

FOR SALE – Office Condos

Southern International Tower

11116 Bellaire Blvd, Houston, TX 77072



Image is a rendering for illustration only.
Final product may vary.

LIMITED AVAILABILITY



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

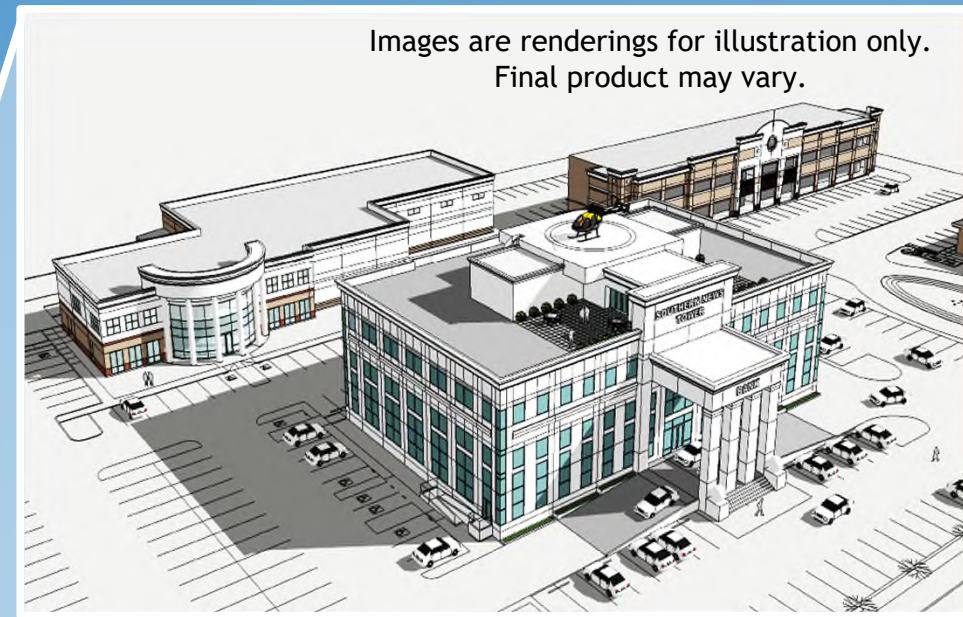
dannynguyen@dncommercial.net

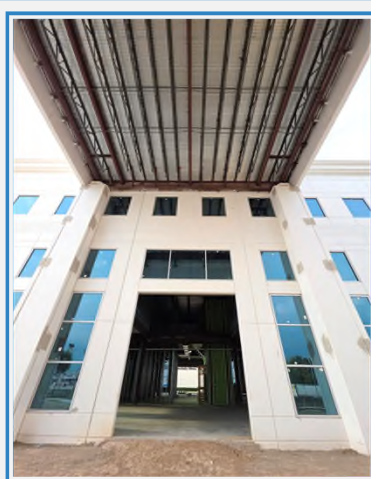
www.dncommercial.net

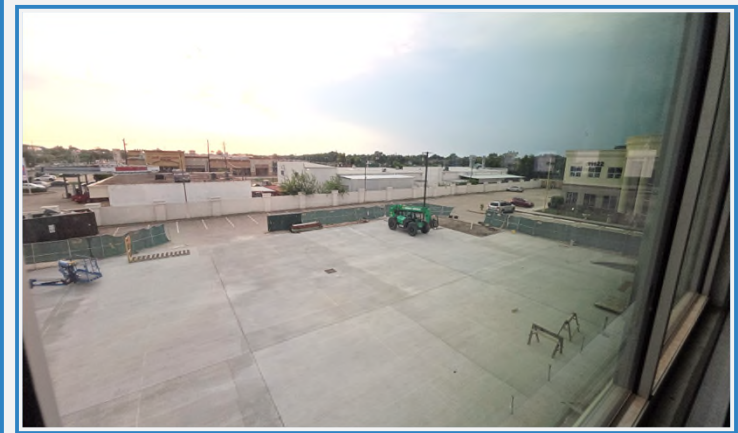


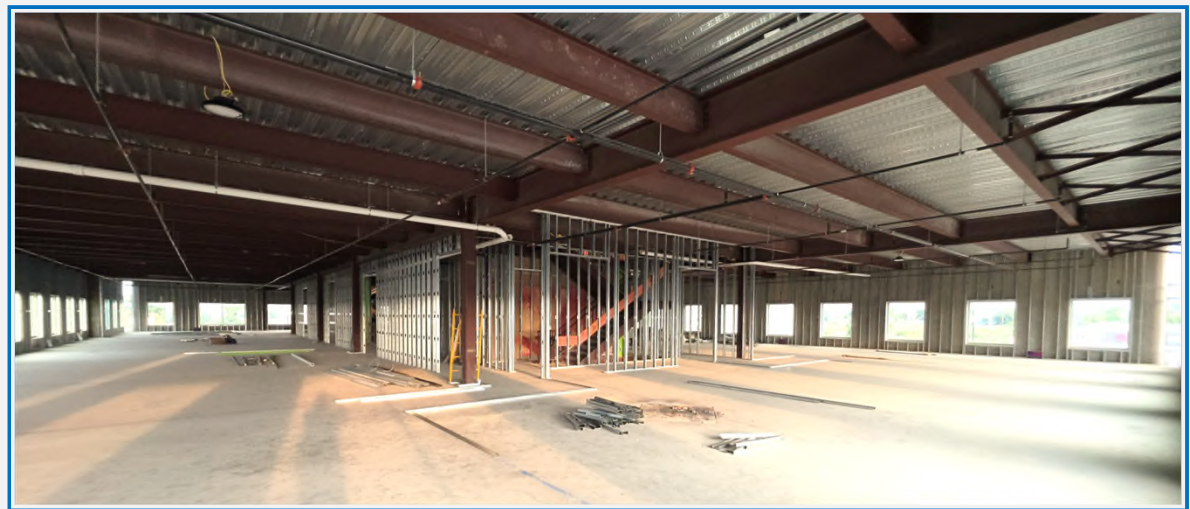
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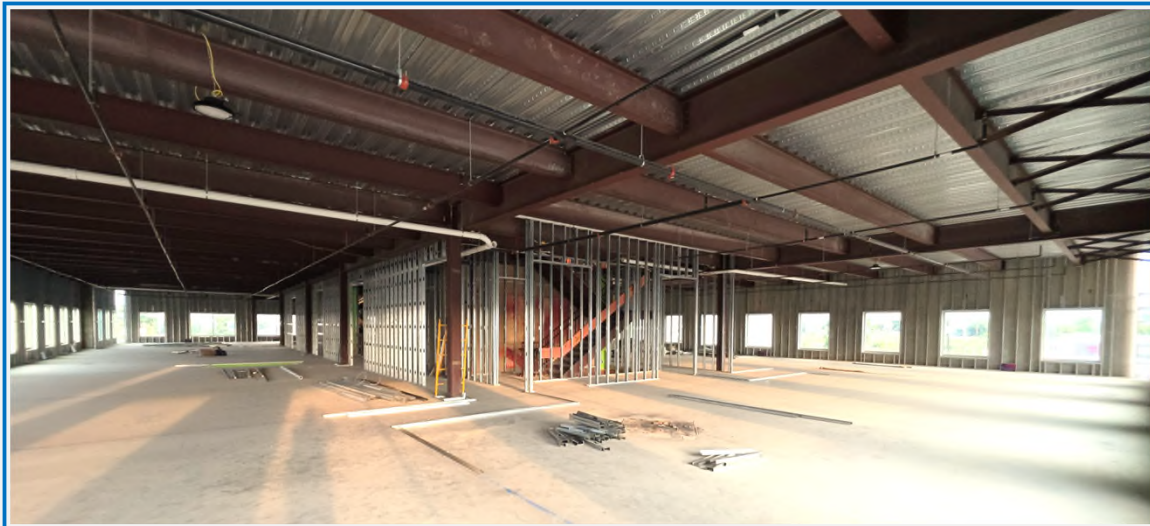
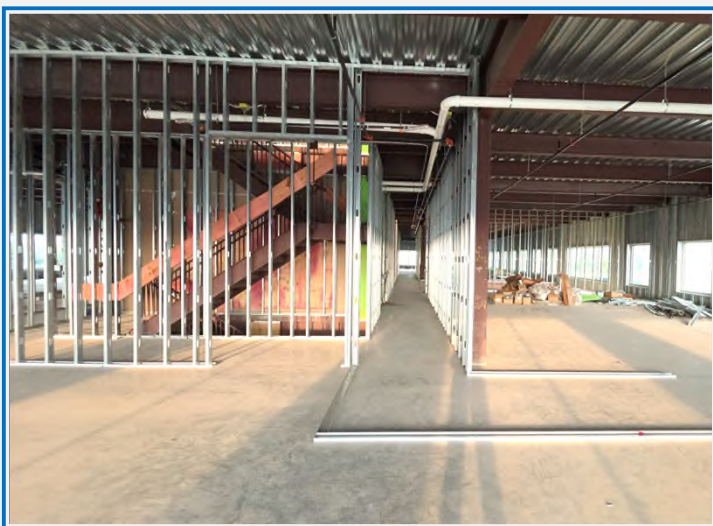
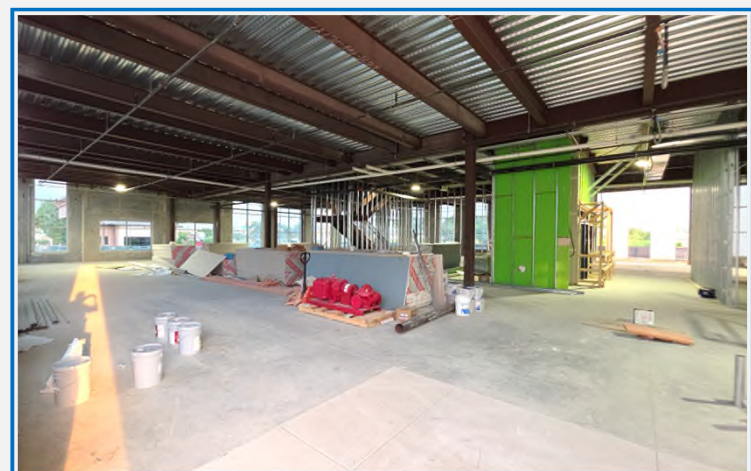
- **Price: \$450/SF**
- **1st Floor Anchor: Global One Bank**
- **2nd & 3rd FL Spaces Available**
- **Est. Completion December 2025**
- Approx. 1 mile to Sam Houston Tollway, 5 miles to Hwy 6 & 4 miles to Westpark Tollway
- Located in the International District
- Granite Exterior, 19' First Floor Ceilings, 8' Wood-Stained Entry 10' Interior Ceilings with LED Lighting Throughout, Energy Efficient











