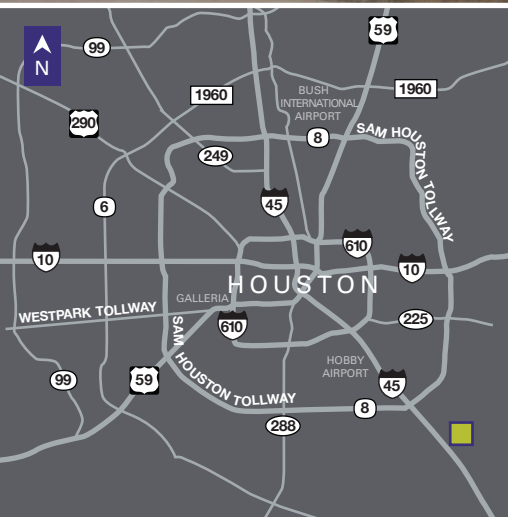


► BAY AREA CENTER ■ HOUSTON, TX

411-515 Bay Area Blvd ■ Houston, Texas 77058

► LOCATED ON A MAJOR THOROUGHFARE THAT CONNECTS CLEAR LAKE TO I-45 ◀



CITY MAP

OCCUPANCY DETAILS

SPACE AVAILABLE

End Caps & Inline Spaces
900 to 8,007 SF

ANCHOR TENANTS

FedEx Office
Starbucks



LOCATION DETAIL

4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com

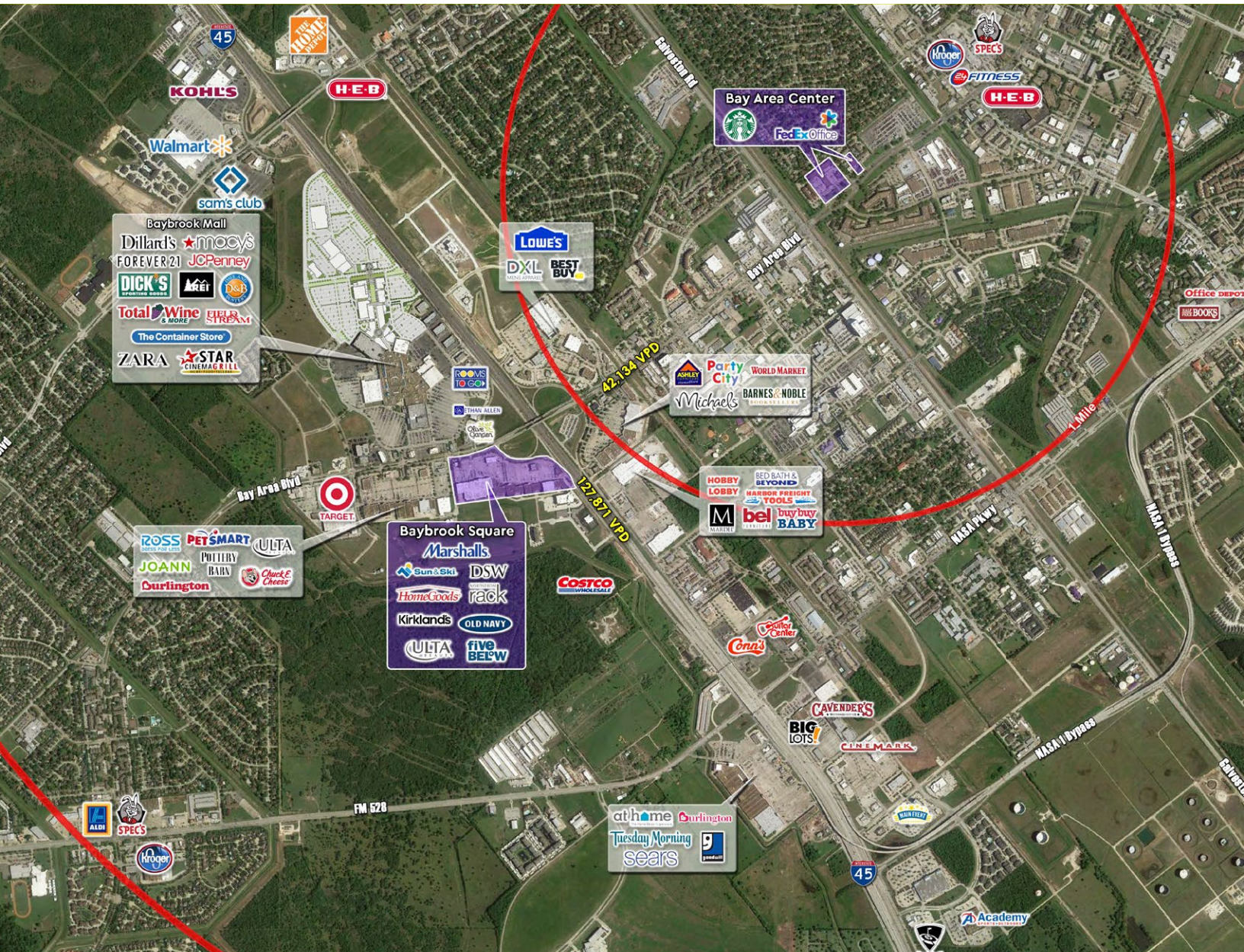


FOR LEASING INFORMATION
JULIA ALSTON
713.693.1408 ■ jalston@frpltd.com

BAY AREA CENTER ■ AERIAL MAP

411-515 Bay Area Blvd ■ Houston, Texas 77058

IN A DENSE AND AFFLUENT SUBURB OF HOUSTON WITH MANY LOCAL AMENITIES NEARBY



POPULATION ESTIMATE

1 mile	13,254
3 miles	76,547
5 miles	189,397

Bay Area Blvd west of Hwy 3
42,134 vpd

Bay Area Blvd east of Hwy 3
29,826 vpd

Hwy 3 north of Bay Area Blvd
26,144 vpd

Hwy 3 south of Bay Area Blvd
21,579 vpd

AVERAGE HOUSEHOLD INCOME

1 mile	\$79,996
3 miles	\$92,072
5 miles	\$109,726



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BAY AREA CENTER ■ SITE PLAN

411-515 BAY AREA BLVD ■ HOUSTON, TEXAS 77058



#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	AVAILABLE (411 Bay Area Blvd)	5,000	10.	AVAILABLE (445 Bay Area Blvd)	2,300	TOTAL GLA		51,827
2.	Avis Car Rental (421 Bay Area Blvd)	1,000	11.	Natural Medicine (449 Bay Area Blvd)	1,567			
3.	Essential Reflexology Massage (427 Bay Area Blvd)	1,328	12.	AVAILABLE (457 Bay Area Blvd)	3,400			
4.	AVAILABLE (429 Bay Area Blvd)	2,100	13.	AVAILABLE (461 Bay Area Blvd)	2,000			
5.	AVAILABLE (431 Bay Area Blvd)	900	14.	Los Ramirez Mexican Rest (463 Bay Area Blvd)	6,800			
6.	Apnix Sleep Diagnostics (475 Bay Area Blvd)	2,000	15.	FedEx Office (495 Bay Area Blvd)	5,500			
7.	Voodoo Glasstopia (477 Bay Area Blvd)	1,500	16.	Starbucks (515 Bay Area Blvd #100)	2,000			
8.	Infinity Float (479 Bay Area Blvd)	2,500	17.	Braids by Candiss & Co (515 Bay Area Blvd #200)	1,525			
9.	AVAILABLE (487 Bay Area Blvd)	8,007	18.	Eye Trends (515 Bay Area Blvd #300)	2,400			

Lat/Lon: 29.5509/-95.1276

Bay Area Center Houston, TX 77058	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	13,254	76,547	189,397
