FOR LEASE
17,428 SF

BELLFORT SQUARE

8541 West Bellfort Ave
Houston, TX 77071

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HENRY S. MILLER

PROPERTY INFORMATION

LOCATION

**8541 WEST BELLFORT AVE
HOUSTON, TX 77071**

AVAILABLE SPACE

17,428 SF

CPD

23,000 CPD

2019 Estimated Demographics	1 mile	2 miles	3 miles
Population	20,790	87,744	169,758
Average Household Income	$74,996	$62,980	$61,734

TENANTS

KING DOLLAR

AREA RETAILERS
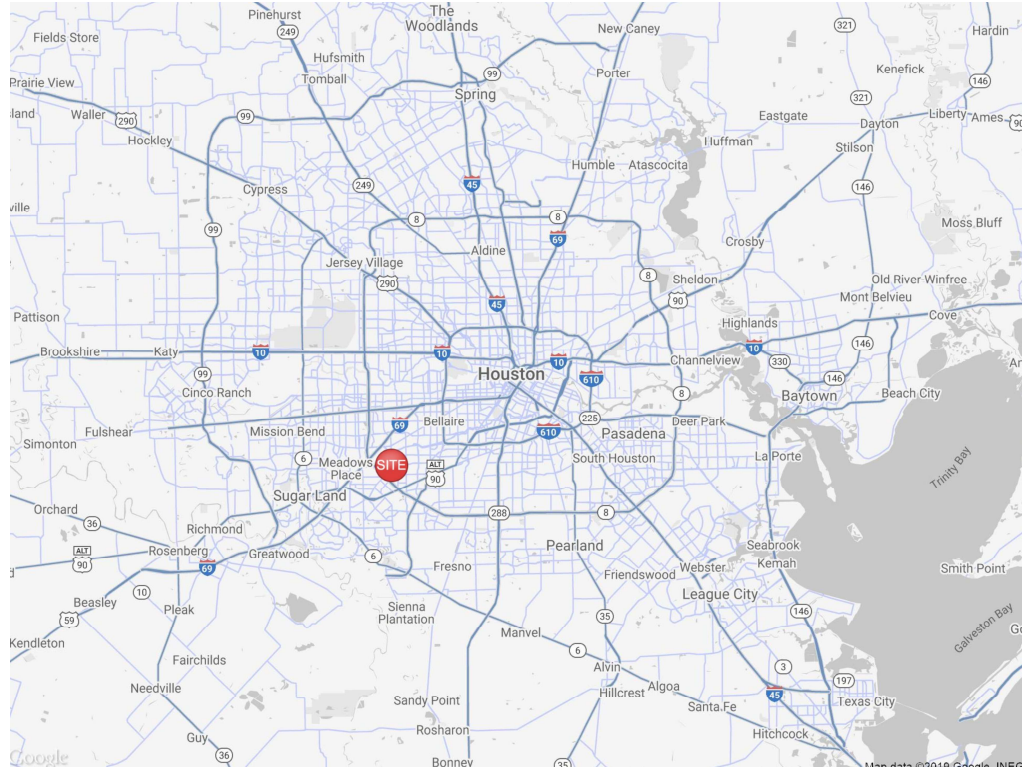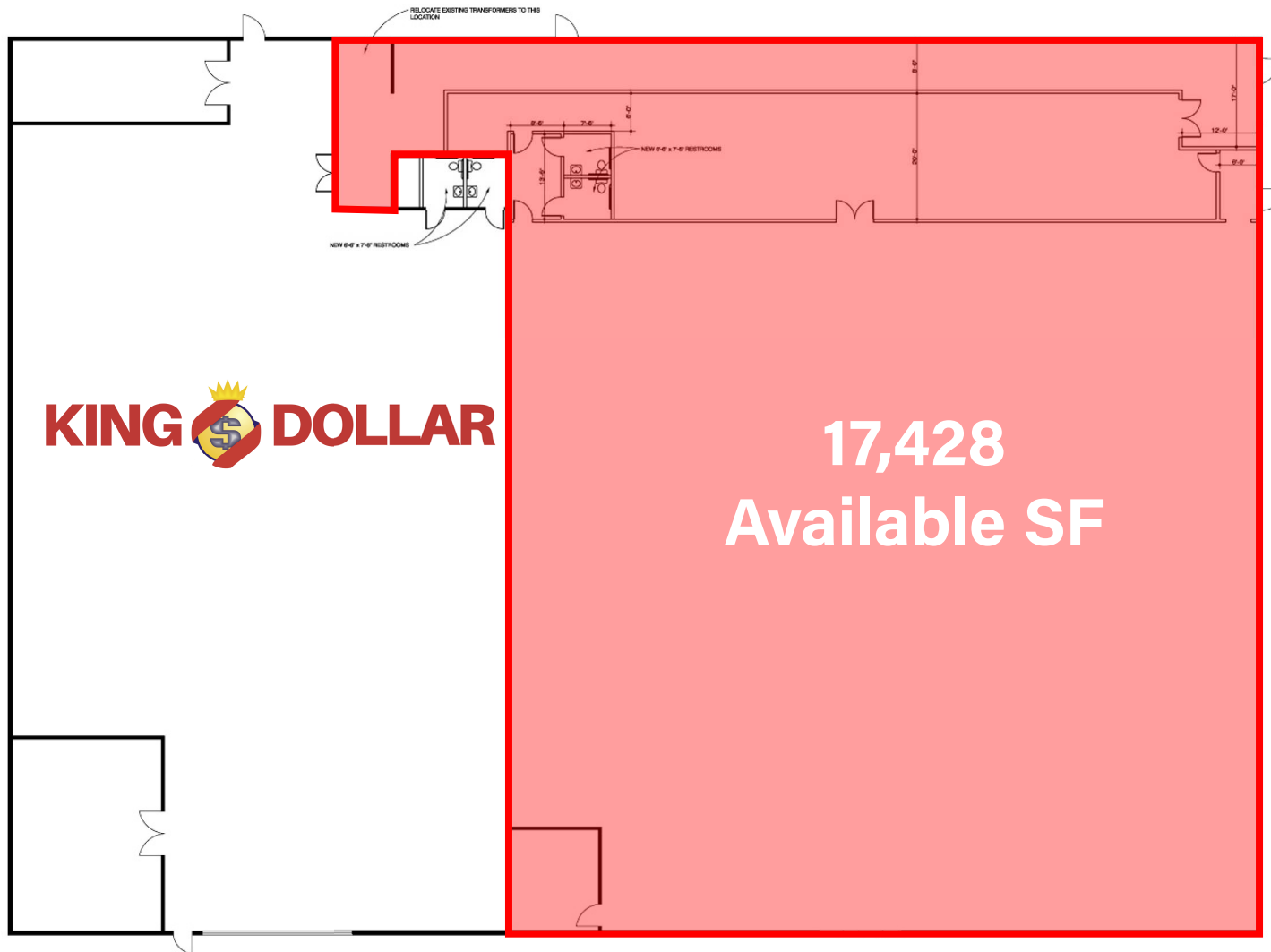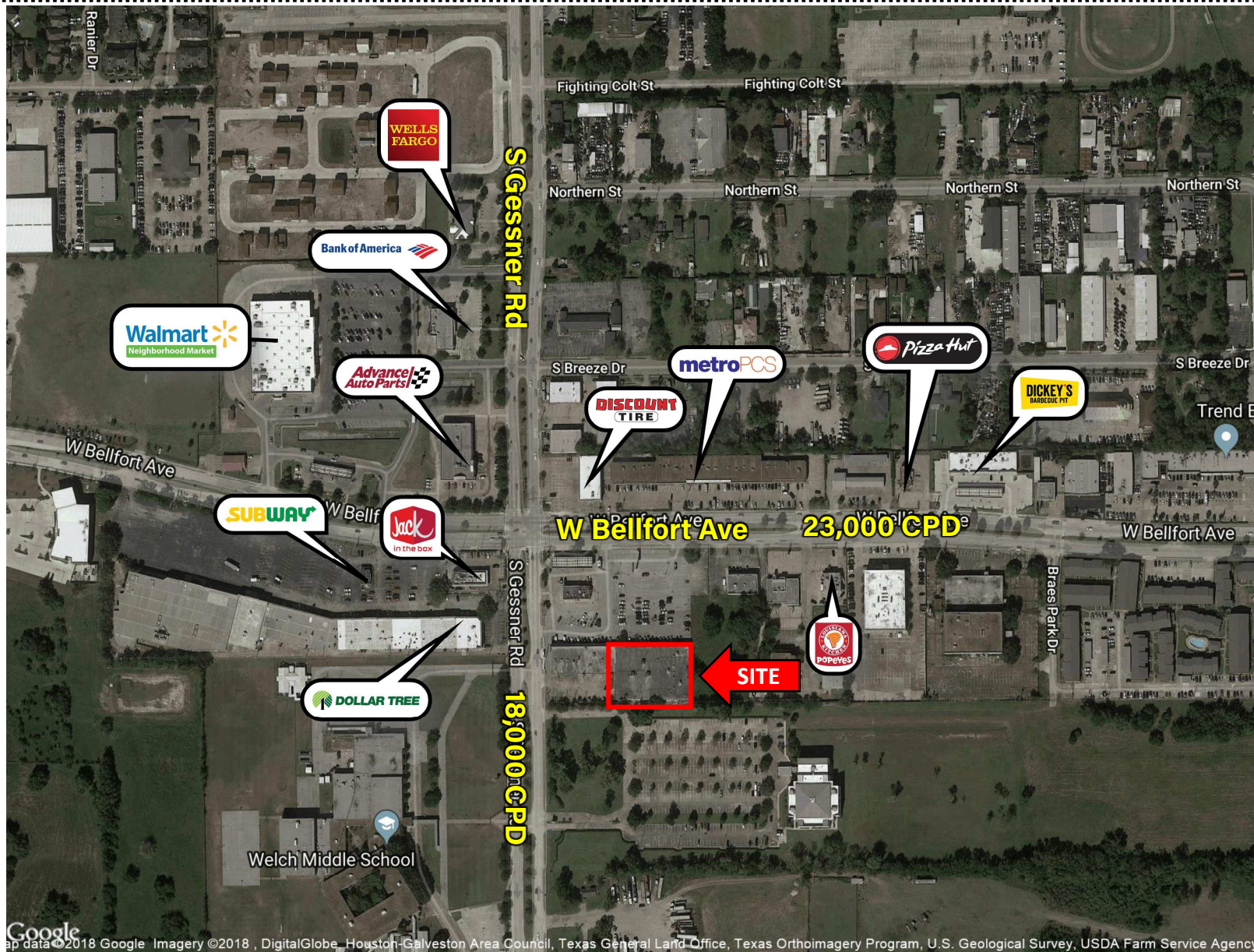
Walmart Save money. Live better.   **DOLLAR TREE** EVERYTHING'S $1   **DISCOUNT TIRE**   **Pizza Hut**