Southern International Tower



Bush/IAH
Airport
+/- 30 MI.



Port of
Houston
+/- 22 MI.



Hobby
Airport
+/- 24 MI.

International Management District

Southern International Tower



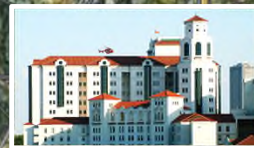
Energy Corridor



Downtown Houston



Southern International Tower



Houston Medical Center



Stafford

Sugar Land

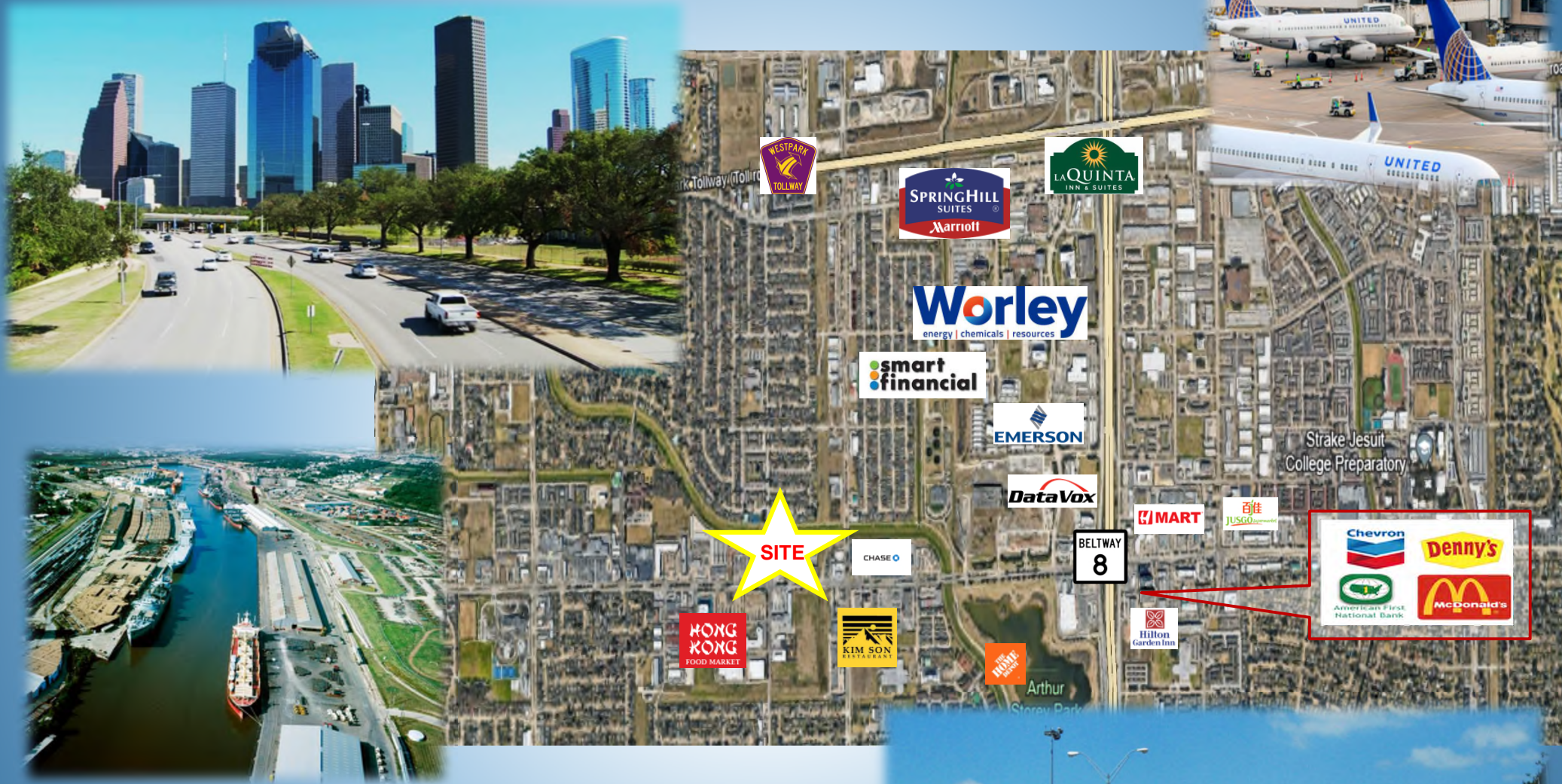
Missouri City

Pearland

Richmond / Rosenberg

Southern International Tower

11116 Bellaire Blvd, Houston, TX 77072

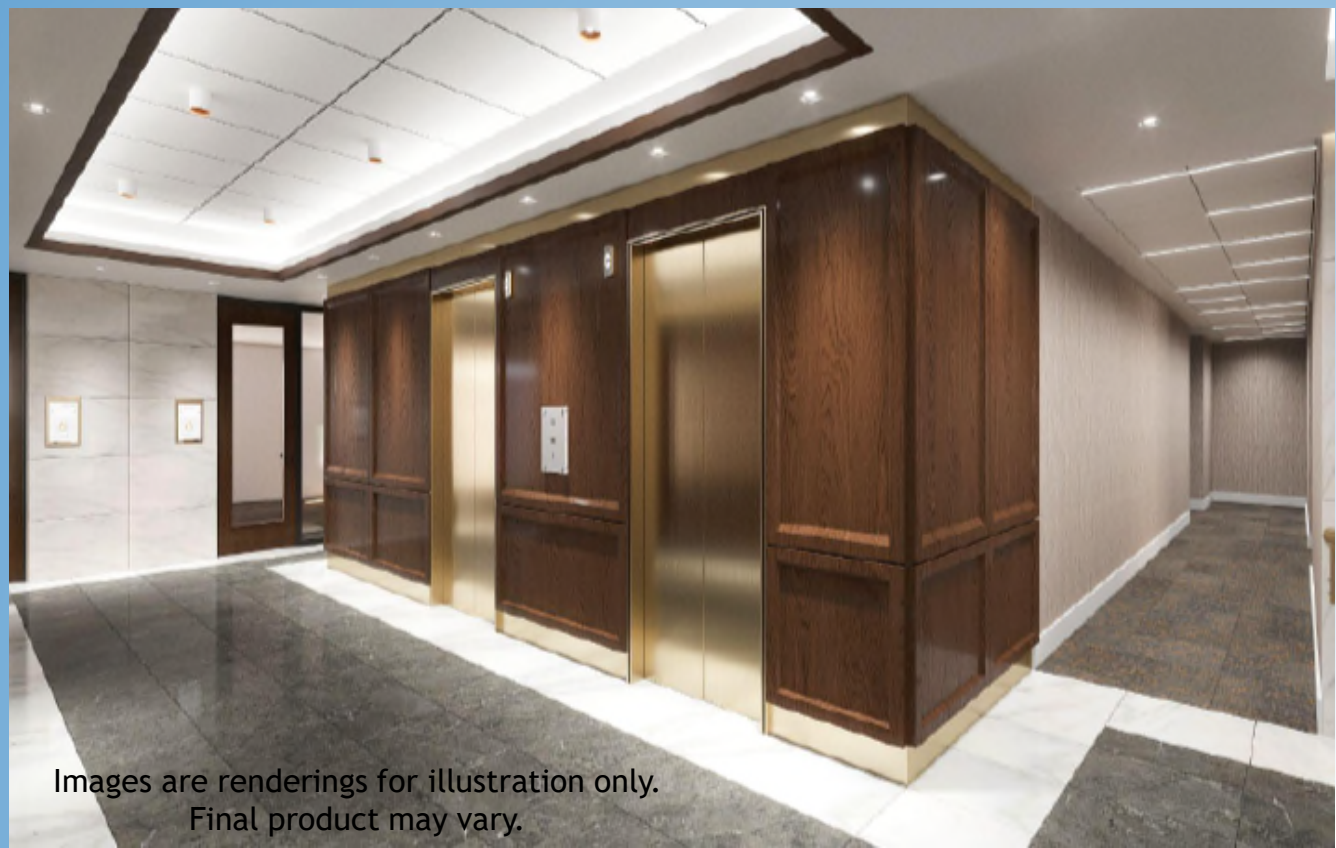


Situated in the hub of the International Management District, The Southern International Tower is only minutes away from the Sam Houston and Westpark Tollways. It is poised to meet the growing demands of West Houston by providing Executive Office Spaces catering to medical professionals and business 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.





