

FOR LEASE – 9th FL Office Condo

9999 Bellaire Blvd., Suite 906, Houston, TX 77036

- Base Rent: \$1.50/SF
- NNN: \$0.90/SF
- +/- 786.324 SF

- Office Space faces Bellaire Blvd
- Walking distance to Sam Houston Tollway,
- Approx. 3 miles I-59/69
- Anchored by American First National Bank



Matthew Xu

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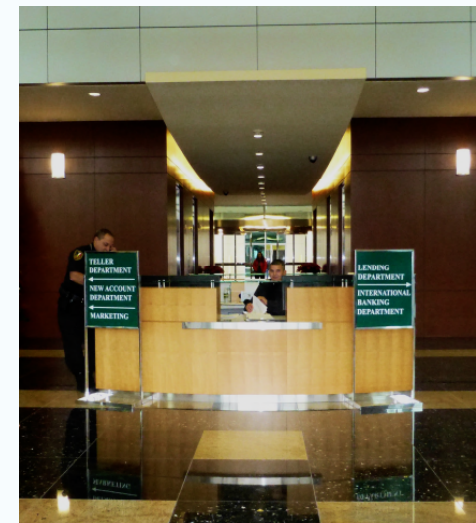
www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to 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. errors This information is subject to change without notice.

PROPERTY HIGHLIGHTS

- On-sight security
- Exceptional view
- Hotel adjacent to building
- Restaurants surrounding building
- Double door Front and Back entrances off elevator lobby
- Anchor - Full-service bank
- Parking garage
- Parking Ratio: 3.5/1000 SF





