

FOR SALE – Office Condos

Southern International Tower

11116 Bellaire Blvd, Houston, TX 77072



LIMITED AVAILABILITY



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

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/Sq Ft
- 1st Floor Anchor: Global One Bank
- 2nd & 3rd FL Spaces Available
- Est. Completion December 15, 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



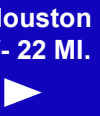
Bush/IAH Airport
+/- 30 MI.



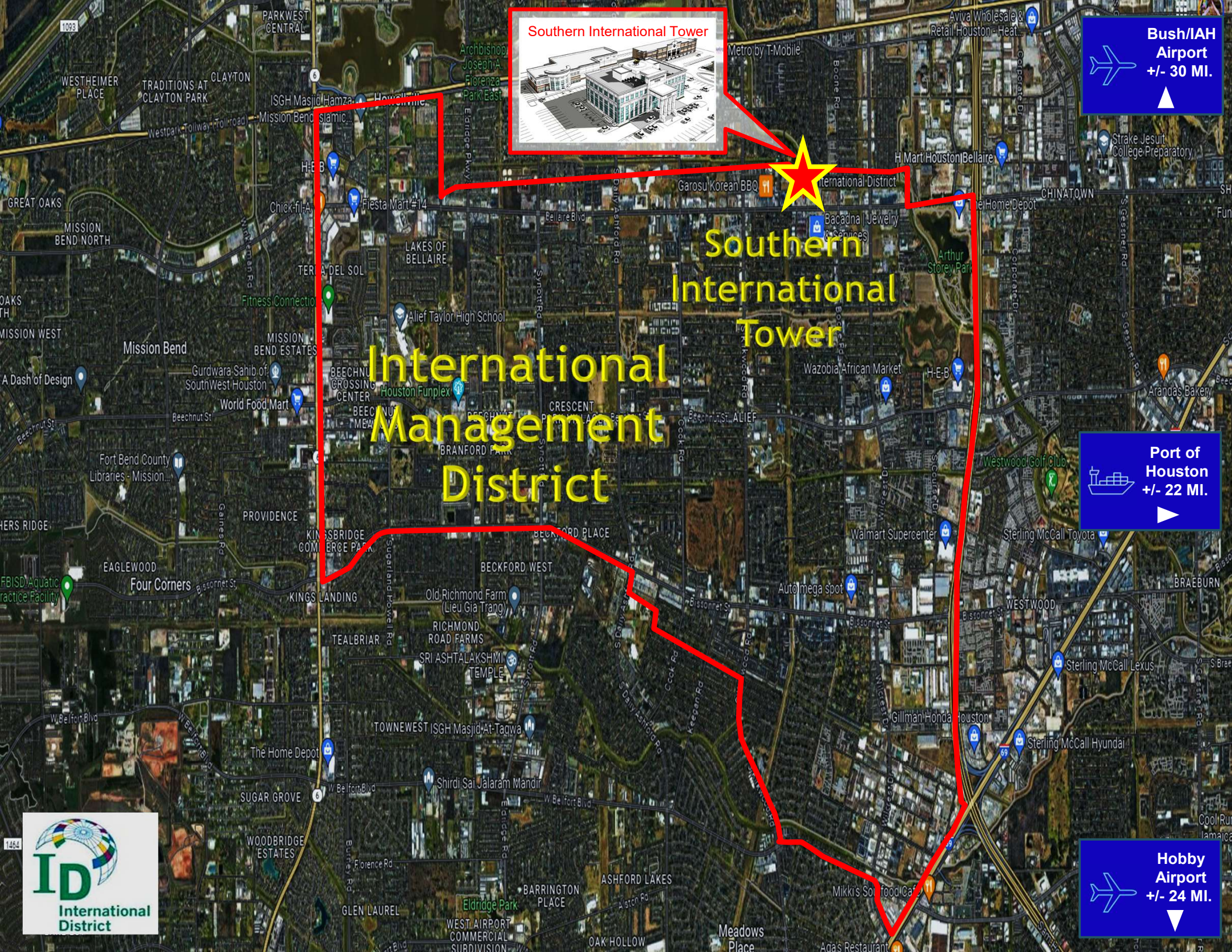
Southern
International
Tower

International
Management
District

Port of
Houston
+/- 22 MI.



