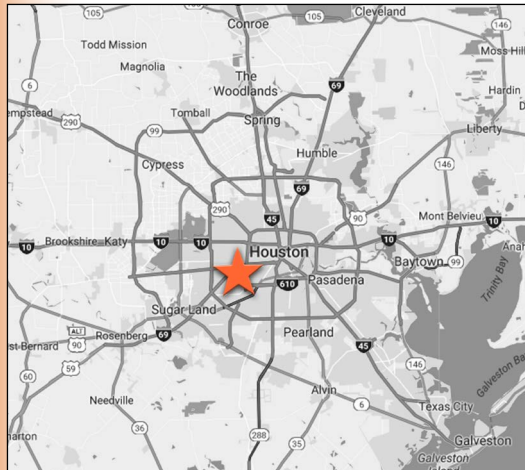


PROPERTY INFORMATION:

- ±3,030 SF End Cap Available (divisible)
- Affluent demographics with median home value of \$835,906 within 1 mile and \$480,165 within 3 miles.
- Property is located 100 feet from HEB.
- Ideal for any medical use looking for prominent position in Bellaire market.
- Call Broker for rates.



BELLAIRE REDEVELOPMENT

5201 SPRUCE STREET, BELLAIRE, TEXAS 77401



Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281-299-5764
glee@orrinc.com



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

BELLAIRE REDEVELOPMENT

5201 SPRUCE STREET, BELLAIRE, TEXAS 77401

Demographics:

1 Mile Radius

Population: 21,615
Households: 7,906
Total Daytime Pop: 24,883
Avg HH Income: \$127,781

2 Mile Radius

Population: 111,125
Households: 41,007
Total Daytime Pop: 113,939
Avg HH Income: \$111,996

3 Mile Radius

Population: 240,923
Households: 99,510
Total Daytime Pop: 301,511
Avg HH Income: \$117,348

Traffic Counts:

Bissonnet St.
19,210 VPD

Bellaire Blvd.
27,206 VPD

Rice Ave.
10,570 VPD

Chimney Rock Rd.
18,110 VPD

(Data Source: Kalibrate 2020)

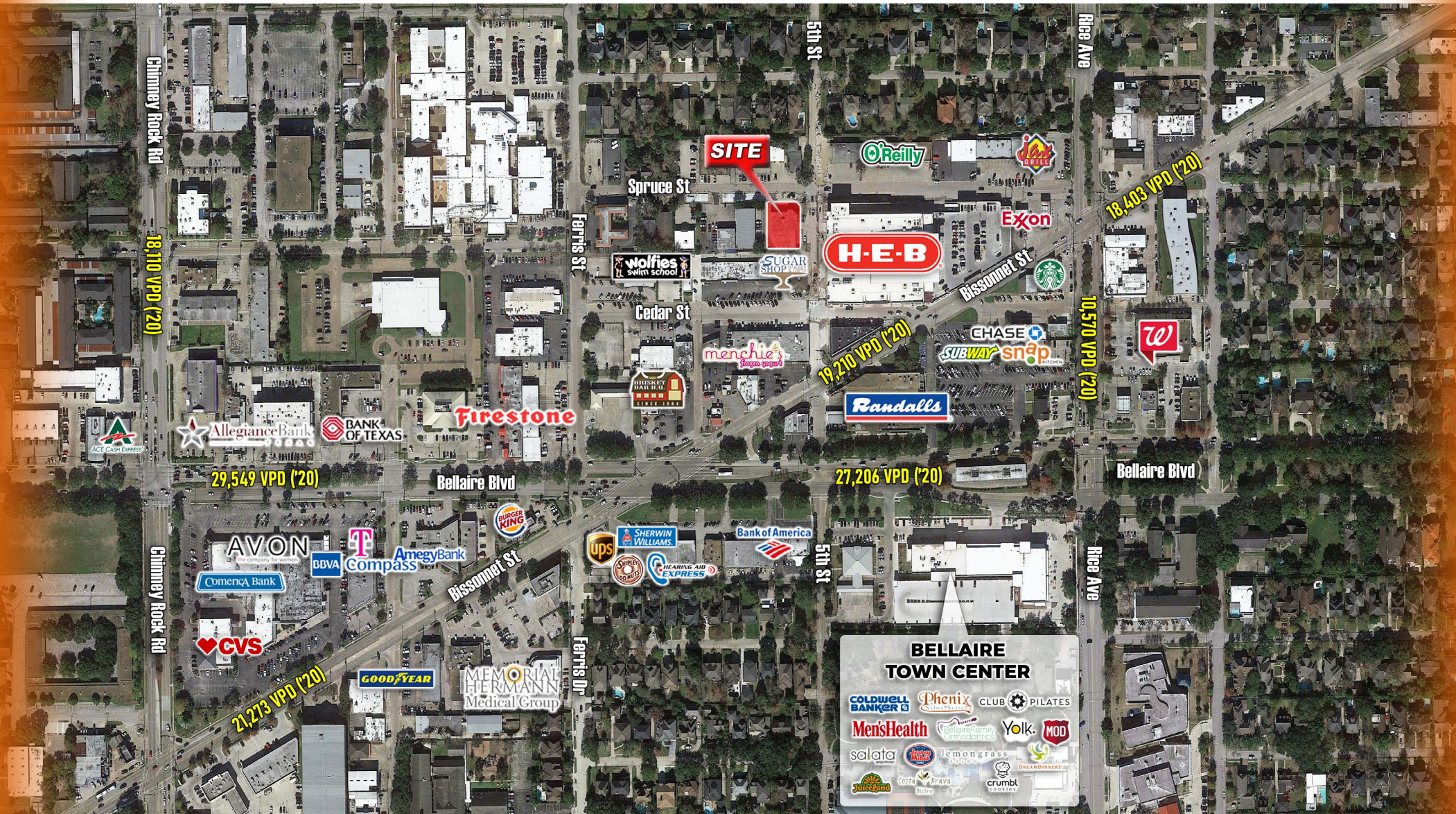


Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281-299-5764
glee@orrinc.com