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Final product may vary.



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Final product may vary.

Southern International Tower

2nd FLOOR PLAN



1 SECOND FLOOR PLAN
DATE: 8/25/2022



REVISIONS		
NO.	DATE	DESCRIPTION

SOUTHERN NEWS TOWER
BELLAIRE BOULEVARD
HOUSTON, TEXAS 77072

TDCK
ARCHITECTS, INC.
500 Spring 2, Suite 500, Houston, TX 77002
713.866.8800 Fax: 713.866.8801

PROJECT NO. 21045
DRAWING NO. 21045-02

DRAWING TITLE

DRAWN BY: _____
CHECKED BY: _____

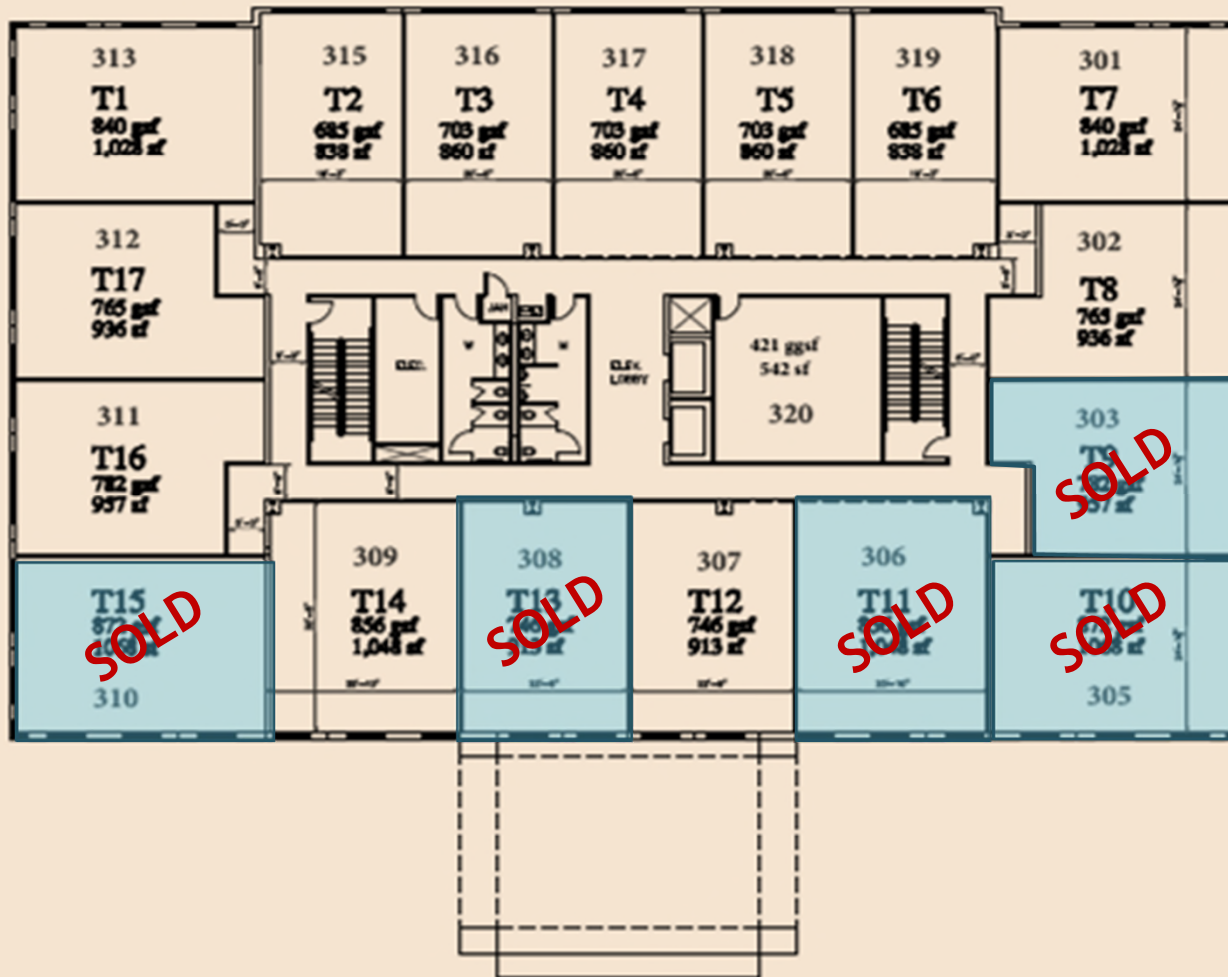
DATE:
8-28-2022

PROJECT NO.
21045

DRAWING NO.

Southern International Tower

3rd FLOOR PLAN



① THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"
8.35.2025

REVISIONS		
NO.	DATE	DESCRIPTION

SOUTHERN NEWS TOWER
BELLARE BOULEVARD
HOUSTON TEXAS 77022

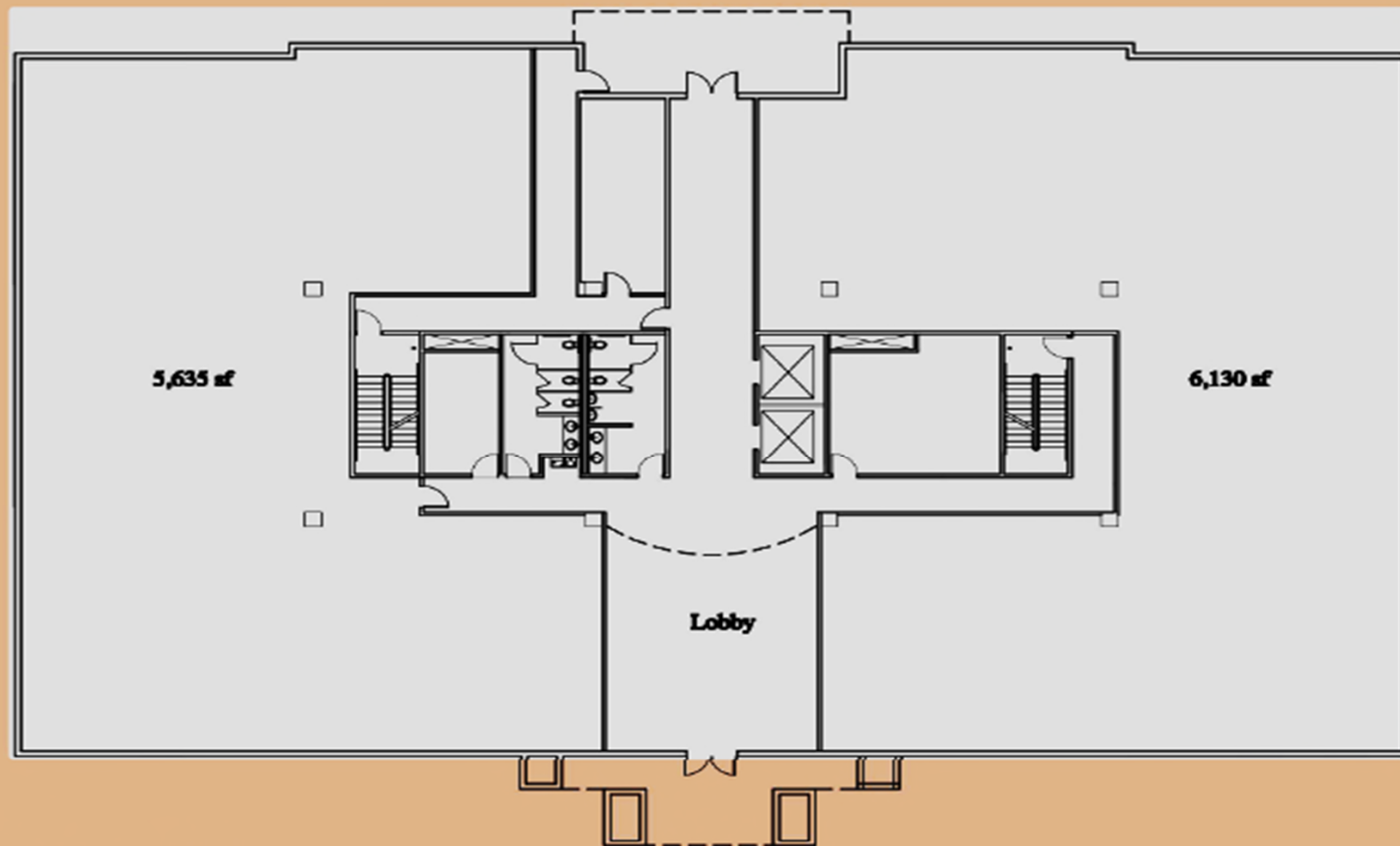
TDCK
ARCHITECTS, INC.
400 DOWNS AVE., SUITE 1000, HOUSTON, TX 77002
713.861.1111
www.tdck.com

