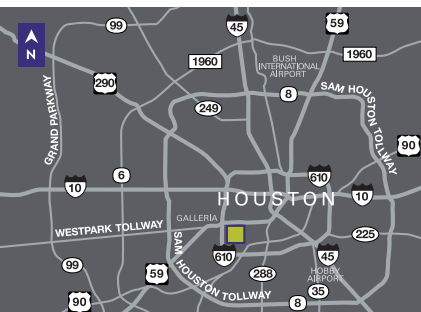


# ► 4500 BISSONNET

NW Corner of Bissonnet St @ Newcastle Dr in Bellaire, Texas 77401



PROFESSIONAL OFFICE BUILDING IN BELLAIRE, TX



## VEHICLES PER DAY

Bissonnet St east of 610 W Loop S	18,927
Newcastle Dr north of Bissonnet St	11,412

## AVERAGE INCOME

1 Mile	\$250,704
3 Miles	\$177,469
5 Miles	\$157,322

## POPULATION

1 Mile	17,974
3 Miles	222,384
5 Miles	493,884



Julia Alston

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jalston@frpltd.com



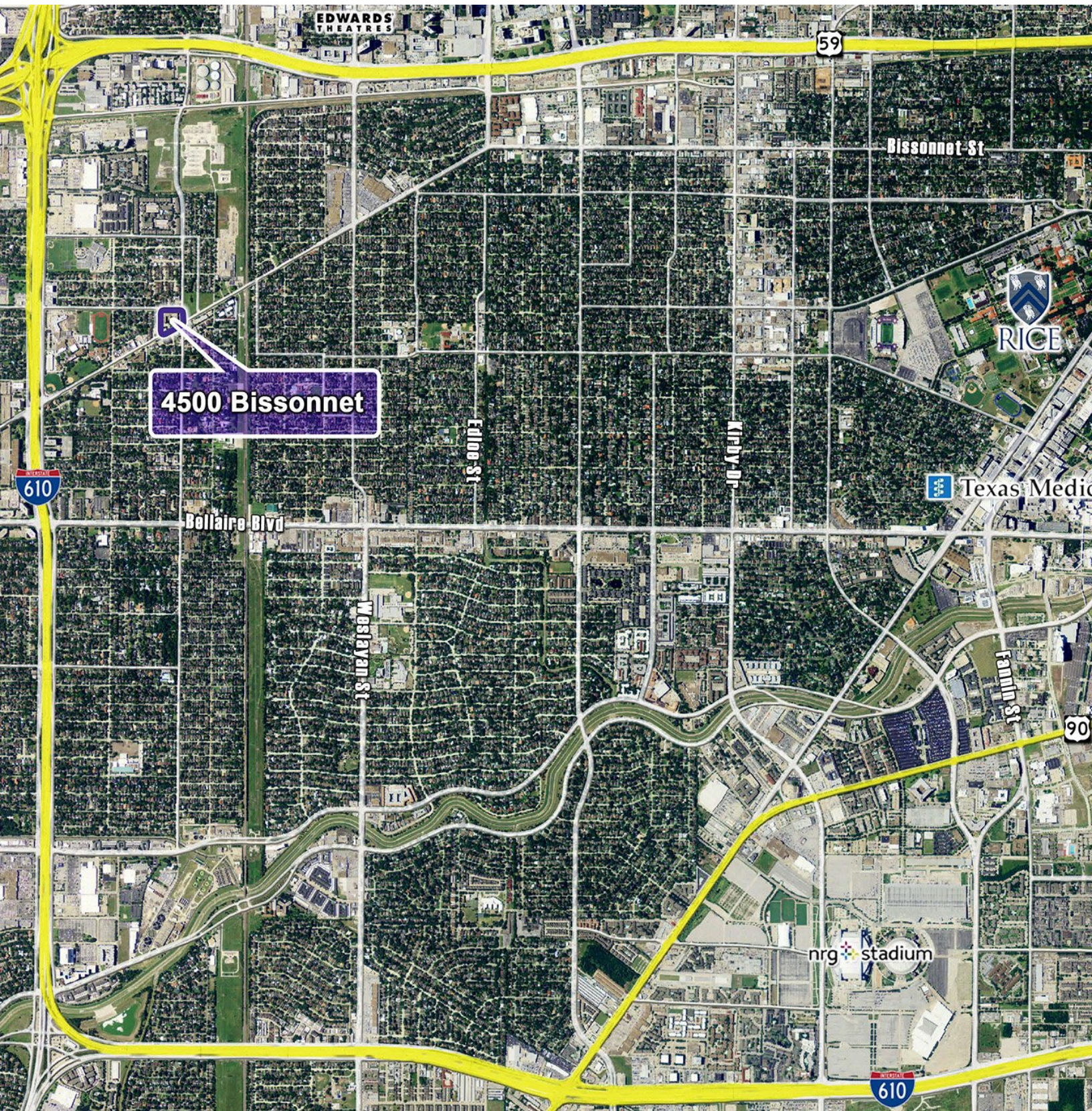
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AMENITIES SUCH AS RESERVED PARKING, ONSITE PROPERTY MGR & MORE



