

# FOR SALE – Office Condos

## *Southern International Tower*

*11116 Bellaire Blvd, Houston, TX 77072*



**LIMITED AVAILABILITY**



**Danny Nguyen, CCIM**

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[www.dncommercial.net](http://www.dncommercial.net)



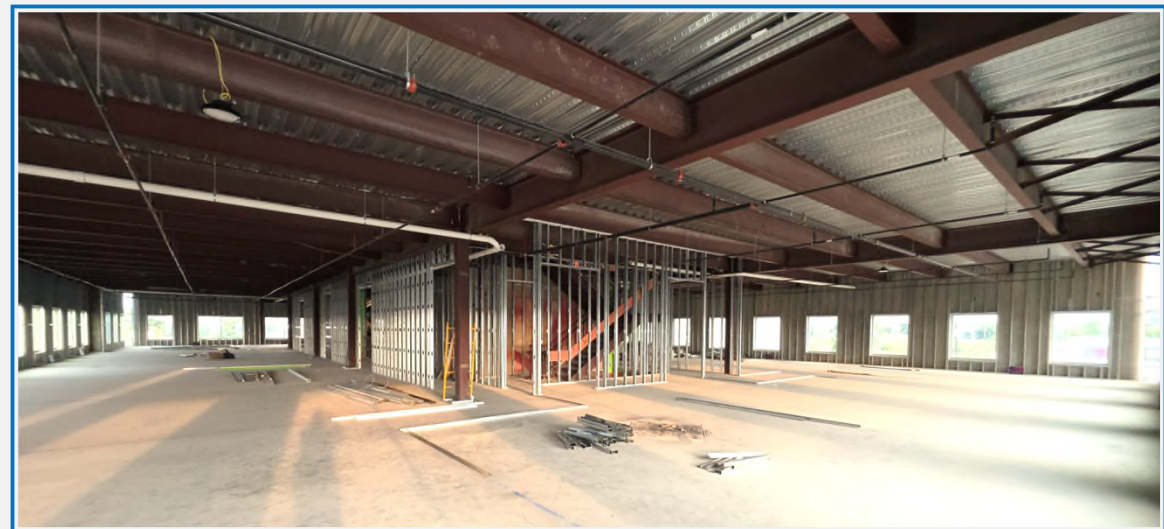
*The information contained herein while based upon data supplied by sources deemed reliable, is subject to and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. errors This information is subject to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

- **Price: \$450/SF**
- **1st Floor Anchor: Global One Bank**
- **2<sup>nd</sup> & 3<sup>rd</sup> FL Spaces Available**
- Approx. 1 mile to Sam Houston Tollway, 5 miles to Hwy 6 & 4 miles to Westpark Tollway
- Located in the International District
- Granite Exterior, 19' First Floor Ceilings, 8' Wood-Stained Entry 10' Interior Ceilings with LED Lighting Throughout, Energy Efficient









Southern International Tower



Bush/IAH Airport  
+/- 30 MI.



Southern International Tower

International Management District

Port of Houston  
+/- 22 MI.



Hobby Airport  
+/- 24 MI.



