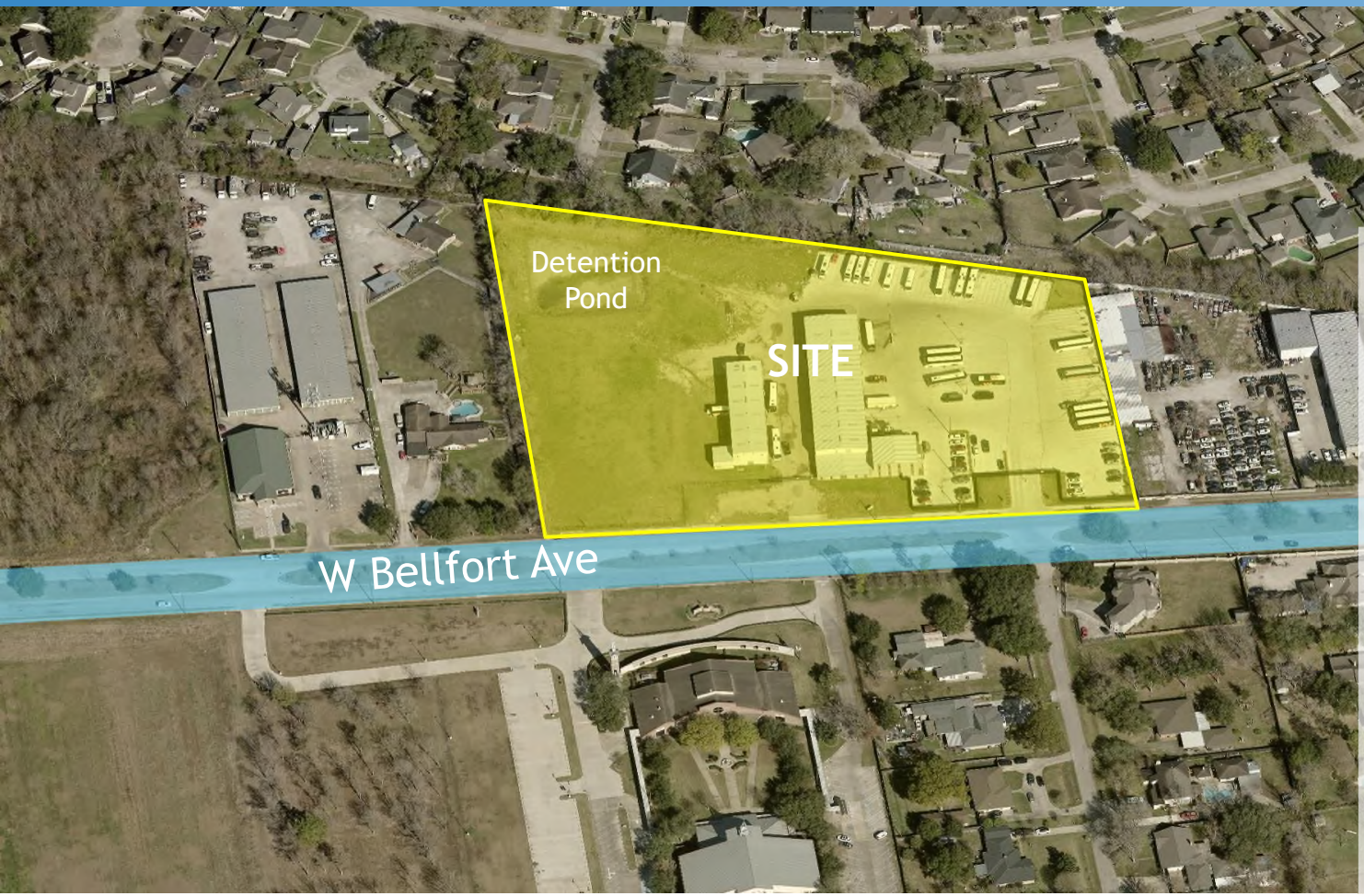
WAREHOUSE - FOR SALE

12626 W Bellfort Ave, Houston, TX 77099



Price: $7,200,000
Building Size: +/- 29,050 SF of Multi Building Warehouse
Land Size: +/- 7.26 AC