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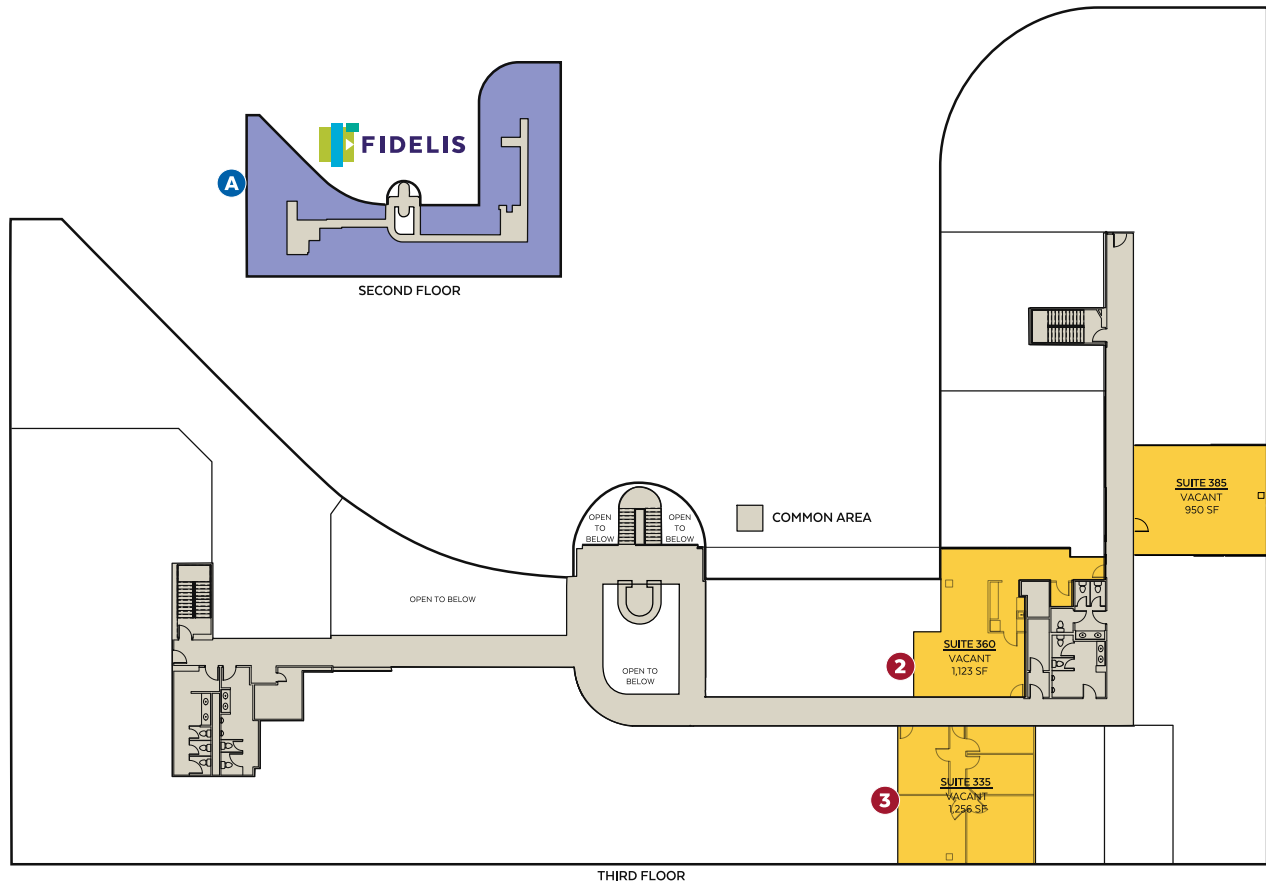
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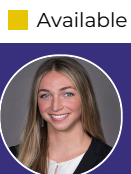