Energy Corridor

Downtown Houston



Southern International Tower



Houston Medical Center

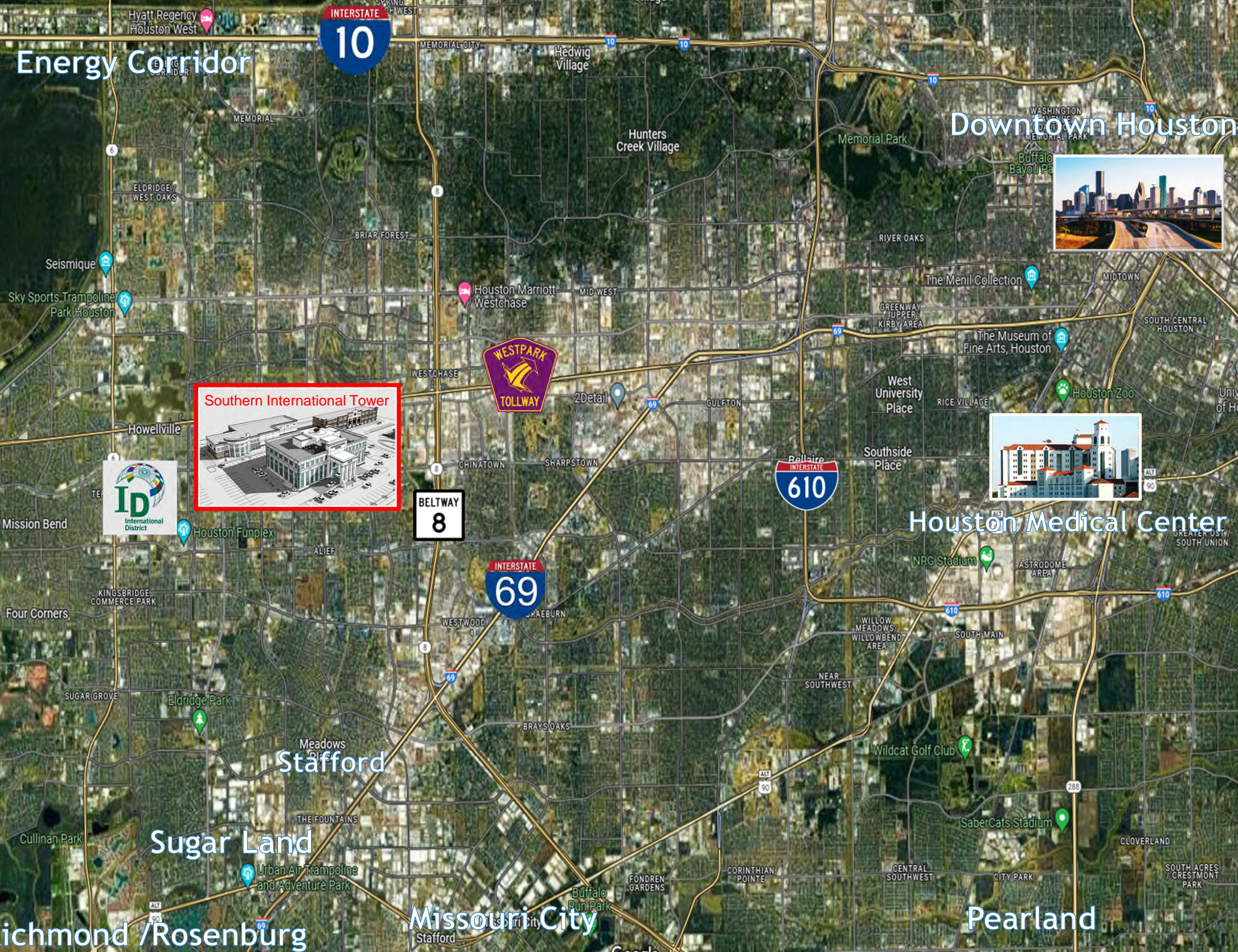
Sugar Land

Stafford

Pearland

Missouri City

Richmond / Rosenberg



# Southern International Tower

11116 Bellaire Blvd, Houston, TX 77072



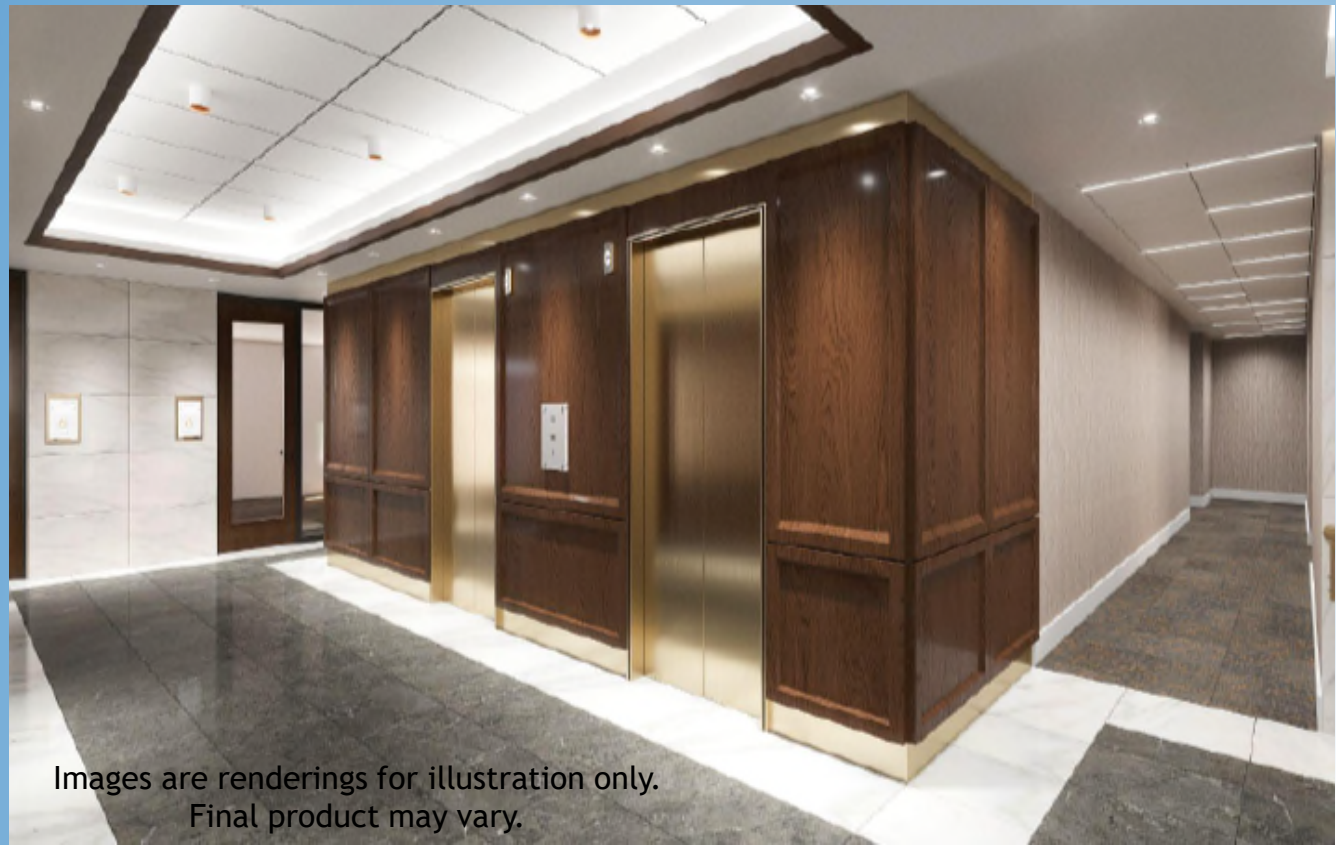
Situated in the hub of the International Management District, The Southern International Tower is only minutes away from the Sam Houston and Westpark Tollways. It is poised to meet the growing demands of West Houston by providing Executive Office Spaces catering to medical professionals and business owners who wish to be strategically located in the community. Offering convenient and swift commutes, the tower facilitates easy access to highly sought-after neighborhoods such as Bellaire, West Chase, Memorial, the Galleria, Mid-Town and Downtown.





  
**Global One Bank**

Images are renderings for illustration only.  
Final product may vary.



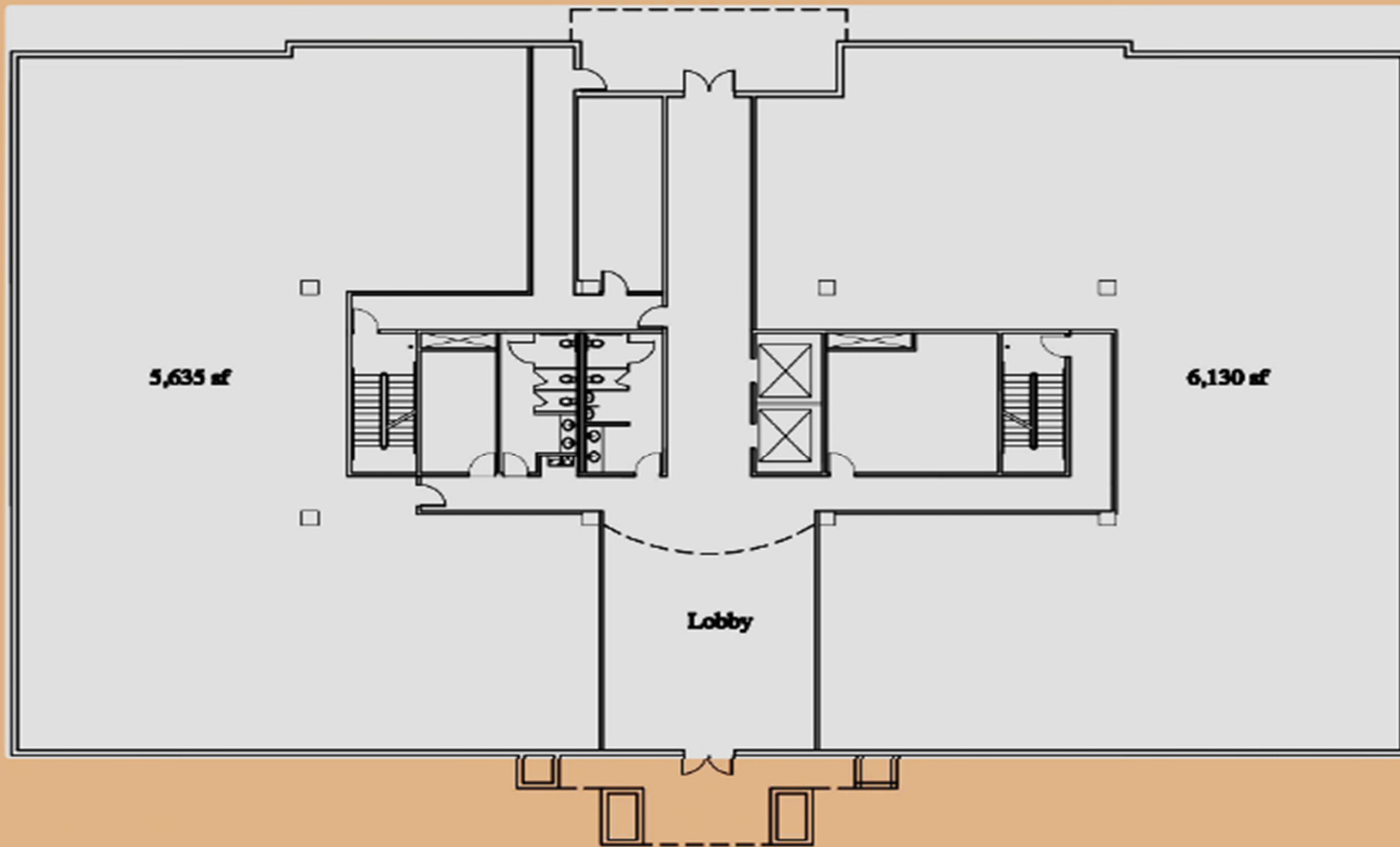
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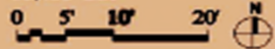
# Southern International Tower