Capital Improvements:

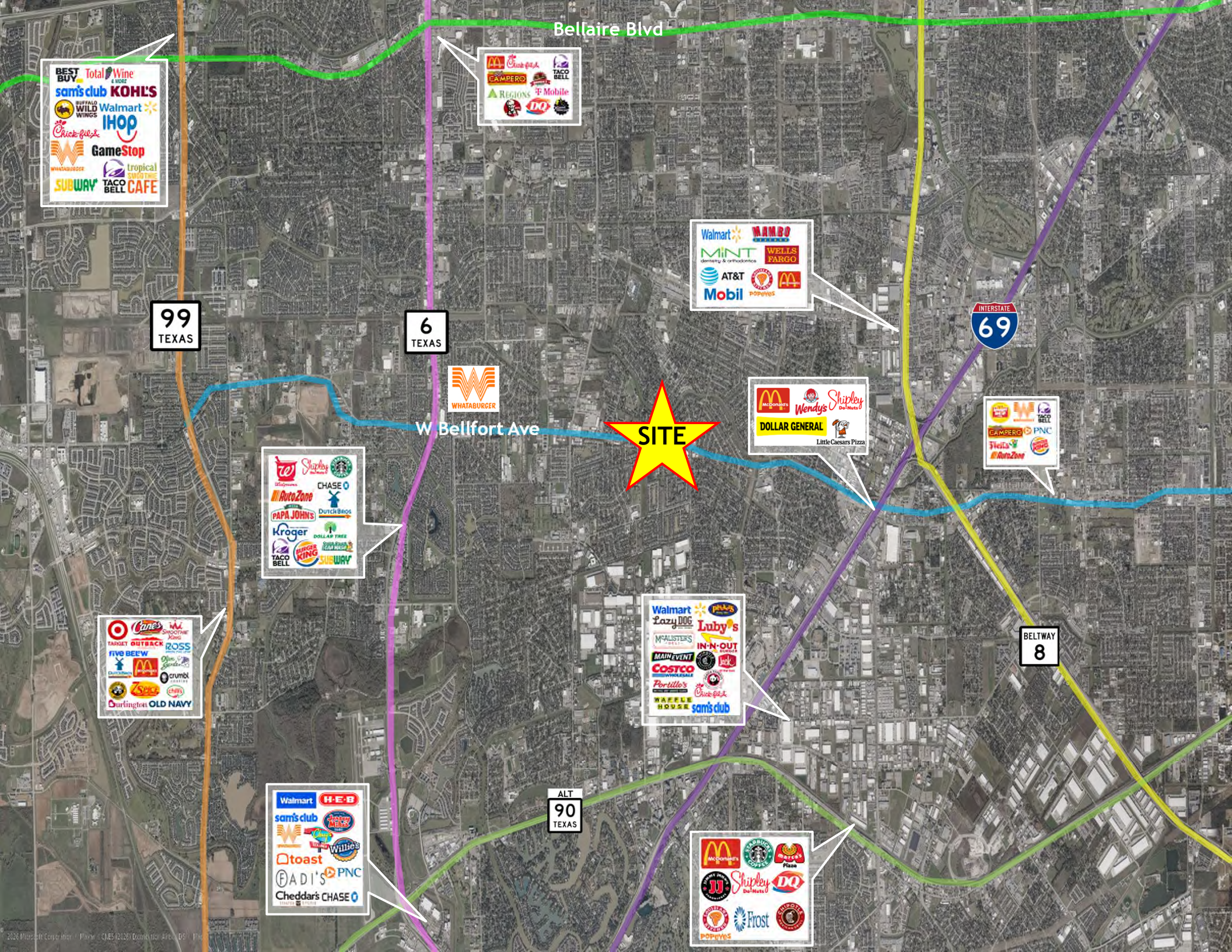
- Approximately 70% covered with new 7-inch, 6,000 PSO concrete for heavy duty use, 18-wheeler load capacity
- New electronic gate
- New perimeter fencing
- New storm water detention system
- New updated LED lighting
- Detention pond
- Paint booth
- +/- 1,330 SF covered loading area

