

37,500 SF PAD SITE

**FOR SALE
OR LEASE**

10050 WEST BELLFORT AVE., HOUSTON, TX 77031



S&PINTERESTS

JENNIFER ZAKY
713.598.8999
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WWW.SPINTERESTS.COM | Main: 713.766.4500
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

PROPERTY OVERVIEW



LOCATION

10050 West Belfort Ave., Houston, TX 77031



AVAILABLE

± 37,500 SF (0.87 Acres)



HARD CORNER



INCOME

\$68,039 within 3 miles



HOUSEHOLDS

62,539 in 3 mile radius



POPULATION

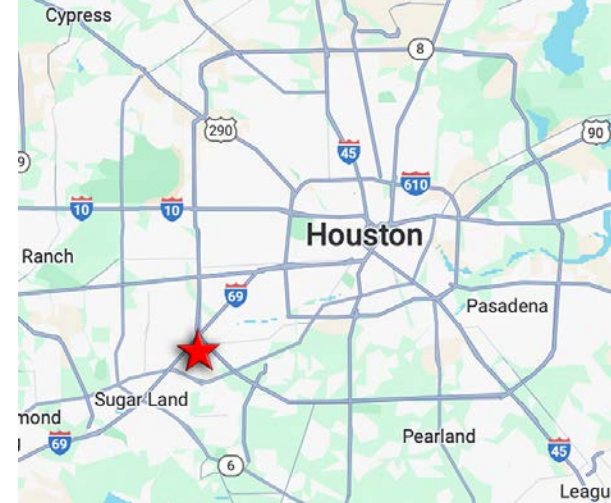
174,017 in 3 mile radius



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PROPERTY FEATURES:

- For Sale or Lease .87 Acres (37,500 SF)
- Easy Access to 59 & Beltway 8
- Great for Gas Station, QSR, Trucking & Retail Users
- Partially Stabilized
- Contact Agent For Sale Pricing

LEASE PRICING:

\$70,000/Annual

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2025 Population	8,324	174,017	473,236
Households	2,934	62,539	165,825
Average HH Income	\$71,429	\$68,039	\$79,058

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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	8,825	186,957	510,627
2025 Estimate	8,324	174,017	473,236
2020 Census	8,104	163,985	445,577
Growth 2025 - 2030	6.02%	7.44%	7.90%
Growth 2020 - 2025	2.71%	6.12%	6.21%

2025 Population by Age	8,324	174,017	473,236
Age 0 - 4	514 6.17%	11,604 6.67%	30,141 6.37%
Age 5 - 9	531 6.38%	12,291 7.06%	31,969 6.76%
Age 10 - 14	534 6.42%	12,617 7.25%	33,153 7.01%
Age 15 - 19	539 6.48%	12,436 7.15%	33,127 7.00%
Age 20 - 24	539 6.48%	12,009 6.90%	32,097 6.78%
Age 25 - 29	539 6.48%	12,132 6.97%	31,987 6.76%
Age 30 - 34	556 6.68%	12,687 7.29%	33,160 7.01%
Age 35 - 39	558 6.70%	12,631 7.26%	33,369 7.05%
Age 40 - 44	540 6.49%	12,077 6.94%	32,436 6.85%
Age 45 - 49	534 6.42%	11,114 6.39%	30,215 6.38%
Age 50 - 54	528 6.34%	10,371 5.96%	28,553 6.03%
Age 55 - 59	489 5.87%	9,561 5.49%	26,639 5.63%
Age 60 - 64	466 5.60%	8,886 5.11%	25,314 5.35%
Age 65 - 69	435 5.23%	7,874 4.52%	23,058 4.87%
Age 70 - 74	386 4.64%	6,380 3.67%	19,008 4.02%
Age 75 - 79	303 3.64%	4,524 2.60%	13,696 2.89%
Age 80 - 84	191 2.29%	2,707 1.56%	8,390 1.77%
Age 85+	142 1.71%	2,116 1.22%	6,925 1.46%
Age 65+	1,457 17.50%	23,601 13.56%	71,077 15.02%

Median Age	38.70	35.50	36.60
Average Age	39.20	36.50	37.50

2025 Population By Race	8,324	174,017	473,236
White	1,765 21.20%	26,512 15.24%	88,148 18.63%
Black	1,596 19.17%	49,670 28.54%	117,571 24.84%
Am. Indian & Alaskan	150 1.80%	2,474 1.42%	6,876 1.45%
Asian	759 9.12%	19,995 11.49%	69,969 14.79%
Hawaiian & Pacific Island	2 0.02%	161 0.09%	418 0.09%
Other	4,052 48.68%	75,205 43.22%	190,254 40.20%

Population by Hispanic Origin	8,324	174,017	473,236
Non-Hispanic Origin	3,699 44.44%	89,053 51.17%	257,022 54.31%
Hispanic Origin	4,625 55.56%	84,963 48.82%	216,214 45.69%