Hobby
Airport
+/- 24 MI.



Energy Corridor



Downtown Houston



Houston Medical Center

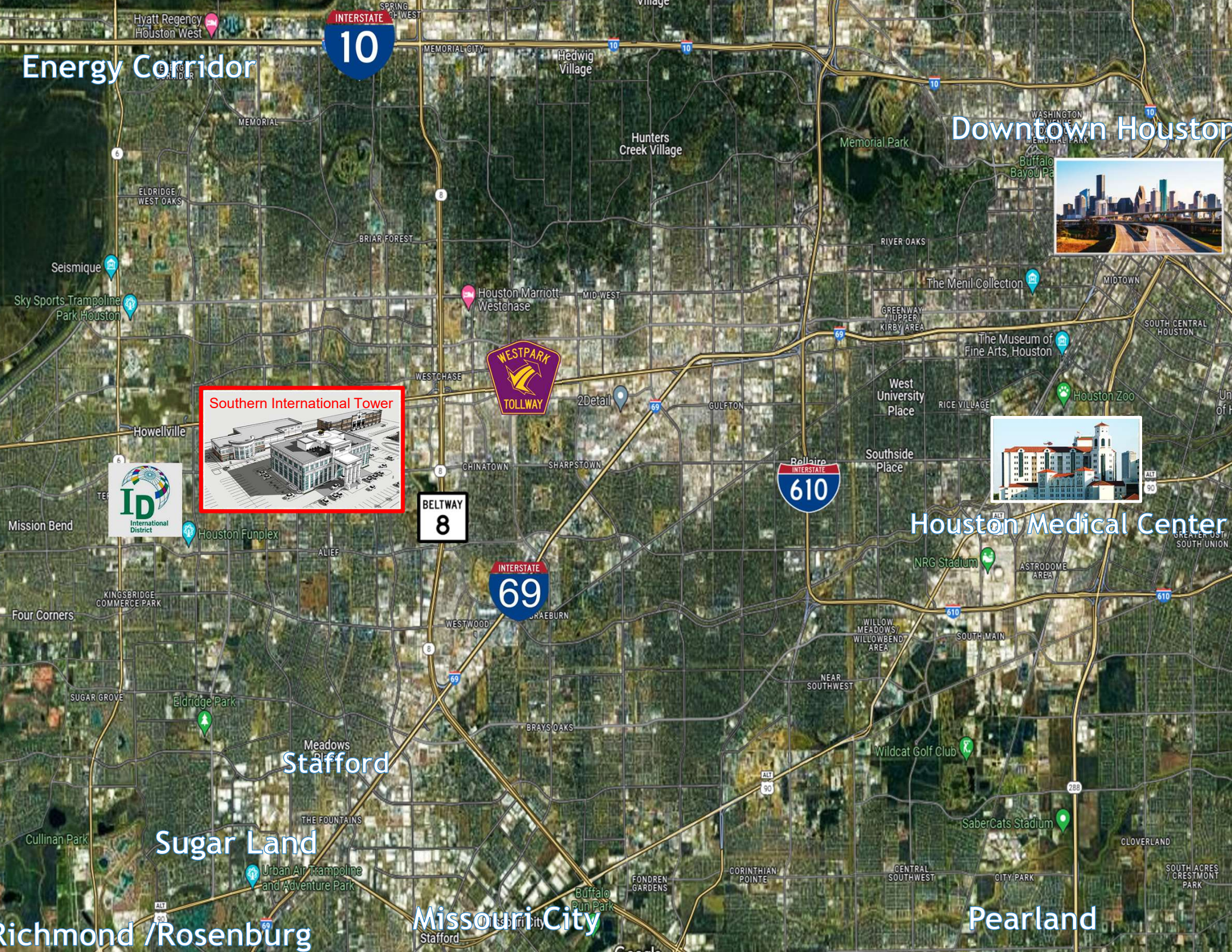
Stafford

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.