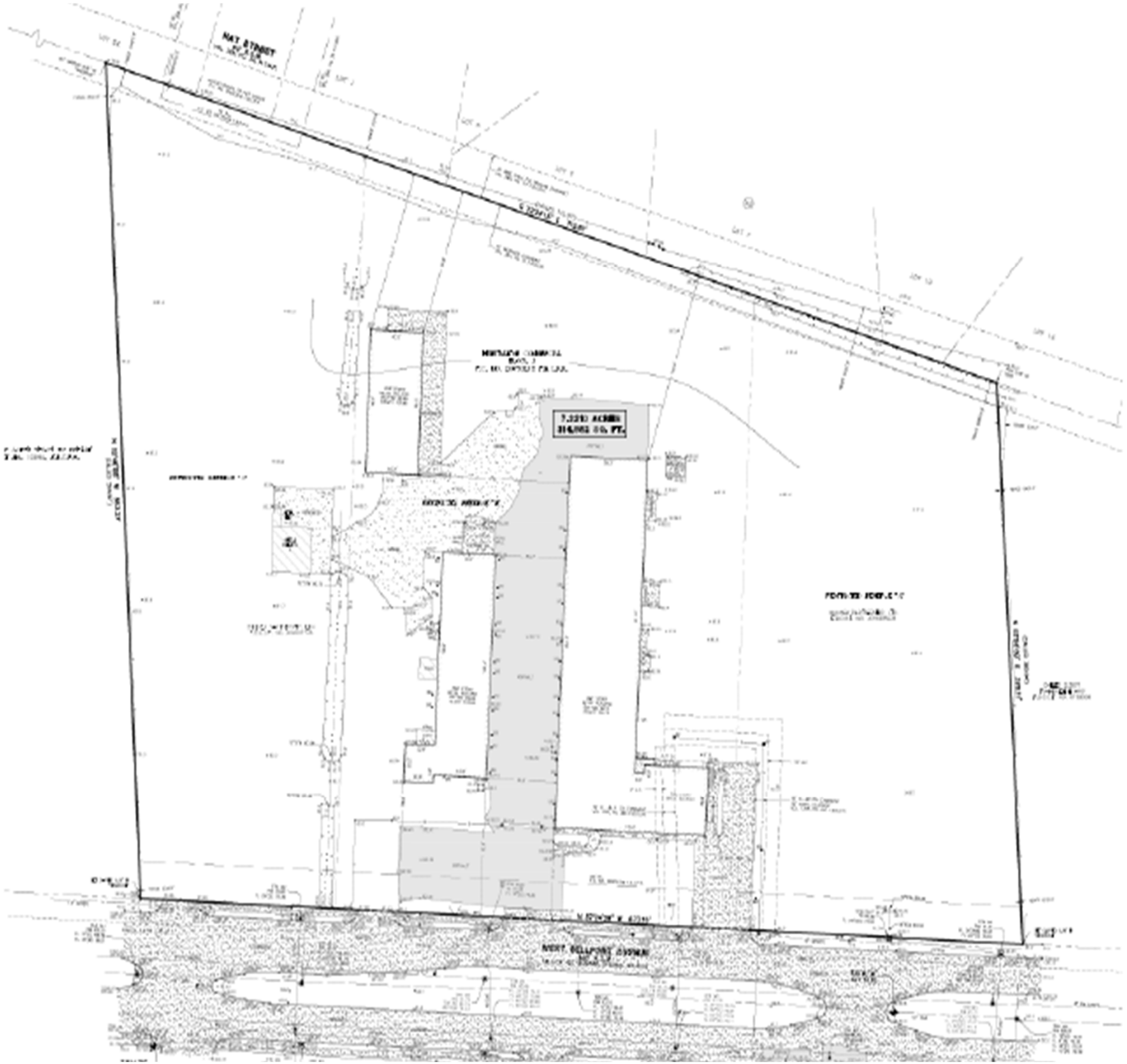
Utilities: City of Houston(previously Stafford)
Power: 3 Phase/480
Heavy Power Eave Height: +/- 14' and +/- 16
Crane: +/- 40' and 55'
Access: TX Hwy 6, I-59, and Beltway 8 Owner-occupied building to delivered vacant at closing.



