



11900
**FOR
LEASE**
BELLAIRE BLVD

SITE

S KIRKWOOD RD

RETAIL SPACE FOR LEASE - INTERNATIONAL DISTRICT

11900 BELLAIRE BLVD, HARRIS COUNTY, HOUSTON, TX 77072

This shopping center is located at the busy corner of Bellaire Blvd and Kirkwood Dr, offering outstanding visibility and excellent business exposure! The area experiences heavy traffic flow and boasts a high population density.



JIMMY CHANG
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jimmy.chang@abcahouston.com

ABC REALTY ADVISORS

11900 BELLAIRE BLVD

HOUSTON, TX 77072

PROPERTY HIGHLIGHTS:

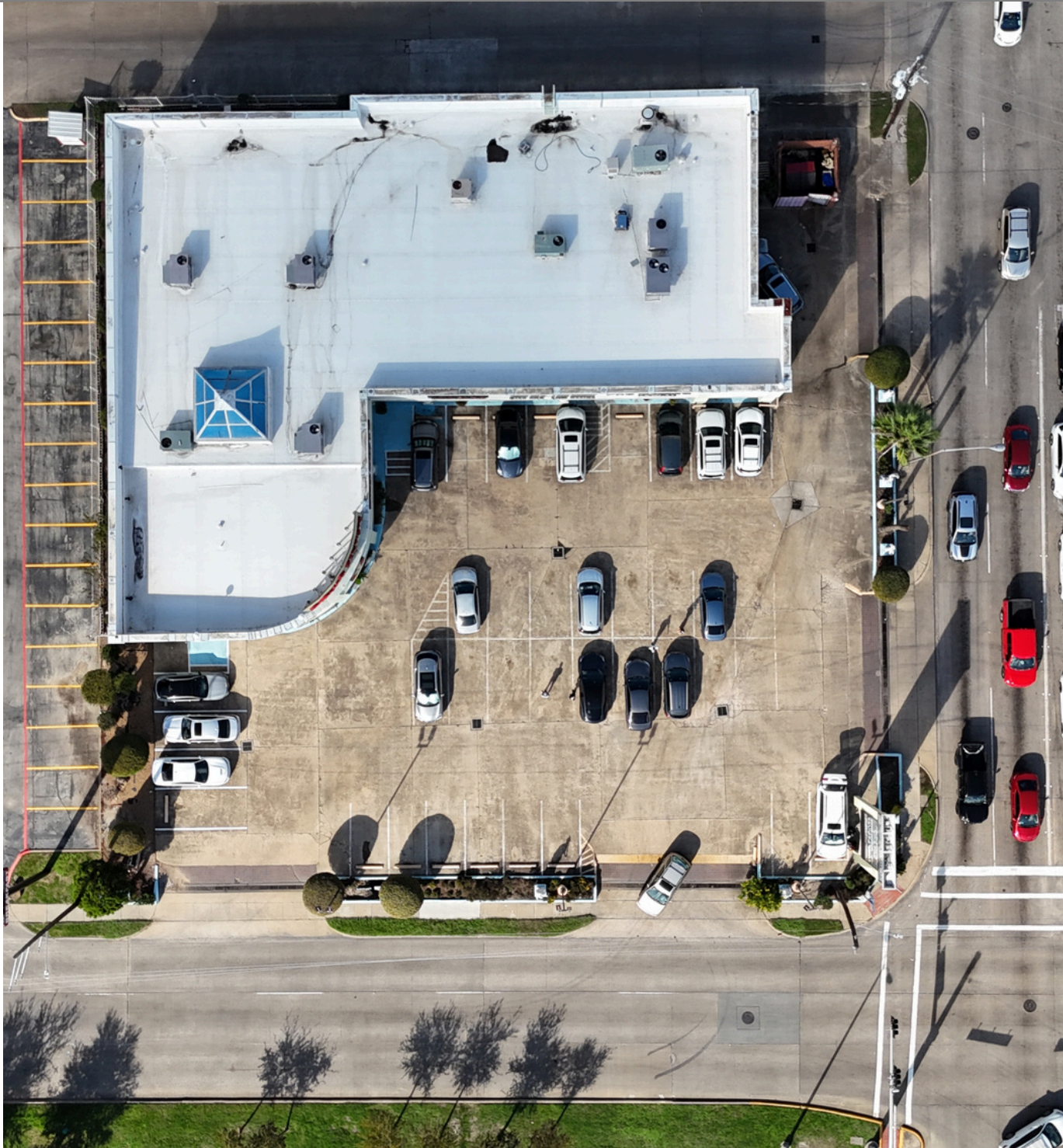
- **Location:** Situated on the bustling Bellaire Blvd in Houston, this property benefits from high visibility and steady foot traffic, offering excellent exposure for businesses.
- **Space:** The 1,280 SF suite is versatile, ideal for retail, office, or service-oriented businesses looking to establish or expand in a vibrant neighborhood.
- **Amenities:** Located within a well-maintained shopping center that offers parking for customers and staff, providing convenience and accessibility.
- **Surrounding Area:** The property is surrounded by popular retail shops, restaurants, and essential services, attracting a diverse customer base from the nearby residential communities and commercial districts.
- **Accessibility:** Easy access to major roads and highways, including Beltway 8 and Highway 6, allowing quick connections throughout the Greater Houston area.