## 1<sup>st</sup> FL - Global One Bank



### 1st Floor Plan

16,433 GSF



**TDCK**  
ARCHITECTS, INC.

# Southern International Tower

## Pre-Sales Price Sheet

(subject to change)

# 2<sup>nd</sup> FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 201	2nd FL	1045	\$470,250.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 202	2nd FL	952	\$428,400.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 203	2nd FL	973	\$437,850.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 205	2nd FL	1082	\$432,800.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 206	2nd FL	1497	\$598,800.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 207	2nd FL	1497	\$673,650.00	AVAILABLE
11116 Bellaire Blvd., Suite 208	2nd FL	1085	\$488,250.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 209	2nd FL	973	\$437,850.00	AVAILABLE
11116 Bellaire Blvd., Suite 210	2nd FL	952	\$428,400.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 211	2nd FL	1045	\$470,250.00	AVAILABLE
11116 Bellaire Blvd., Suite 212	2nd FL	851	\$382,950.00	AVAILABLE
11116 Bellaire Blvd., Suite 213	2nd FL	874	\$393,300.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 215	2nd FL	874	\$393,300.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 216	2nd FL	874	\$349,600.00	AVAILABLE
11116 Bellaire Blvd., Suite 217	2nd FL	851	\$382,950.00	AVAILABLE
11116 Bellaire Blvd., Suite 218	2nd FL	542	\$243,900.00	AVAILABLE

# 3<sup>rd</sup> FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 301	3rd FL	1028	\$462,600.00	AVAILABLE
11116 Bellaire Blvd., Suite 302	3rd FL	936	\$421,200.00	AVAILABLE
11116 Bellaire Blvd., Suite 303	3rd FL	957	\$382,800.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 305	3rd FL	1068	\$427,200.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 306	3rd FL	1048	\$419,200.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 307	3rd FL	913	\$410,850.00	AVAILABLE
11116 Bellaire Blvd., Suite 308	3rd FL	913	\$365,200.00	<b>SOLD</b>
11116 Bellaire Blvd., Suite 309	3rd FL	1048	\$471,600.00	AVAILABLE
11116 Bellaire Blvd., Suite 310	3rd FL	1068	\$427,200.00	AVAILABLE
11116 Bellaire Blvd., Suite 311	3rd FL	957	\$430,650.00	AVAILABLE
11116 Bellaire Blvd., Suite 312	3rd FL	936	\$421,200.00	AVAILABLE
11116 Bellaire Blvd., Suite 313	3rd FL	1028	\$462,600.00	AVAILABLE
11116 Bellaire Blvd., Suite 315	3rd FL	838	\$377,100.00	AVAILABLE
11116 Bellaire Blvd., Suite 316	3rd FL	860	\$387,000.00	AVAILABLE
11116 Bellaire Blvd., Suite 317	3rd FL	860	\$387,000.00	AVAILABLE
11116 Bellaire Blvd., Suite 318	3rd FL	860	\$387,000.00	AVAILABLE
11116 Bellaire Blvd., Suite 319	3rd FL	838	\$377,100.00	AVAILABLE
11116 Bellaire Blvd., Suite 320	3rd FL	542	\$243,900.00	AVAILABLE

Updated May 2026

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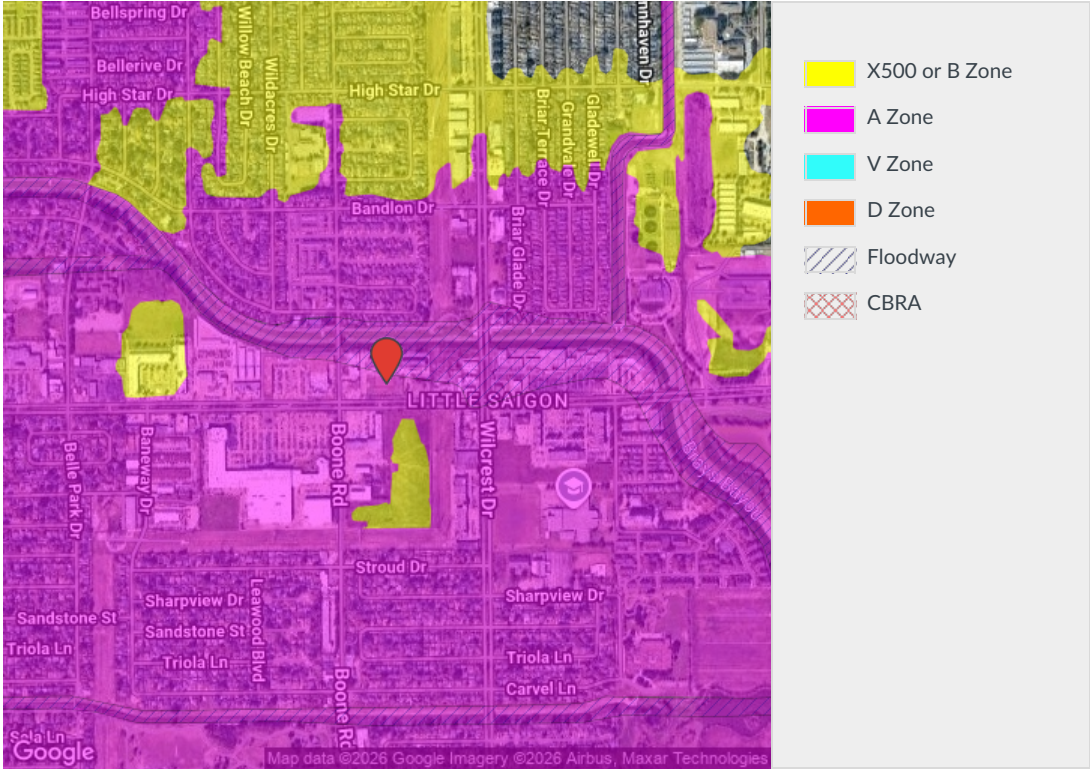
11116 BELLAIRE BLVD HOUSTON, TX 77072-2608

LOCATION ACCURACY: 📍 Excellent

## Flood Zone Determination Report

Flood Zone Determination: **IN** ⚠️

COMMUNITY	480296	PANEL	0830L
PANEL DATE	June 18, 2007	MAP NUMBER	48201C0830L





# Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

*CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.*

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772  
OR VISIT [www.floodcert.com](http://www.floodcert.com)