BELLAIRE REDEVELOPMENT

5201 SPRUCE STREET, BELLAIRE, TEXAS 77401



Contact:
Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281-299-5764
glee@orrinc.com

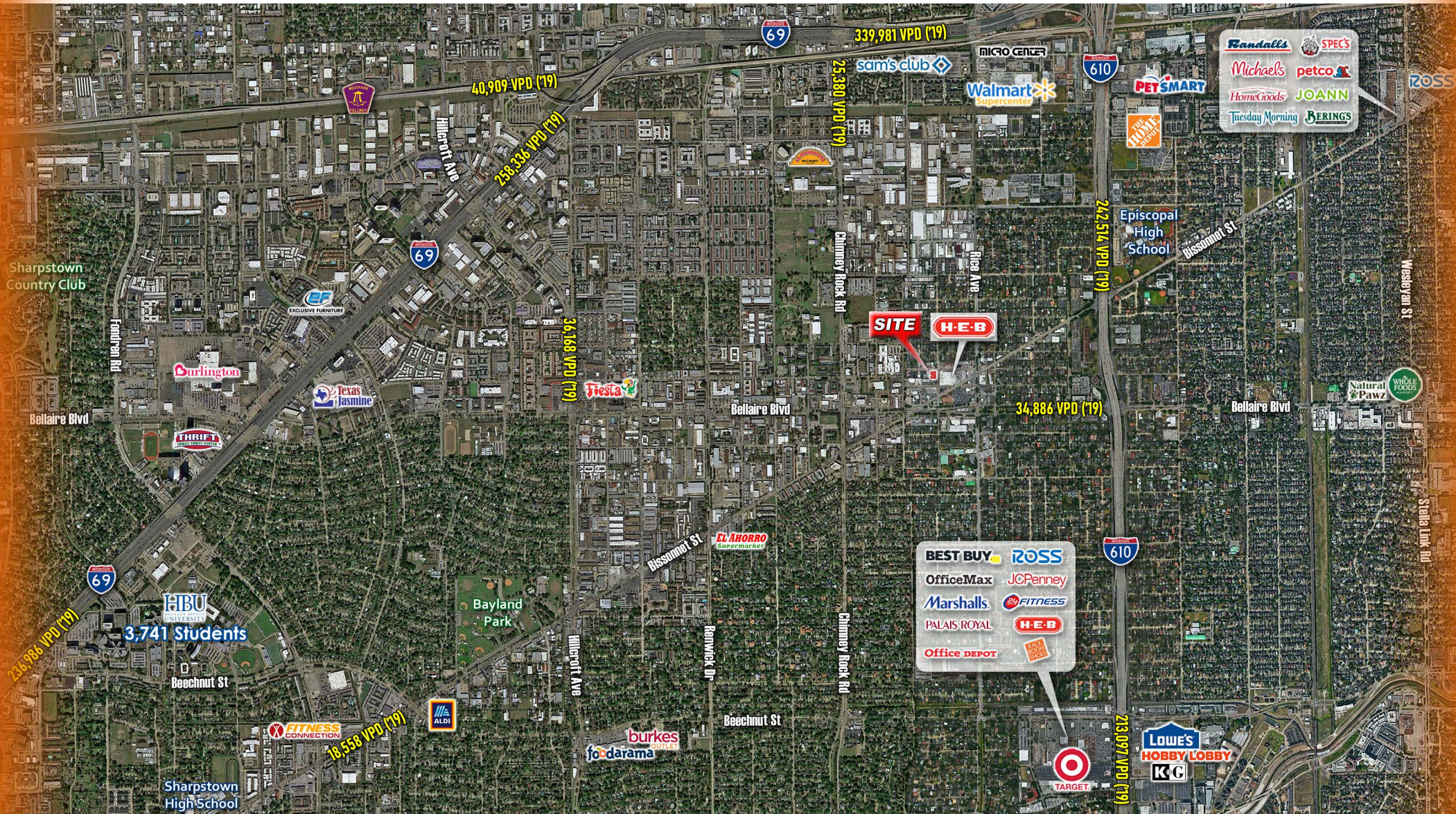


Tel: 713.468.2600 | Fax: 713.468.7774
 4601 Washington Ave, Ste. 220
 Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

BELLAIRE REDEVELOPMENT

5201 SPRUCE STREET, BELLAIRE, TEXAS 77401



Contact:
Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281-299-5764
glee@orrinc.com



Tel: 713.468.2600 | Fax: 713.468.7774
 4601 Washington Ave, Ste. 220
 Houston, Texas 77007

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.