2026 Projected Population	13,494	78,296	196,799
2020 Census Population	13,284	75,225	191,826
2010 Census Population	12,712	70,303	170,764
Projected Annual Growth 2021 to 2026	0.4%	0.5%	0.8%
Historical Annual Growth 2010 to 2021	0.4%	0.8%	1.0%
2021 Median Age	33.5	36.6	37.5
Households			
2021 Estimated Households	5,947	33,099	75,528
2026 Projected Households	6,229	34,695	78,948
2020 Census Households	5,958	32,687	76,429
2010 Census Households	5,557	29,824	66,764
Projected Annual Growth 2021 to 2026	0.9%	1.0%	0.9%
Historical Annual Growth 2010 to 2021	0.6%	1.0%	1.2%
Race and Ethnicity			
2021 Estimated White	48.0%	53.1%	59.4%
2021 Estimated Black or African American	11.9%	10.5%	8.5%
2021 Estimated Asian or Pacific Islander	11.2%	11.9%	10.8%
2021 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.6%
2021 Estimated Other Races	27.6%	23.7%	20.7%
2021 Estimated Hispanic	33.3%	26.7%	23.0%
Income			
2021 Estimated Average Household Income	\$79,996	\$92,072	\$109,726
2021 Estimated Median Household Income	\$61,281	\$75,896	\$90,505
2021 Estimated Per Capita Income	\$35,926	\$39,844	\$43,793
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	5.5%	4.6%	3.2%
2021 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.5%	3.7%
2021 Estimated High School Graduate	18.8%	16.5%	17.3%
2021 Estimated Some College	24.9%	22.2%	20.2%
2021 Estimated Associates Degree Only	9.8%	10.0%	10.0%
2021 Estimated Bachelors Degree Only	24.0%	26.4%	28.5%
2021 Estimated Graduate Degree	12.5%	15.8%	17.1%
Business			
2021 Estimated Total Businesses	1,639	4,945	9,813
2021 Estimated Total Employees	23,532	63,872	107,348
2021 Estimated Employee Population per Business	14.4	12.9	10.9
2021 Estimated Residential Population per Business	8.1	15.5	19.3



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**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.

IABS 1-0



Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

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Phone

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Licensed Supervisor of Sales Agent /
Associate

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09/16/20

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