Danny Nguyen, CCIM
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O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

The information contained herein while based upon data supplied by sources deemed reliable, is subject to and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. errors This information is subject to change without notice.


Bellaire Blvd
99
TEXAS
6
TEXAS
W Bellfort Ave
SITE
INTERSTATE
69
BELTWAY
8
ALT
90
TEXAS
BEST BUY
Total Wine & More
sam's club
KOHL'S
BUFFALO WILD WINGS
Walmart
Chick-fil-A
IHOP
GameStop
SUBWAY
TACO BELL
tropical SMOOTHIE CAFE
CAMPERO
TACO BELL
REGIONS
T-Mobile
DQ
Walmart
MAMBO
MINT dentistry & orthodontics
WELLS FARGO
AT&T
Mobil
POPEYES
McDonald's
Wendy's
Shipley Do-Nuts
DOLLAR GENERAL
Little Caesars Pizza
CAMPERO
PNC
Walgreens
CHASE
AutoZone
DUTCH BROS
PAPA JOHN'S
Kroger
DOLLAR TREE
TACO BELL
BURGER KING
SUBWAY
TARGET
OUTBACK
Cane's
SMOOTHIE KING
ROSS
five BEEW
crumbl
Z'Spice
Burlington
OLD NAVY
Walmart
Lazy DOG
pluckers
Luby's
McALISTER'S
IN-N-OUT
MAIN EVENT
COSTCO WHOLESALE
Portillo's
Chick-fil-A
WAFFLE HOUSE
sam's club
Walmart
H-E-B
sam's club
Whataburger
Willie's
toast
FADI'S
PNC
Cheddar's
CHASE
McDonald's
STARBUCKS COFFEE
Shipley Do-Nuts
DQ
Frost
POPEYES


MAY STREET
7.3291 ACRES
319,183 SQ. FT.

PROPERTY INFORMATION

12626 W Bellfort Ave
Houston, TX 77099

DEMOGRAPHICS (2026 Estimates)

