

FOR LEASE

Free Standing Drive-Thru in Chinatown

8880 Bellaire Blvd | Houston, TX



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	600 SF
LOT SIZE	7,000 SF

Description

Former Twistee Treat for lease

- 600 SF building with drive-thru
- 7,000 SF land area
- Cone to be removed
- Outdoor seating area
- Located next to Fiesta Mart



Nearby Retailers



GameStop

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	35,035	238,260	603,067
Average Household Income	\$46,770	\$54,992	\$79,449
Daytime Population	30,031	251,750	595,521

Year: 2020 | Source: ESRI

Contact

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EDWARD HEAP

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Traffic Counts

Bellaire Blvd	42,344 VPD
S Gessner Rd	31,239 VPD

Year: 2019 | Source: TxDOT

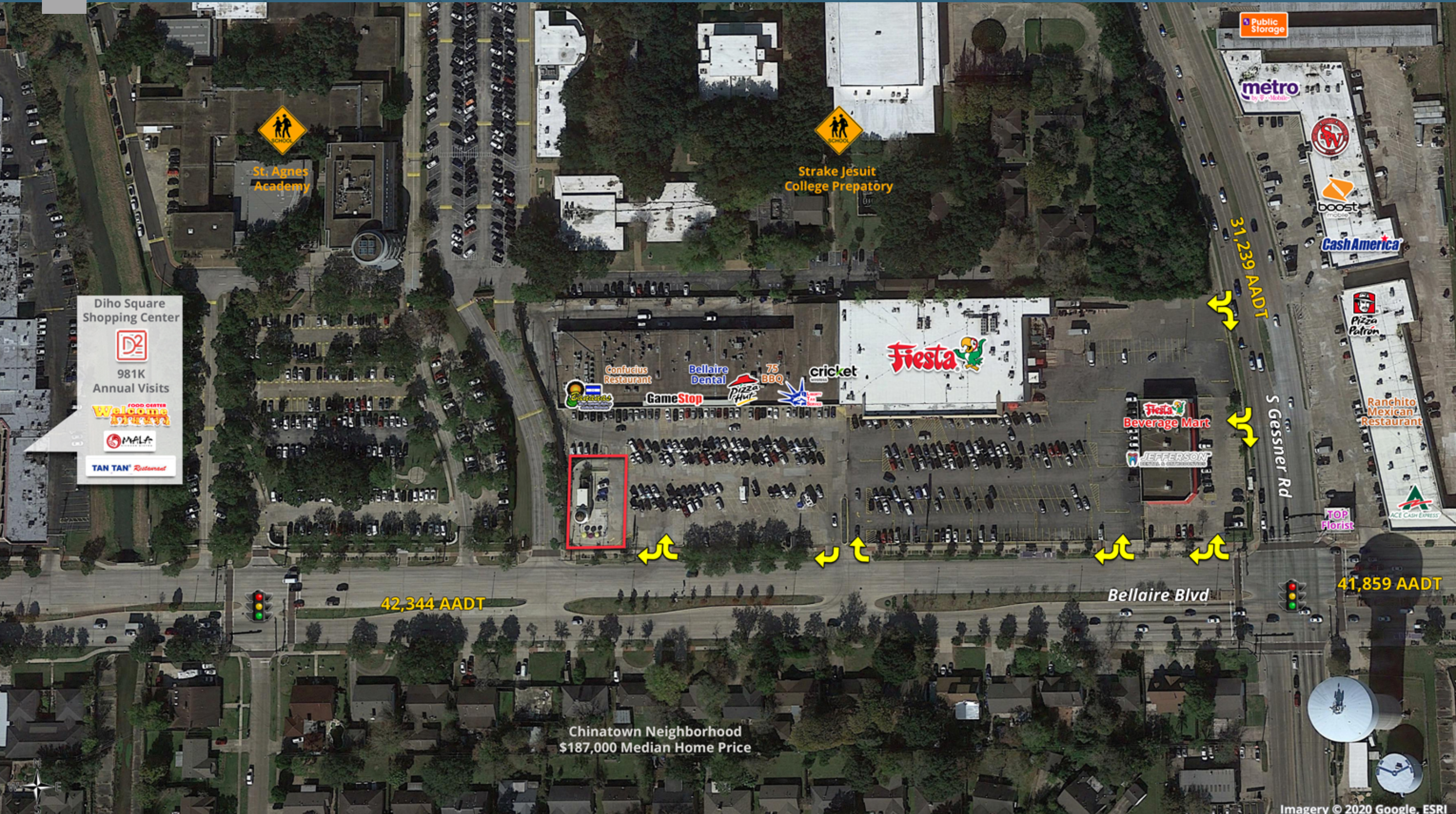
SRS REAL ESTATE PARTNERS | 2950 N Loop West, Suite 1125 | Houston, TX 77092 | 281.661.3220