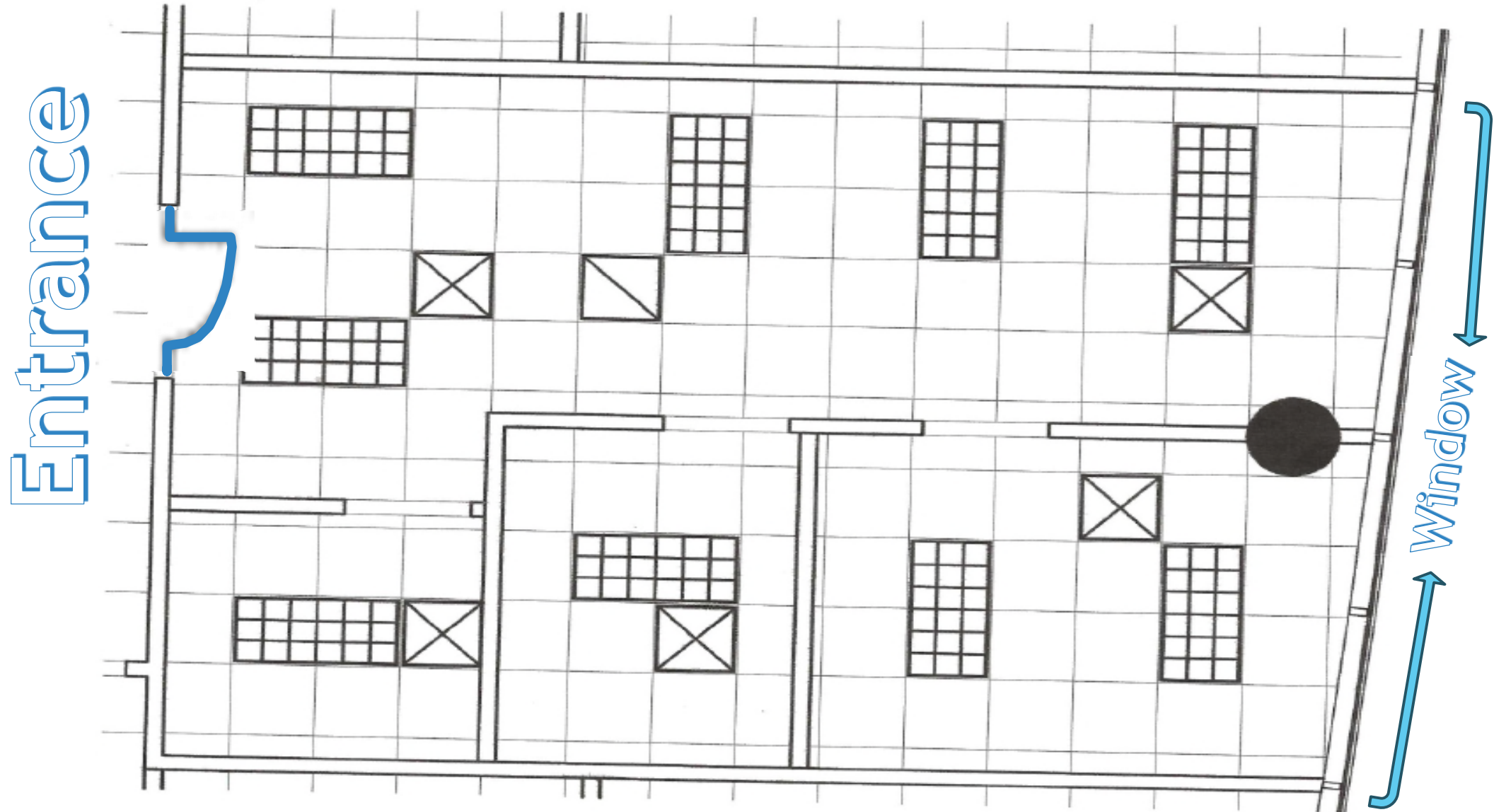
+/- 786.324 SF

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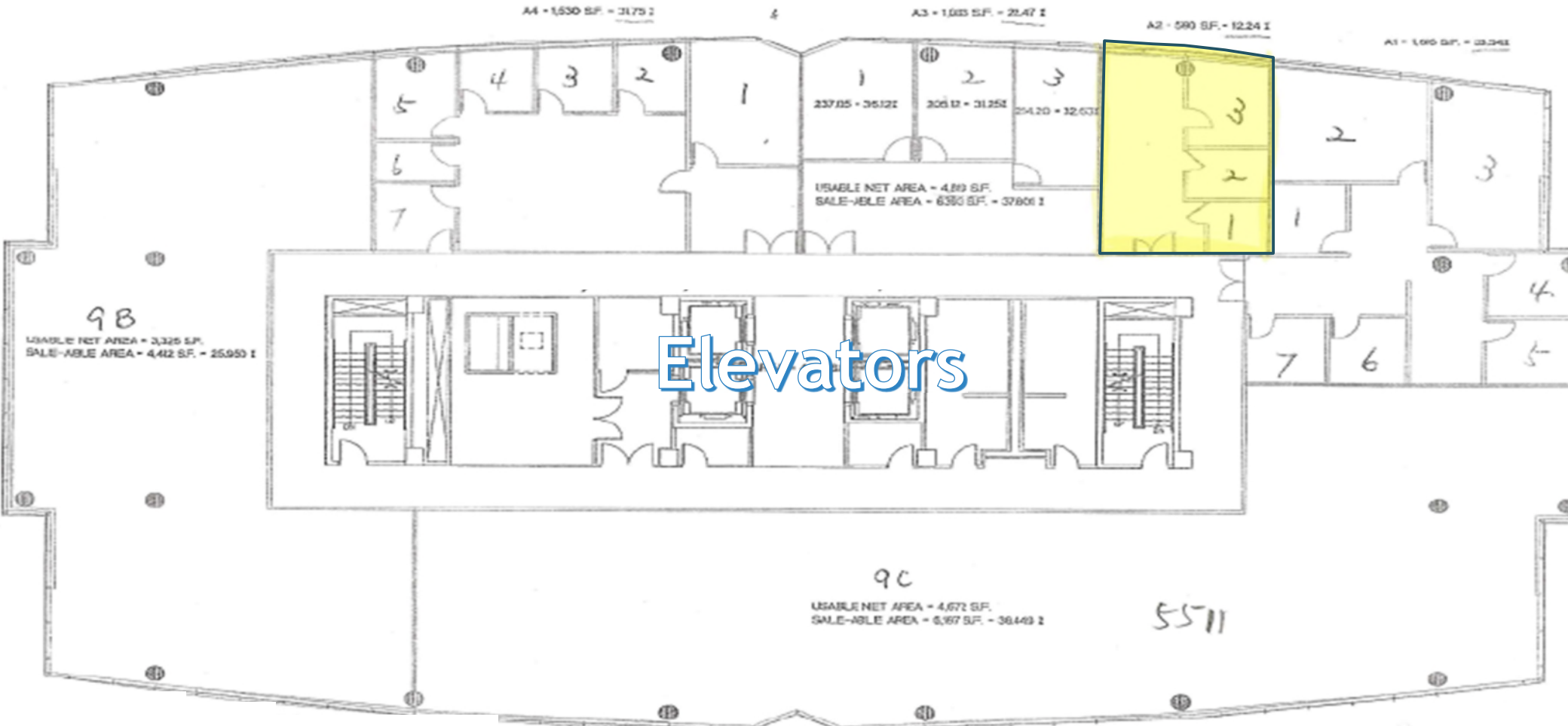
SUITE 906 FLOOR PLAN

9999 Bellaire Blvd., Suite 906, Houston TX 77036



9TH FLOOR, FLOOR PLAN

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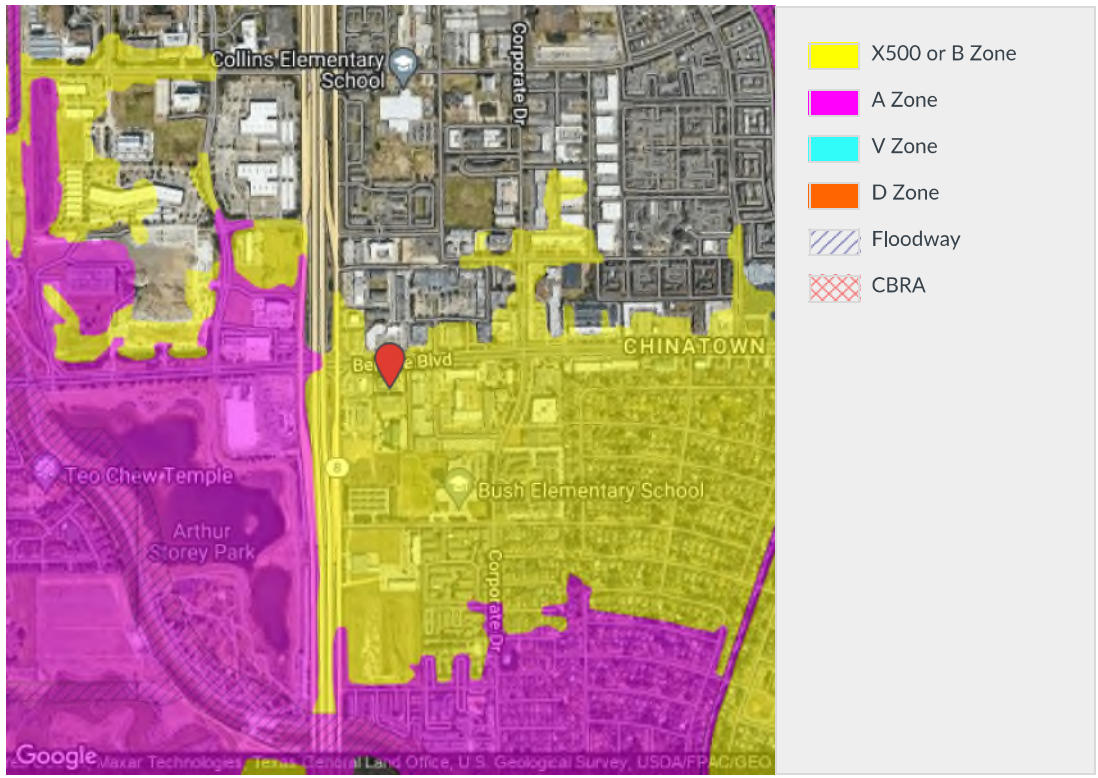
9999 BELLAIRE BLVD HOUSTON, TX 77036