2025 Median Age, Male	39.00	34.80	35.70
2025 Average Age, Male	38.80	35.80	36.70

2025 Median Age, Female	38.30	36.20	37.60
2025 Average Age, Female	39.50	37.20	38.30

Radius	1 Mile	3 Mile	5 Mile
2025 Population by Occupation Classification			
	6,637	135,013	371,338
Civilian Employed	4,138 62.35%	84,713 62.74%	236,335 63.64%
Civilian Unemployed	179 2.70%	5,275 3.91%	12,043 3.24%
Civilian Non-Labor Force	2,320 34.96%	44,997 33.33%	122,812 33.07%
Armed Forces	0 0.00%	28 0.02%	148 0.04%

Households by Marital Status			
Married	1,234	23,368	69,150
Married No Children	738	12,754	38,863
Married w/Children	496	10,614	30,287

2025 Population by Education	6,235	122,993	339,777
Some High School, No Diploma	1,929 30.94%	30,193 24.55%	76,228 22.43%
High School Grad (Incl Equivalency)	1,035 16.60%	28,891 23.49%	75,318 22.17%
Some College, No Degree	1,402 22.49%	27,660 22.49%	76,200 22.43%
Associate Degree	569 9.13%	9,934 8.08%	27,027 7.95%
Bachelor Degree	777 12.46%	18,589 15.11%	57,675 16.97%
Advanced Degree	523 8.39%	7,726 6.28%	27,329 8.04%

2025 Population by Occupation	6,691	152,775	427,912
Real Estate & Finance	230 3.44%	4,696 3.07%	11,922 2.79%
Professional & Management	1,315 19.65%	32,270 21.12%	95,544 22.33%
Public Administration	93 1.39%	2,032 1.33%	5,396 1.26%
Education & Health	537 8.03%	16,671 10.91%	48,382 11.31%
Services	691 10.33%	21,220 13.89%	56,912 13.30%
Information	24 0.36%	672 0.44%	2,594 0.61%
Sales	679 10.15%	17,483 11.44%	48,975 11.45%
Transportation	114 1.70%	4,147 2.71%	10,501 2.45%
Retail	414 6.19%	10,932 7.16%	27,603 6.45%
Wholesale	27 0.40%	1,843 1.21%	5,692 1.33%
Manufacturing	108 1.61%	4,341 2.84%	15,234 3.56%
Production	633 9.46%	11,679 7.64%	31,623 7.39%
Construction	1,189 17.77%	12,359 8.09%	32,546 7.61%
Utilities	308 4.60%	5,163 3.38%	13,769 3.22%
Agriculture & Mining	81 1.21%	1,349 0.88%	3,646 0.85%
Farming, Fishing, Forestry	0 0.00%	124 0.08%	372 0.09%
Other Services	248 3.71%	5,794 3.79%	17,201 4.02%

2025 Worker Travel Time to Job	3,935	79,979	221,601
<30 Minutes	1,793 45.57%	43,019 53.79%	117,400 52.98%
30-60 Minutes	1,692 43.00%	30,227 37.79%	86,498 39.03%
60+ Minutes	450 11.44%	6,733 8.42%	17,703 7.99%

Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	2,861		59,076		156,112	
1-Person Households	672	23.49%	15,867	26.86%	38,422	24.61%
2-Person Households	863	30.16%	15,457	26.16%	42,350	27.13%
3-Person Households	503	17.58%	10,342	17.51%	27,888	17.86%
4-Person Households	420	14.68%	8,525	14.43%	23,684	15.17%
5-Person Households	221	7.72%	4,940	8.36%	13,344	8.55%
6-Person Households	97	3.39%	2,319	3.93%	6,189	3.96%
7 or more Person Households	85	2.97%	1,626	2.75%	4,235	2.71%
2025 Average Household Size	2.80		2.70		2.80	
Households						
2030 Projection	3,117		67,344		179,366	
2025 Estimate	2,934		62,539		165,825	
2020 Census	2,859		59,075		156,112	
Growth 2025 - 2030	6.24%		7.68%		8.17%	
Growth 2020 - 2025	2.62%		5.86%		6.22%	
2025 Households by HH Income	2,935		62,539		165,825	
<\$25,000	672	22.90%	14,196	22.70%	31,719	19.13%
\$25,000 - \$50,000	848	28.89%	16,647	26.62%	41,334	24.93%
\$50,000 - \$75,000	476	16.22%	12,481	19.96%	32,017	19.31%
\$75,000 - \$100,000	301	10.26%	7,038	11.25%	19,329	11.66%
\$100,000 - \$125,000	249	8.48%	4,750	7.60%	13,482	8.13%
\$125,000 - \$150,000	103	3.51%	2,590	4.14%	8,258	4.98%
\$150,000 - \$200,000	150	5.11%	2,501	4.00%	9,555	5.76%
\$200,000+	136	4.63%	2,336	3.74%	10,131	6.11%
2025 Avg Household Income	\$71,429		\$68,039		\$79,058	
2025 Med Household Income	\$48,284		\$50,757		\$56,858	
2025 Occupied Housing	2,934		62,539		165,825	
Owner Occupied	1,520	51.81%	21,308	34.07%	72,014	43.43%
Renter Occupied	1,414	48.19%	41,231	65.93%	93,811	56.57%
2020 Housing Units	3,206		68,224		179,707	
1 Unit	1,912	59.64%	28,932	42.41%	96,078	53.46%
2 - 4 Units	175	5.46%	4,388	6.43%	11,038	6.14%
5 - 19 Units	516	16.09%	20,753	30.42%	42,531	23.67%
20+ Units	603	18.81%	14,151	20.74%	30,060	16.73%
2025 Housing Value	1,520		21,308		72,015	
<\$100,000	50	3.29%	1,812	8.50%	6,014	8.35%
\$100,000 - \$200,000	212	13.95%	5,546	26.03%	14,925	20.72%
\$200,000 - \$300,000	905	59.54%	8,139	38.20%	25,422	35.30%
\$300,000 - \$400,000	277	18.22%	3,793	17.80%	13,763	19.11%
\$400,000 - \$500,000	0	0.00%	1,103	5.18%	5,976	8.30%
\$500,000 - \$1,000,000	7	0.46%	656	3.08%	5,164	7.17%
\$1,000,000+	69	4.54%	259	1.22%	751	1.04%
2025 Median Home Value	\$255,027		\$240,496		\$259,273	

Radius	1 Mile		3 Mile		5 Mile	
2025 Housing Units by Yr Built	3,231		69,038		182,048	
Built 2010+	212	6.56%	7,089	10.27%	18,323	10.06%
Built 2000 - 2010	193	5.97%	4,848	7.02%	17,158	9.42%
Built 1990 - 1999	264	8.17%	8,915	12.91%	20,253	11.13%
Built 1980 - 1989	257	7.95%	16,635	24.10%	40,570	22.29%
Built 1970 - 1979	1,962	60.72%	23,019	33.34%	51,695	28.40%
Built 1960 - 1969	155	4.80%	5,963	8.64%	22,918	12.59%
Built 1950 - 1959	183	5.66%	1,223	1.77%	8,201	4.50%
Built <1949	5	0.15%	1,346	1.95%	2,930	1.61%
2025 Median Year Built	1975		1981		1980	

Demographic Trend Report

Description	2020		2025		2030	
Population	8,104		8,324		8,825	
Age 0 - 4	546	6.74%	514	6.17%	523	5.93%
Age 5 - 9	488	6.02%	531	6.38%	538	6.10%
Age 10 - 14	534	6.59%	534	6.42%	551	6.24%
Age 15 - 19	542	6.69%	539	6.48%	557	6.31%
Age 20 - 24	544	6.71%	539	6.48%	563	6.38%
Age 25 - 29	529	6.53%	539	6.48%	564	6.39%
Age 30 - 34	565	6.97%	556	6.68%	570	6.46%
Age 35 - 39	528	6.52%	558	6.70%	575	6.52%
Age 40 - 44	515	6.35%	540	6.49%	574	6.50%
Age 45 - 49	566	6.98%	534	6.42%	564	6.39%
Age 50 - 54	501	6.18%	528	6.34%	549	6.22%
Age 55 - 59	464	5.73%	489	5.87%	526	5.96%
Age 60 - 64	513	6.33%	466	5.60%	494	5.60%
Age 65 - 69	437	5.39%	435	5.23%	457	5.18%
Age 70 - 74	370	4.57%	386	4.64%	409	4.63%
Age 75 - 79	229	2.83%	303	3.64%	339	3.84%
Age 80 - 84	140	1.73%	191	2.29%	242	2.74%
Age 85+	92	1.14%	142	1.71%	230	2.61%
Age 15+	6,535	80.64%	6,745	81.03%	7,213	81.73%
Age 20+	5,993	73.95%	6,206	74.56%	6,656	75.42%
Age 65+	1,268	15.65%	1,457	17.50%	1,677	19.00%
Median Age	38		39		40	
Average Age	38.30		39.20		40.20	

Population By Race	8,104		8,324		8,825	
White	1,961	24.20%	1,765	21.20%	1,865	21.13%
Black	1,570	19.37%	1,596	19.17%	1,681	19.05%
Am. Indian & Alaskan	134	1.65%	150	1.80%	157	1.78%
Asian	759	9.37%	759	9.12%	799	9.05%
Hawaiian & Pacific Islander	1	0.01%	2	0.02%	2	0.02%
Other	3,671	45.30%	4,052	48.68%	4,320	48.95%



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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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