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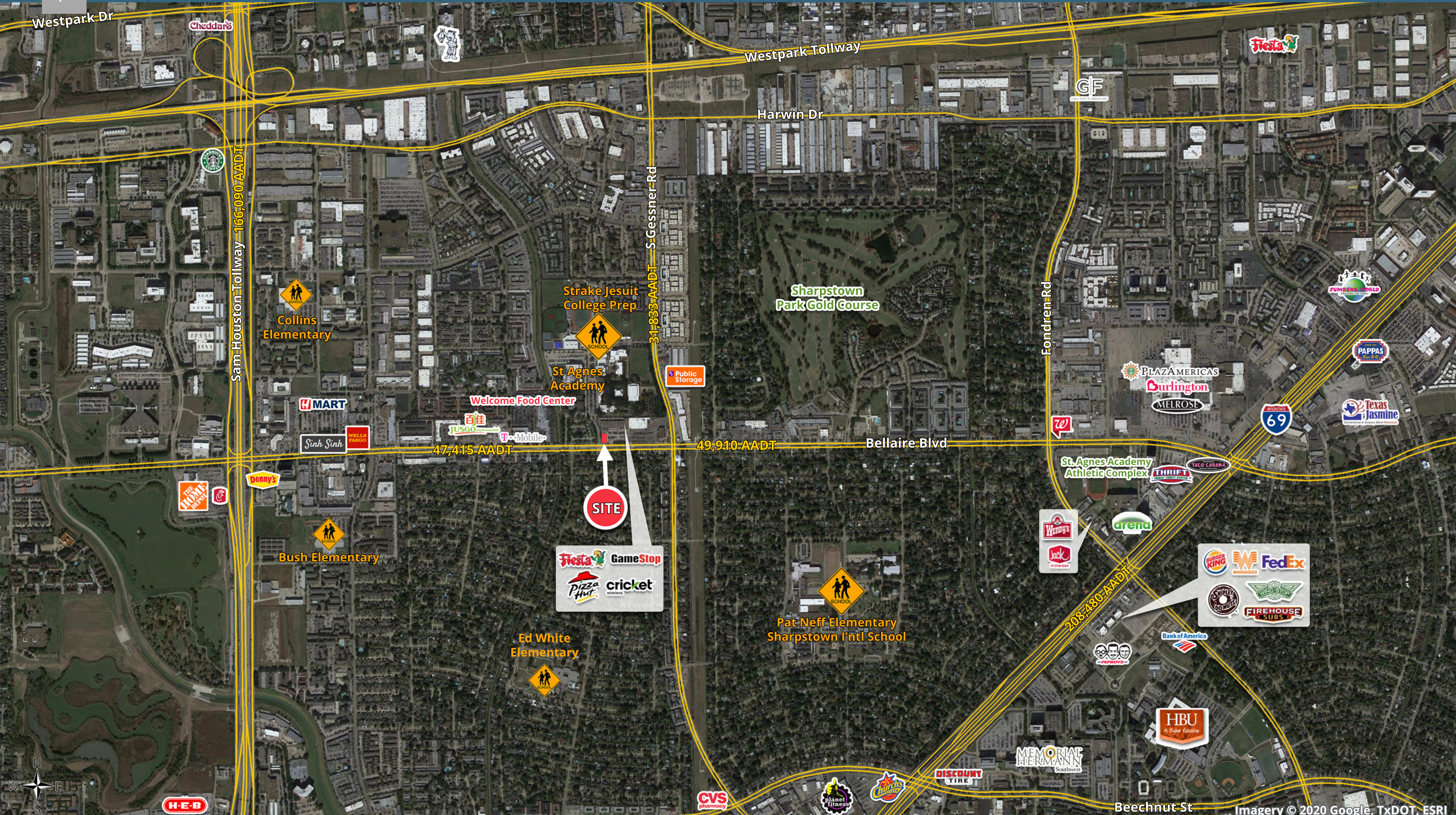
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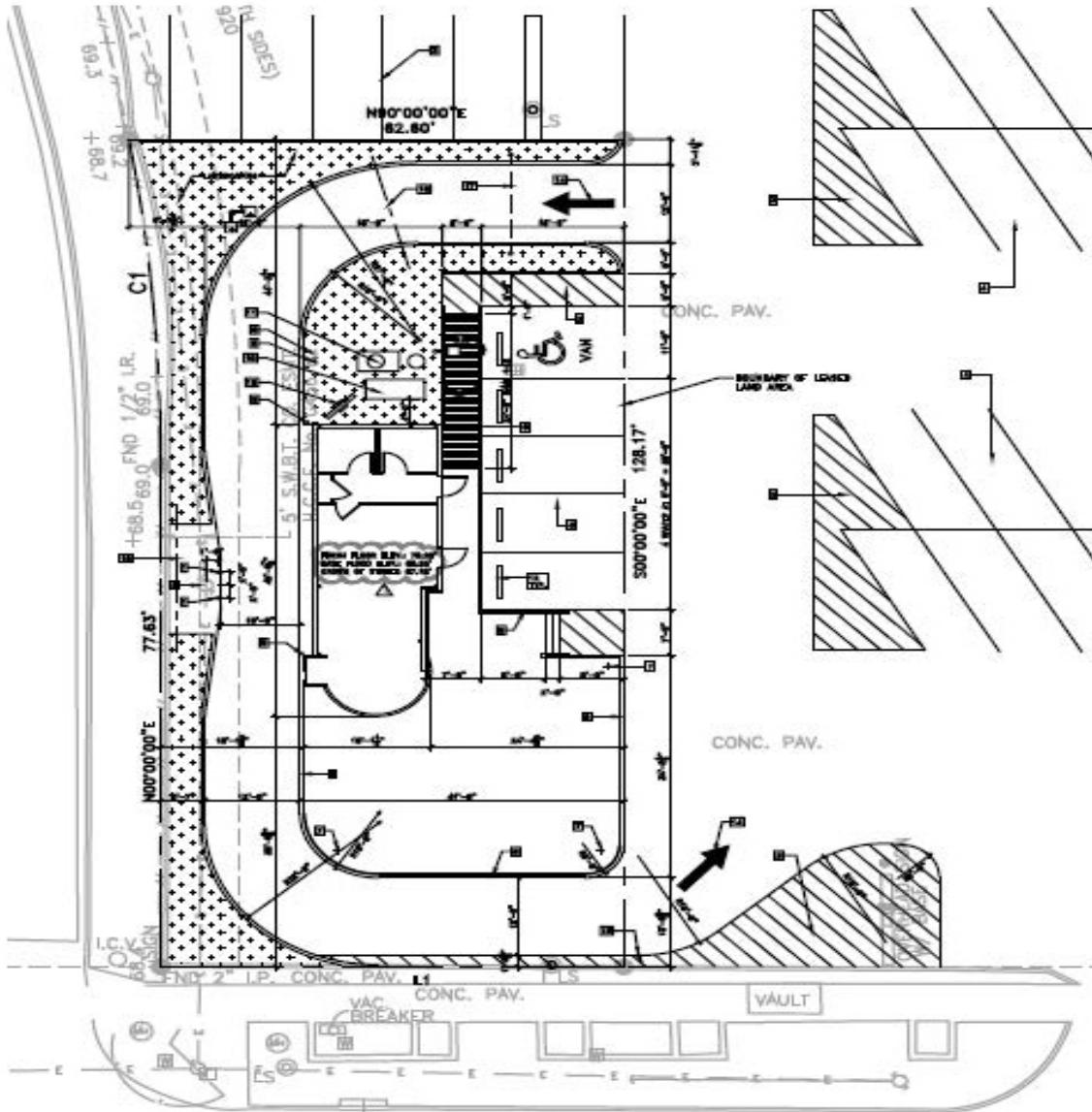
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	1 mile	3 miles	5 miles
Population			
2020 Population	35,035	238,260	603,067
2000 Population	35,305	215,125	539,941
2010 Population	33,686	220,680	559,891
2025 Population	35,987	248,994	631,954
2000-2010 Annual Rate	-0.47%	0.26%	0.36%
2010-2020 Population: Annual Growth Rate	0.38%	0.75%	0.73%
2020-2025 Population: Annual Growth Rate	0.54%	0.89%	0.94%
2020 Median Age	31.5	31.7	33.5
Households			
2000 Households	12,525	84,582	214,245
2010 Households	11,310	82,575	215,284
2020 Total Households	11,502	87,516	228,662
2025 Total Households	11,724	90,973	238,575
2000-2010 Annual Rate	-1.02%	-0.24%	0.05%