SITE PLAN

RELOCATE EXISTING TRANSFORMERS TO THIS LOCATION

NEW 6'-6" x 7'-6" RESTROOMS

NEW 6'-6" x 7'-6" RESTROOMS

KING $ DOLLAR

17,428 Available SF

AERIAL

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Houston-Galveston Area Council, Texas General Land Office, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

WELLS FARGO

Bank of America

Walmart Neighborhood Market

Advance Auto Parts

SUBWAY

Jack in the box

DOLLAR TREE

DISCOUNT TIRE

metroPCS

Pizza Hut

DICKEY'S BARBECUE PIT

Popeyes

S Gessner Rd

18,000 CPD

W Bellfort Ave

23,000 CPD

SITE

Welch Middle School

PHOTOS

Lat/Lon: 29.6547/-95.527

HENRY S. MILLER

RFULL9

8541 W Bellfort Blvd **Houston, TX 77071**	**1 mi radius**		**2 mi radius**		**3 mi radius**	
Population						
Estimated Population (2019)	20,790		87,744		169,758	
Projected Population (2024)	21,576		91,706		177,547	
Census Population (2010)	20,176		81,005		156,379	
Census Population (2000)	18,603		84,707		161,491	
Projected Annual Growth (2019-2024)	786	0.8%	3,962	0.9%	7,789	0.9%
Historical Annual Growth (2010-2019)	614	0.3%	6,739	0.9%	13,379	0.9%
Historical Annual Growth (2000-2010)	1,573	0.8%	-3,702	-0.4%	-5,112	-0.3%
Estimated Population Density (2019)	6,621	*psm*	6,986	*psm*	6,007	*psm*
Trade Area Size	3.1	*sq mi*	12.6	*sq mi*	28.3	*sq mi*
Households						
Estimated Households (2019)	8,023		33,102		63,181	
Projected Households (2024)	8,541		35,640		68,071	
Census Households (2010)	7,337		29,119		55,601	
Census Households (2000)	6,993		31,153		59,202	
Projected Annual Growth (2019-2024)	518	1.3%	2,538	1.5%	4,890	1.5%
Historical Annual Change (2000-2019)	1,030	0.8%	1,949	0.3%	3,979	0.4%
Average Household Income						
Estimated Average Household Income (2019)	$74,996		$62,980		$61,734	
Projected Average Household Income (2024)	$81,796		$68,680		$66,945	
Census Average Household Income (2010)	$57,484		$51,018		$50,394	
Census Average Household Income (2000)	$58,162		$46,191		$45,844	
Projected Annual Change (2019-2024)	$6,800	1.8%	$5,700	1.8%	$5,211	1.7%
Historical Annual Change (2000-2019)	$16,833	1.5%	$16,789	1.9%	$15,890	1.8%
Median Household Income						
Estimated Median Household Income (2019)	$58,948		$51,138		$51,165	
Projected Median Household Income (2024)	$68,223		$59,180		$59,301	
Census Median Household Income (2010)	$48,968		$41,735		$42,027	
Census Median Household Income (2000)	$45,576		$37,891		$37,382	
Projected Annual Change (2019-2024)	$9,275	3.1%	$8,042	3.1%	$8,136	3.2%
Historical Annual Change (2000-2019)	$13,371	1.5%	$13,247	1.8%	$13,783	1.9%
Per Capita Income						
Estimated Per Capita Income (2019)	$28,962		$23,774		$23,026	
Projected Per Capita Income (2024)	$32,399		$26,705		$25,714	
Census Per Capita Income (2010)	$20,903		$18,340		$17,918	
Census Per Capita Income (2000)	$21,717		$16,942		$16,784	
Projected Annual Change (2019-2024)	$3,438	2.4%	$2,932	2.5%	$2,688	2.3%
Historical Annual Change (2000-2019)	$7,245	1.8%	$6,831	2.1%	$6,242	2.0%
Estimated Average Household Net Worth (2019)	$494,033		$396,470		$391,421	

HENRY S. MILLER

RFULL9

Lat/Lon: 29.6547/-95.527

8541 W Bellfort Blvd
Houston, TX 77071

	1 mi radius		2 mi radius		3 mi radius	
Race and Ethnicity						
Total Population (2019)	20,790		87,744		169,758	
White (2019)	5,671	27.3%	28,910	32.9%	65,918	38.8%
Black or African American (2019)	9,751	46.9%	34,288	39.1%	53,170	31.3%
American Indian or Alaska Native (2019)	65	0.3%	480	0.5%	1,041	0.6%
Asian (2019)	2,479	11.9%	7,241	8.3%	15,465	9.1%
Hawaiian or Pacific Islander (2019)	11	-	37	-	86	-
Other Race (2019)	2,260	10.9%	13,806	15.7%	27,833	16.4%
Two or More Races (2019)	553	2.7%	2,982	3.4%	6,245	3.7%
Population < 18 (2019)	5,122	24.6%	22,875	26.1%	43,961	25.9%
White Not Hispanic	527	10.3%	1,803	7.9%	3,974	9.0%
Black or African American	2,479	48.4%	8,963	39.2%	14,059	32.0%
Asian	411	8.0%	1,344	5.9%	2,828	6.4%
Other Race Not Hispanic	136	2.7%	517	2.3%	969	2.2%
Hispanic	1,569	30.6%	10,248	44.8%	22,130	50.3%
Not Hispanic or Latino Population (2019)	15,487	74.5%	54,088	61.6%	97,097	57.2%
Not Hispanic White	3,174	20.5%	11,991	22.2%	27,049	27.9%
Not Hispanic Black or African American	9,477	61.2%	33,326	61.6%	51,342	52.9%
Not Hispanic American Indian or Alaska Native	23	0.1%	135	0.2%	266	0.3%
Not Hispanic Asian	2,415	15.6%	7,010	13.0%	14,931	15.4%
Not Hispanic Hawaiian or Pacific Islander	10	-	29	-	45	-
Not Hispanic Other Race	119	0.8%	543	1.0%	1,506	1.6%
Not Hispanic Two or More Races	269	1.7%	1,054	1.9%	1,958	2.0%
Hispanic or Latino Population (2019)	5,303	25.5%	33,656	38.4%	72,661	42.8%
Hispanic White	2,497	47.1%	16,919	50.3%	38,869	53.5%
Hispanic Black or African American	274	5.2%	962	2.9%	1,828	2.5%
Hispanic American Indian or Alaska Native	42	0.8%	345	1.0%	775	1.1%
Hispanic Asian	65	1.2%	231	0.7%	535	0.7%
Hispanic Hawaiian or Pacific Islander	1	-	7	-	40	-
Hispanic Other Race	2,141	40.4%	13,263	39.4%	26,327	36.2%
Hispanic Two or More Races	284	5.4%	1,929	5.7%	4,287	5.9%
Not Hispanic or Latino Population (2010)	15,257	75.6%	50,125	61.9%	88,508	56.6%
Hispanic or Latino Population (2010)	4,919	24.4%	30,880	38.1%	67,871	43.4%
Not Hispanic or Latino Population (2000)	16,112	86.6%	62,916	74.3%	111,824	69.2%
Hispanic or Latino Population (2000)	2,492	13.4%	21,791	25.7%	49,667	30.8%
Not Hispanic or Latino Population (2024)	16,255	75.3%	57,519	62.7%	103,518	58.3%
Hispanic or Latino Population (2024)	5,322	24.7%	34,187	37.3%	74,029	41.7%
Projected Annual Growth (2019-2024)	18	-	531	-	1,368	-
Historical Annual Growth (2000-2010)	2,428	9.7%	9,089	4.2%	18,204	3.7%