# Traffic Count Profile

11116 Bellaire Blvd, Houston, Texas, 77072



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.10	Boone Rd	Oakcenter Dr	2006	8,130
0.10	Boone Road	Bellaire Blvd	2019	13,123
0.20	Wilcrest Dr	Briar Glade Dr	2014	22,578
0.20	Wilcrest Dr	Bellaire Blvd	2014	24,415
0.30	Bandlon Dr	Wilcrest Dr	2011	1,440
0.50	Wilcrest Dr	High Star Dr	2014	22,223
0.50	Bellaire Blvd	Turtlewood Dr	2013	42,434
0.50	High Star Dr	Wilcrest Dr	2014	3,553
0.50	Wilcrest Dr	Carvel Ln	2014	21,125
0.50	Belle Park Dr	Bellaire Blvd	2011	1,920
0.50	High Star Dr	Briar Glade Dr	2014	3,186
0.60	Wilcrest Dr	High Star Dr	2014	21,510
0.60	Wilcrest Dr	Carvel Ln	2015	22,908
0.60	Belle Park Dr	Moonmist Dr	2006	2,990
0.60	Boone Rd	Carvel Ln	2011	12,420
0.60	Wilcrest Drive	Carvel Ln	2019	19,361
0.70	Boone Rd	Harwin Dr	2010	5,503
0.70	Carnelian Dr	High Star Dr	2011	3,530
0.80	Wilcrest Dr	Harwin Dr	2011	17,880
0.80	Bellaire Boulevard; i L Sàign	Belle Glen Dr	2022	36,492
0.80	Harwin Drive	Wilcrest Dr	2019	22,965
0.80	Harwin Dr	Wilcrest Dr	2014	30,345
0.80	Wilcrest Drive	Harwin Dr	2019	22,019
0.80	S Kirkwood Rd	Bellaire Blvd	2001	11,170
0.80	South Kirkwood Road	Bellaire Blvd	2019	17,082
0.80	South Kirkwood Road	Dashwood Dr	2019	15,399
0.90	Wilcrest Dr	Harwin Dr	2011	22,490
0.90	S Kirkwood Rd	Dashwood Dr	2013	14,201

Closest locations 1-28, Table 1 of 2

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

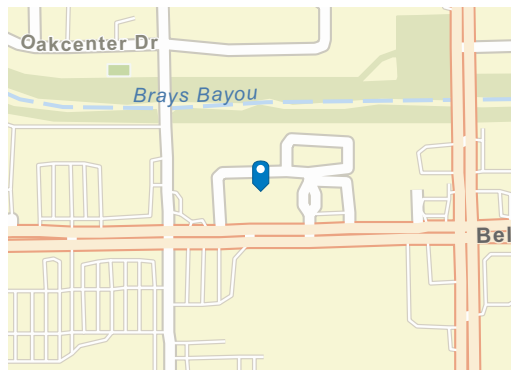
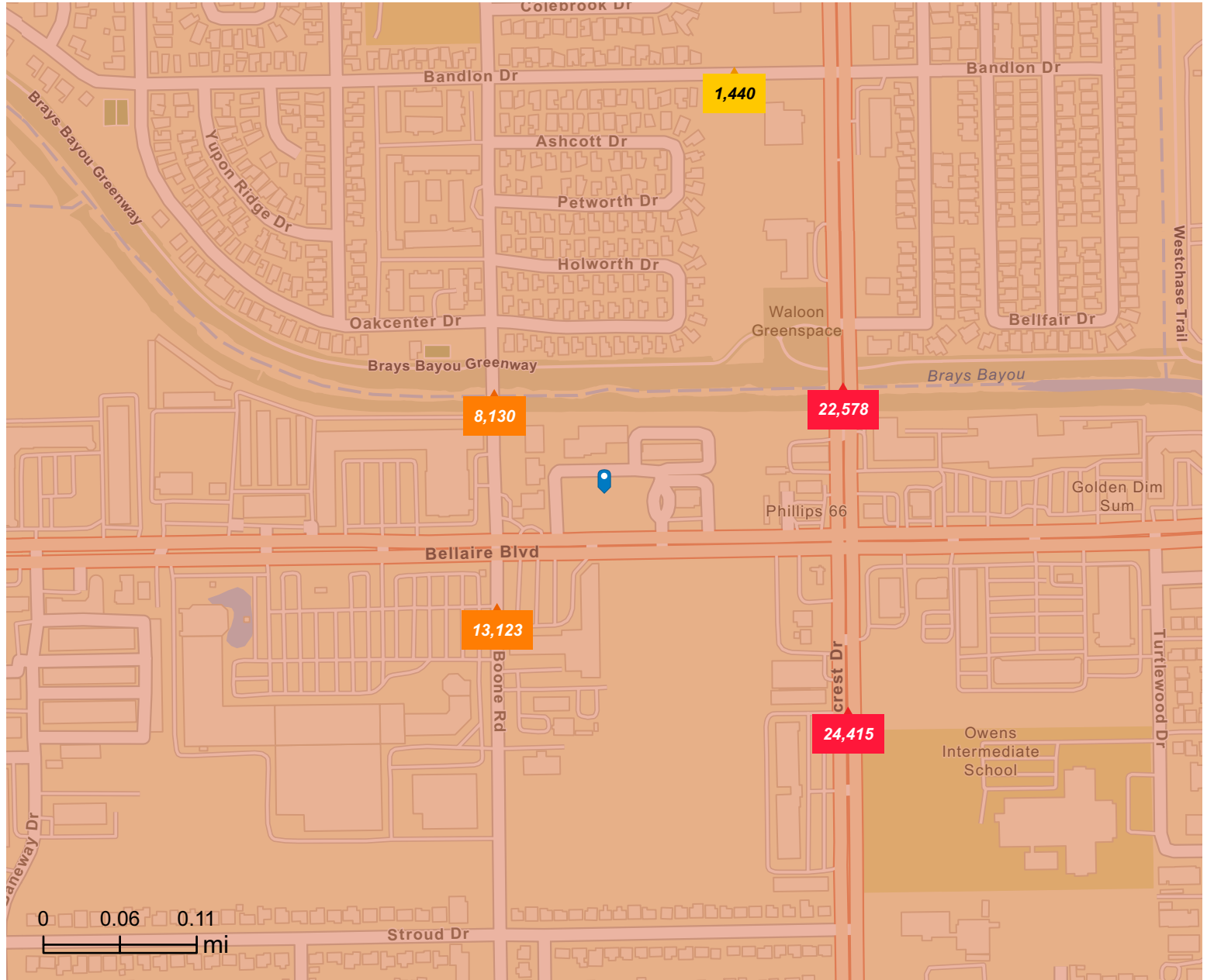
Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.90	Bellaire Boulevard	Aqua Ln	2019	40,117
0.90	Bellaire Boulevard;i L Sàign	Aqua Ln	2022	30,933
0.90	High Star Dr	S Kirkwood Rd	2006	2,750
0.90	Wilcrest Dr	Village Bend Ln	2001	19,190
0.90	Belle Park Dr	Chesswood Dr	2011	2,410
0.90	Harwin Drive	Linnhaven Dr	2019	21,464
0.90	Bellaire Boulevard;i L Sàign	Sam Houston Pkwy	2022	40,885
0.90	Harwin Dr	Kenwall Dr	2011	22,240
1.00	S Kirkwood Rd	Carvel Ln	2013	17,607
1.00	South Kirkwood Road	Carvel Ln	2019	19,527
1.00	High Star Dr	L St	2011	3,750
1.00	WPT	N Course Dr	2021	64,674
1.00	WPT	N Course Dr	2022	74,989
1.10	Wilcrest Dr	Westpark Dr	2014	26,197
1.10	Town Park Dr	Sam Houston Pkwy	2011	2,790
1.10	Alief Clodine Dr		2011	23,470
1.10		W Sam Houston Pkwy S	2022	45,512
1.10	South Kirkwood Road	Alief Rd	2019	11,752
1.10	Beltway 8	Bellaire Blvd	2011	166,090
1.10	Wilcrest Drive	Beechnut St	2019	22,249
1.10	S Kirkwood Rd	Alief Rd	2011	9,810
1.10	Jetty Ln	Neff St	2011	1,040

