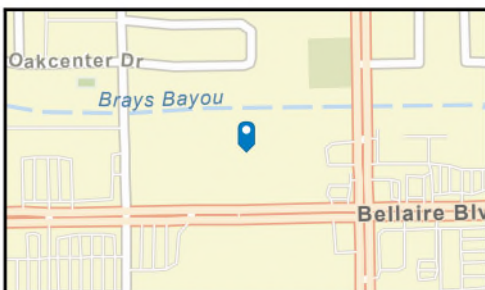
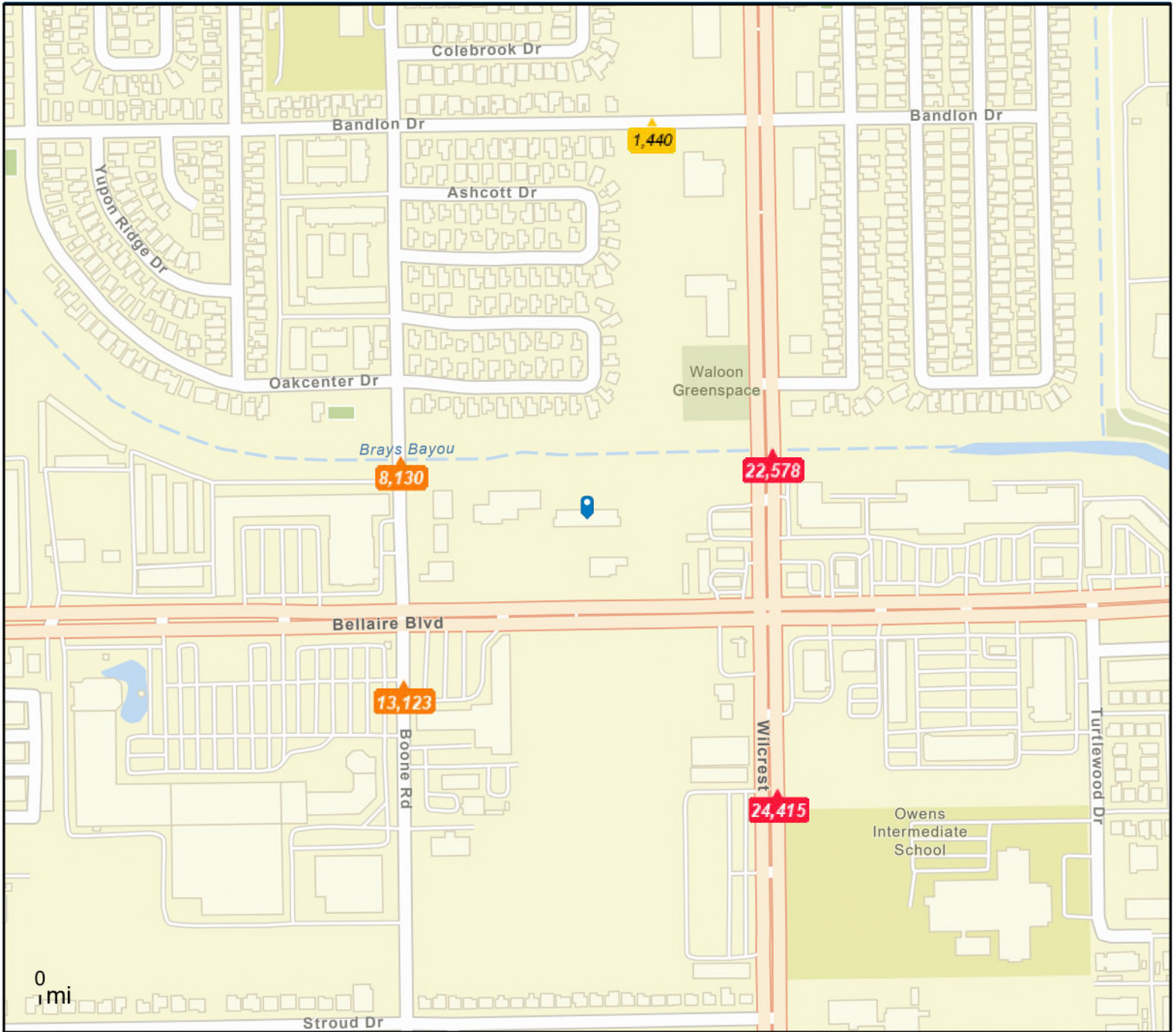


Source: ©2023 Kalibrate Technologies (Q4 2023).