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6547/-95.527

HENRY S. MILLER

RFULL9

8541 W Bellfort Blvd	**1 mi radius**		**2 mi radius**		**3 mi radius**	
Houston, TX 77071						
Total Age Distribution (2019)						
Total Population	20,790		87,744		169,758	
Age Under 5 Years	1,484	7.1%	7,028	8.0%	13,630	8.0%
Age 5 to 9 Years	1,400	6.7%	6,423	7.3%	12,430	7.3%
Age 10 to 14 Years	1,421	6.8%	6,033	6.9%	11,526	6.8%
Age 15 to 19 Years	1,302	6.3%	5,648	6.4%	11,105	6.5%
Age 20 to 24 Years	1,316	6.3%	6,202	7.1%	12,270	7.2%
Age 25 to 29 Years	1,659	8.0%	7,594	8.7%	14,730	8.7%
Age 30 to 34 Years	1,544	7.4%	6,848	7.8%	13,603	8.0%
Age 35 to 39 Years	1,450	7.0%	6,318	7.2%	12,503	7.4%
Age 40 to 44 Years	1,344	6.5%	5,610	6.4%	11,082	6.5%
Age 45 to 49 Years	1,389	6.7%	5,638	6.4%	10,768	6.3%
Age 50 to 54 Years	1,339	6.4%	5,178	5.9%	9,735	5.7%
Age 55 to 59 Years	1,354	6.5%	5,151	5.9%	9,378	5.5%
Age 60 to 64 Years	1,229	5.9%	4,617	5.3%	8,179	4.8%
Age 65 to 69 Years	984	4.7%	3,436	3.9%	6,325	3.7%
Age 70 to 74 Years	654	3.1%	2,439	2.8%	4,726	2.8%
Age 75 to 79 Years	390	1.9%	1,606	1.8%	3,258	1.9%
Age 80 to 84 Years	241	1.2%	1,016	1.2%	2,130	1.3%
Age 85 Years or Over	288	1.4%	958	1.1%	2,382	1.4%
Median Age	35.2		33.3		33.1	
Age 19 Years or Less	5,607	27.0%	25,132	28.6%	48,691	28.7%
Age 20 to 64 Years	12,625	60.7%	53,157	60.6%	102,246	60.2%
Age 65 Years or Over	2,558	12.3%	9,456	10.8%	18,821	11.1%
Female Age Distribution (2019)						
Female Population	11,008	52.9%	45,032	51.3%	86,192	50.8%
Age Under 5 Years	724	6.6%	3,430	7.6%	6,671	7.7%
Age 5 to 9 Years	695	6.3%	3,151	7.0%	6,085	7.1%
Age 10 to 14 Years	743	6.7%	2,978	6.6%	5,636	6.5%
Age 15 to 19 Years	640	5.8%	2,762	6.1%	5,478	6.4%
Age 20 to 24 Years	680	6.2%	3,134	7.0%	6,153	7.1%
Age 25 to 29 Years	844	7.7%	3,748	8.3%	7,217	8.4%
Age 30 to 34 Years	789	7.2%	3,431	7.6%	6,768	7.9%
Age 35 to 39 Years	777	7.1%	3,239	7.2%	6,192	7.2%
Age 40 to 44 Years	686	6.2%	2,798	6.2%	5,417	6.3%
Age 45 to 49 Years	769	7.0%	2,973	6.6%	5,482	6.4%
Age 50 to 54 Years	741	6.7%	2,719	6.0%	5,031	5.8%
Age 55 to 59 Years	756	6.9%	2,764	6.1%	4,956	5.7%
Age 60 to 64 Years	674	6.1%	2,491	5.5%	4,340	5.0%
Age 65 to 69 Years	563	5.1%	1,905	4.2%	3,464	4.0%
Age 70 to 74 Years	346	3.1%	1,342	3.0%	2,597	3.0%
Age 75 to 79 Years	243	2.2%	925	2.1%	1,881	2.2%
Age 80 to 84 Years	138	1.3%	609	1.4%	1,269	1.5%
Age 85 Years or Over	201	1.8%	633	1.4%	1,557	1.8%
Female Median Age	36.9		34.7		34.3	
Age 19 Years or Less	2,802	25.5%	12,322	27.4%	23,870	27.7%
Age 20 to 64 Years	6,716	61.0%	27,297	60.6%	51,555	59.8%
Age 65 Years or Over	1,490	13.5%	5,414	12.0%	10,767	12.5%

