

FOR LEASE OR SALE

12626 WEST BELLFORT AVE
Houston, TX 77099

±29,050 SF of Multi-Building Warehouse with
Paved Concrete Yard and IOS on ±7.26 Acres



LEASE/SALE RATE: INQUIRE WITH BROKER

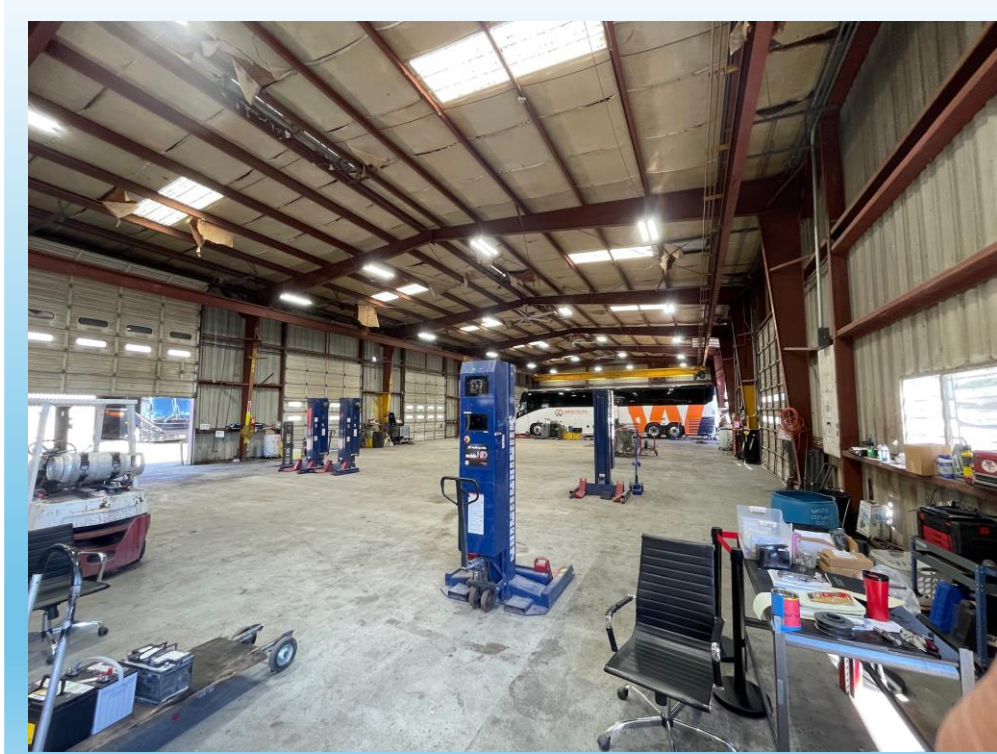


For Information:
346-418-6451
info@jhunterproperties.com

PROPERTY OVERVIEW

- Total SF:** ± 29,050 SF in Two (2) Buildings
- Land:** ± 7.26 Acres
- Utilities:** City of Houston (previously Stafford)
- Power:** 3 Phase/ 480 Volt; Heavy Power
- Eave Height:** ± 22' - 24'
- Loading Access:** Twenty (20) Grade-Level Doors
- Outdoor Storage:** Paved Concrete, +2 additional acres of IOS
- Cranes:** Two (2) 5-Ton Cranes
- Hook Height:** ± 14' and ± 16'
- Crane Span:** ± 40' and ± 55'
- Access:** TX Highway 6, Interstate 59, and Beltway 8

Owner-occupied building to be delivered vacant at closing.





6
TEXAS
Highway 6:
2.7 miles to the west

12626 W Belfort Ave



West Belfort Ave - 26,665 VPDs

Dairy Ashford Rd - 18,440 VPDs

59
US 59:
2.5 miles to the east



With 26,665 VPDs, West Belfort Ave provides a critical artery with direct access to both Highway 6 and US-59.



Rare 7.2-acre site inside the City of Houston



Surrounded by rooftops, convenient location allows for **constant access to employee base**



Brand new capital improvements: perimeter fencing, new electronic gate, stabilized 7-nch concrete lot, LED lighting, etc.



