

# BELLAIRE CROSSING

7039 & 7119 FM 1464 Rd. Richmond, TX. 77407



Population

1 mile	17,320
3 mile	113,194
5 mile	300,000

Average Household Income

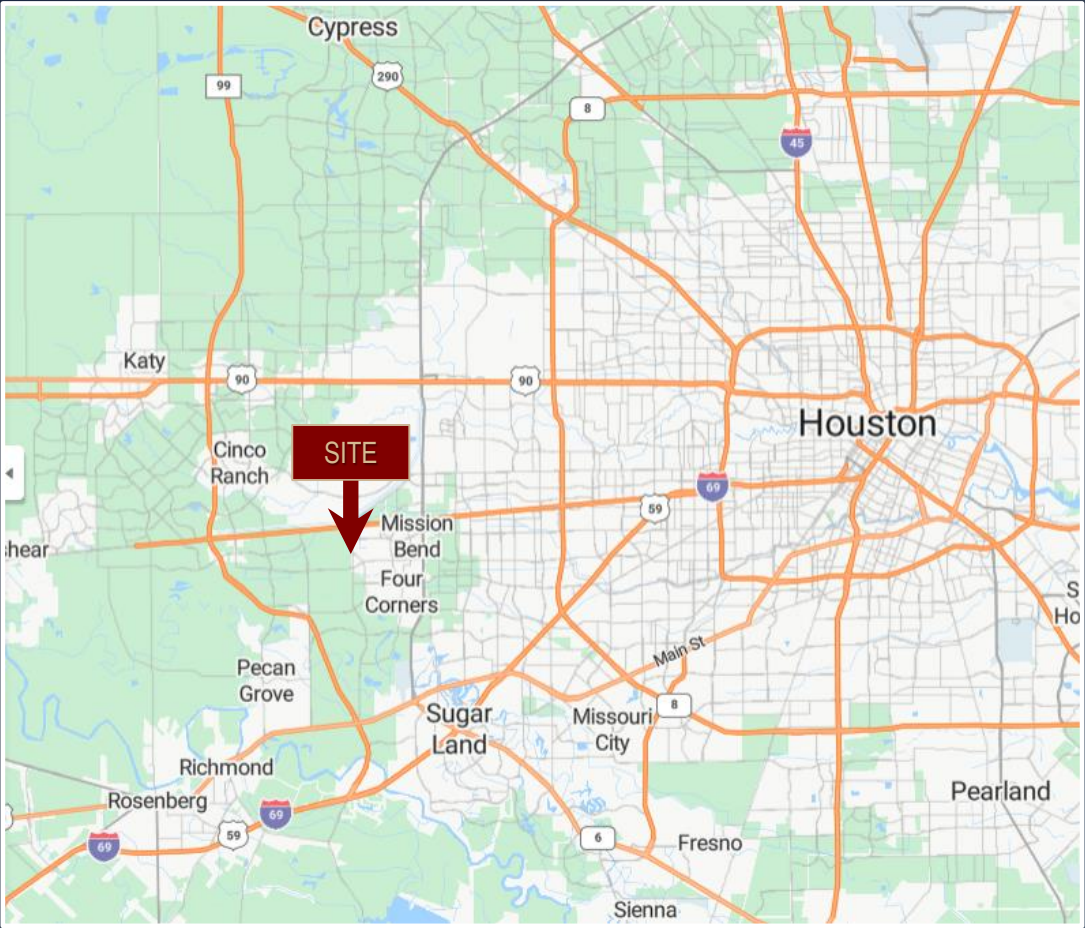
1 mile	\$90,935
3 mile	\$87,214
5 mile	\$97,309

Total Employees

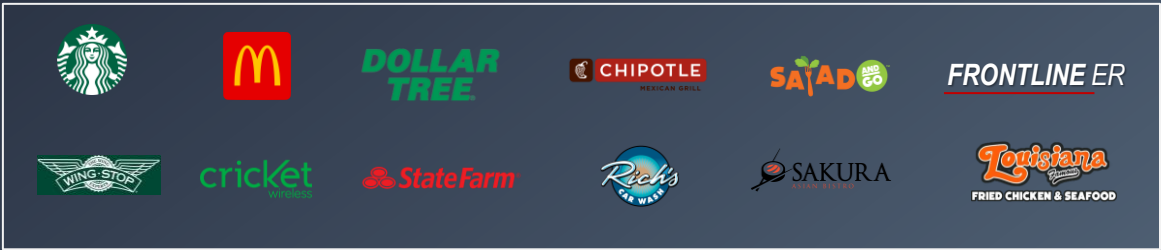
1 mile	
3 mile	
5 mile	

Traffic Counts (cars/day)

Westpark Tollway	35,000
FM 1464	28,770
Bellaire Blvd.	4,000



Co-Tenants:



Nearby Retailers:







Bellaire Crossing Shopping Center is located at a key neighborhood intersection along FM 1464 near the Westpark Tollway. Over 40,000 vehicles per day travel through the intersection.