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0835L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0835L





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



Executive Summary

9999 Bellaire Blvd, Houston, Texas, 77036
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70401
Longitude: -95.55531

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	53,674	289,802	553,284
2020 Population	55,270	307,467	604,363
2023 Population	55,045	306,548	613,738
2028 Population	55,088	308,155	625,213
2010-2020 Annual Rate	0.29%	0.59%	0.89%
2020-2023 Annual Rate	-0.13%	-0.09%	0.47%
2023-2028 Annual Rate	0.02%	0.10%	0.37%
2020 Male Population	51.5%	49.6%	48.5%
2020 Female Population	48.5%	50.4%	51.5%
2020 Median Age	32.9	33.6	36.0
2023 Male Population	51.9%	50.5%	49.3%
2023 Female Population	48.1%	49.5%	50.7%
2023 Median Age	31.3	33.3	36.3

In the identified area, the current year population is 613,738. In 2020, the Census count in the area was 604,363. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 625,213 representing a change of 0.37% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	12.7%	22.7%	33.1%
2023 Black Alone	15.2%	23.6%	21.2%
2023 American Indian/Alaska Native Alone	1.5%	1.4%	1.1%
2023 Asian Alone	19.4%	13.2%	14.5%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	35.7%	24.1%	15.9%
2023 Two or More Races	15.5%	15.0%	14.1%
2023 Hispanic Origin (Any Race)	59.1%	45.1%	33.7%

Persons of Hispanic origin represent 33.7% 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 87.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	32	57	103
2010 Households	18,206	109,913	212,710
2020 Households	20,166	118,628	236,439
2023 Households	20,296	119,333	242,561
2028 Households	20,554	121,032	249,802
2010-2020 Annual Rate	1.03%	0.77%	1.06%
2020-2023 Annual Rate	0.20%	0.18%	0.79%
2023-2028 Annual Rate	0.25%	0.28%	0.59%
2023 Average Household Size	2.70	2.56	2.52

The household count in this area has changed from 236,439 in 2020 to 242,561 in the current year, a change of 0.79% annually. The five-year projection of households is 249,802, a change of 0.59% annually from the current year total. Average household size is currently 2.52, compared to 2.55 in the year 2020. The number of families in the current year is 145,587 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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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	34.7%	29.1%	28.5%
Median Household Income			
2023 Median Household Income	\$35,997	\$46,456	\$66,537
2028 Median Household Income	\$39,860	\$51,935	\$75,829
2023-2028 Annual Rate	2.06%	2.25%	2.65%
Average Household Income			
2023 Average Household Income	\$53,861	\$75,196	\$113,859
2028 Average Household Income	\$61,329	\$84,510	\$126,219
2023-2028 Annual Rate	2.63%	2.36%	2.08%
Per Capita Income			
2023 Per Capita Income	\$19,819	\$29,396	\$44,891
2028 Per Capita Income	\$22,833	\$33,336	\$50,296
2023-2028 Annual Rate	2.87%	2.55%	2.30%
GINI Index			
2023 Gini Index	45.2	45.7	43.6

Households by Income

Current median household income is \$66,537 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$75,829 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$113,859 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$126,219 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$44,891 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,296 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	70	80	79
2010 Total Housing Units	21,535	125,817	237,555
2010 Owner Occupied Housing Units	4,198	37,728	108,069
2010 Renter Occupied Housing Units	14,006	72,191	104,649
2010 Vacant Housing Units	3,329	15,904	24,845
2020 Total Housing Units	21,862	132,317	259,888
2020 Owner Occupied Housing Units	3,998	36,029	106,641
2020 Renter Occupied Housing Units	16,168	82,599	129,798
2020 Vacant Housing Units	1,709	13,664	23,424
2023 Total Housing Units	22,025	133,416	267,195
2023 Owner Occupied Housing Units	4,311	37,108	110,281
2023 Renter Occupied Housing Units	15,985	82,225	132,280
2023 Vacant Housing Units	1,729	14,083	24,634
2028 Total Housing Units	22,371	135,575	274,497
2028 Owner Occupied Housing Units	4,462	38,127	114,366
2028 Renter Occupied Housing Units	16,092	82,905	135,436
2028 Vacant Housing Units	1,817	14,543	24,695

Socioeconomic Status Index

2023 Socioeconomic Status Index	32.4	37.7	45.4
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Currently, 41.3% of the 267,195 housing units in the area are owner occupied; 49.5%, renter occupied; and 9.2% 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 259,888 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.86%. Median home value in the area is \$315,546, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.54% annually to \$357,739.

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.

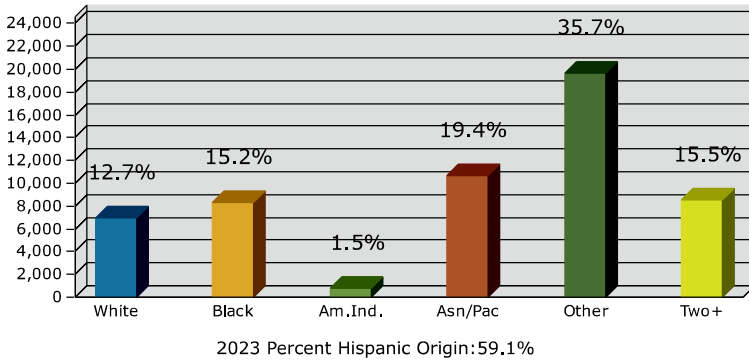


Graphic Profile

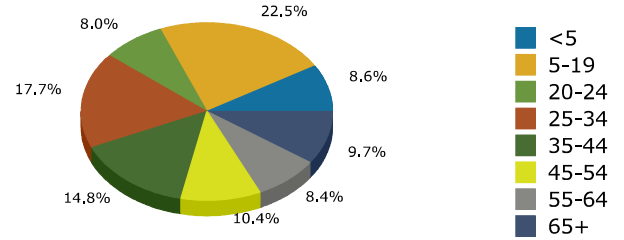
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 Drive time band: 0 - 5 minute radius