# Traffic Count Map - Close Up

11116 Bellaire Blvd, Houston, Texas, 77072

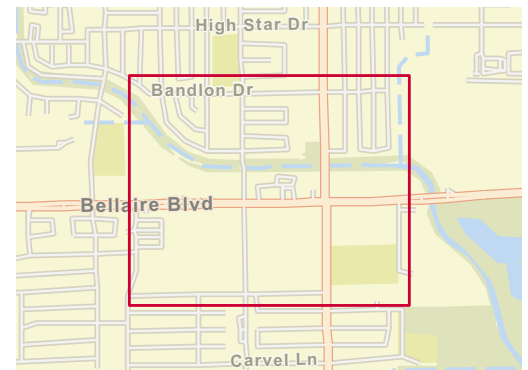


Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



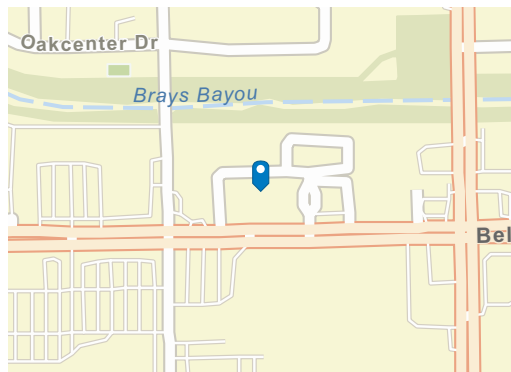
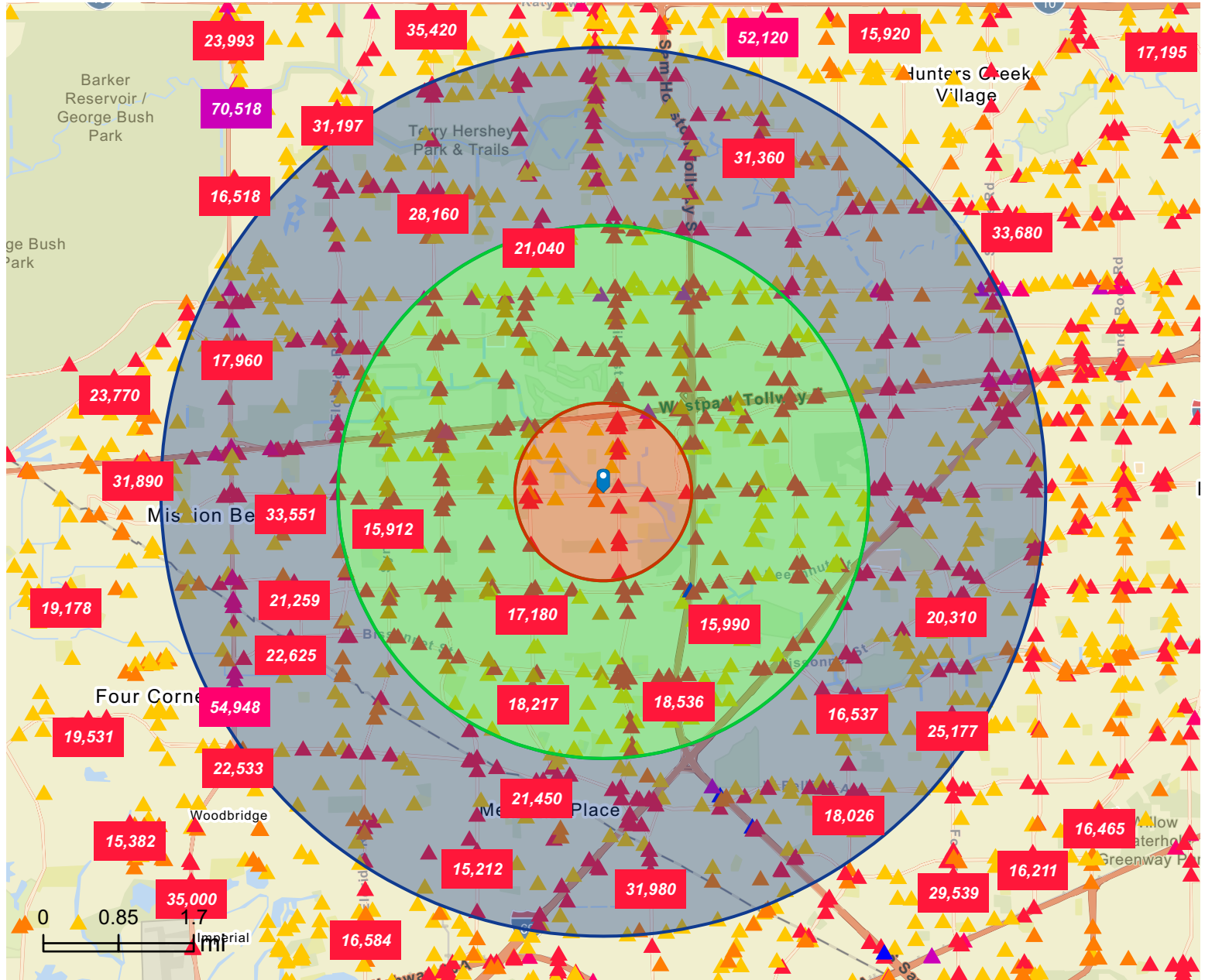
Source: Traffic Counts (2025)