Untapped revenue potential: **2+ acres of Industrial Outdoor Storage**



CAPITAL IMPROVEMENTS:

*Approximately 70% covered with new 7-inch, 6,000 PSI 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





DEMOGRAPHICS

Demographic and Income Comparison Profile

12626 W Bellfort Ave, Houston, Texas, 77099

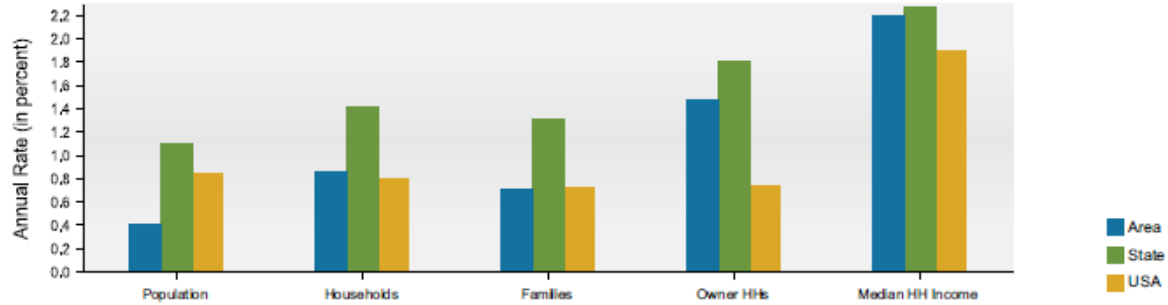
Rings: 1, 3, 5 mile radii

Latitude: 29.66174, Longitude: -95.60332

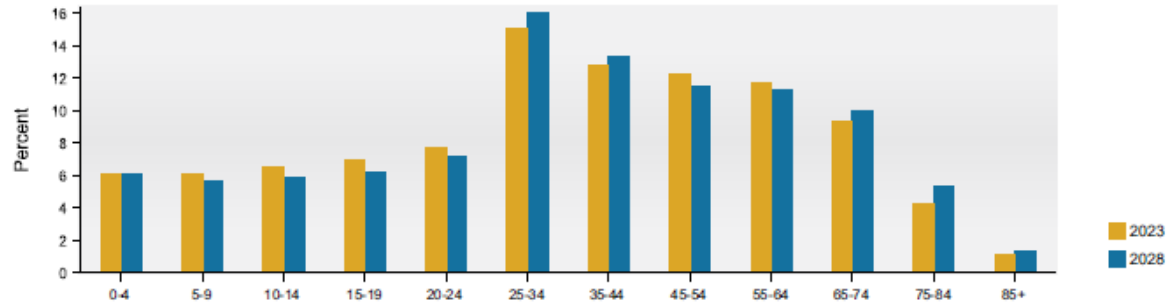


3 miles

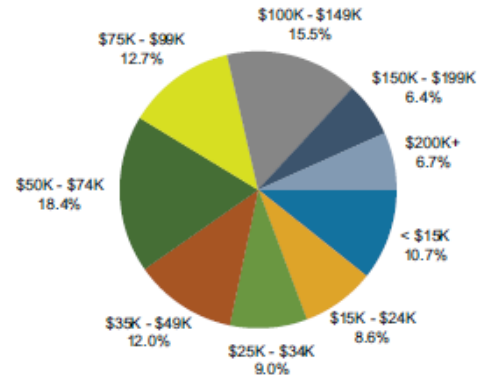
Trends 2023-2028



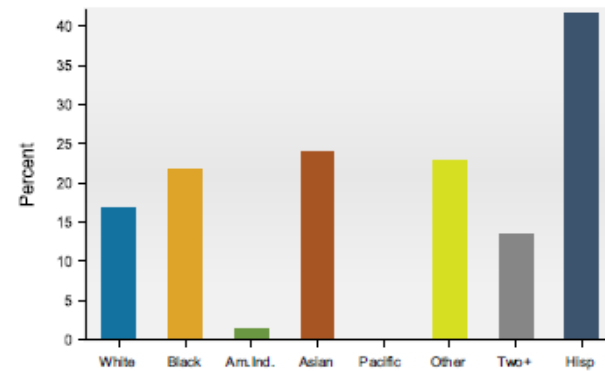
Population by Age



2023 Household Income



2023 Population by Race



THANK YOU



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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.

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:
 - 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.

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|--|----------------------|-----------------------------------|---------------------|
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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