Prepared by Esri
 Latitude: 29.70401
 Longitude: -95.55531

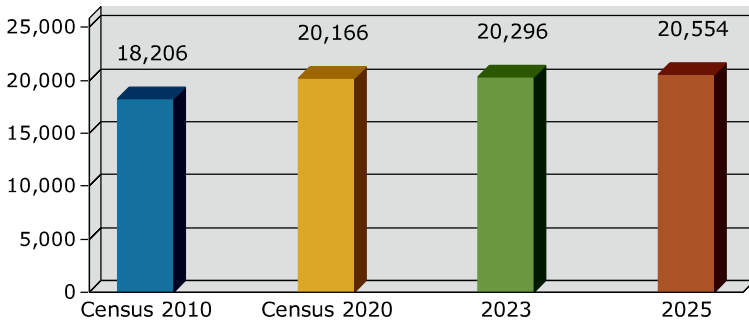
2023 Population by Race



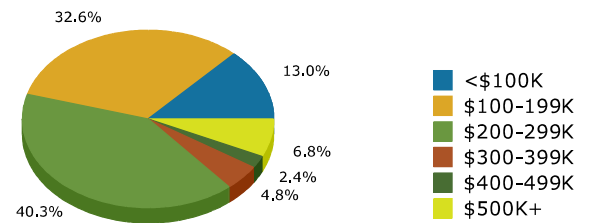
2023 Population by Age



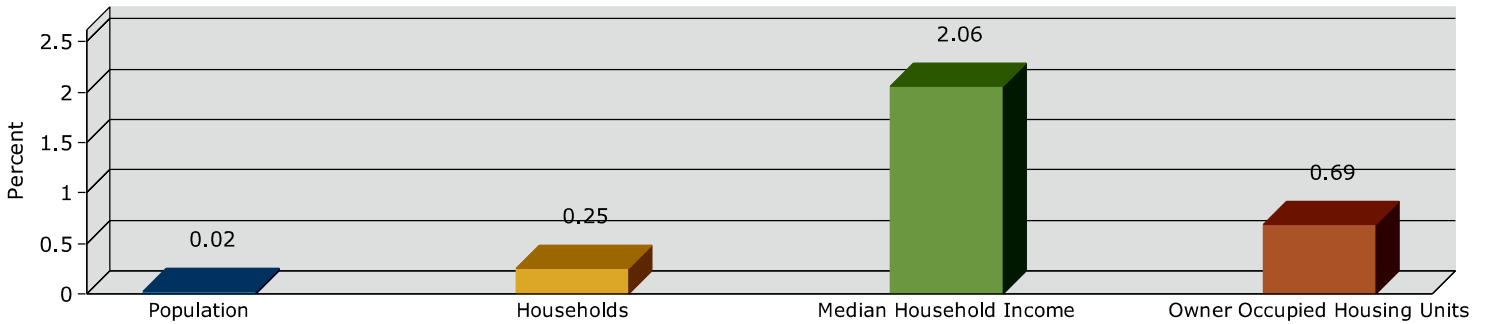
Households



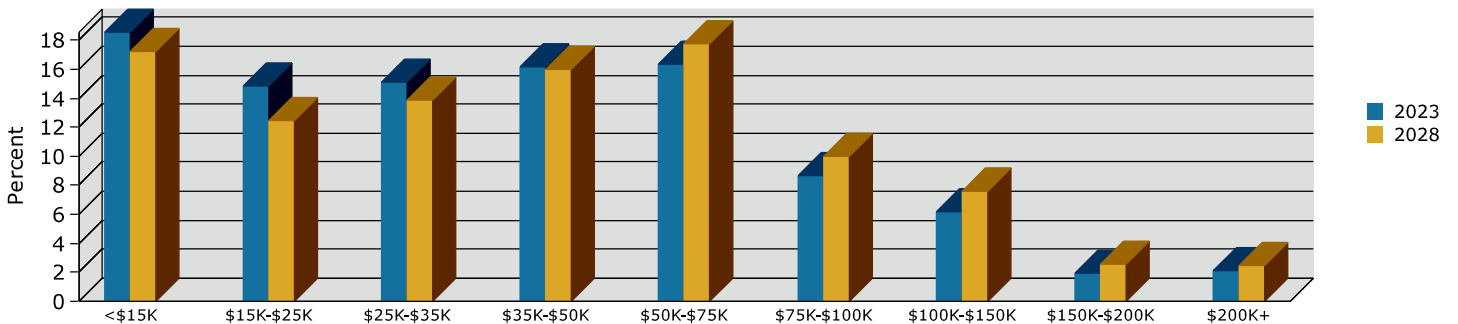
2023 Home Value



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.

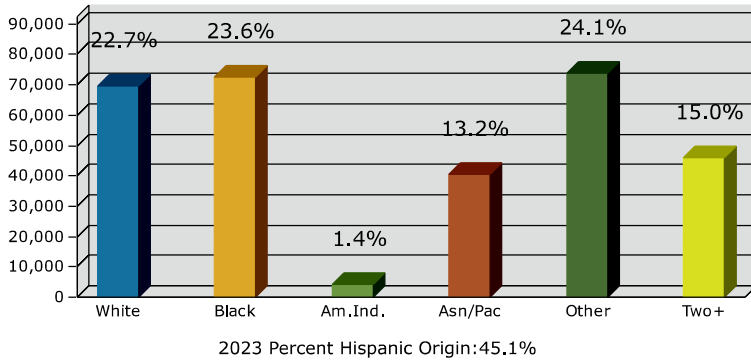


Graphic Profile

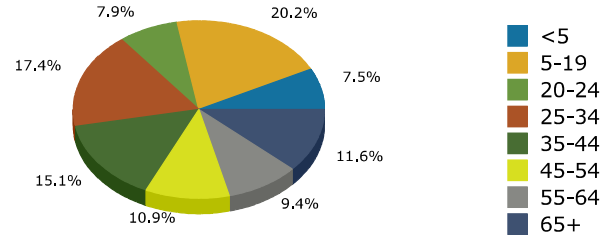
9999 Bellaire Blvd, Houston, Texas, 77036
 Drive time band: 5 - 10 minute radius