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6547/-95.527

HENRY S. MILLER

RFULL9

8541 W Bellfort Blvd

Houston, TX 77071

	1 mi radius		2 mi radius		3 mi radius	
Male Age Distribution (2019)						
Male Population	9,782	*47.1%*	42,712	*48.7%*	83,566	*49.2%*
Age Under 5 Years	760	*7.8%*	3,598	*8.4%*	6,958	*8.3%*
Age 5 to 9 Years	705	*7.2%*	3,272	*7.7%*	6,345	*7.6%*
Age 10 to 14 Years	678	*6.9%*	3,054	*7.2%*	5,890	*7.0%*
Age 15 to 19 Years	661	*6.8%*	2,886	*6.8%*	5,627	*6.7%*
Age 20 to 24 Years	636	*6.5%*	3,068	*7.2%*	6,117	*7.3%*
Age 25 to 29 Years	816	*8.3%*	3,846	*9.0%*	7,513	*9.0%*
Age 30 to 34 Years	755	*7.7%*	3,417	*8.0%*	6,835	*8.2%*
Age 35 to 39 Years	674	*6.9%*	3,079	*7.2%*	6,311	*7.6%*
Age 40 to 44 Years	658	*6.7%*	2,812	*6.6%*	5,665	*6.8%*
Age 45 to 49 Years	620	*6.3%*	2,665	*6.2%*	5,286	*6.3%*
Age 50 to 54 Years	598	*6.1%*	2,459	*5.8%*	4,703	*5.6%*
Age 55 to 59 Years	598	*6.1%*	2,388	*5.6%*	4,422	*5.3%*
Age 60 to 64 Years	555	*5.7%*	2,125	*5.0%*	3,839	*4.6%*
Age 65 to 69 Years	422	*4.3%*	1,531	*3.6%*	2,861	*3.4%*
Age 70 to 74 Years	308	*3.2%*	1,096	*2.6%*	2,129	*2.5%*
Age 75 to 79 Years	147	*1.5%*	681	*1.6%*	1,378	*1.6%*
Age 80 to 84 Years	103	*1.1%*	408	*1.0%*	862	*1.0%*
Age 85 Years or Over	88	*0.9%*	325	*0.8%*	825	*1.0%*
Male Median Age	33.4		31.9		32.0	
Age 19 Years or Less	2,805	*28.7%*	12,810	*30.0%*	24,821	*29.7%*
Age 20 to 64 Years	5,909	*60.4%*	25,860	*60.5%*	50,691	*60.7%*
Age 65 Years or Over	1,068	*10.9%*	4,042	*9.5%*	8,054	*9.6%*
Males per 100 Females (2019)						
Overall Comparison						
Age Under 5 Years	105	*51.2%*	105	*51.2%*	104	*51.1%*
Age 5 to 9 Years	102	*50.4%*	104	*50.9%*	104	*51.0%*
Age 10 to 14 Years	91	*47.7%*	103	*50.6%*	105	*50.6%*
Age 15 to 19 Years	103	*50.8%*	104	*51.1%*	103	*50.7%*
Age 20 to 24 Years	93	*48.3%*	98	*49.5%*	99	*49.9%*
Age 25 to 29 Years	97	*49.2%*	103	*50.6%*	104	*51.0%*
Age 30 to 34 Years	96	*48.9%*	100	*49.9%*	101	*50.2%*
Age 35 to 39 Years	87	*46.4%*	95	*48.7%*	102	*50.5%*
Age 40 to 44 Years	96	*49.0%*	101	*50.1%*	105	*51.1%*
Age 45 to 49 Years	81	*44.6%*	90	*47.3%*	96	*49.1%*
Age 50 to 54 Years	81	*44.7%*	90	*47.5%*	93	*48.3%*
Age 55 to 59 Years	79	*44.1%*	86	*46.4%*	89	*47.2%*
Age 60 to 64 Years	82	*45.2%*	85	*46.0%*	88	*46.9%*
Age 65 to 69 Years	75	*42.8%*	80	*44.6%*	83	*45.2%*
Age 70 to 74 Years	89	*47.1%*	82	*45.0%*	82	*45.0%*
Age 75 to 79 Years	61	*37.7%*	74	*42.4%*	73	*42.3%*
Age 80 to 84 Years	75	*42.8%*	67	*40.1%*	68	*40.4%*
Age 85 Years or Over	44	*30.4%*	51	*33.9%*	53	*34.6%*
Age 19 Years or Less	100	*50.0%*	104	*51.0%*	104	*51.0%*
Age 20 to 39 Years	93	*48.2%*	99	*49.7%*	102	*50.4%*
Age 40 to 64 Years	84	*45.5%*	91	*47.5%*	95	*48.7%*
Age 65 Years or Over	72	*41.7%*	75	*42.7%*	75	*42.8%*