Global One Bank

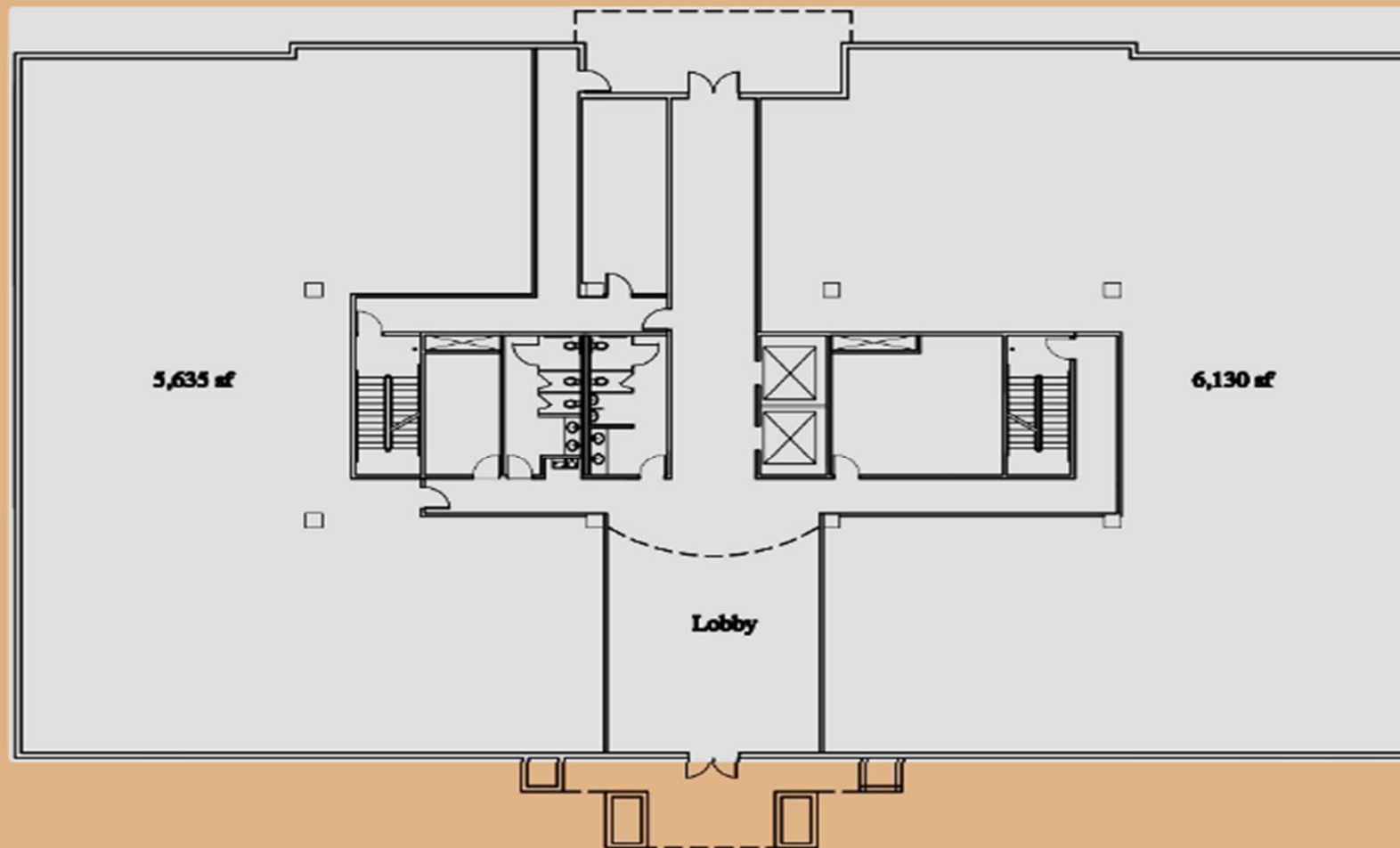


A Modern Sophisticated Touch!