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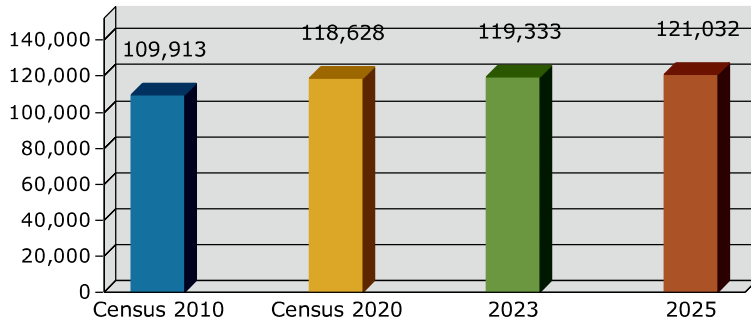
2023 Population by Race



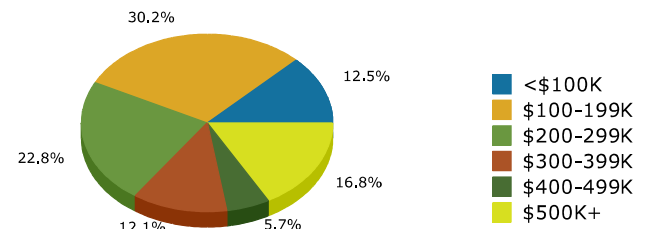
2023 Population by Age



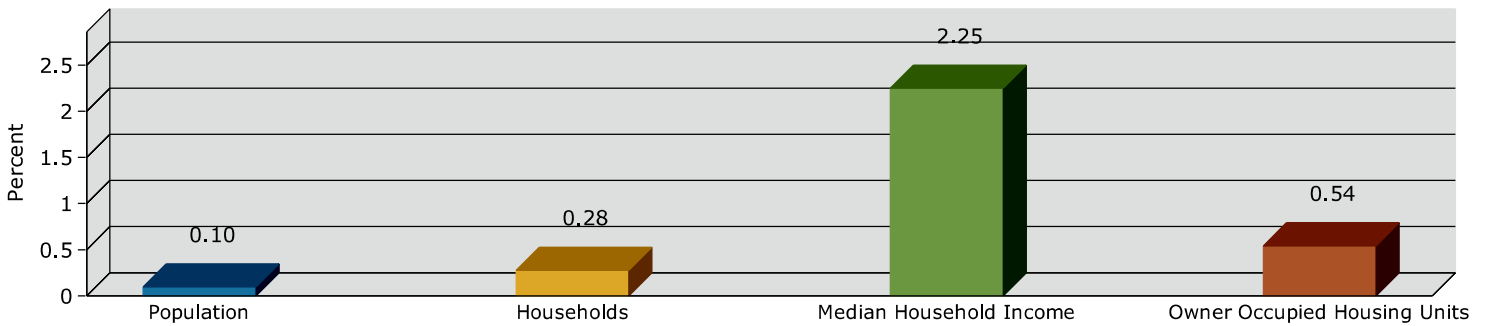
Households



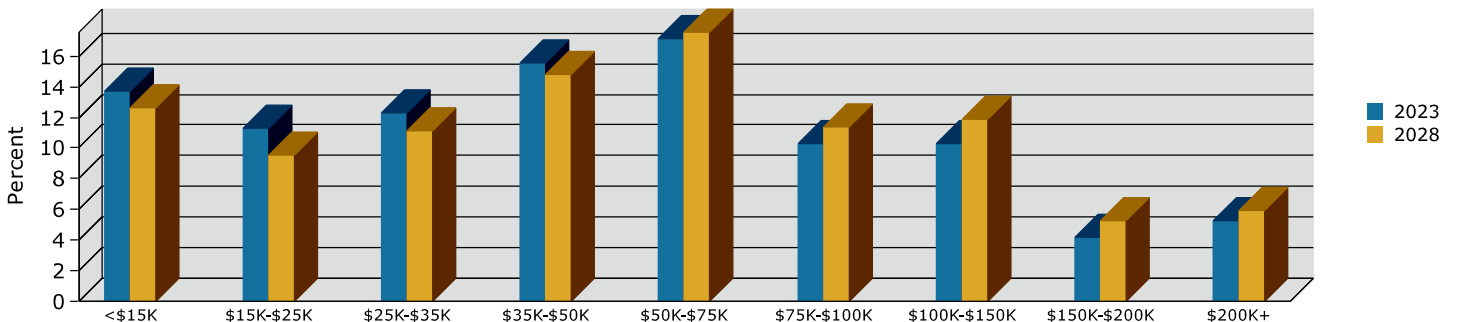
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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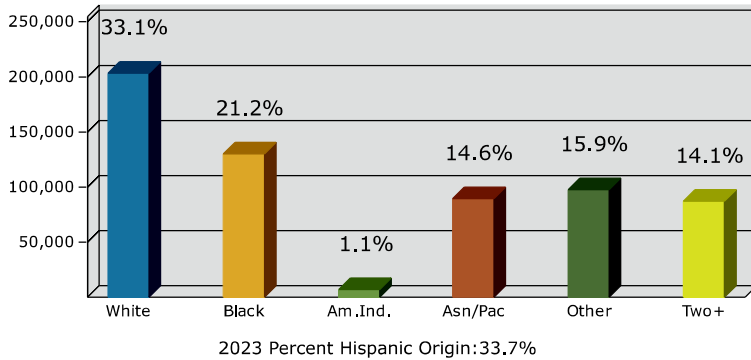