1,256 SF • 1,123 SF • 950 SF



## Tenant List

Tenant	Address	SF/Acres
A  Fidelis	4500 Bissonnet St #200	
1  AVAILABLE	4500 Bissonnet St #385	950
2  AVAILABLE	4500 Bissonnet St #360	1,123
3  AVAILABLE	4500 Bissonnet St #335	1,256




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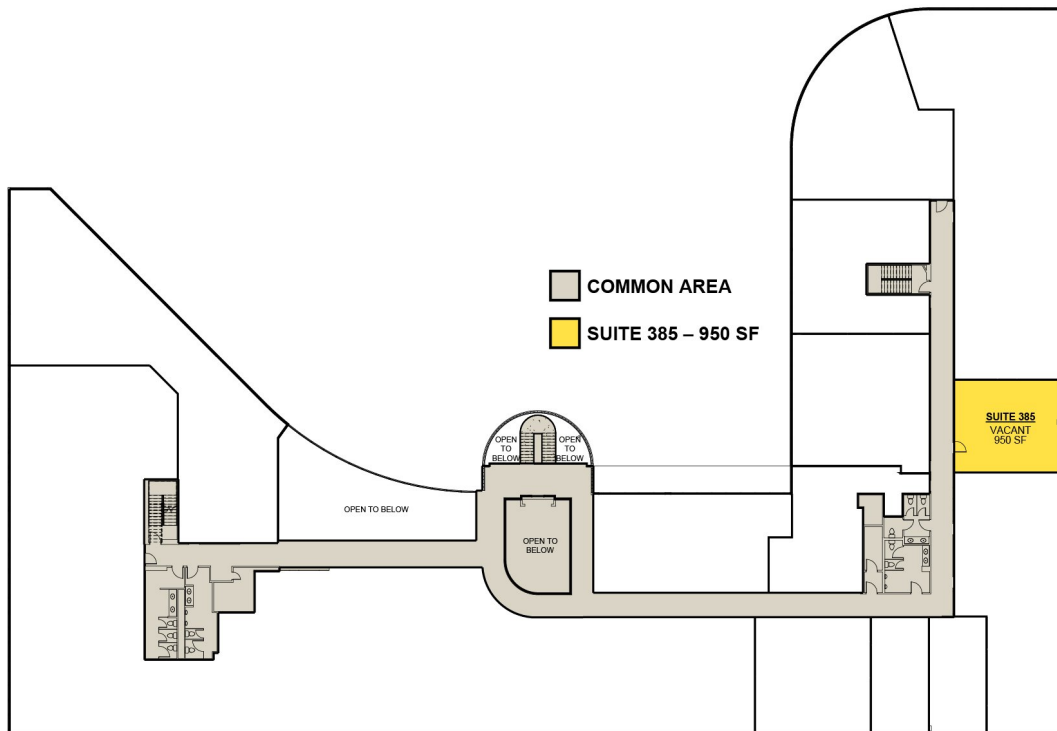
 Available  Lease Pending  Executed

