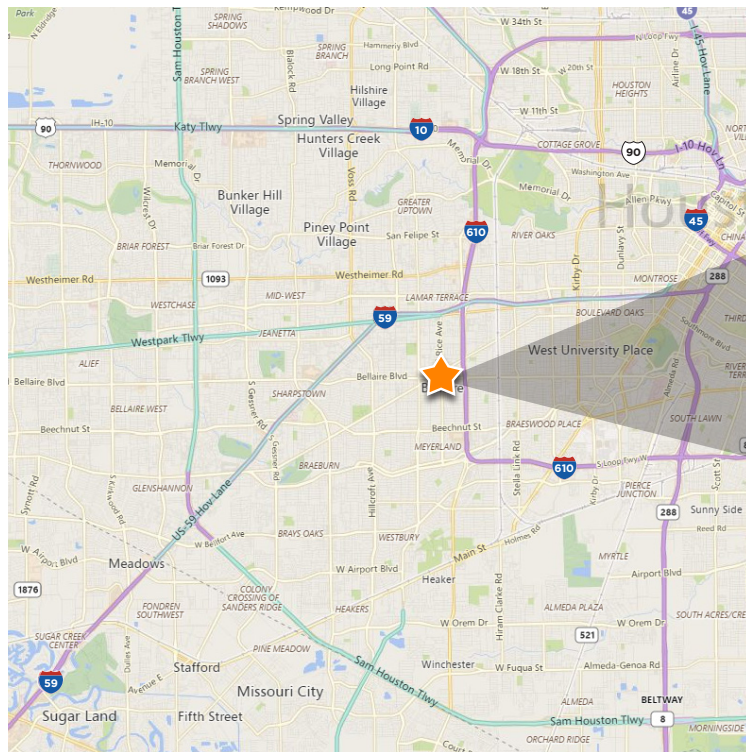


LAND FOR SALE DEVELOPMENT OPPORTUNITY

5001 BELLAIRE BLVD. BELLAIRE, TEXAS 77401



Land Area: 2.02 AC (88,200 SF)

Asking Price: Call for Pricing

Notes:

- Currently used as a church
- SE hard corner of Bellaire Blvd. and South Rice Ave.
- Convenient access to Southwest Freeway (US 59), West Park Tollway, Loop 610 and IH 10
- Minutes from the Medical Center, the Galleria, and Greenway Plaza
- Newly developed retail adjacent to site



TOMMY WILSON

D / 713.275.3804
M / 713.202.4650
twilson@fritscheanderson.com

JAY CLIBURN

D / 713.275.3805
M / 832.274.1552
jcliburn@fritscheanderson.com

LAND FOR SALE DEVELOPMENT OPPORTUNITY

5001 BELLAIRE BLVD. BELLAIRE, TEXAS 77401

SITE NOTES:

- Located at the gateway to Bellaire in the heart of the upscale, area with one of the highest income-per-household figures in Houston.
- Easy commute to the Galleria, West University, Texas Medical Center, and downtown.
- The site provides maximum exposure for retail or medical office building with simple ingress and egress.
- Adjacent new development at Bellaire Blvd. and South Rice Ave. will stimulate continued development in the area, and particularly on the subject site.

ESTIMATED DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Average Family Income	\$154,252	\$103,490	\$93,480
Median Housing Value	\$838,912	\$478,347	\$379,492
Average Age	38.2	35.5	35.6
Population	18,564	240,516	544,712



TOMMY WILSON
 D / 713.275.3804
 M / 713.202.4650
 twilson@fritscheanderson.com

JAY CLIBURN
 D / 713.275.3805
 M / 832.274.1552
 jcliburn@fritscheanderson.com

LAND FOR SALE DEVELOPMENT OPPORTUNITY

5001 BELLAIRE BLVD. BELLAIRE, TEXAS 77401



TOMMY WILSON

D / 713.275.3804
M / 713.202.4650
twilson@fritscheanderson.com

JAY CLIBURN

D / 713.275.3805
M / 832.274.1552
jcliburn@fritscheanderson.com