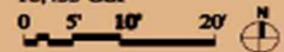
Southern International Tower

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	1043	\$417,200.00	SOLD
11116 Bellaire Blvd., Suite 202	2nd FL	950	\$427,500.00	December 2025
11116 Bellaire Blvd., Suite 203	2nd FL	971	\$436,950.00	December 2025
11116 Bellaire Blvd., Suite 205	2nd FL	1082	\$432,800.00	SOLD
11116 Bellaire Blvd., Suite 206	2nd FL	1496	\$598,400.00	SOLD
11116 Bellaire Blvd., Suite 207	2nd FL	1496	\$673,200.00	December 2025
11116 Bellaire Blvd., Suite 208	2nd FL	1082	\$432,800.00	SOLD
11116 Bellaire Blvd., Suite 209	2nd FL	971	\$436,950.00	December 2025
11116 Bellaire Blvd., Suite 210	2nd FL	950	\$427,500.00	December 2025
11116 Bellaire Blvd., Suite 211	2nd FL	1043	\$469,350.00	December 2025
11116 Bellaire Blvd., Suite 212	2nd FL	1087	\$489,150.00	December 2025
11116 Bellaire Blvd., Suite 213	2nd FL	1075	\$483,750.00	SOLD
11116 Bellaire Blvd., Suite 215	2nd FL	1075	\$483,750.00	SOLD
11116 Bellaire Blvd., Suite 216	2nd FL	1087	\$489,150.00	December 2025

3rd FL

Address	Floor Plan	Sqft	Price	Timeframe
11116 Bellaire Blvd., Suite 301	3rd FL	1031	\$463,950.00	December 2025
11116 Bellaire Blvd., Suite 302	3rd FL	939	\$375,600.00	SOLD
11116 Bellaire Blvd., Suite 303	3rd FL	960	\$384,000.00	SOLD
11116 Bellaire Blvd., Suite 305	3rd FL	1071	\$428,400.00	SOLD
11116 Bellaire Blvd., Suite 306	3rd FL	982	\$392,800.00	SOLD
11116 Bellaire Blvd., Suite 307	3rd FL	982	\$441,900.00	December 2025
11116 Bellaire Blvd., Suite 308	3rd FL	982	\$392,800.00	SOLD
11116 Bellaire Blvd., Suite 309	3rd FL	982	\$441,900.00	December 2025
11116 Bellaire Blvd., Suite 310	3rd FL	1071	\$428,400.00	SOLD
11116 Bellaire Blvd., Suite 311	3rd FL	960	\$432,000.00	December 2025
11116 Bellaire Blvd., Suite 312	3rd FL	939	\$422,550.00	December 2025
11116 Bellaire Blvd., Suite 313	3rd FL	1031	\$463,950.00	December 2025
11116 Bellaire Blvd., Suite 315	3rd FL	1076	\$484,200.00	December 2025
11116 Bellaire Blvd., Suite 316	3rd FL	1063	\$478,350.00	December 2025
11116 Bellaire Blvd., Suite 317	3rd FL	1063	\$478,350.00	December 2025
11116 Bellaire Blvd., Suite 318	3rd FL	1076	\$484,200.00	December 2025