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

HENRY S. MILLER

Lat/Lon: 29.6547/-95.527

8541 W Bellfort Blvd
Houston, TX 77071

	1 mi radius		2 mi radius		3 mi radius	
Household Type (2019)						
Total Households	8,023		33,102		63,181	
Households with Children	2,851	35.5%	12,423	37.5%	24,025	38.0%
Average Household Size	2.6		2.6		2.7	
Household Density per Square Mile	2,555		2,636		2,236	
Population Family	17,242	82.9%	72,598	82.7%	139,467	82.2%
Population Non-Family	3,506	16.9%	14,988	17.1%	28,724	16.9%
Population Group Quarters	42	0.2%	159	0.2%	1,567	0.9%
Family Households	5,056	63.0%	20,905	63.2%	40,336	63.8%
Married Couple Households	3,188	63.1%	12,136	58.1%	23,926	59.3%
Other Family Households with Children	1,868	36.9%	8,768	41.9%	16,410	40.7%
Family Households with Children	2,832	56.0%	12,312	58.9%	23,822	59.1%
Married Couple with Children	1,631	57.6%	6,563	53.3%	13,083	54.9%
Other Family Households with Children	1,201	42.4%	5,749	46.7%	10,738	45.1%
Family Households No Children	2,224	44.0%	8,592	41.1%	16,514	40.9%
Married Couple No Children	1,557	70.0%	5,573	64.9%	10,843	65.7%
Other Family Households No Children	666	30.0%	3,019	35.1%	5,671	34.3%
Non-Family Households	2,967	37.0%	12,197	36.8%	22,845	36.2%
Non-Family Households with Children	19	0.6%	111	0.9%	203	0.9%
Non-Family Households No Children	2,949	99.4%	12,086	99.1%	22,642	99.1%
Average Family Household Size	3.4		3.5		3.5	
Average Family Income	$93,834		$74,910		$71,851	
Median Family Income	$72,817		$60,765		$59,554	
Average Non-Family Household Size	1.2		1.2		1.3	
Marital Status (2019)						
Population Age 15 Years or Over	16,485		68,260		132,172	
Never Married	6,585	39.9%	28,180	41.3%	55,225	41.8%
Currently Married	6,367	38.6%	24,915	36.5%	48,419	36.6%
Previously Married	3,533	21.4%	15,165	22.2%	28,528	21.6%
Separated	769	21.8%	5,013	33.1%	9,590	33.6%
Widowed	916	25.9%	3,384	22.3%	6,117	21.4%
Divorced	1,847	52.3%	6,768	44.6%	12,821	44.9%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	13,867		56,411		108,798	
Elementary (Grade Level 0 to 8)	918	6.6%	7,987	14.2%	17,568	16.1%
Some High School (Grade Level 9 to 11)	1,035	7.5%	4,783	8.5%	9,462	8.7%
High School Graduate	3,273	23.6%	13,799	24.5%	27,907	25.7%
Some College	2,632	19.0%	11,310	20.0%	20,012	18.4%
Associate Degree Only	916	6.6%	2,967	5.3%	5,334	4.9%
Bachelor Degree Only	3,321	24.0%	10,562	18.7%	18,709	17.2%
Graduate Degree	1,773	12.8%	5,002	8.9%	9,807	9.0%
Any College (Some College or Higher)	8,642	62.3%	29,841	52.9%	53,861	49.5%
College Degree + (Bachelor Degree or Higher)	5,094	36.7%	15,565	27.6%	28,516	26.2%

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Lat/Lon: 29.6547/-95.527

HENRY S. MILLER

RFULL9

8541 W Bellfort Blvd

Houston, TX 77071

	1 mi radius		2 mi radius		3 mi radius	
Housing						
Total Housing Units (2019)	8,259		34,551		65,789	
Total Housing Units (2010)	8,116		33,727		64,414	
Historical Annual Growth (2010-2019)	143	0.2%	824	0.3%	1,375	0.2%
Housing Units Occupied (2019)	8,023	97.1%	33,102	95.8%	63,181	96.0%
Housing Units Owner-Occupied	3,948	49.2%	12,715	38.4%	23,573	37.3%
Housing Units Renter-Occupied	4,075	50.8%	20,386	61.6%	39,608	62.7%
Housing Units Vacant (2019)	236	2.9%	1,449	4.2%	2,608	4.0%
Household Size (2019)						
Total Households	8,023		33,102		63,181	
1 Person Households	2,552	31.8%	10,156	30.7%	18,629	29.5%
2 Person Households	2,183	27.2%	8,677	26.2%	17,020	26.9%
3 Person Households	1,211	15.1%	5,158	15.6%	10,057	15.9%
4 Person Households	945	11.8%	4,145	12.5%	8,125	12.9%
5 Person Households	603	7.5%	2,639	8.0%	5,047	8.0%
6 Person Households	289	3.6%	1,295	3.9%	2,366	3.7%
7 or More Person Households	240	3.0%	1,031	3.1%	1,937	3.1%
Household Income Distribution (2019)						
HH Income $200,000 or More	386	4.8%	1,070	3.2%	2,200	3.5%
HH Income $150,000 to $199,999	498	6.2%	1,748	5.3%	2,886	4.6%
HH Income $125,000 to $149,999	509	6.3%	1,373	4.1%	2,604	4.1%
HH Income $100,000 to $124,999	516	6.4%	1,731	5.2%	3,318	5.3%
HH Income $75,000 to $99,999	1,002	12.5%	3,681	11.1%	6,740	10.7%
HH Income $50,000 to $74,999	1,524	19.0%	6,207	18.8%	11,605	18.4%
HH Income $35,000 to $49,999	1,166	14.5%	5,024	15.2%	9,450	15.0%
HH Income $25,000 to $34,999	766	9.5%	3,563	10.8%	7,338	11.6%
HH Income $15,000 to $24,999	788	9.8%	4,192	12.7%	8,406	13.3%
HH Income $10,000 to $14,999	314	3.9%	1,597	4.8%	3,076	4.9%
HH Income Under $10,000	553	6.9%	2,917	8.8%	5,559	8.8%
Household Vehicles (2019)						
Households 0 Vehicles Available	629	7.8%	3,607	10.9%	6,392	10.1%
Households 1 Vehicle Available	3,161	39.4%	13,743	41.5%	27,060	42.8%
Households 2 Vehicles Available	2,536	31.6%	10,577	32.0%	20,773	32.9%
Households 3 or More Vehicles Available	1,697	21.1%	5,176	15.6%	8,956	14.2%
Total Vehicles Available	14,092		52,836		99,312	
Average Vehicles per Household	1.8		1.6		1.6	
Owner-Occupied Household Vehicles	9,019	64.0%	27,084	51.3%	48,602	48.9%
Average Vehicles per Owner-Occupied Household	2.3		2.1		2.1	
Renter-Occupied Household Vehicles	5,073	36.0%	25,752	48.7%	50,711	51.1%
Average Vehicles per Renter-Occupied Household	1.2		1.3		1.3	
Travel Time (2019)						
Worker Base Age 16 years or Over	10,601		44,484		85,796	
Travel to Work in 14 Minutes or Less	1,262	11.9%	6,150	13.8%	12,186	14.2%
Travel to Work in 15 to 29 Minutes	4,101	38.7%	16,540	37.2%	32,106	37.4%
Travel to Work in 30 to 59 Minutes	4,050	38.2%	17,430	39.2%	31,911	37.2%
Travel to Work in 60 Minutes or More	701	6.6%	3,270	7.4%	6,569	7.7%
Work at Home	823	7.8%	1,890	4.2%	3,893	4.5%
Average Minutes Travel to Work	27.5		27.1		26.6	