Suite	Tenant	SF
7003	McDonald's	5,500
7027	Starbucks Coffee	1,850
110	Supreme Seafood	2,003
120	Crepes & Cones	1,077
130	M. Bend Dentistry	2,600
140	State Farm Insurance	1,002
180	Sakura Asian Bistro	2,943
200	Koyla Hookah Bar	2,044

Suite	Tenant	SF
210	Wingstop	1,907
230	Milan Nails	1,941
240	Pet Hospital	2,200
250	Supreme Donuts	1,440
7051	Frontline ER	7,000
Pad	Wells Fargo	ATM
7015	Available Pad	up to 30,000
17110	Available Pad	up to 8,000

## Leasing Information:



Phillip Carameros  
(832) 937-5900  
[phillip@gordonpartners.com](mailto:phillip@gordonpartners.com)

Suite	Tenant	SF
17114	Chipotle	2,463
17115	Salad & Go	900
110	Tejas Liquor	2,390
140	Foot Spa	1,200
150	WaterTree	1,120
160	Alpha Fix	1,120
170	Glow Salon	1,190
180	Mai's Tea House	1,171
200	Dollar Tree	9,520
310	Marcos Piza	1,600

Suite	Tenant	SF
312	S. Charm Dental	2,000
320	Cricket Wireless	898
340	Available	2,087
350	Clinica Hispana	990
360	Louisiana Chicken	1,930
7127	Rich's Car Wash	Pad
7131	Montessori Heritage	8,000
Pad	Bank of America	ATM
17111	Available Pad	up to 3,000
17111	Available Pad	up to 10,000



Located on FM 1464 just west of the Westpark Tollway, Bellaire Crossing is a 70,000 SF Class A retail center with over 30 businesses.





The development has several free-standing pad buildings who draw routine customers to the center. McDonald's, Frontline ER, and Starbucks Coffee opened in 2014 and Chipotle will be opening soon.







The center has large exterior facades and attractive signage throughout. The property is well lit at night and operated in a first-class manner.

