



SUITE C
14,250 SF
DO NOT DISTURB
TENANT

SUITE D
11,730 SF
DO NOT DISTURB
TENANT

10,800 SF
WAREHOUSE/
OFFICE

24,200 SF
DO NOT DISTURB
TENANT

RETAIL SPACE FOR LEASE

PAVILION VILLAGE SHOPPING CENTER

14485 Bellaire Blvd, Houston, TX 77083



PROPERTY INFORMATION

ADDRESS: 14485 Bellaire Blvd,
Houston, TX 77083

AVAILABILITY: 14485 Suite D: 11,730 SF
14485 Suite C: 14,250 SF
14485: 24,200 SF + 10,800 SF Warehouse

PRICE: Call For Pricing

HIGHLIGHTS:

Anchored by numerous surrounding major retailers such as HEB, Fiesta, and Walmart

High volume traffic and visibility from Hwy 6 and Bellaire Blvd with close proximity to Westpark Tollway

Back warehouse, office, bathroom, electrical room, and closet can be included

Densely populated area with growing neighborhoods

TRAFFIC COUNTS:

Hwy 6: 47,127 CPD

Bellaire Blvd: 29,318 CPD

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	18,514	167,718	1,000,969
Median HH Income	\$52,689	\$55,882	\$65,594
Median Home Value	\$210,886	\$189,942	\$229,485