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	1 mi radius		2 mi radius		3 mi radius	
Transportation To Work (2019)						
Worker Base Age 16 years or Over	10,601		44,484		85,796	
Drive to Work Alone	8,130	76.7%	32,367	72.8%	62,210	72.5%
Drive to Work in Carpool	795	7.5%	5,670	12.7%	11,779	13.7%
Travel to Work by Public Transportation	507	4.8%	2,735	6.1%	4,476	5.2%
Drive to Work on Motorcycle	3	-	24	-	29	-
Bicycle to Work	-	-	52	0.1%	147	0.2%
Walk to Work	175	1.6%	734	1.7%	1,368	1.6%
Other Means	168	1.6%	1,011	2.3%	1,893	2.2%
Work at Home	823	7.8%	1,890	4.2%	3,893	4.5%
Daytime Demographics (2019)						
Total Businesses	573		2,482		7,442	
Total Employees	3,604		16,551		63,357	
Company Headquarter Businesses	1	0.2%	5	0.2%	35	0.5%
Company Headquarter Employees	53	1.5%	335	2.0%	8,472	13.4%
Employee Population per Business	6.3	to 1	6.7	to 1	8.5	to 1
Residential Population per Business	36.3	to 1	35.4	to 1	22.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	8,853		38,388		106,741	
Labor Force						
Labor Population Age 16 Years or Over (2019)	16,204		67,131		130,065	
Labor Force Total Males (2019)	7,491	46.2%	32,210	48.0%	63,309	48.7%
Male Civilian Employed	5,465	73.0%	24,227	75.2%	47,391	74.9%
Male Civilian Unemployed	150	2.0%	892	2.8%	1,871	3.0%
Males in Armed Forces	-	-	-	-	6	-
Males Not in Labor Force	1,875	25.0%	7,091	22.0%	14,042	22.2%
Labor Force Total Females (2019)	8,713	53.8%	34,921	52.0%	66,756	51.3%
Female Civilian Employed	5,489	63.0%	21,067	60.3%	39,284	58.8%
Female Civilian Unemployed	177	2.0%	890	2.5%	1,812	2.7%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	3,047	35.0%	12,964	37.1%	25,660	38.4%
Unemployment Rate	327	2.0%	1,782	2.7%	3,683	2.8%
Occupation (2019)						
Occupation Population Age 16 Years or Over	10,955		45,294		86,675	
Occupation Total Males	5,465	49.9%	24,227	53.5%	47,391	54.7%
Occupation Total Females	5,489	50.1%	21,067	46.5%	39,284	45.3%
Management, Business, Financial Operations	1,324	-	4,713	10.4%	8,628	10.0%
Professional, Related	2,807	25.6%	8,246	18.2%	14,714	17.0%
Service	2,296	21.0%	11,359	25.1%	22,127	25.5%
Sales, Office	2,680	24.5%	9,814	21.7%	18,107	20.9%
Farming, Fishing, Forestry	-	-	24	-	32	-
Construction, Extraction, Maintenance	791	7.2%	5,656	12.5%	13,091	15.1%
Production, Transport, Material Moving	1,056	9.6%	5,481	12.1%	9,975	11.5%
White Collar Workers	6,811	62.2%	22,774	50.3%	41,449	47.8%
Blue Collar Workers	4,144	37.8%	22,520	49.7%	45,226	52.2%