Lease Details:

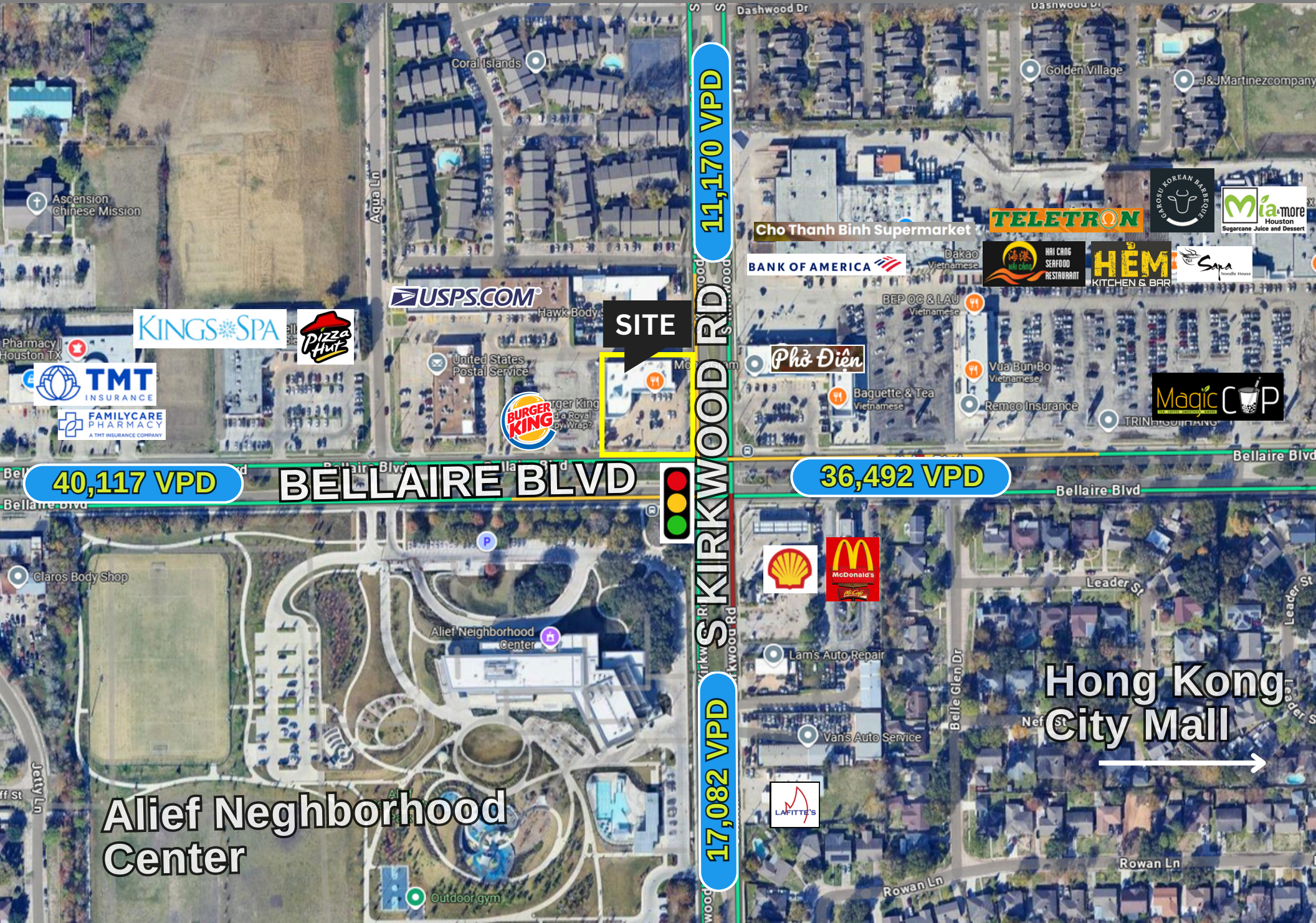
- **Size:** 1,280 SF - 5,888 SF - End Cap
- **Lease Rate:** \$34.00 PSF plus \$6.00 PSF NNN
- **Utilities:** Tenant is responsible for utilities.
- **Ideal Uses:** Perfect for retail, medical office, professional office, service businesses, or specialty shops.