Graphic Profile

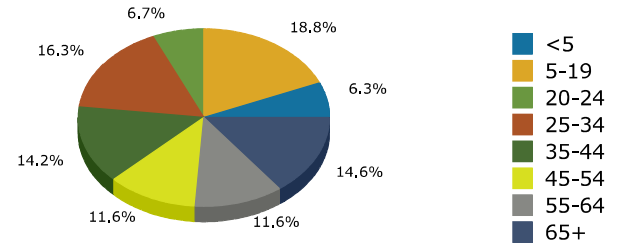
9999 Bellaire Blvd, Houston, Texas, 77036
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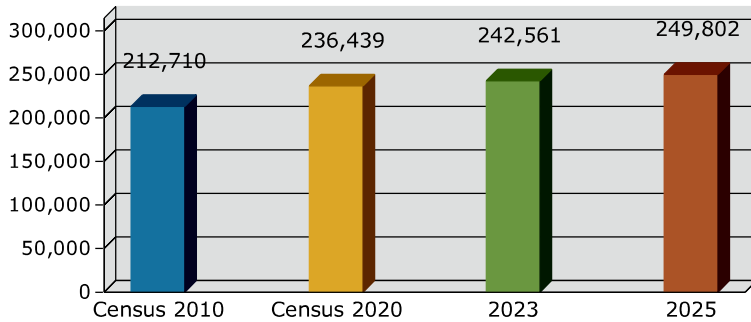
2023 Population by Race



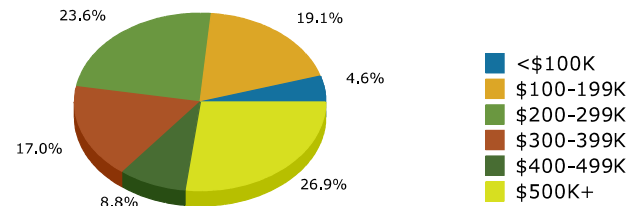
2023 Population by Age



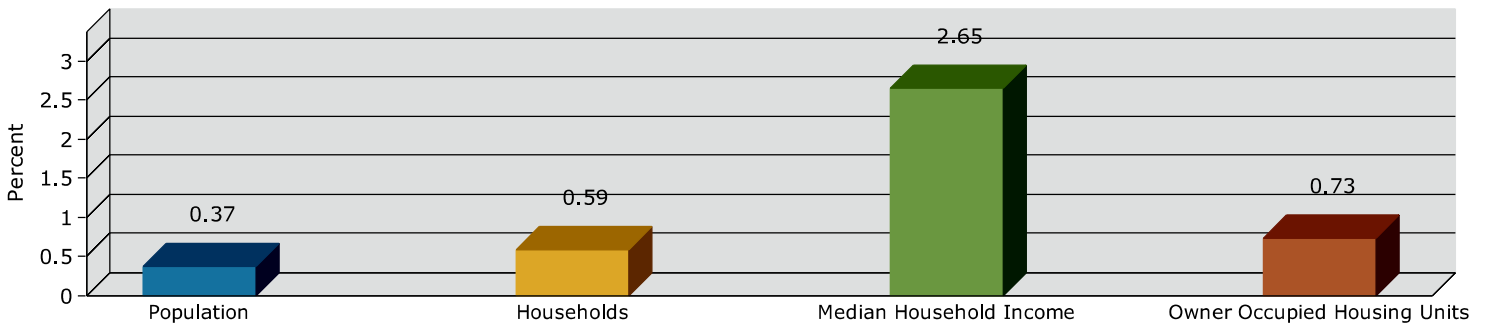
Households



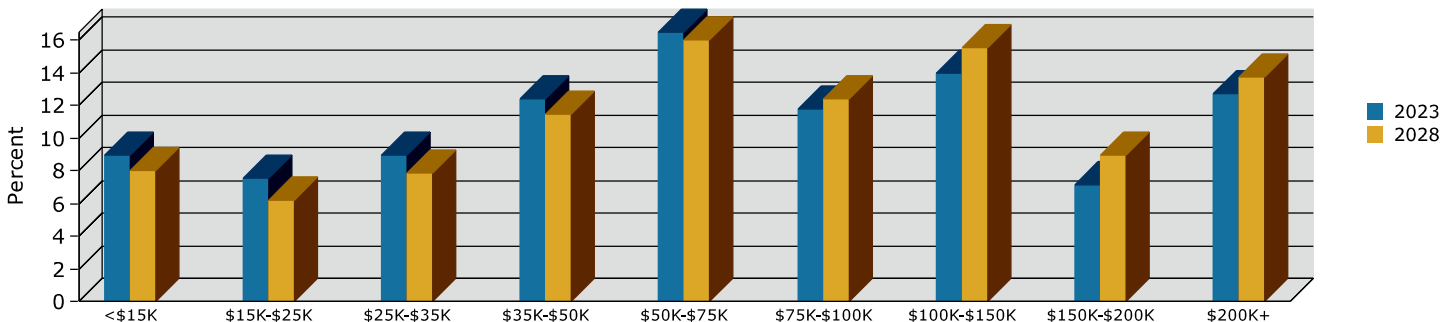
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