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6547/-95.527

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8541 W Bellfort Blvd	1 mi radius		2 mi radius		3 mi radius	
Houston, TX 77071						
Units In Structure (2019)						
Total Units	7,337		29,119		55,601	
1 Detached Unit	4,146	56.5%	13,404	46.0%	25,601	46.0%
1 Attached Unit	261	3.6%	1,425	4.9%	2,471	4.4%
2 Units	47	0.6%	290	1.0%	584	1.1%
3 to 4 Units	281	3.8%	2,110	7.2%	3,365	6.1%
5 to 9 Units	515	7.0%	3,229	11.1%	6,273	11.3%
10 to 19 Units	1,642	22.4%	7,206	24.7%	14,507	26.1%
20 to 49 Units	301	4.1%	1,967	6.8%	4,315	7.8%
50 or More Units	740	10.1%	3,078	10.6%	5,274	9.5%
Mobile Home or Trailer	92	1.2%	386	1.3%	760	1.4%
Other Structure	-	-	8	-	31	-
Homes Built By Year (2019)						
Homes Built 2014 or later	272	3.3%	1,093	3.2%	2,068	3.1%
Homes Built 2010 to 2013	141	1.7%	699	2.0%	1,341	2.0%
Homes Built 2000 to 2009	596	7.2%	1,950	5.6%	3,732	5.7%
Homes Built 1990 to 1999	1,007	12.2%	3,058	8.9%	5,062	7.7%
Homes Built 1980 to 1989	2,167	26.2%	7,216	20.9%	12,174	18.5%
Homes Built 1970 to 1979	3,108	37.6%	12,736	36.9%	21,671	32.9%
Homes Built 1960 to 1969	499	6.0%	4,267	12.3%	11,104	16.9%
Homes Built 1950 to 1959	107	1.3%	1,126	3.3%	4,201	6.4%
Homes Built 1940 to 1949	78	0.9%	660	1.9%	1,146	1.7%
Homes Built Before 1939	48	0.6%	297	0.9%	683	1.0%
Median Age of Homes	32.7 yrs		35.9 yrs		37.6 yrs	
Home Values (2019)						
Owner Specified Housing Units	3,831		12,007		22,285	
Home Values $1,000,000 or More	16	0.4%	59	0.5%	101	0.5%
Home Values $750,000 to $999,999	17	0.4%	78	0.7%	149	0.7%
Home Values $500,000 to $749,999	76	2.0%	236	2.0%	503	2.3%
Home Values $400,000 to $499,999	77	2.0%	243	2.0%	627	2.8%
Home Values $300,000 to $399,999	382	10.0%	995	8.3%	2,419	10.9%
Home Values $250,000 to $299,999	231	6.0%	826	6.9%	1,770	7.9%
Home Values $200,000 to $249,999	351	9.2%	1,476	12.3%	3,025	13.6%
Home Values $175,000 to $199,999	349	9.1%	823	6.9%	1,618	7.3%
Home Values $150,000 to $174,999	689	18.0%	1,749	14.6%	2,757	12.4%
Home Values $125,000 to $149,999	591	15.4%	1,781	14.8%	2,833	12.7%
Home Values $100,000 to $124,999	532	13.9%	1,570	13.1%	2,804	12.6%
Home Values $90,000 to $99,999	177	4.6%	723	6.0%	1,072	4.8%
Home Values $80,000 to $89,999	95	2.5%	384	3.2%	718	3.2%
Home Values $70,000 to $79,999	34	0.9%	351	2.9%	567	2.5%
Home Values $60,000 to $69,999	148	3.9%	498	4.1%	714	3.2%
Home Values $50,000 to $59,999	24	0.6%	208	1.7%	333	1.5%
Home Values $35,000 to $49,999	61	1.6%	249	2.1%	433	1.9%
Home Values $25,000 to $34,999	18	0.5%	149	1.2%	353	1.6%
Home Values $10,000 to $24,999	25	0.7%	189	1.6%	550	2.5%
Home Values Under $10,000	40	1.0%	85	0.7%	162	0.7%
Owner-Occupied Median Home Value	$163,031		$158,009		$172,119	
Renter-Occupied Median Rent	$821		$785		$779	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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8541 W Bellfort Blvd
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	1 mi radius	2 mi radius	3 mi radius
Total Annual Consumer Expenditure (2019)			
Total Household Expenditure	$462.23 M	$1.68 B	$3.15 B
Total Non-Retail Expenditure	$244.06 M	$888.16 M	$1.67 B
Total Retail Expenditure	$218.17 M	$791.61 M	$1.48 B
Apparel	$16.29 M	$59.21 M	$111 M
Contributions	$14.56 M	$51.84 M	$97.59 M
Education	$13.42 M	$48.15 M	$90.45 M
Entertainment	$25.74 M	$92.62 M	$173.71 M
Food and Beverages	$68.71 M	$250.97 M	$470.16 M
Furnishings and Equipment	$16.01 M	$57.55 M	$107.9 M
Gifts	$10.98 M	$39.04 M	$73.7 M
Health Care	$39.09 M	$142.18 M	$266.52 M
Household Operations	$17.94 M	$64.79 M	$121.65 M
Miscellaneous Expenses	$8.69 M	$31.44 M	$58.92 M
Personal Care	$6.19 M	$22.48 M	$42.15 M
Personal Insurance	$3.12 M	$11.05 M	$20.75 M
Reading	$994.32 K	$3.59 M	$6.74 M
Shelter	$98.38 M	$360.2 M	$674.73 M
Tobacco	$2.99 M	$11.3 M	$21.12 M
Transportation	$84.25 M	$304.89 M	$571.45 M
Utilities	$34.88 M	$128.46 M	$240.49 M

	1 mi radius		2 mi radius		3 mi radius	
Monthly Household Consumer Expenditure (2019)						
Total Household Expenditure	$4,801		$4,229		$4,153	
Total Non-Retail Expenditure	$2,535	52.8%	$2,236	52.9%	$2,196	52.9%
Total Retail Expenditures	$2,266	47.2%	$1,993	47.1%	$1,957	47.1%
Apparel	$169	3.5%	$149	3.5%	$146	3.5%
Contributions	$151	3.2%	$131	3.1%	$129	3.1%
Education	$139	2.9%	$121	2.9%	$119	2.9%
Entertainment	$267	5.6%	$233	5.5%	$229	5.5%
Food and Beverages	$714	14.9%	$632	14.9%	$620	14.9%
Furnishings and Equipment	$166	3.5%	$145	3.4%	$142	3.4%
Gifts	$114	2.4%	$98	2.3%	$97	2.3%
Health Care	$406	8.5%	$358	8.5%	$352	8.5%
Household Operations	$186	3.9%	$163	3.9%	$160	3.9%
Miscellaneous Expenses	$90	1.9%	$79	1.9%	$78	1.9%
Personal Care	$64	1.3%	$57	1.3%	$56	1.3%
Personal Insurance	$32	0.7%	$28	0.7%	$27	0.7%
Reading	$10	0.2%	$9	0.2%	$9	0.2%
Shelter	$1,022	21.3%	$907	21.4%	$890	21.4%
Tobacco	$31	0.6%	$28	0.7%	$28	0.7%
Transportation	$875	18.2%	$768	18.2%	$754	18.1%
Utilities	$362	7.5%	$323	7.6%	$317	7.6%

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

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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.

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.

AFC Realty, LLC	9003354	shawnackerman@henrysmiller.com	713-626-2828
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shawn Ackerman	462530	shawnackerman@henrysmiller.com	713-386-1088
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

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