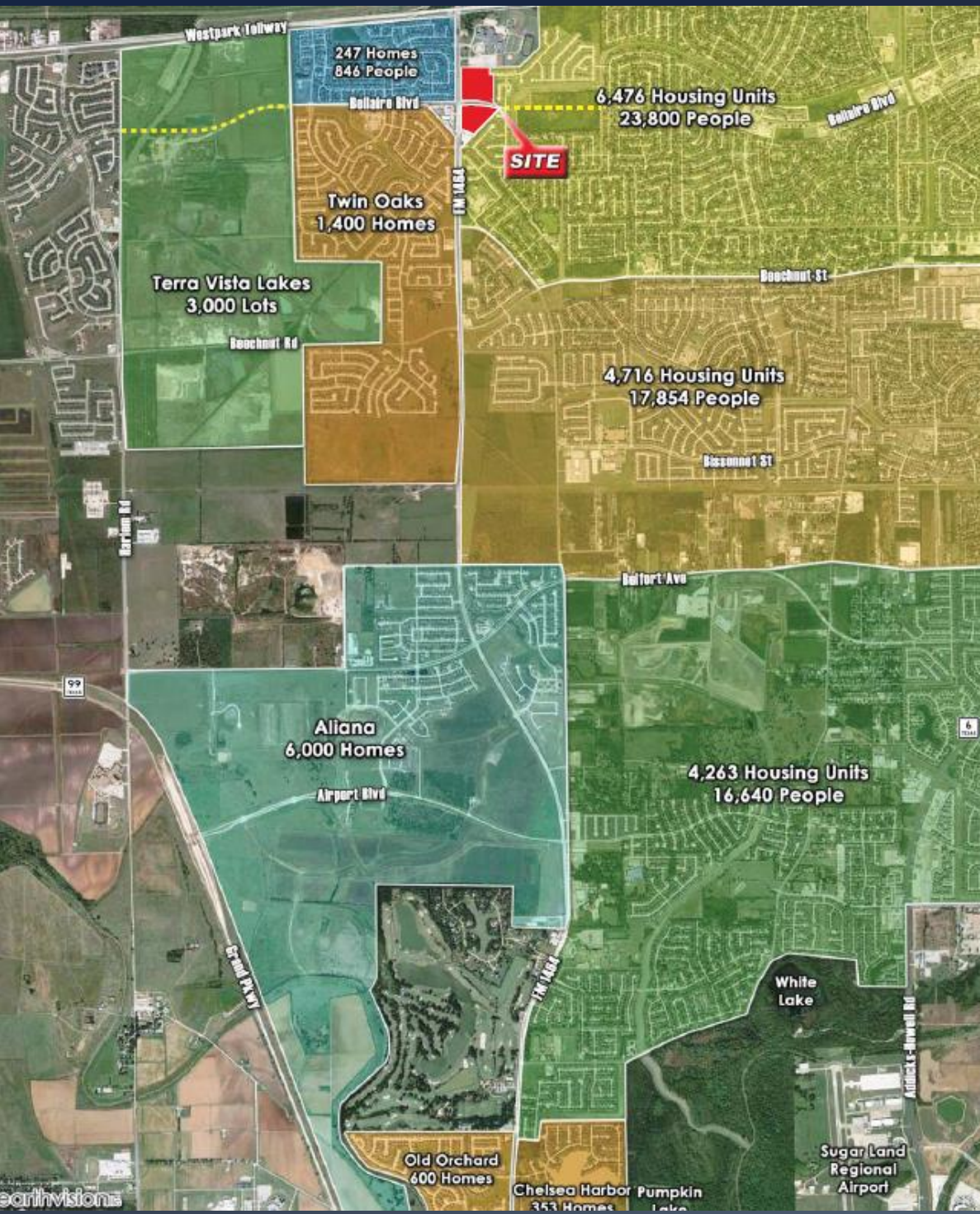






The property is next door to Bush High School (2,300 students) and within walking distance to another 1,500 students.

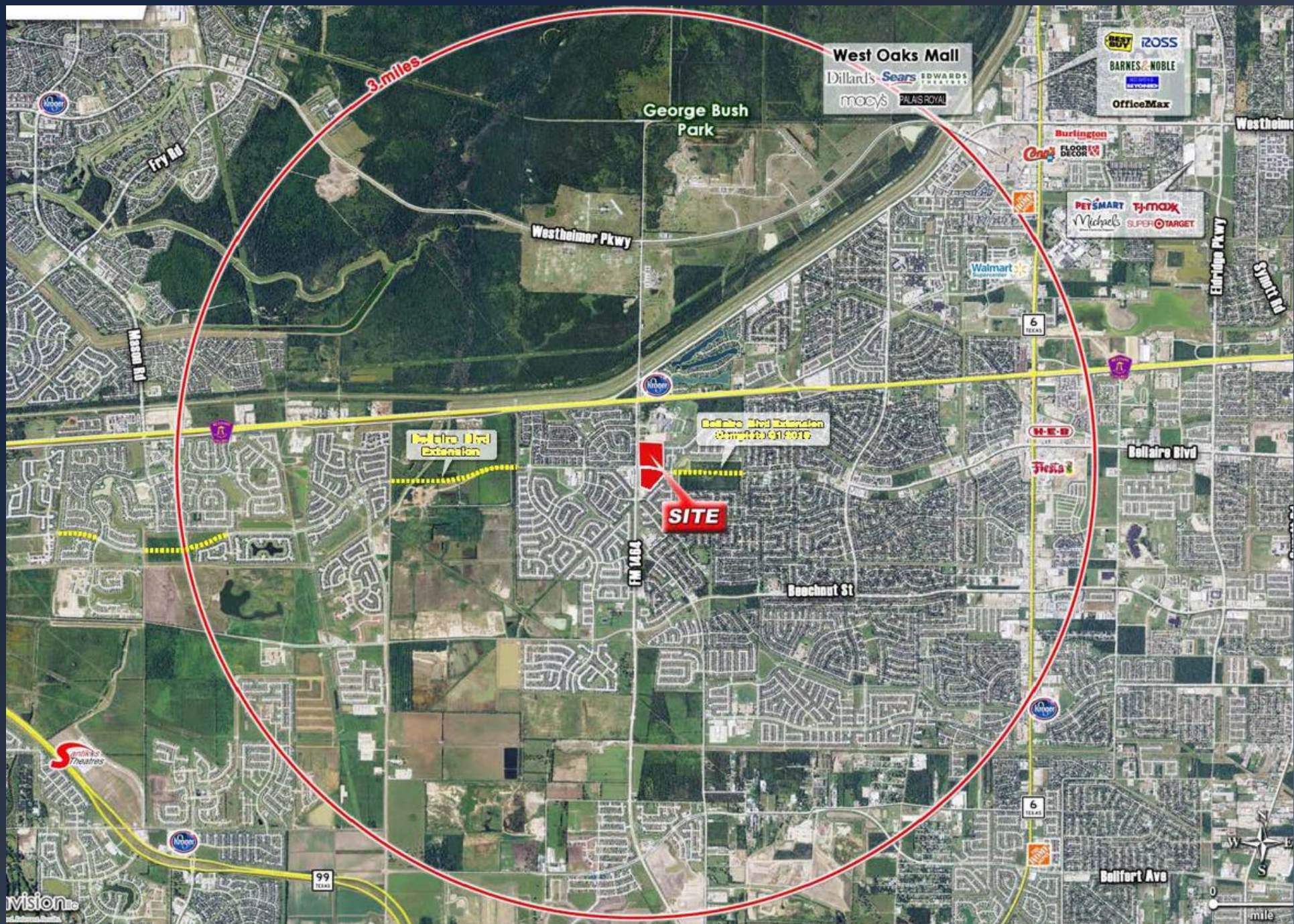




FM 1464 is a major north/south thoroughfare with established neighborhoods to the east, and major new home development to the west and south.