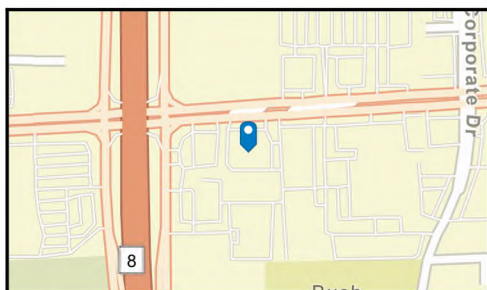
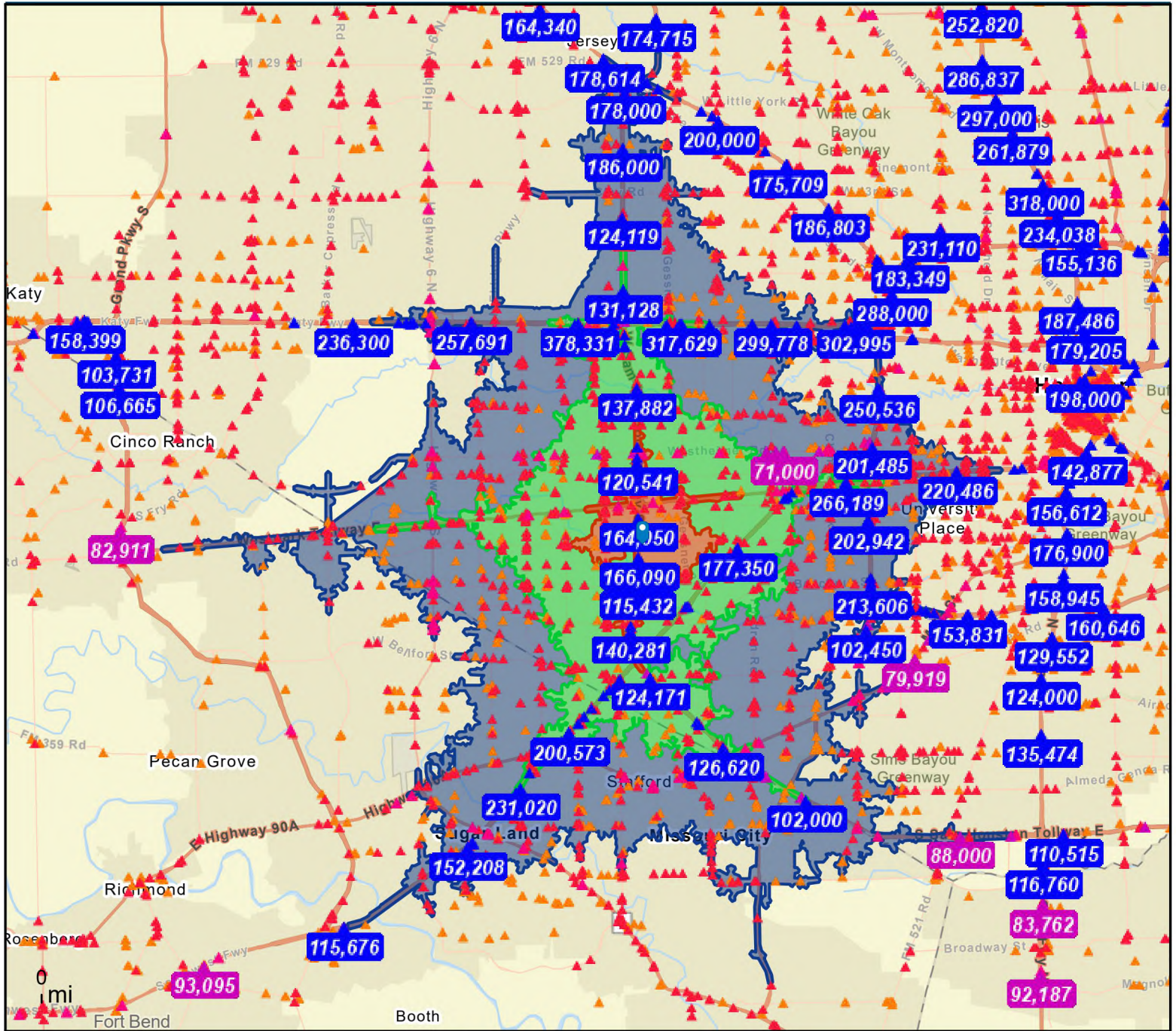


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

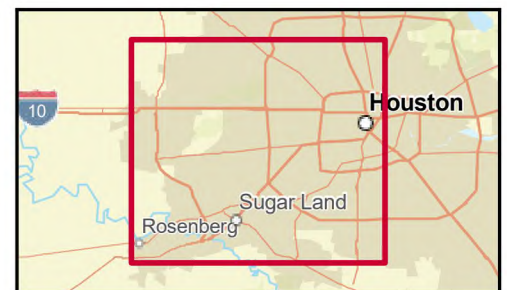
Traffic Count Map

9999 Bellaire Blvd, Houston, Texas, 77036
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.70401
 Longitude: -95.55531