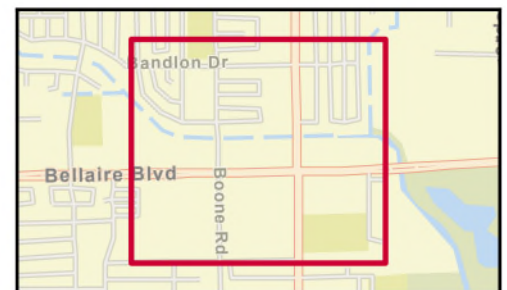
# Traffic Count Map - Close Up

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



# Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	Boone Rd	Oakcenter Dr (0.05 miles N)	2006	8,130
0.13	Wilcrest Dr	Briar Glade Dr (0.05 miles N)	2014	22,578
0.17	Boone Road	Bellaire Blvd (0.12 miles N)	2019	13,123
0.23	Wilcrest Dr	Bellaire Blvd (0.12 miles N)	2014	24,415
0.27	Bandlon Dr	Wilcrest Dr (0.08 miles E)	2011	1,440
0.44	Wilcrest Dr	High Star Dr (0.05 miles N)	2014	22,223
0.45	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42,434
0.48	High Star Dr	Wilcrest Dr (0.06 miles E)	2014	3,553
0.50	High Star Dr	Briar Glade Dr (0.02 miles E)	2014	3,186
0.52	Wilcrest Dr	High Star Dr (0.03 miles S)	2014	21,510
0.55	Wilcrest Dr	Carvel Ln (0.02 miles S)	2014	21,125
0.60	Belle Park Dr	Bellaire Blvd (0.02 miles N)	2011	1,920
0.61	Wilcrest Dr	Carvel Ln (0.04 miles N)	2015	22,908
0.63	Belle Park Dr	Moonmist Dr (0.03 miles S)	2006	2,990
0.63	Wilcrest Drive	Carvel Ln (0.04 miles N)	2019	19,361
0.64	Boone Rd	Carvel Ln (0.07 miles N)	2011	12,420
0.71	Boone Rd	Harwin Dr (0.02 miles N)	2010	5,503
0.72	Wilcrest Dr	Harwin Dr (0.03 miles N)	2011	17,880
0.74	Harwin Drive	Wilcrest Dr (0.03 miles E)	2019	22,965
0.75	Carnelian Dr	High Star Dr (0.01 miles S)	2011	3,530
0.76	Harwin Dr	Wilcrest Dr (0.02 miles W)	2014	30,345
0.78	Wilcrest Drive	Harwin Dr (0.07 miles S)	2019	22,019
0.81	Wilcrest Dr	Harwin Dr (0.07 miles S)	2011	22,490
0.83	Bellaire Boulevard;Đại Li"t Sàigòn	Belle Glen Dr (0.03 miles E)	2022	36,492
0.87	S Kirkwood Rd	Bellaire Blvd (0.05 miles S)	2001	11,170
0.88	South Kirkwood Road	Bellaire Blvd (0.09 miles N)	2019	17,082
0.88	South Kirkwood Road	Dashwood Dr (0.04 miles S)	2019	15,399
0.89	Harwin Drive	Linnhaven Dr (0.13 miles SW)	2019	21,464
0.89	Bellaire Boulevard;Đại Liit Sàigòn	Sam Houston Pkwy (0.11 miles E)	2022	40,885
0.89	Harwin Dr	Kenwall Dr (0.21 miles W)	2011	22,240

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2022 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2023 Kalibrate Technologies (Q4 2023).



## 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 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	

Regulated by the Texas Real Estate Commission

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