Traffic counts are highest near the subject property and reduce to the south as vehicles turn into the neighborhoods along FM 1464. Bellaire Crossing has excellent placement as many residents drive by the property twice per day.

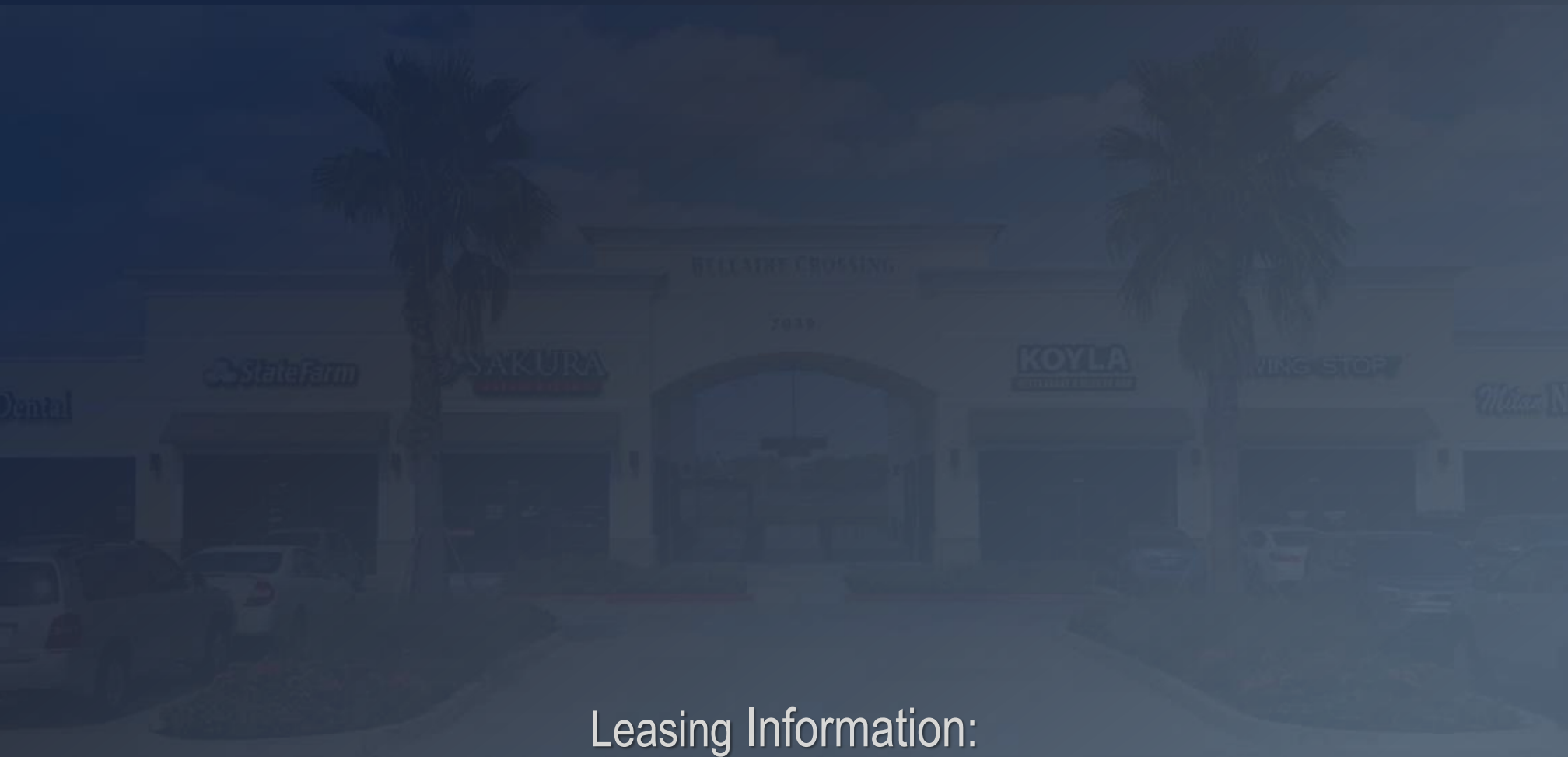




With one of the few intersections along the entire Westpark Tollway, traffic to & from Houston can “fly over” Hwy 6.



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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:

- ☒ **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. 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.

Scott A. Gordon

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date