- 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



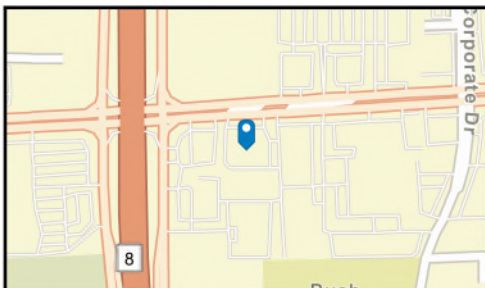
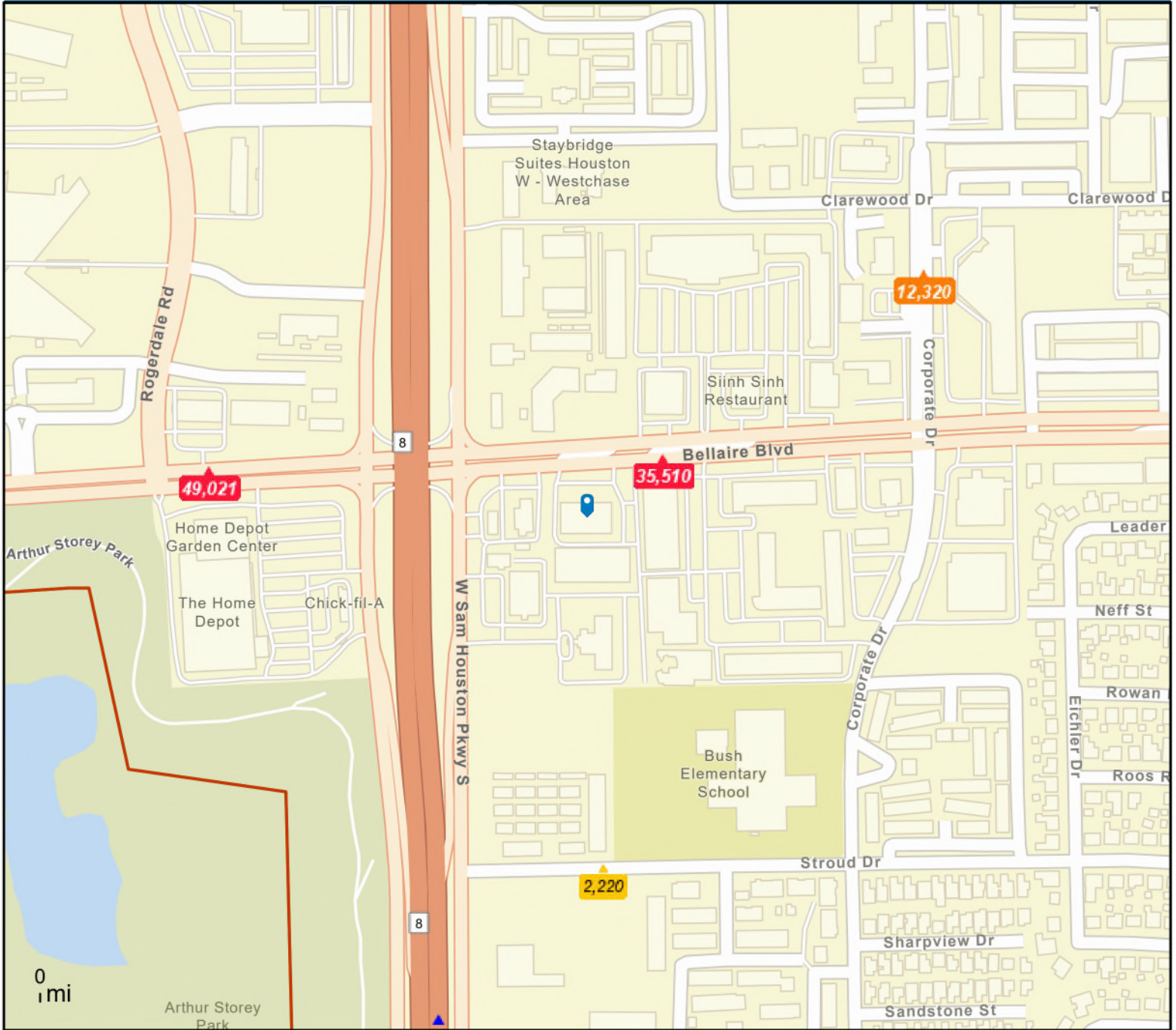
Source: ©2023 Kalibrate Technologies (Q3 2023).

January 29, 2024

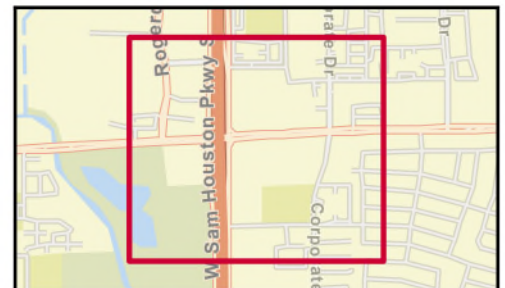
Traffic Count Map - Close Up

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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 (Q3 2023).



Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	Bellaire Blvd	Beltway 8 (0.16 miles W)	2011	35,510
0.24	Stroud Dr	Corporate Dr (0.17 miles E)	2011	2,220
0.26	Bellaire Blvd	Sam Houston Pkwy (0.11 miles E)	2009	49,021
0.28	Corporate Dr	Clarewood Dr (0.05 miles N)	2011	12,320
0.36	Beltway 8	Bellaire Blvd (0.38 miles N)	2011	166,090
0.49	Lp 8 Access Rd	(0.0 miles)	2001	22,910
0.50	Bellaire Blvd	Kendalia Dr (0.02 miles E)	2011	43,190
0.54	Town Park Dr	Sovereign Dr (0.1 miles E)	2011	6,712
0.57	Town Park Dr	Sam Houston Pkwy (0.05 miles E)	2011	2,790
0.60	Lp 8 Access Rd	(0.0 miles)	2001	193,130
0.61	BW 8	Town Park Dr (0.06 miles S)	2021	18,847
0.63	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42,434
0.63	Ranchester Dr	Clarewood Dr (0.03 miles N)	2009	10,916
0.66	Beltway 8	Harwin Dr (0.22 miles N)	2011	164,050
0.67	Bellaire Blvd	Ranchester Dr (0.06 miles W)	2009	43,522
0.68	Lacy Hill Dr	Rowan Ln (0.0 miles N)	2001	520
0.68	Leader St	Lacy Hill Dr (0.01 miles E)	2001	790
0.70	Sharpview Dr	Lacy Hill Dr (0.01 miles NW)	2001	1,200
0.72	Sharpview Dr	Lacy Hill Dr (0.03 miles W)	2011	1,110
0.72	Rowan Ln	Pella Dr (0.03 miles E)	2011	500
0.73	Leader St	Pella Dr (0.03 miles E)	2011	690
0.74	Corporate Dr	Langdon Ln (0.02 miles N)	2011	11,940
0.74	Lacy Hill Dr	Carvel Ln (0.0 miles N)	2001	1,180
0.77	Carvel Ln	Lacy Hill Dr (0.03 miles W)	2011	970
0.83	Corporate Dr	Harwin Dr (0.07 miles N)	2011	6,100
0.87	Town Park Dr	Ranchester Dr (0.05 miles SW)	2011	7,550
0.88	Harwin Dr	Sovereign Dr (0.06 miles E)	2011	24,888
0.89	Harwin Dr	Rogerdale Rd (0.04 miles W)	2011	24,778
0.89	Ranchester Dr	Harwin Dr (0.1 miles NW)	2011	8,080
0.92	Town Park Drive	Ranchester Dr (0.05 miles SW)	2019	8,311

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 (Q3 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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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

TXR-2501

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IABS 1-0 Date

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