# Traffic Count Map

11116 Bellaire Blvd, Houston, Texas, 77072

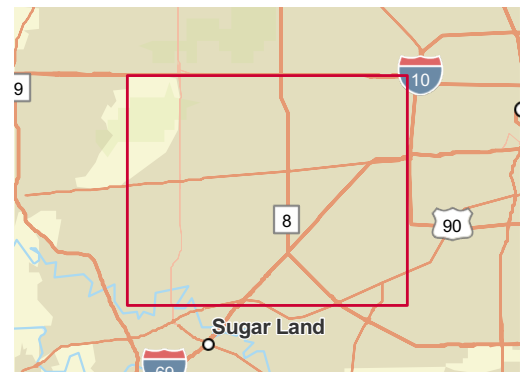


Ring bands: 0-1, 1-3, 3-5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

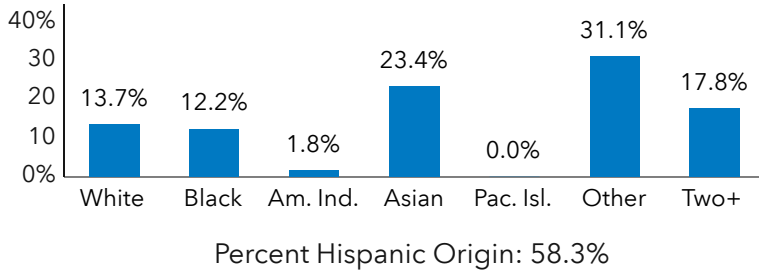
# Graphic Profile

11116 Bellaire Blvd, Houston, Texas, 77072

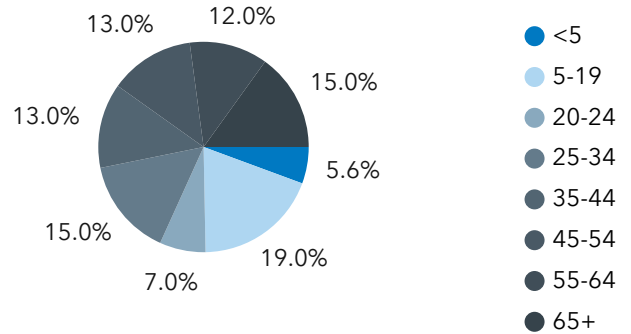


Ring band: 0 - 1 mile radius

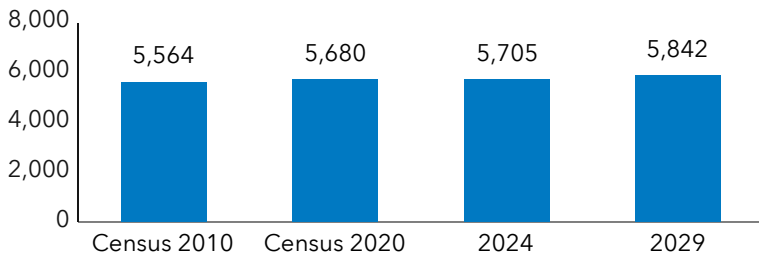
## Population by Race



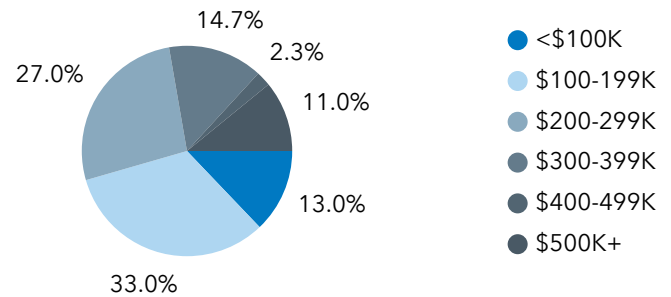
## Population by Age



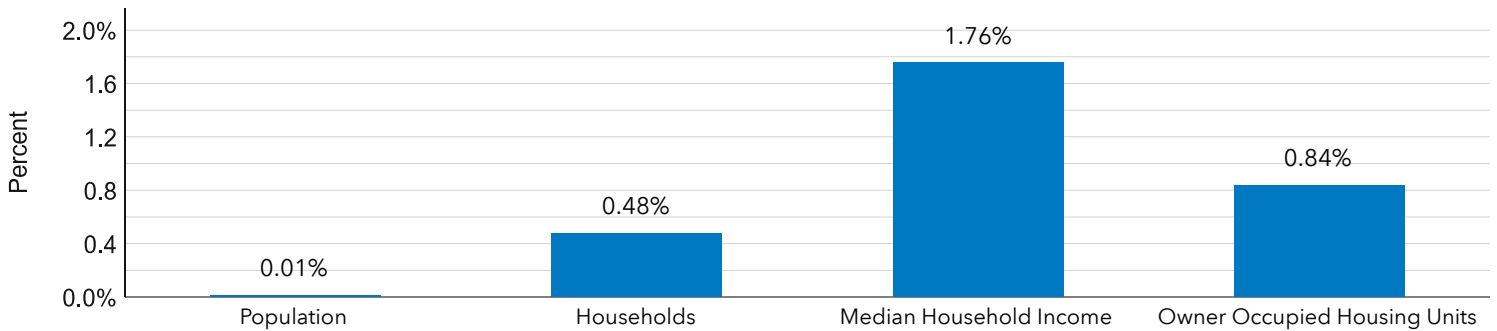
## Households



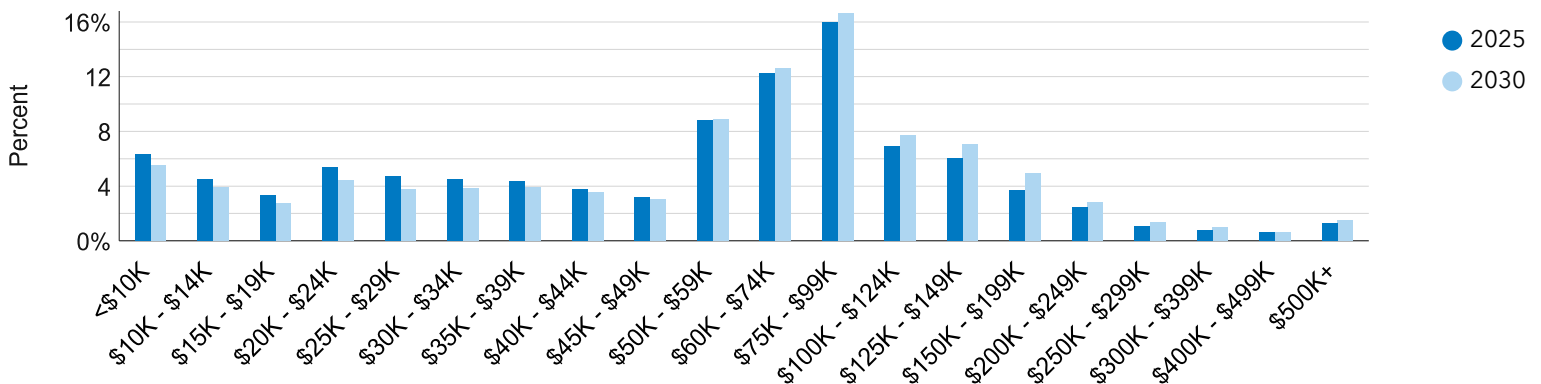
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

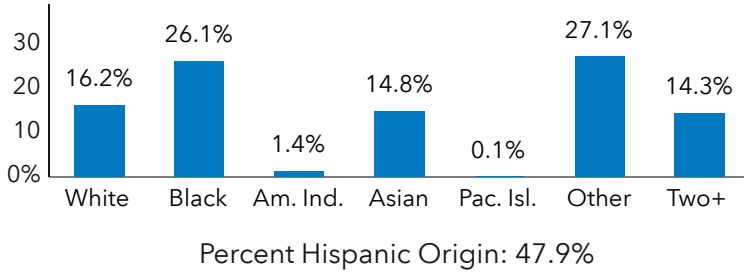
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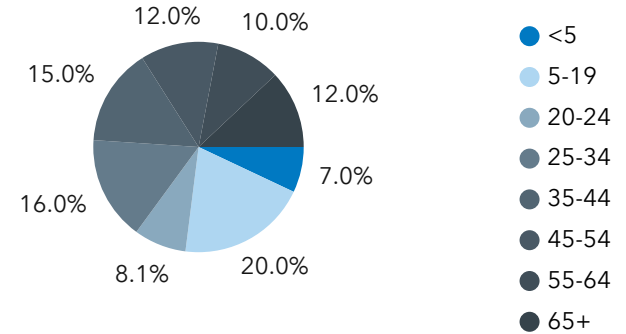