SHARED TITLE

DESIGN BY	CHECKED BY
DATE	DATE
PROJECT NO.	PROJECT NO.
SHARED NO.	SHARED NO.

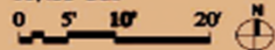
Southern International Tower

1st FL - Global One Bank



1st Floor Plan

16,433 GSF



TDCK
ARCHITECTS, INC.

Southern International Tower

Pre-Sales Price Sheet

(subject to change)

2nd FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 201	2nd FL	1045	\$470,250.00	December 2025
11116 Bellaire Blvd., Suite 202	2nd FL	952	\$428,400.00	December 2025
11116 Bellaire Blvd., Suite 203	2nd FL	973	\$437,850.00	December 2025
11116 Bellaire Blvd., Suite 205	2nd FL	1082	\$432,800.00	SOLD
11116 Bellaire Blvd., Suite 206	2nd FL	1497	\$598,800.00	SOLD
11116 Bellaire Blvd., Suite 207	2nd FL	1497	\$673,650.00	December 2025
11116 Bellaire Blvd., Suite 208	2nd FL	1085	\$488,250.00	SOLD
11116 Bellaire Blvd., Suite 209	2nd FL	973	\$437,850.00	December 2025
11116 Bellaire Blvd., Suite 210	2nd FL	952	\$428,400.00	December 2025
11116 Bellaire Blvd., Suite 211	2nd FL	1045	\$470,250.00	December 2025
11116 Bellaire Blvd., Suite 212	2nd FL	851	\$382,950.00	December 2025
11116 Bellaire Blvd., Suite 213	2nd FL	874	\$349,600.00	SOLD
11116 Bellaire Blvd., Suite 215	2nd FL	874	\$349,600.00	SOLD
11116 Bellaire Blvd., Suite 216	2nd FL	874	\$349,600.00	SOLD
11116 Bellaire Blvd., Suite 217	2nd FL	851	\$382,950.00	December 2025
11116 Bellaire Blvd., Suite 218	2nd FL	542	\$243,900.00	December 2025

3rd FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 301	3rd FL	1028	\$462,600.00	December 2025
11116 Bellaire Blvd., Suite 302	3rd FL	936	\$421,200.00	December 2025
11116 Bellaire Blvd., Suite 303	3rd FL	957	\$382,800.00	SOLD
11116 Bellaire Blvd., Suite 305	3rd FL	1068	\$427,200.00	SOLD
11116 Bellaire Blvd., Suite 306	3rd FL	1048	\$419,200.00	SOLD
11116 Bellaire Blvd., Suite 307	3rd FL	913	\$410,850.00	December 2025
11116 Bellaire Blvd., Suite 308	3rd FL	913	\$365,200.00	SOLD
11116 Bellaire Blvd., Suite 309	3rd FL	1048	\$471,600.00	December 2025
11116 Bellaire Blvd., Suite 310	3rd FL	1068	\$427,200.00	SOLD
11116 Bellaire Blvd., Suite 311	3rd FL	957	\$430,650.00	December 2025
11116 Bellaire Blvd., Suite 312	3rd FL	936	\$421,200.00	December 2025
11116 Bellaire Blvd., Suite 313	3rd FL	1028	\$462,600.00	December 2025
11116 Bellaire Blvd., Suite 315	3rd FL	838	\$377,100.00	December 2025
11116 Bellaire Blvd., Suite 316	3rd FL	860	\$387,000.00	December 2025
11116 Bellaire Blvd., Suite 317	3rd FL	860	\$387,000.00	December 2025
11116 Bellaire Blvd., Suite 318	3rd FL	860	\$387,000.00	December 2025
11116 Bellaire Blvd., Suite 319	3rd FL	838	\$377,100.00	December 2025
11116 Bellaire Blvd., Suite 320	3rd FL	542	\$243,900.00	December 2025

Updated September 2025

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The closest match to 11116 Bellaire Blvd, Houston TX is 11116 BELLAIRE BLVD HOUSTON, TX 77072-2608

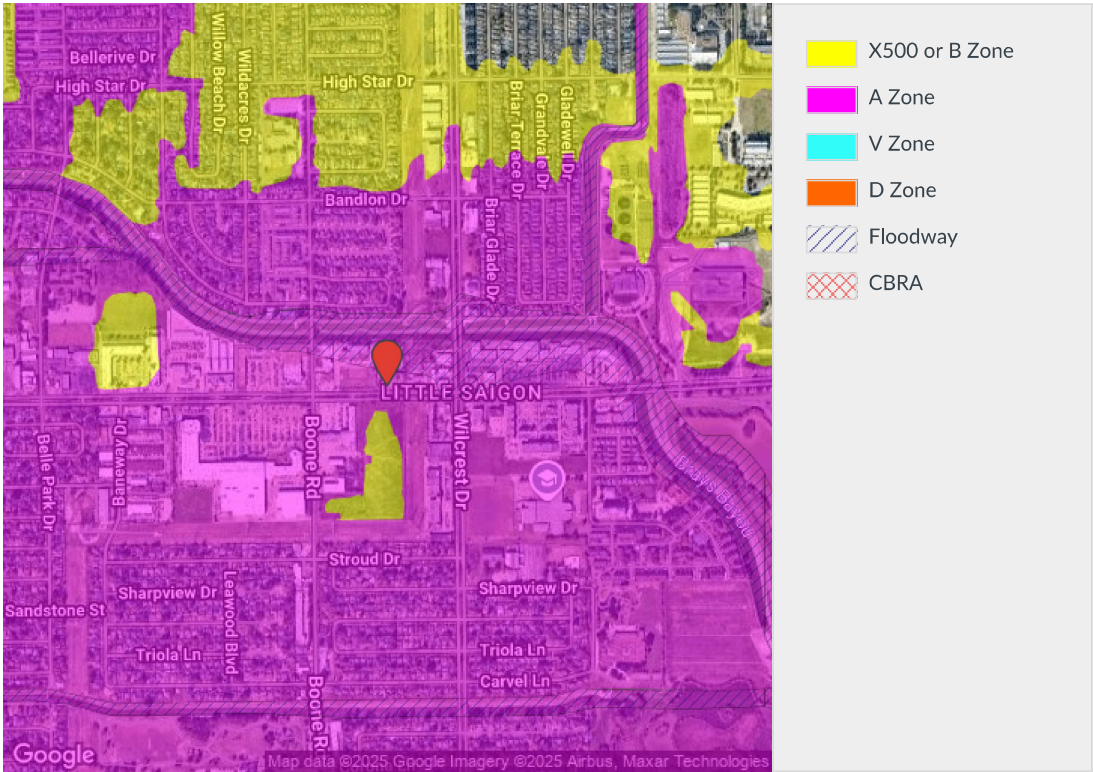
11116 BELLAIRE BLVD HOUSTON, TX 77072-2608

LOCATION ACCURACY: 📍 Good

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



Executive Summary

11116 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70433
Longitude: -95.57409