Contact Information:

For more information or to schedule a tour, please contact Jimmy.



11900 BELLAIRE BLVD
HOUSTON, TX 77072



40,117 VPD

BELLAIRE BLVD

11,170 VPD

17,082 VPD

36,492 VPD

SITE

Hong Kong City Mall

Alief Neighborhood Center



11900 BELLAIRE BLVD
HOUSTON, TX 77072

Alief Neighborhood
Center

BELLAIRE BLVD

KINGS SPA



USPS.COM







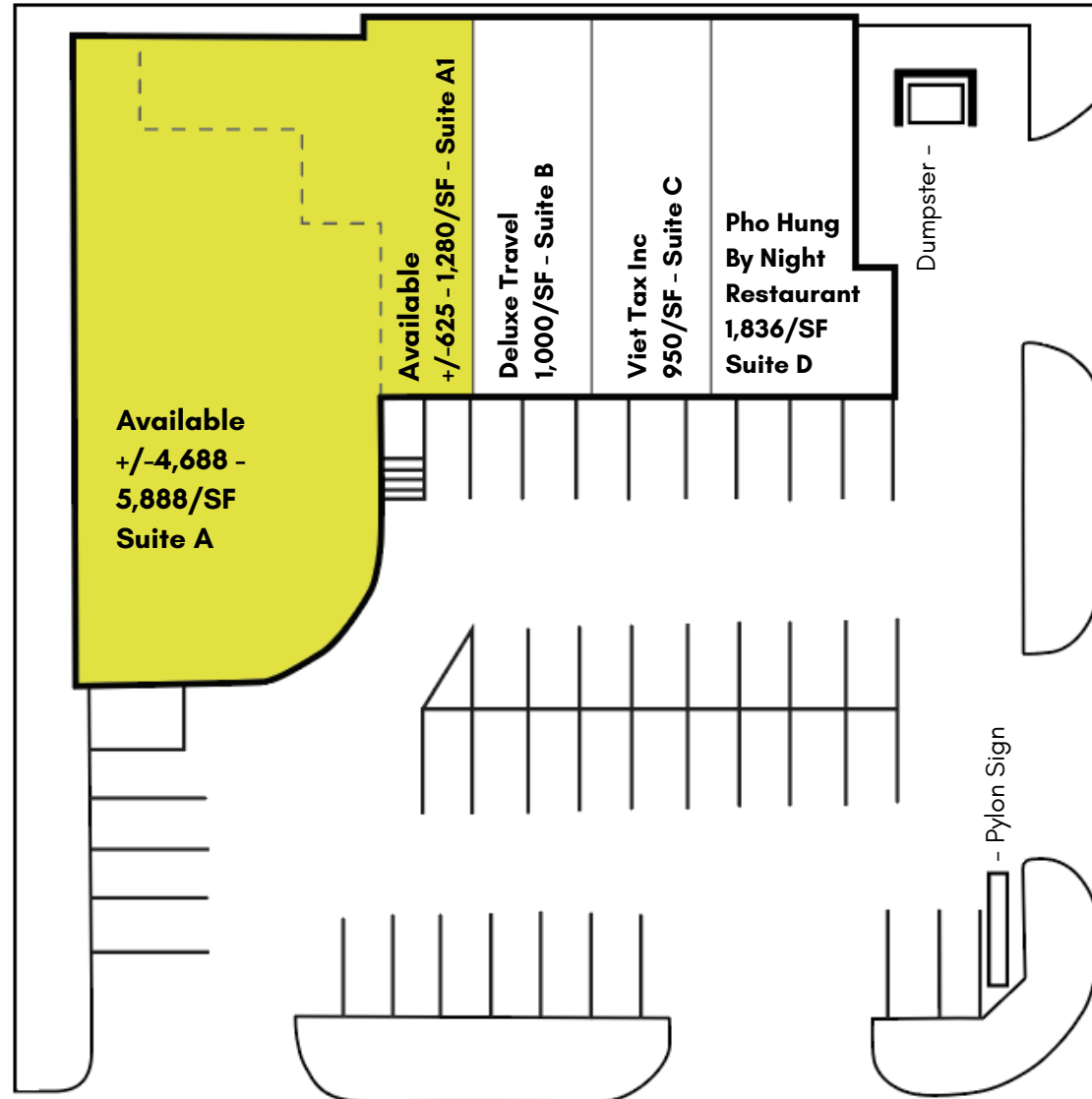
SITE

S KIRKWOOD RD



DEMOGRAPHICS 2024 (3 MILES)

 Population	230,449
 Households	84,656
 Average Income	\$70,003
 Vehicles per day	40,117 BELLAIRE 11,170 KIRKWOOD



S KIRKWOOD RD

BELLAIRE BLVD



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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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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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Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date