Ring band: 1 - 3 mile radius

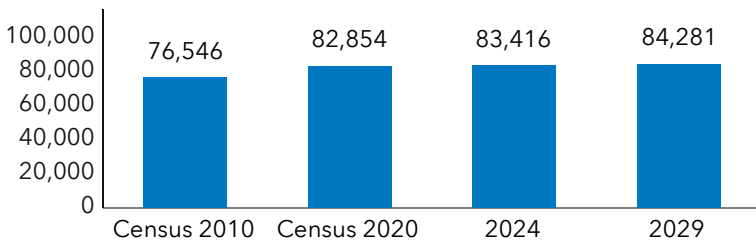
## Population by Race



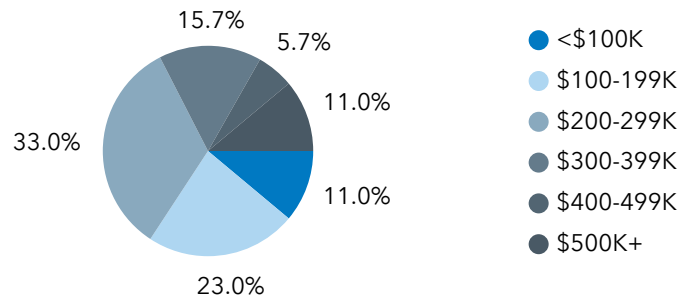
## Population by Age



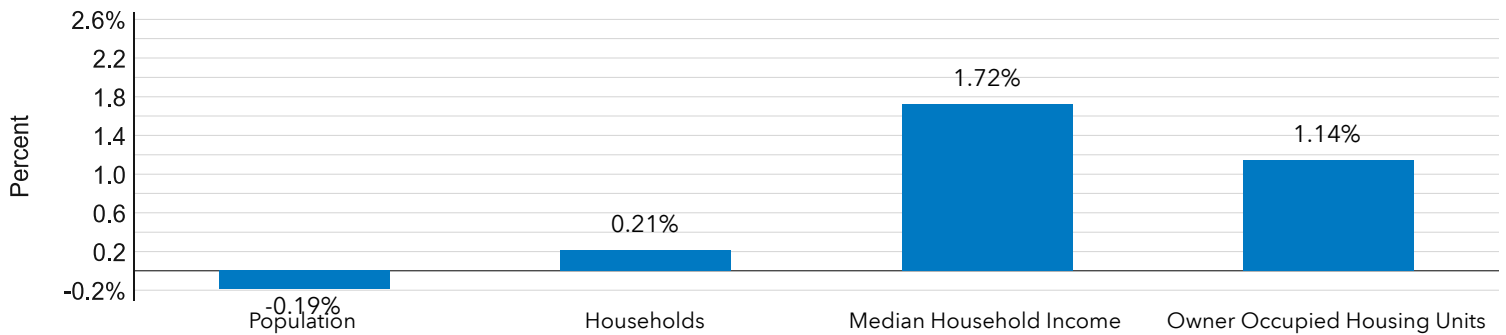
## Households



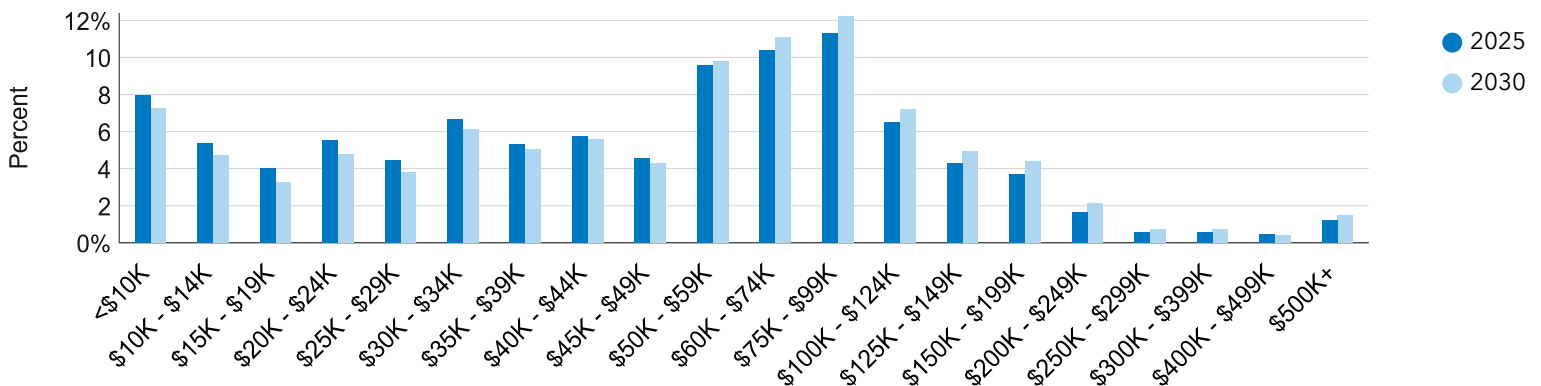
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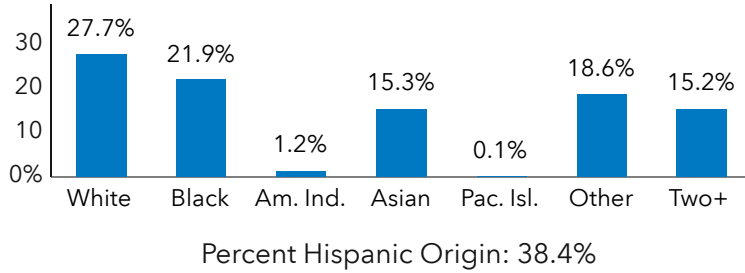
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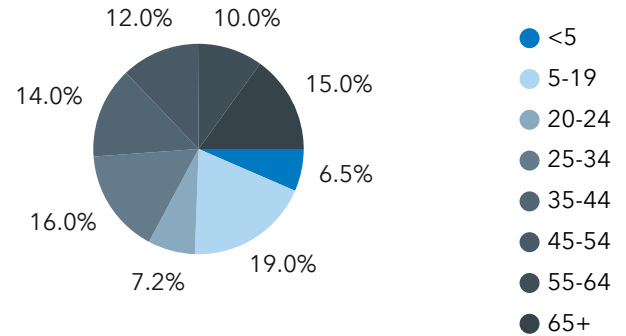