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	18,776	208,295	283,566
2020 Population	18,495	220,150	310,752
2024 Population	18,305	217,128	312,731
2029 Population	18,447	215,528	317,903
2010-2020 Annual Rate	-0.15%	0.56%	0.92%
2020-2024 Annual Rate	-0.24%	-0.32%	0.15%
2024-2029 Annual Rate	0.15%	-0.15%	0.33%
2020 Male Population	49.9%	49.4%	48.9%
2020 Female Population	50.1%	50.6%	51.1%
2020 Median Age	37.2	33.3	35.1
2024 Male Population	50.5%	49.8%	49.4%
2024 Female Population	49.5%	50.2%	50.6%
2024 Median Age	38.1	34.1	36.0

In the identified area, the current year population is 312,731. In 2020, the Census count in the area was 310,752. The rate of change since 2020 was 0.15% annually. The five-year projection for the population in the area is 317,903 representing a change of 0.33% annually from 2024 to 2029. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	13.8%	16.4%	28.0%
2024 Black Alone	12.1%	26.0%	21.8%
2024 American Indian/Alaska Native Alone	1.8%	1.3%	1.2%
2024 Asian Alone	23.3%	14.8%	15.2%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	31.2%	27.2%	18.7%
2024 Two or More Races	17.8%	14.3%	15.1%
2024 Hispanic Origin (Any Race)	58.4%	47.9%	38.4%

Persons of Hispanic origin represent 38.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 89.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	59	44	76
2010 Households	5,584	76,501	108,336
2020 Households	5,700	82,810	118,808
2024 Households	5,693	82,795	120,845
2029 Households	5,850	83,535	124,793
2010-2020 Annual Rate	0.21%	0.80%	0.93%
2020-2024 Annual Rate	-0.03%	0.00%	0.40%
2024-2029 Annual Rate	0.55%	0.18%	0.65%
2024 Average Household Size	3.21	2.61	2.57

The household count in this area has changed from 118,808 in 2020 to 120,845 in the current year, a change of 0.40% annually. The five-year projection of households is 124,793, a change of 0.65% annually from the current year total. Average household size is currently 2.57, compared to 2.60 in the year 2020. The number of families in the current year is 74,012 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

June 17, 2025



Executive Summary

11116 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70433
Longitude: -95.57409

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	21.1%	30.4%	31.8%
Median Household Income			
2024 Median Household Income	\$59,022	\$47,330	\$60,356
2029 Median Household Income	\$67,671	\$53,378	\$69,017
2024-2029 Annual Rate	2.77%	2.43%	2.72%
Average Household Income			
2024 Average Household Income	\$80,245	\$67,925	\$96,095
2029 Average Household Income	\$94,122	\$78,615	\$109,559
2024-2029 Annual Rate	3.24%	2.97%	2.66%
Per Capita Income			
2024 Per Capita Income	\$25,110	\$25,937	\$37,326
2029 Per Capita Income	\$30,029	\$30,510	\$43,188
2024-2029 Annual Rate	3.64%	3.30%	2.96%
GINI Index			
2024 Gini Index	41.0	43.6	43.8
Households by Income			

Current median household income is \$60,356 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$69,017 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$96,095 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$109,559 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,326 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,188 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	106	73	70
2010 Total Housing Units	5,990	88,347	122,079
2010 Owner Occupied Housing Units	3,332	22,975	49,291
2010 Renter Occupied Housing Units	2,252	53,526	59,045
2010 Vacant Housing Units	406	11,846	13,743
2020 Total Housing Units	5,999	91,362	130,416
2020 Owner Occupied Housing Units	3,211	22,437	47,442
2020 Renter Occupied Housing Units	2,489	60,373	71,366
2020 Vacant Housing Units	322	8,487	11,644
2024 Total Housing Units	6,004	91,398	132,922
2024 Owner Occupied Housing Units	3,273	22,954	48,958
2024 Renter Occupied Housing Units	2,420	59,841	71,887
2024 Vacant Housing Units	311	8,603	12,077
2029 Total Housing Units	6,181	92,564	137,460
2029 Owner Occupied Housing Units	3,416	24,225	51,710
2029 Renter Occupied Housing Units	2,434	59,310	73,083
2029 Vacant Housing Units	331	9,029	12,667
Socioeconomic Status Index			
2024 Socioeconomic Status Index	40.0	34.5	41.6

Currently, 36.8% of the 132,922 housing units in the area are owner occupied; 54.1%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 130,416 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.45%. Median home value in the area is \$306,273, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.85% annually to \$369,996.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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

June 17, 2025

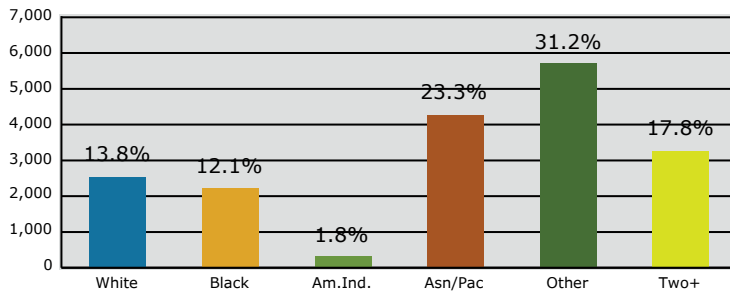


Graphic Profile

11116 Bellaire Blvd, Houston, Texas, 77072
Ring band: 0 - 1 mile radius

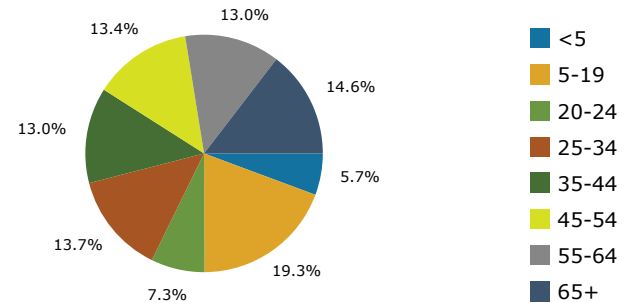
Prepared by Esri
Latitude: 29.70433
Longitude: -95.57409