AERIAL

George Bush
Park

West Oaks
Mall



Technology
Center



O'Donnell
Middle School

Albright
Middle School



47,127 Cars Per Day

29,318 Cars Per Day

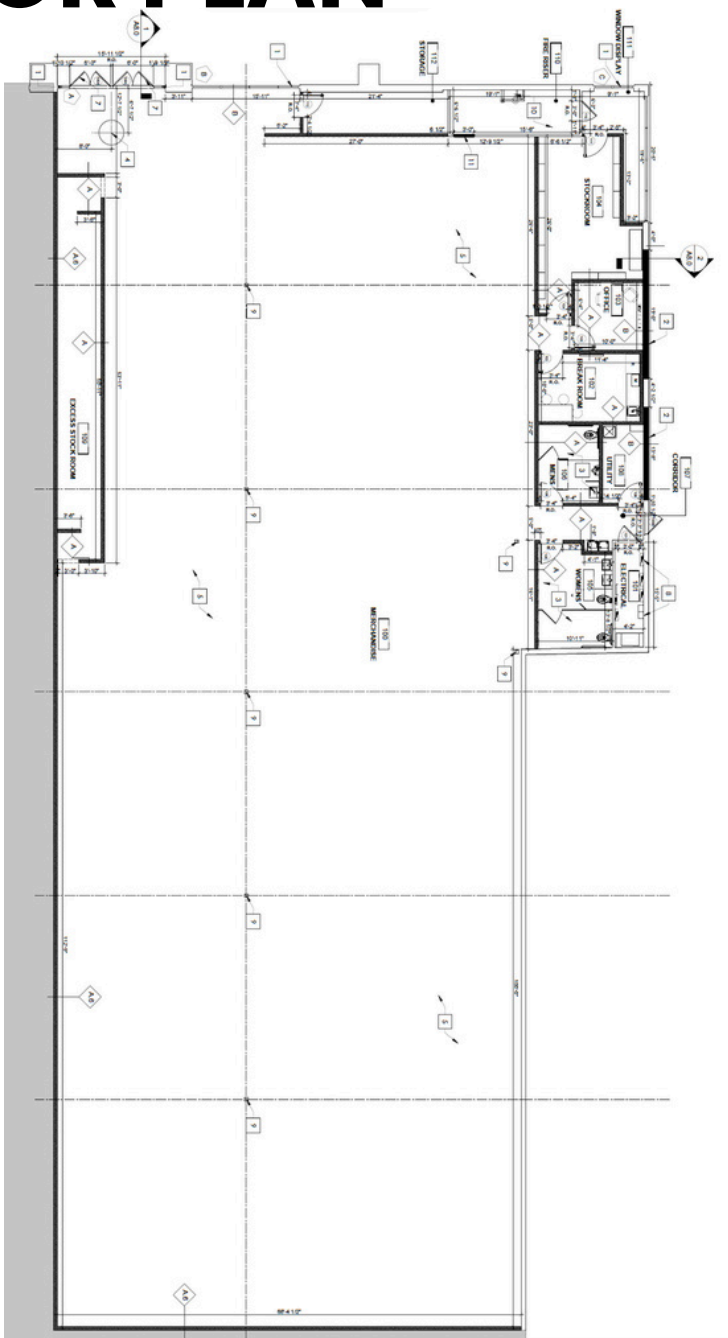
Bellaire Blvd



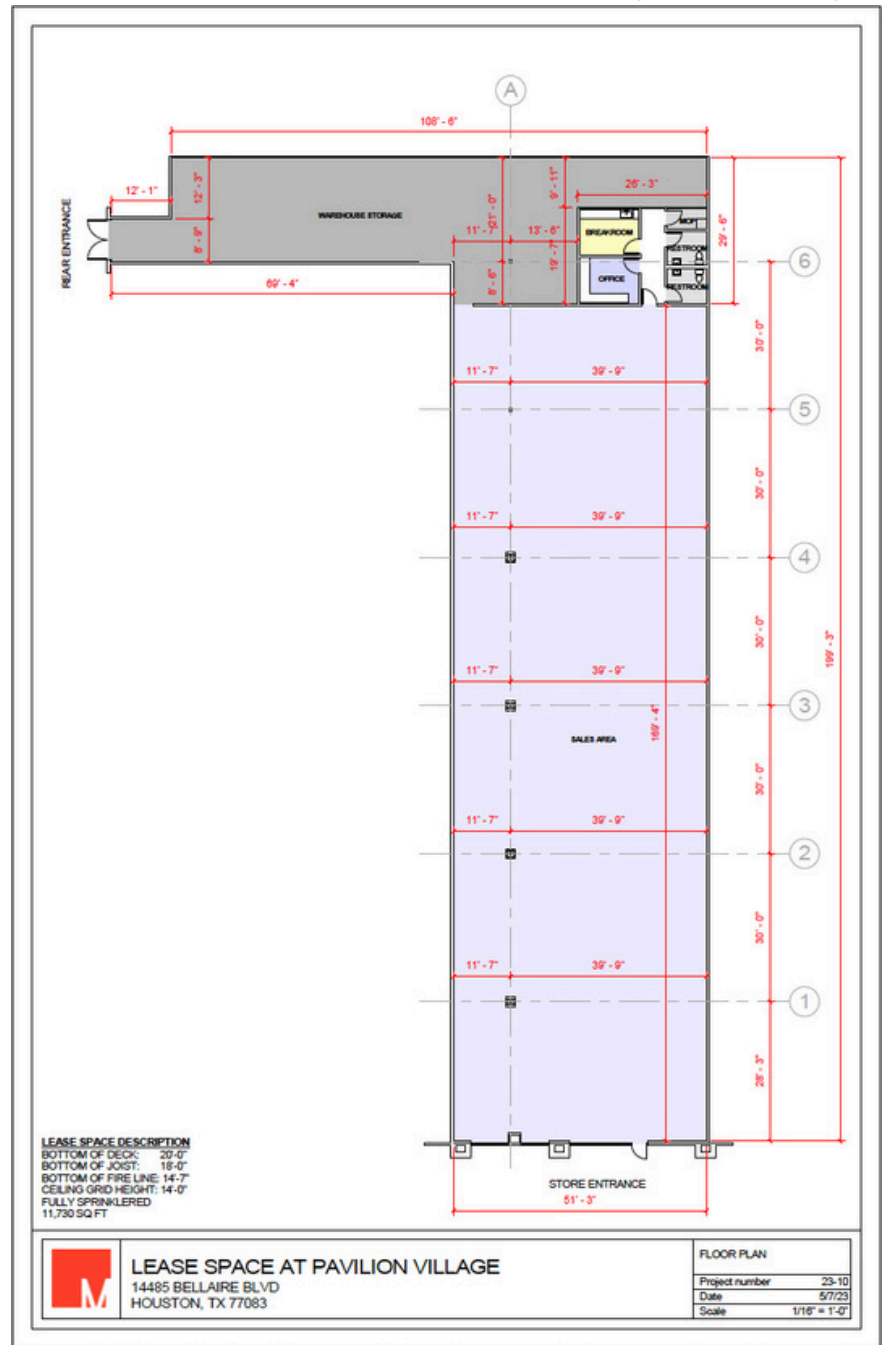
Taylor High
School

FLOOR PLAN

14485 Bellaire Blvd, Houston, TX 77083



SUITE C
(WSS)



SUITE D
(Snap Deals)



HENRY S. MILLER
HOUSTON
SINCE 1914

CONTACT US

SHAWN ACKERMAN

Managing Partner

(713) 386-1088 Direct

shawnackerman@henrysmiller.com

HENRY S. MILLER - HOUSTON

900 Threadneedle St, Suite 120

Houston, Texas 77079

www.henrysmiller.com



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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.

2-10-2025



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. **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:
 - 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.

AFC Realty, LLC	9003354	shawnackerman@henrysmiller.com	713-386-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shawn Ackerman	462530	shawnackerman@henrysmiller.com	713-386-1088
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	