2010-2020 Households: Annual Growth Rate	0.16%	0.57%	0.59%
2020-2025 Households: Annual Growth Rate	0.38%	0.78%	0.85%
2020 Average Household Size	3.03	2.69	2.62
Housing Units			
2020 Total Housing Units	13,946	100,891	259,213
2020 Owner Occupied Housing Units	2,310	20,371	76,787
2020 Renter Occupied Housing Units	9,191	67,145	151,875
2020 Vacant Housing Units	2,444	13,375	30,551
Race and Ethnicity			
2020 White Alone	32.2%	40.4%	44.1%
2020 Black Alone	12.9%	21.2%	21.6%
2020 American Indian/Alaska Native Alone	1.2%	0.9%	0.8%
2020 Asian Alone	22.5%	11.8%	12.6%
2020 Pacific Islander Alone	0.3%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	57.2%	54.0%	44.0%
Income			
2020 Median Household Income	\$30,659	\$36,494	\$46,322
2020 Average Household Income	\$46,770	\$54,992	\$79,449
2020 Per Capita Income	\$15,345	\$20,382	\$30,184
2020 Population 25+ by Educational Attainment			
Total	21,561	148,680	391,368
High School Graduate	25.5%	23.4%	19.2%
GED/Alternative Credential	2.4%	2.4%	2.4%
Some College, No Degree	16.3%	18.1%	17.5%
Associate Degree	3.5%	4.9%	5.2%
Bachelor's Degree	11.6%	16.2%	21.7%
Graduate/Professional Degree	5.6%	7.8%	13.5%
Data for all businesses in area			
Total Businesses:	2,059	15,254	30,914
Total Employees:	10,691	134,082	260,717
Total Residential Population:	35,035	238,260	603,067
Employee/Residential Population Ratio:	0:1	1:1	0:1
2020 Total Daytime Population	30,031	251,750	595,521
Workers	10,627	126,983	290,133
Residents	19,404	124,767	305,388

Source: Esri, Esri and Infogroup, U.S. Census

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials Tenant Initials Seller Initials Landlord Initials Date