2024 Population by Race

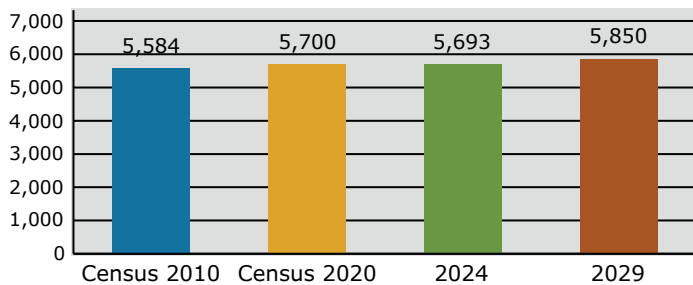


2024 Percent Hispanic Origin: 58.4%

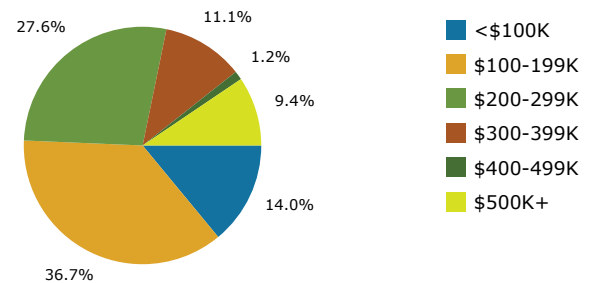
2024 Population by Age



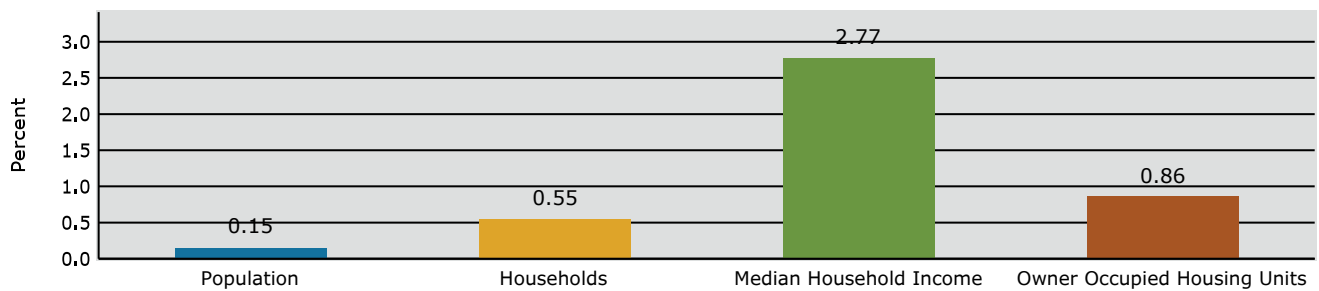
Households



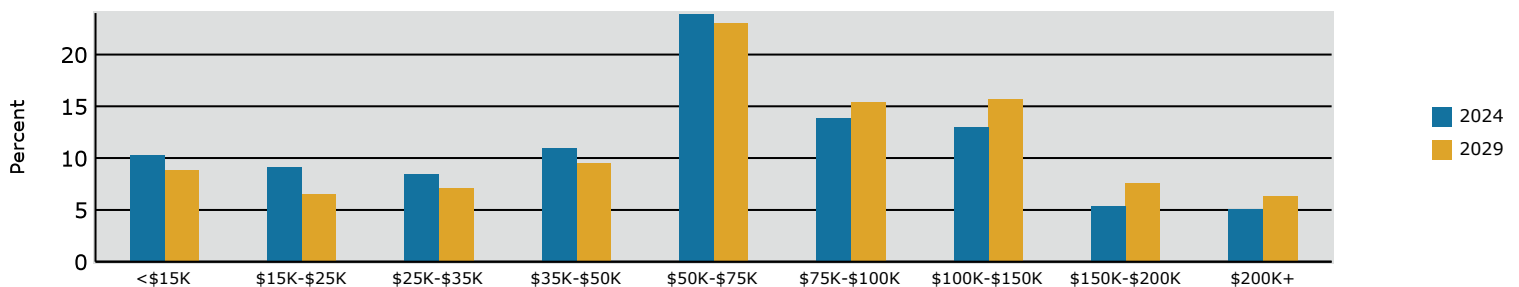
2024 Home Value



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.

June 17, 2025

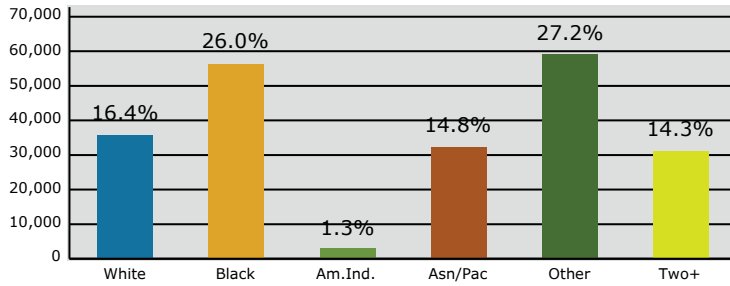


Graphic Profile

11116 Bellaire Blvd, Houston, Texas, 77072
Ring band: 1 - 3 mile radius

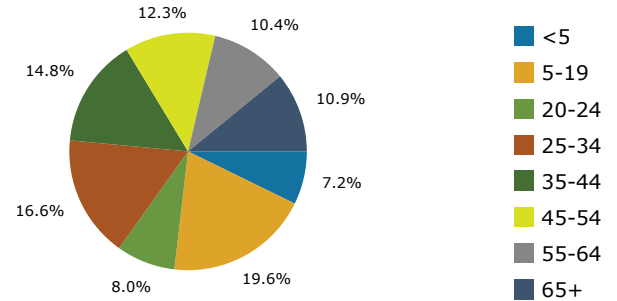
Prepared by Esri
Latitude: 29.70433
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2024 Population by Race

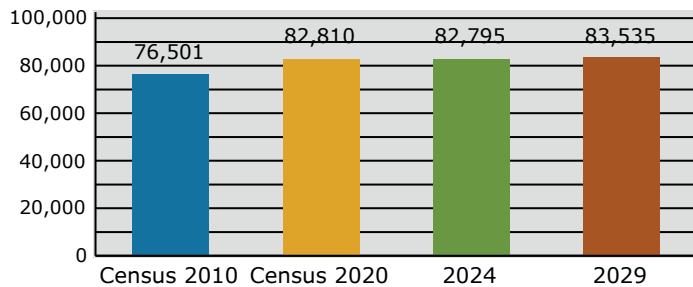


2024 Percent Hispanic Origin: 47.9%

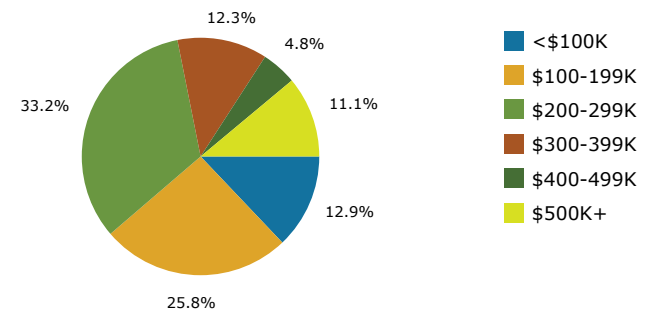
2024 Population by Age



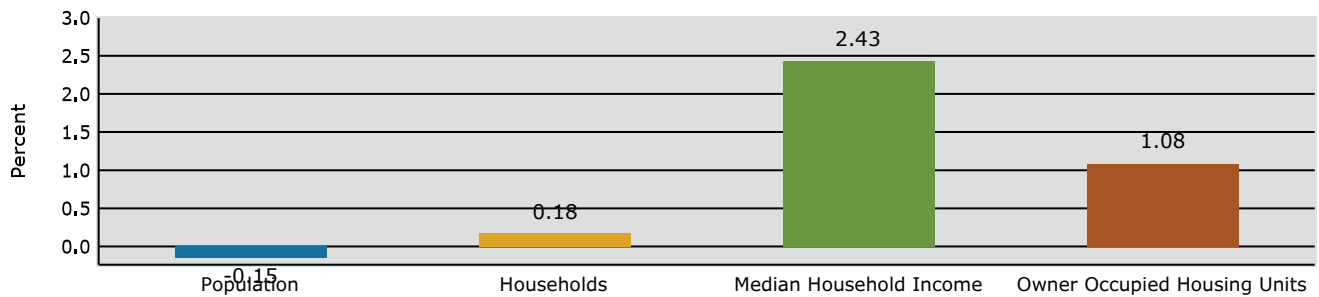
Households



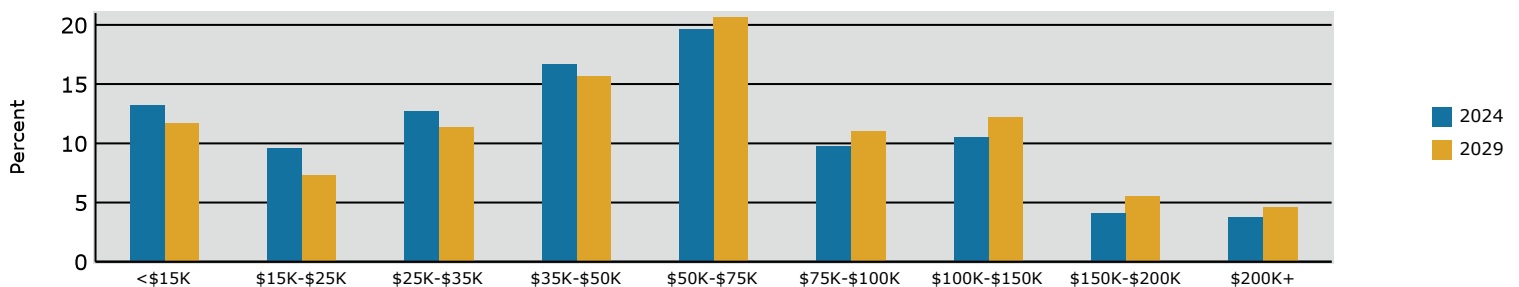
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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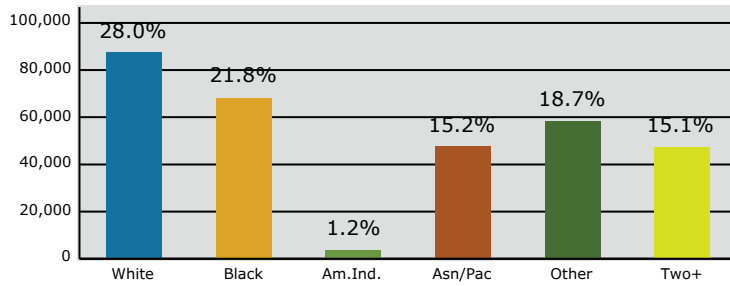


Graphic Profile

11116 Bellaire Blvd, Houston, Texas, 77072
Ring band: 3 - 5 mile radius

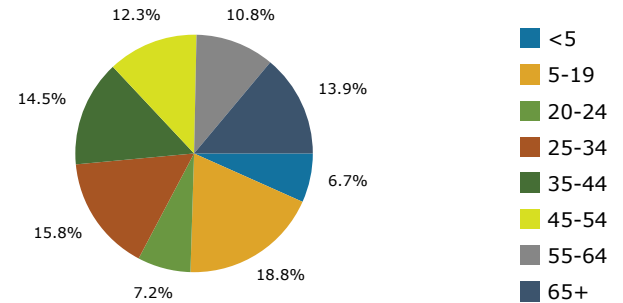
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2024 Population by Race