Ring band: 3 - 5 mile radius

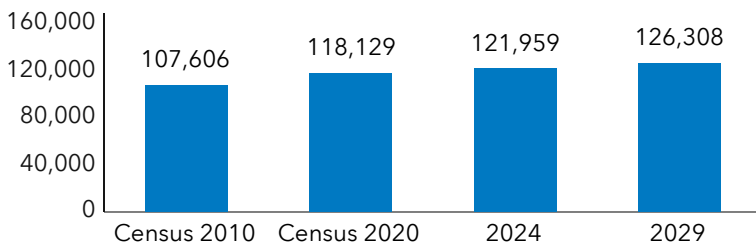
## Population by Race



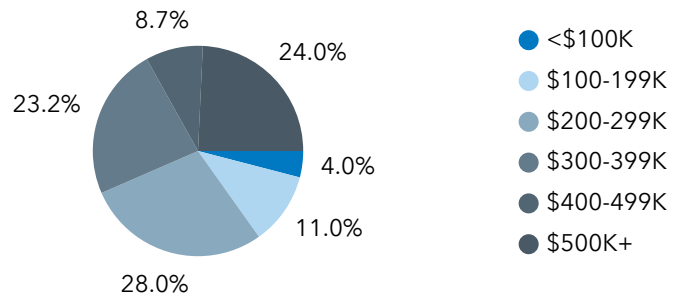
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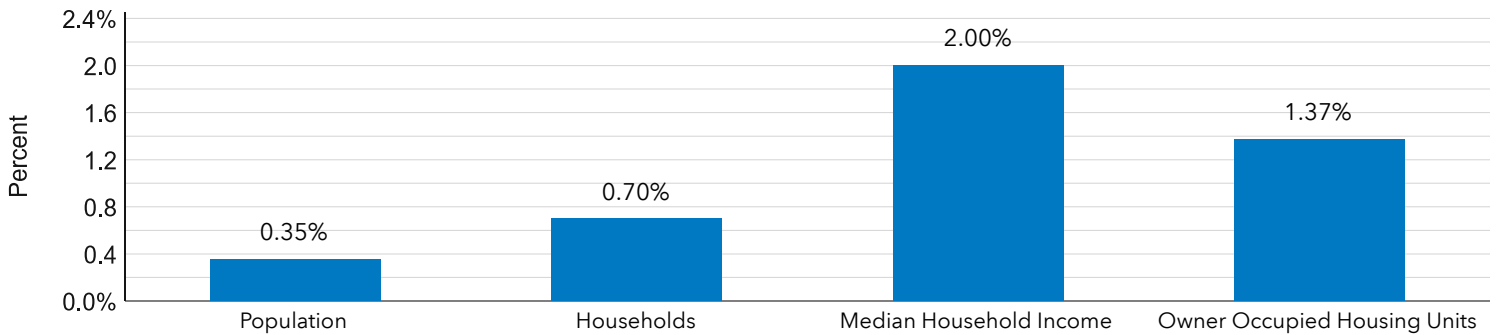
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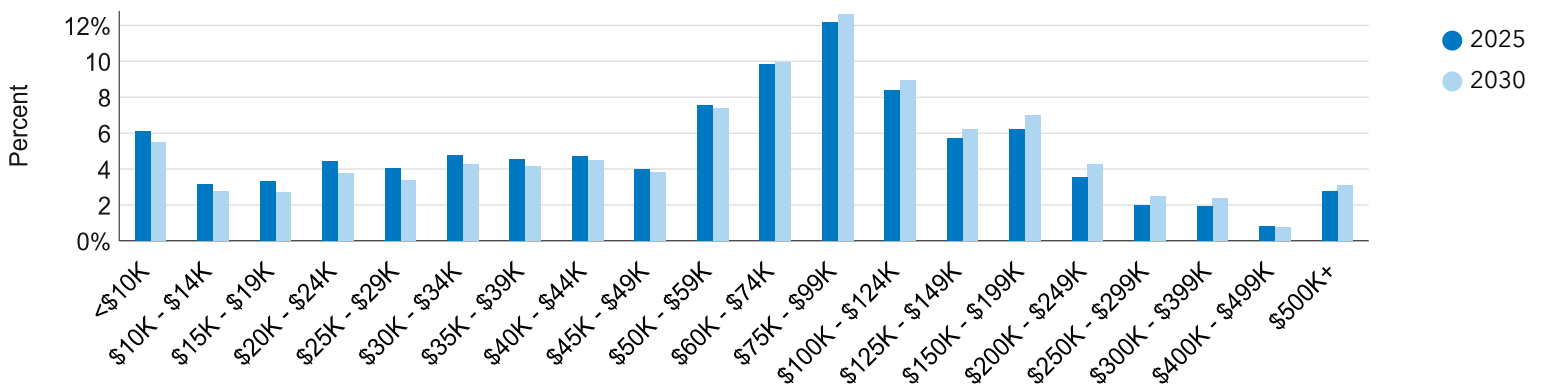
## Home Value



## 2024-2029 Annual Growth Rate



## Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

# Executive Summary

11116 Bellaire Blvd, Houston, Texas, 77072



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	18,658	208,445	282,167
2020 Population	18,378	220,305	309,490
2025 Population	17,880	214,000	309,729
2030 Population	17,888	211,969	315,141
2010-2020 Annual Rate	-0.15%	0.55%	0.93%
2020-2025 Annual Rate	-0.52%	-0.55%	0.01%
2025-2030 Annual Rate	0.01%	-0.19%	0.35%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	37.7	34.2	36.0
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	13.7%	16.2%	27.7%
Black Alone	12.2%	26.1%	21.9%
American Indian Alone	1.8%	1.4%	1.2%
Asian Alone	23.4%	14.8%	15.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	31.1%	27.1%	18.6%
Two or More Races	17.8%	14.3%	15.2%
Hispanic Origin	58.3%	47.9%	38.4%
Diversity Index	88.8	89.4	89.1

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	5,564	76,546	107,606
2020 Total Households	5,680	82,854	118,129
2025 Total Households	5,705	83,416	121,959
2030 Total Households	5,842	84,281	126,308
2010-2020 Annual Rate	0.21%	0.80%	0.94%
2020-2025 Annual Rate	0.08%	0.13%	0.61%
2025-2030 Annual Rate	0.48%	0.21%	0.70%
2025 Average Household Size	3.13	2.56	2.52
Wealth Index	60	46	81

<b>Mortgage Income</b>	<b>0 - 1 mile</b>	<b>1 - 3 mile</b>	<b>3 - 5 mile</b>
2025 Percent of Income for Mortgage	21.7%	30.1%	31.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$61,113	\$50,292	\$64,374
2030 Median Household Income	\$66,681	\$54,780	\$71,068
2025-2030 Annual Rate	1.76%	1.72%	2.00%
<b>Average Household Income</b>			
2025 Average Household Income	\$83,333	\$70,926	\$102,191
2030 Average Household Income	\$92,157	\$77,936	\$111,744
<b>Per Capita Income</b>			
2025 Per Capita Income	\$26,703	\$27,698	\$40,286
2030 Per Capita Income	\$30,225	\$31,043	\$44,835
2025-2030 Annual Rate	2.51%	2.31%	2.16%
<b>Income Equality</b>			
2025 Gini Index	46.5	48.2	50.8
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	40.1	34.1	41.3
<b>Housing Unit Summary</b>			
Housing Affordability Index	92	67	64
2010 Total Housing Units	5,964	88,396	121,339
2010 Owner Occupied Hus (%)	59.6%	30.1%	45.8%
2010 Renter Occupied Hus (%)	40.4%	69.9%	54.2%
2010 Vacant Housing Units (%)	6.7%	13.4%	11.3%
2020 Housing Units	5,973	91,411	129,719
2020 Owner Occupied HUs (%)	56.3%	27.1%	40.1%
2020 Renter Occupied HUs (%)	43.7%	72.9%	59.9%
Vacant Housing Units	5.4%	9.3%	8.9%
2025 Housing Units	6,052	91,171	133,200
Owner Occupied Housing Units	57.3%	27.8%	40.7%
Renter Occupied Housing Units	42.7%	72.3%	59.3%
Vacant Housing Units	5.7%	8.5%	8.4%
2030 Total Housing Units	6,208	92,627	138,318
2030 Owner Occupied Housing Units	3,408	24,500	53,184
2030 Renter Occupied Housing Units	2,435	59,782	73,124
2030 Vacant Housing Units	366	8,346	12,010



## Information About Brokerage Services

*Texas law requires all real estate licensees 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:

- 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.

<b>DNCommercial</b>	<b>577136</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)270-5400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Danny Nguyen, CCIM</b>	<b>456765</b>	<b>dannynguyen@dncommercial.net</b>	<b>(713)478-2972</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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