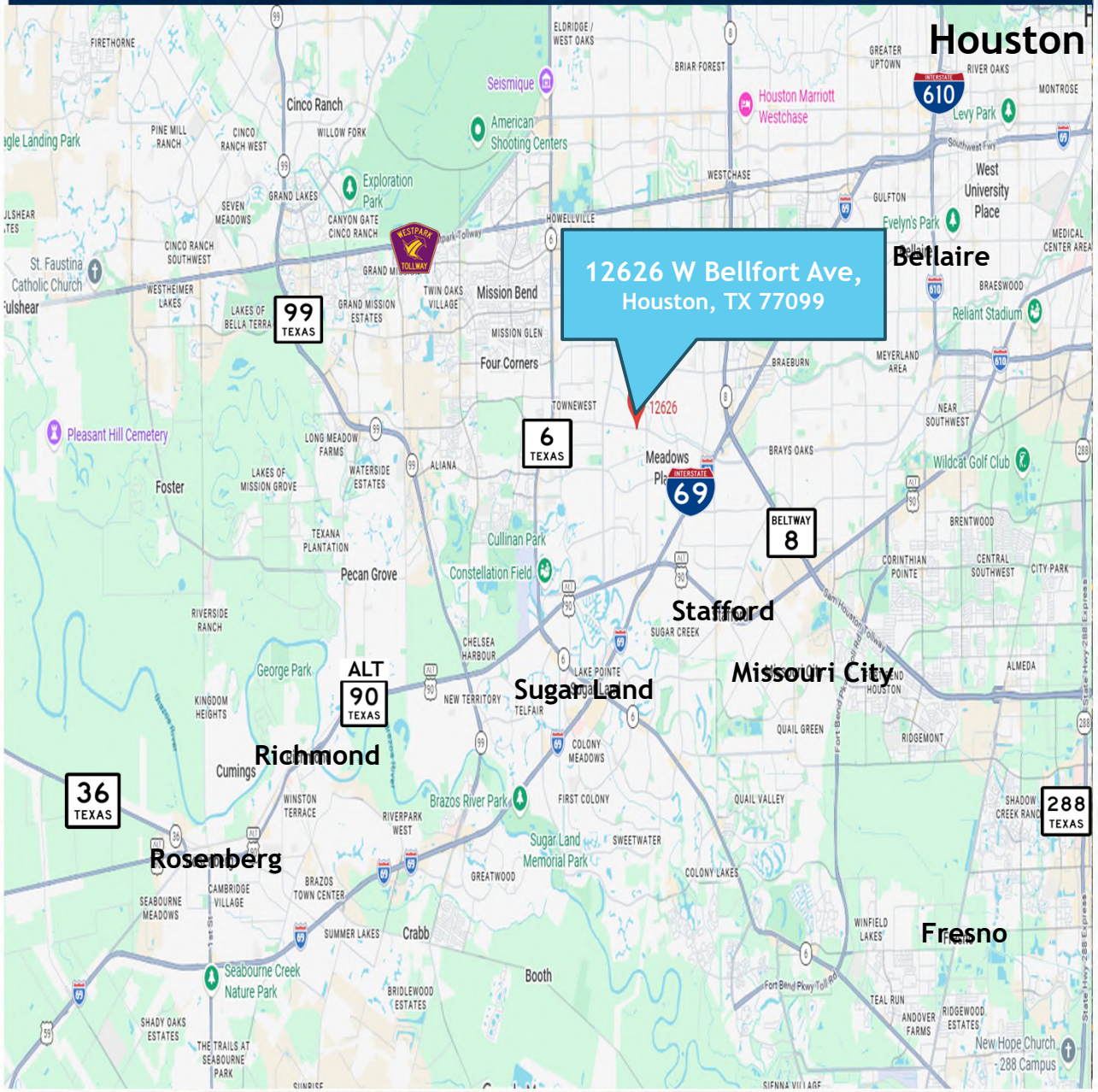
	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	19,984	143,216	245,550
Households	6,388	50,018	89,337
Median Household Income	$75,770	$62,138	$65,201
Average Household Income	$108,114	$87,193	$100,626
Median Age	38.0	35.9	36.7

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
West Bellfort Avenue (at Craddock Dr)	0.30 mi	26,471
W Bellfort Ave (at Dairy Ashford Rd)	0.30 mi	21,310
S Dairy Ashford Rd (at Kemerton Dr)	0.30 mi	18,730
South Dairy Ashford Road (at Huntington Venture Dr)	0.40 mi	17,830
Dairy Ashford Rd (at Monticeto Ln)	0.40 mi	18,640
W Bellfort St (at Nobility Dr)	0.60 mi	28,643
W Bellfort Ave (at Synott Rd)	0.90 mi	24,720
S Dairy Ashford Rd (at Bissonnet St)	1.00 mi	14,230

LOCATION MAP & TRAFFIC COUNTS



DENSELY POPULATED TRADE AREA
245,550 population within 5 miles

DIVERSE COMMUNITY
42.3% Hispanic Origin within 3 miles

STRONG TRAFFIC COUNTS
Up to 28,643 VPD on W Bellfort St and 26,471 VPD nearby on W Bellfort Ave

FLOOD ZONE
Flood Zone: OUT
(X500 or B Zone)

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____