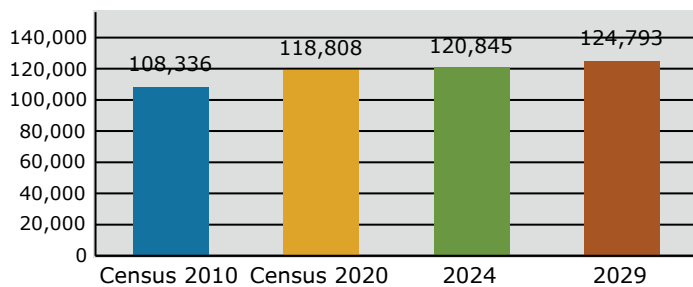


2024 Percent Hispanic Origin: 38.4%

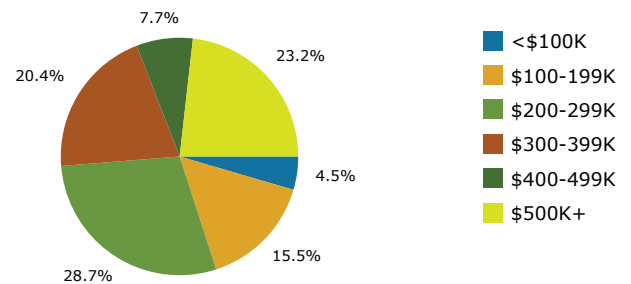
2024 Population by Age



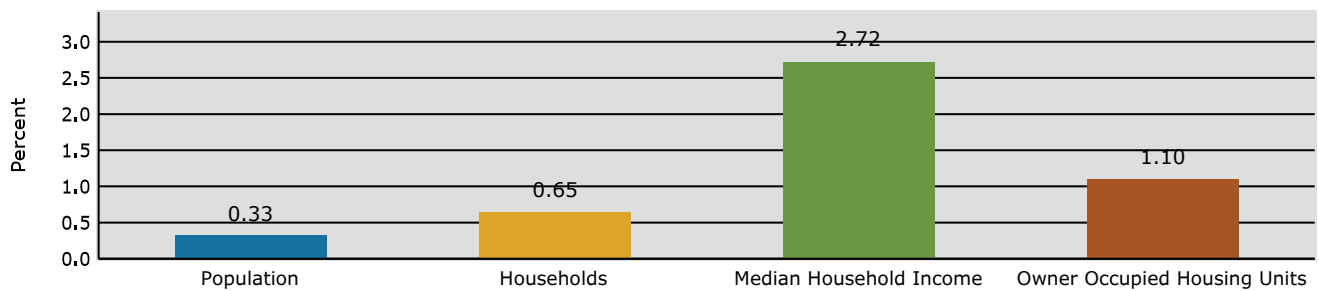
Households



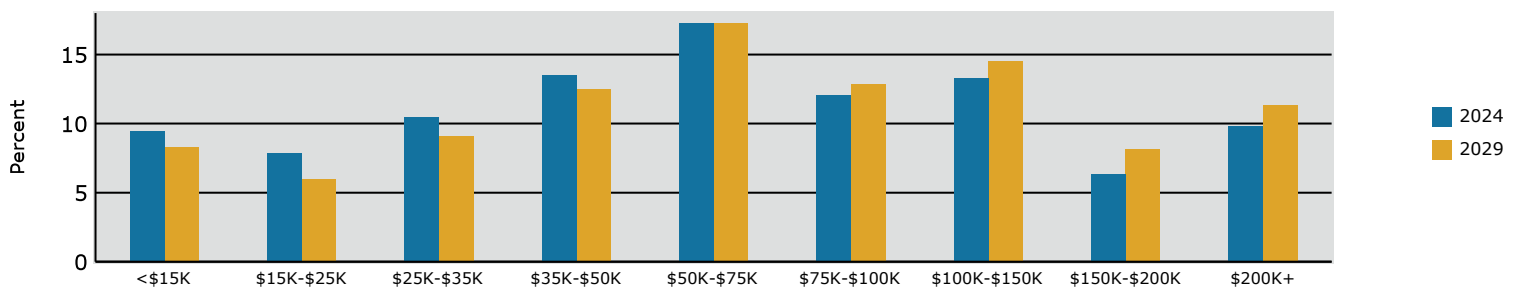
2024 Home Value



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.

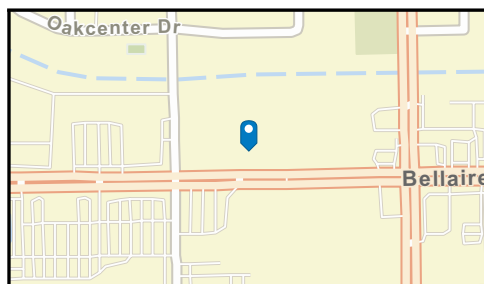
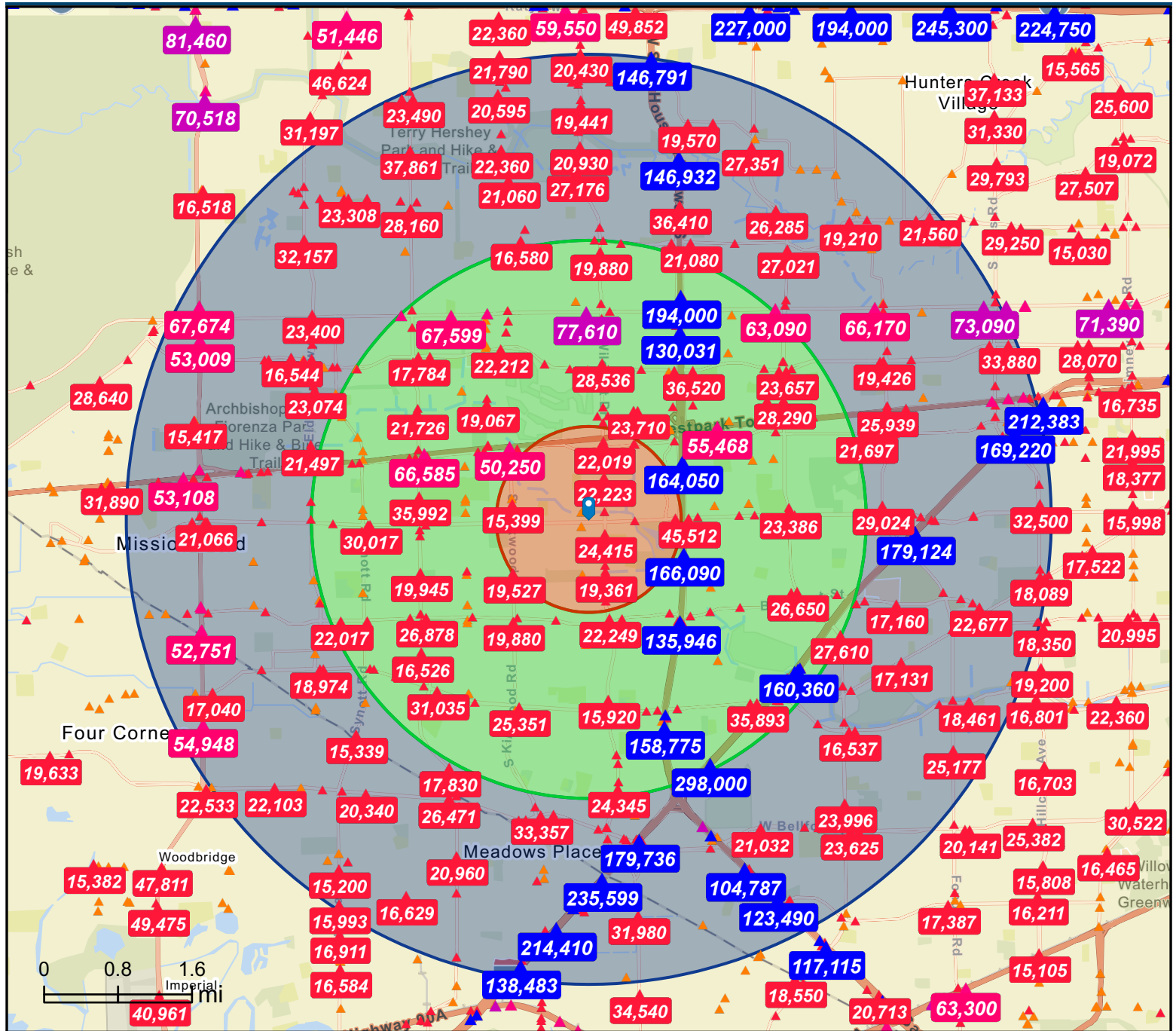
June 17, 2025



