



BELLAIRE TRIANGLE
SHOPPING CENTER
— SINCE 1959 —



SHOP^{cos.}

TRIANGLE

MADINGS DRUGS

ZALE'S Jewelers

Paul's BEAUTY SALON

HORRORS

Thrills
Chills
Speaks

DRUGS

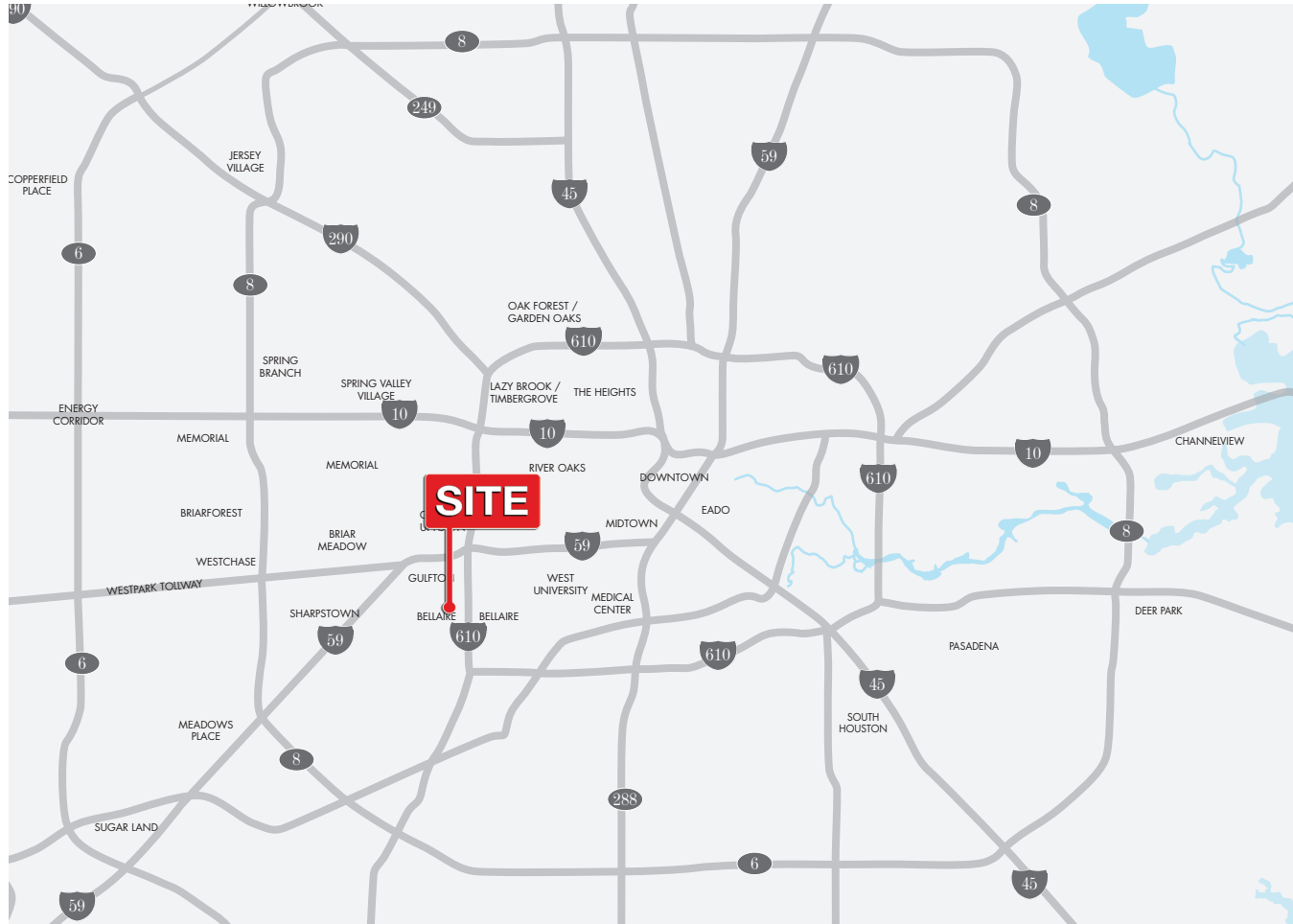


TRIANGLE

DEVELOPED IN 1959, the Bellaire Triangle Shopping Center was one of the first shopping centers in the city—a distinction that made the center a landmark address. After several small renovations over its 60-year history, the Bellaire Triangle Shopping Center is undergoing a full-scale renovation to breathe new life into its original 1950s architecture.