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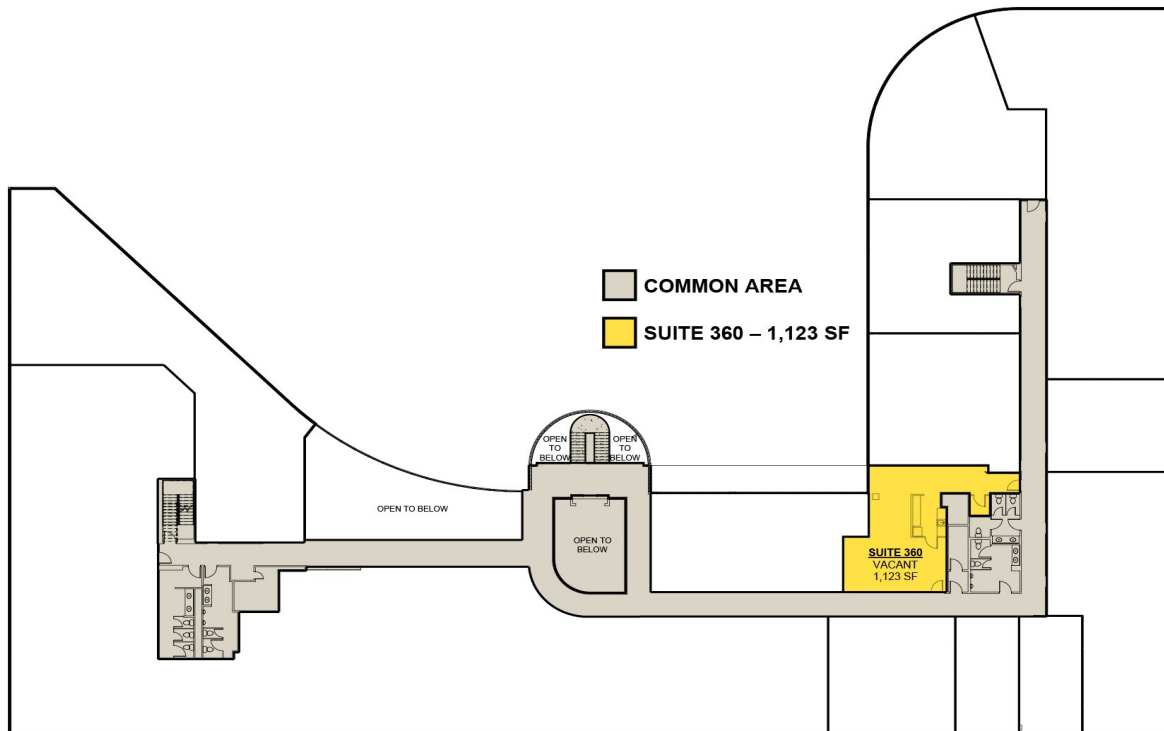
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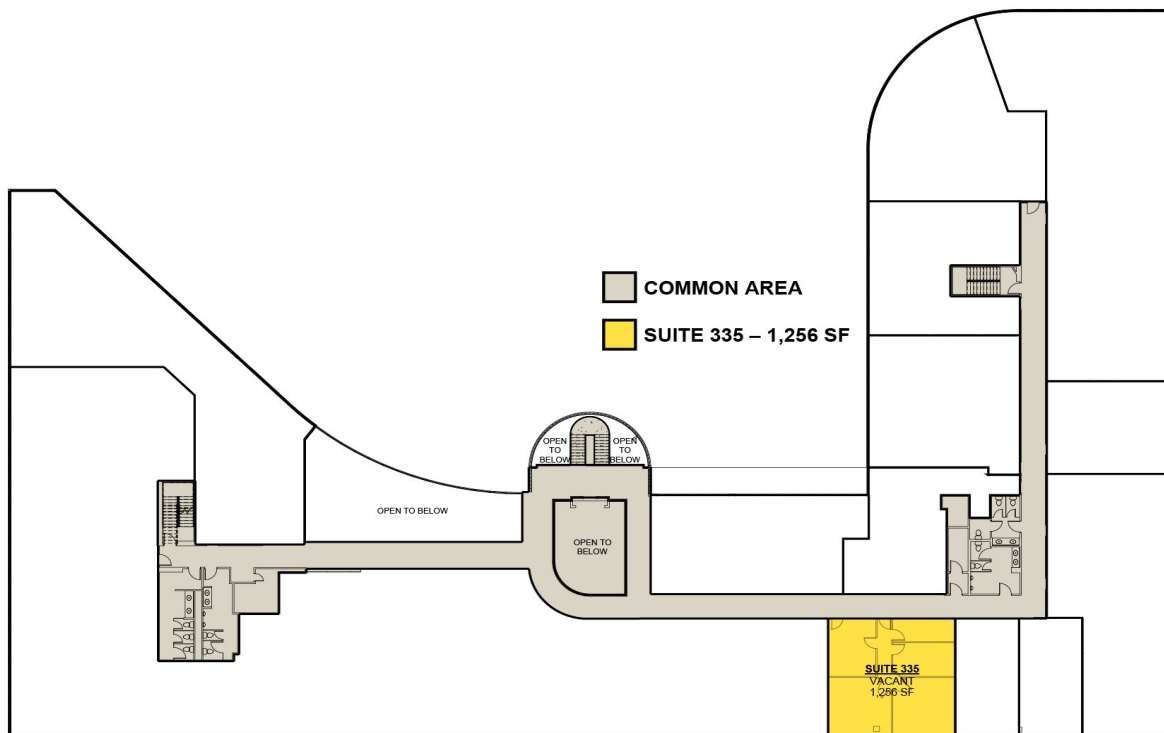
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NW Corner of Bissonnet St @ Newcastle Dr in Bellaire, Texas 77401



FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/4500-bissonnet](http://frpltd.com/properties/4500-bissonnet)

Lat/Lon: 29.7164/-95.4525

4500 Bissonnet St Bellaire, TX 77401	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	17,974	222,384	493,884
2028 Projected Population	18,683	233,947	520,121
2020 Census Population	17,887	220,465	489,587
2010 Census Population	16,372	200,014	441,196
Projected Annual Growth 2023 to 2028	0.8%	1.0%	1.1%
Historical Annual Growth 2010 to 2023	0.8%	0.9%	0.9%
2023 Median Age	38.5	36.0	35.9
<b>Households</b>			
2023 Estimated Households	8,031	102,952	237,402
2028 Projected Households	8,326	108,373	250,569
2020 Census Households	7,925	101,054	232,780
2010 Census Households	7,171	88,086	201,088
Projected Annual Growth 2023 to 2028	0.7%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.9%	1.3%	1.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	59.1%	47.0%	46.3%
2023 Estimated Black or African American	6.0%	12.1%	14.9%
2023 Estimated Asian or Pacific Islander	18.8%	13.7%	12.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.9%	0.9%
2023 Estimated Other Races	15.8%	26.2%	25.3%
2023 Estimated Hispanic	17.9%	32.0%	31.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$250,704	\$177,469	\$157,322
2023 Estimated Median Household Income	\$161,870	\$115,092	\$104,243
2023 Estimated Per Capita Income	\$112,032	\$82,232	\$75,767
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	10.1%	8.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.3%	3.3%
2023 Estimated High School Graduate	5.3%	10.5%	11.8%
2023 Estimated Some College	8.4%	10.1%	11.8%
2023 Estimated Associates Degree Only	2.8%	4.0%	4.6%
2023 Estimated Bachelors Degree Only	35.2%	30.1%	30.7%
2023 Estimated Graduate Degree	44.7%	31.9%	29.2%
<b>Business</b>			
2023 Estimated Total Businesses	2,541	28,430	55,317
2023 Estimated Total Employees	17,127	257,545	480,246
2023 Estimated Employee Population per Business	6.7	9.1	8.7
2023 Estimated Residential Population per Business	7.1	7.8	8.9



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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