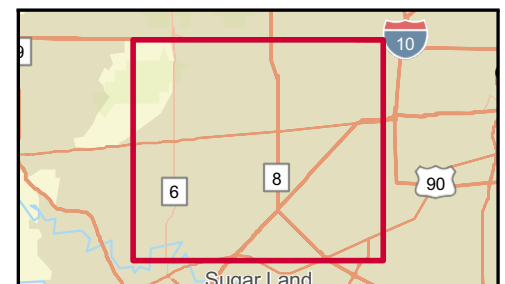
Traffic Count Map

11116 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70433
Longitude: -95.57409



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

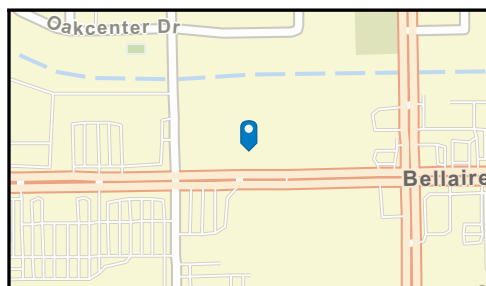
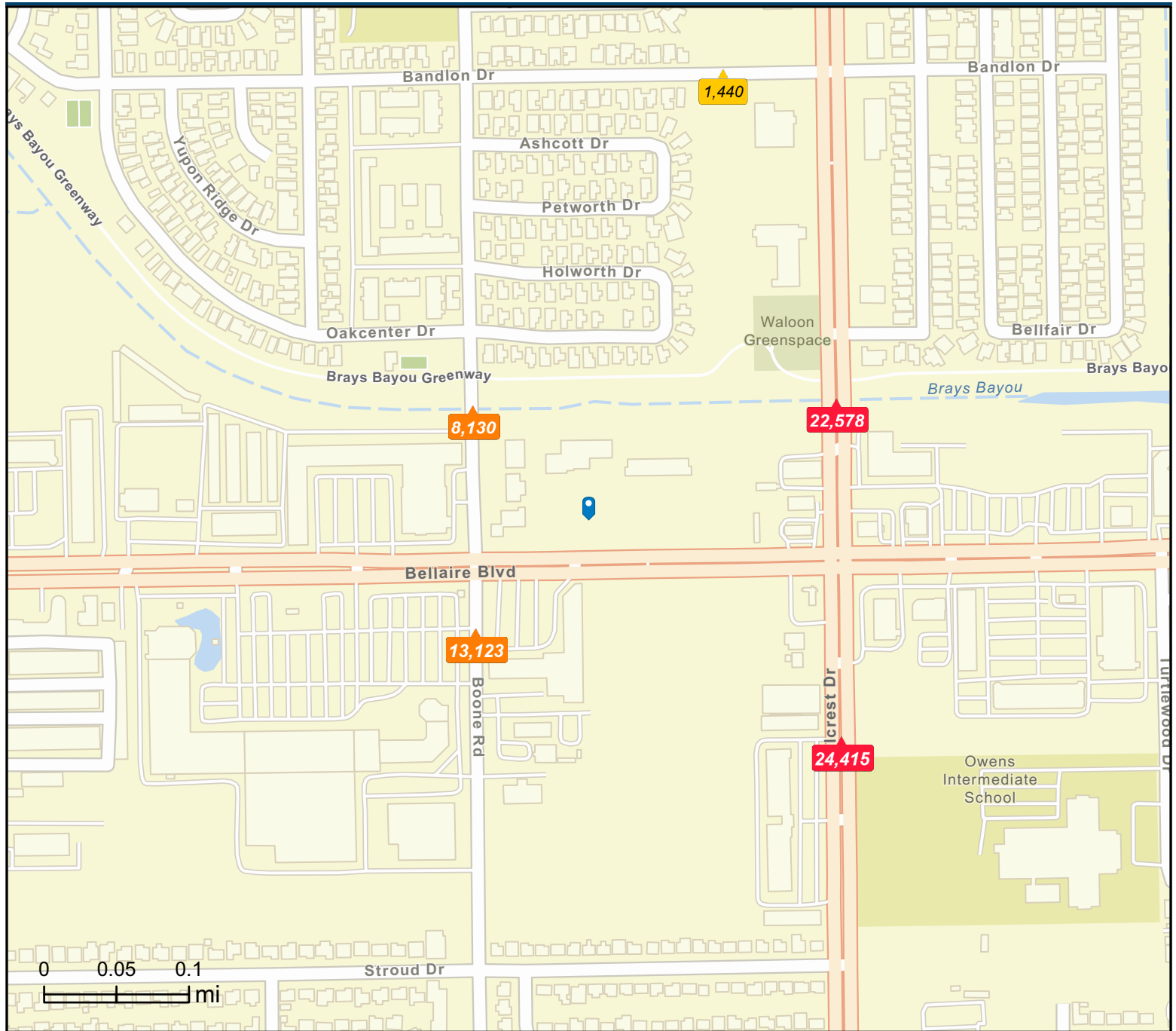
June 17, 2025



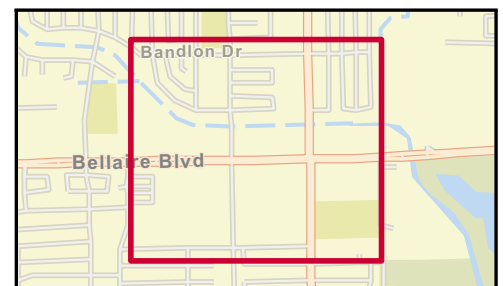
Traffic Count Map - Close Up

11116 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70433
Longitude: -95.57409



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

June 17, 2025



Traffic Count Profile

11116 Bellaire Blvd, Houston, Texas, 77072
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.70433
Longitude: -95.57409

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.11	Boone Rd	Oakcenter Dr (0.05 miles N)	2006	8130
0.11	Boone Road	Bellaire Blvd (0.12 miles N)	2019	13123
0.19	Wilcrest Dr	Briar Glade Dr (0.05 miles N)	2014	22578
0.23	Wilcrest Dr	Bellaire Blvd (0.12 miles N)	2014	24415
0.32	Bandlon Dr	Wilcrest Dr (0.08 miles E)	2011	1440
0.49	Wilcrest Dr	High Star Dr (0.05 miles N)	2014	22223
0.50	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42434
0.52	High Star Dr	Wilcrest Dr (0.06 miles E)	2014	3553
0.53	Wilcrest Dr	Carvel Ln (0.02 miles S)	2014	21125
0.54	Belle Park Dr	Bellaire Blvd (0.02 miles N)	2011	1920
0.55	High Star Dr	Briar Glade Dr (0.02 miles E)	2014	3186
0.56	Wilcrest Dr	High Star Dr (0.03 miles S)	2014	21510
0.59	Wilcrest Dr	Carvel Ln (0.04 miles N)	2015	22908
0.60	Boone Rd	Carvel Ln (0.07 miles N)	2011	12420
0.60	Belle Park Dr	Moonmist Dr (0.03 miles S)	2006	2990
0.60	Wilcrest Drive	Carvel Ln (0.04 miles N)	2019	19361
0.74	Carnelian Dr	High Star Dr (0.01 miles S)	2011	3530
0.74	Boone Rd	Harwin Dr (0.02 miles N)	2010	5503
0.76	Wilcrest Dr	Harwin Dr (0.03 miles N)	2011	17880
0.78	Bellaire Boulevardi La Saign	Belle Glen Dr (0.03 miles E)	2022	36492
0.78	Harwin Drive	Wilcrest Dr (0.03 miles E)	2019	22965
0.80	Harwin Dr	Wilcrest Dr (0.02 miles W)	2014	30345
0.82	Wilcrest Drive	Harwin Dr (0.07 miles S)	2019	22019
0.83	South Kirkwood Road	Bellaire Blvd (0.09 miles N)	2019	17082
0.83	S Kirkwood Rd	Bellaire Blvd (0.05 miles S)	2001	11170
0.84	South Kirkwood Road	Dashwood Dr (0.04 miles S)	2019	15399
0.86	Wilcrest Dr	Harwin Dr (0.07 miles S)	2011	22490
0.86	S Kirkwood Rd	Dashwood Dr (0.09 miles S)	2013	14201
0.86	Bellaire Boulevard	Aqua Ln (0.01 miles W)	2019	40117
0.86	Bellaire Boulevardi La Saign	Aqua Ln (0.01 miles W)	2022	30933

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 2024 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.

Source: ©2024 Kalibrate Technologies (Q4 2024).



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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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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