A multi-phase renovation kicked off in mid-2023 and expose steel columns, brick parapet walls, and bright colors that were part of Bellaire Triangle Shopping Center's original design, while public art installations on the walls will highlight new local talent. The centerpiece of the renovation will be restoring the open-air arcade between the two main buildings. With comfortable seating and plenty of natural light, the arcade will be a family-friendly spot to unwind during the day, while twinkling lights invite people to gather after a night out.





PROJECT SCOPE

The Bellaire Triangle is comprised of 70,000 square feet of space strategically located between three major streets: Bellaire Boulevard, Chimney Rock Road, and Bissonnet Street. Upon completing its renovation, Bellaire Triangle Shopping Center will be the top choice for Bellaire—and Houston—residents looking for the ideal mix of local restaurants, boutique shopping and beautifully landscaped outdoor space to gather with friends and family.

DETAILS

- Currently Available space ranging from ±800 - ±11,918 square feet
- Ample signage opportunities at each major intersection and within the development
- Patio and/or drive-thru opportunities for restaurants
- Well-known and centrally located in Bellaire

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	27,187	225,299	539,804
Avg. HH Income	\$105,354	\$124,627	\$116,941
Total Housing Units	9,853	92,958	233,585
Daytime Population	30,724	298,284	832,643
Medium Home Value	\$809,630	\$522,883	\$455,618

77401

1st wealthiest zip code in the Houston MSA



225,299

Population within 3-mile radius



35.1

Median Age



2.4

Average Household Size



\$124,627

2024 Average Household Income (Esri)



\$51,522

Per Capita Income



51.9%

Bachelor's/Grad/Prof Degree



\$90,156

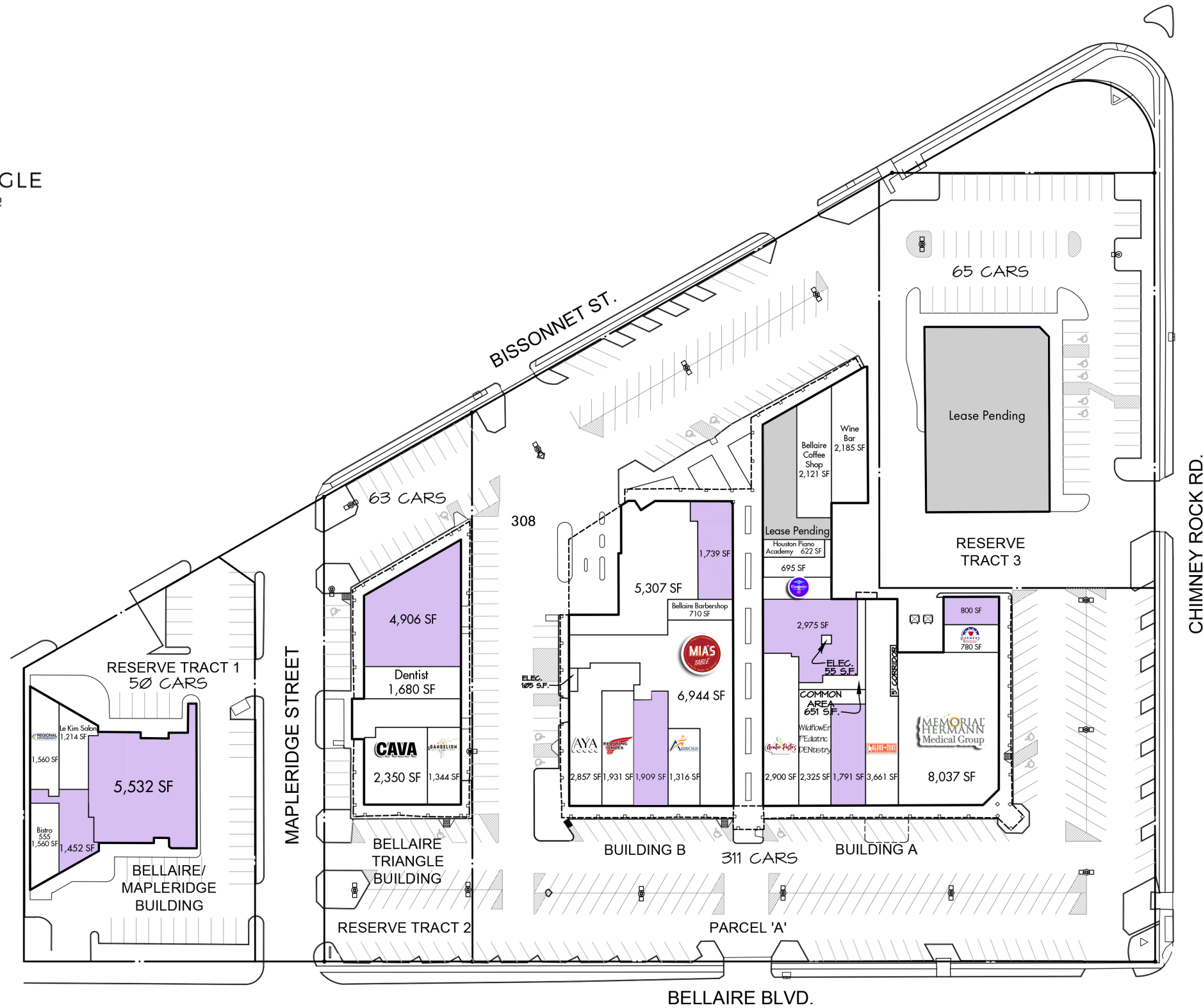
2024 Average Disposable Income (Esri)

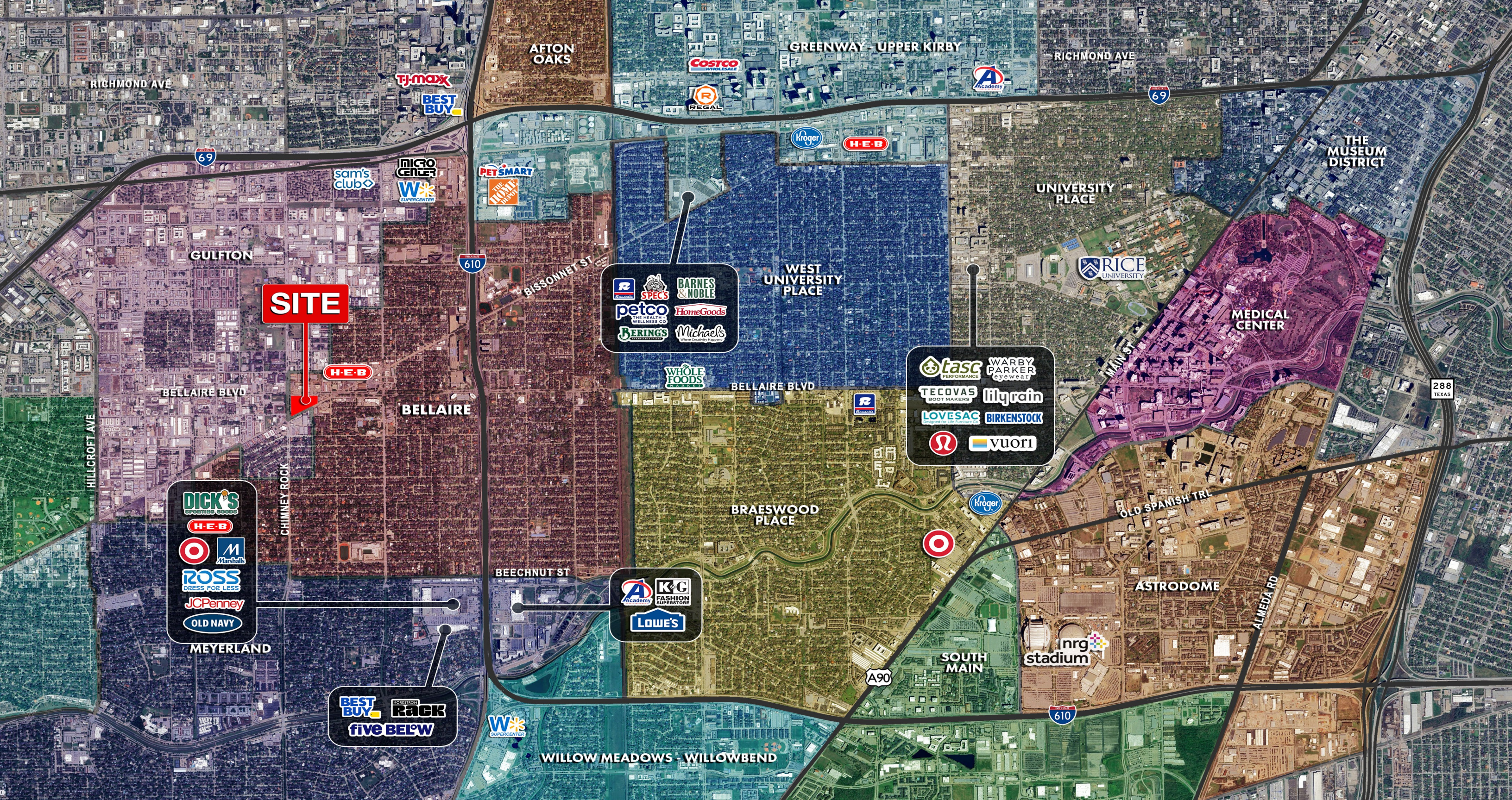


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RETAIL

SHOP COS.





SITE

- DICK'S SPORTING GOODS
- H-E-B
- Target
- Marshall's
- ROSS DRESS FOR LESS
- JCPenney
- OLD NAVY

- BEST BUY
- NIKEiD
- Rack
- FIVE BELOW

- petco
- BERING'S
- SPECS
- BARNES & NOBLE
- HomeGoods
- Michael's

- tasc PERFORMANCE
- WARBY PARKER eyewear
- TECOVAS BOOT MAKERS
- Myrain
- LOVESAC
- BIRKENSTOCK
- Ω
- VUORI

- Academy
- K&G FASHION SUPERSTORE
- LOWE'S

- W* SUPERCENTER

- REGAL
- Kroger
- H-E-B
- WHOLE FOODS
- petco
- BERING'S
- SPECS
- BARNES & NOBLE
- HomeGoods
- Michael's

RICHMOND AVE

GULFTON

BELLAIRE BLVD

BELLAIRE

CHIMNEY ROCK

MEYERLAND

WILLOW MEADOWS - WILLOWBEND

AFTON OAKS

GREENWAY - UPPER KIRBY

WEST UNIVERSITY PLACE

BRAESWOOD PLACE

SOUTH MAIN

UNIVERSITY PLACE

RICE UNIVERSITY

MEDICAL CENTER

ASTRODOME

THE MUSEUM DISTRICT

ALMEDA RD

288 TEXAS

I-69

I-610

I-10

A90

610

REGAL
- Kroger
- H-E-B
- WHOLE FOODS
- petco
- BERING'S
- SPECS
- BARNES & NOBLE
- HomeGoods
- Michael's

SITE

Dashwood St

Spruce St



Ferris St



Bissonnet St



Chimney Rock



Cedar St



S Rice Ave



29,818 VPD-23

Bellaire Blvd

31,153 VPD-23

Bellaire Blvd



5th St



13,098 VPD-23

18,065 VPD-23

Bissonnet St



Maple Ridge St



Ferris St



Loftin Park









*Conceptual Drawing



*Conceptual Drawing



*Conceptual Drawing



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2500 SUMMER ST SUITE 3220

HOUSTON, TX 77007

Renee Kaiser

RENEE@SHOPCOMPANIES.COM

281-845-3112 (DIRECT)

713-302-1456 (MOBILE)

Ryan Holliday

RYAN@SHOPCOMPANIES.COM

281-845-3119 (DIRECT)

210-317-5058 (MOBILE)



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SHOP COMPANIES
Licensed Broker/Broker Firm Name

9002835
License No.

shop@shopcompanies.com
Email

214.960.4545
Phone

RAND HOROWITZ
Designated Broker of Firm

513705
License No.

rand@shopcompanies.com
Email

214.242.5444
Phone