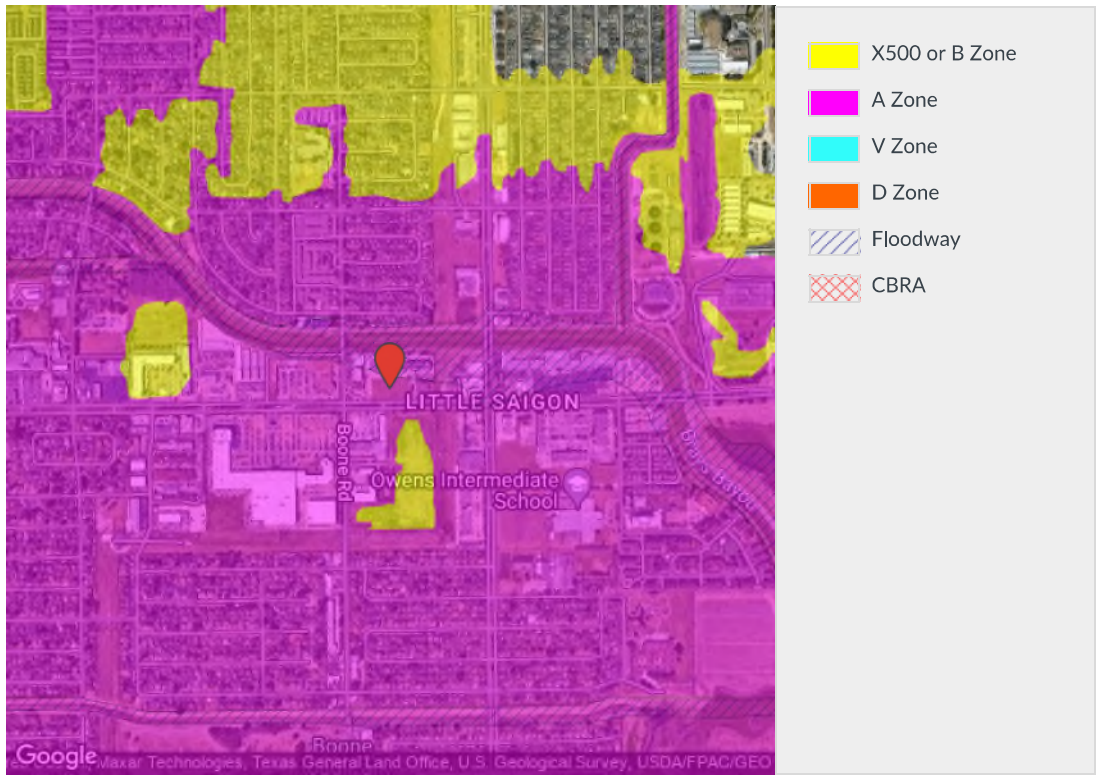
11116 BELLAIRE BLVD HOUSTON, TX 77072-2608

LOCATION ACCURACY: *User-defined location*

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
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.70400
 Longitude: -95.57333

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2010 Population	46,232	253,573	458,475
2020 Population	46,824	269,520	496,775
2023 Population	46,444	268,071	502,253
2028 Population	46,149	268,716	511,415
2010-2020 Annual Rate	0.13%	0.61%	0.81%
2020-2023 Annual Rate	-0.25%	-0.17%	0.34%
2023-2028 Annual Rate	-0.13%	0.05%	0.36%
2020 Male Population	49.5%	49.4%	49.0%
2020 Female Population	50.5%	50.6%	51.0%
2020 Median Age	34.7	33.7	35.1
2023 Male Population	49.5%	50.3%	49.9%
2023 Female Population	50.5%	49.7%	50.1%
2023 Median Age	32.1	32.9	35.2

In the identified area, the current year population is 502,253. In 2020, the Census count in the area was 496,775. The rate of change since 2020 was 0.34% annually. The five-year projection for the population in the area is 511,415 representing a change of 0.36% annually from 2023 to 2028. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	12.3%	18.9%	29.6%
2023 Black Alone	19.1%	25.7%	21.8%
2023 American Indian/Alaska Native Alone	1.6%	1.2%	1.3%
2023 Asian Alone	21.9%	15.2%	14.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	30.0%	24.9%	18.5%
2023 Two or More Races	15.0%	14.1%	14.8%
2023 Hispanic Origin (Any Race)	52.5%	44.8%	37.9%

Persons of Hispanic origin represent 37.9% of the population in the identified area compared to 19.4% 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 88.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	36	49	86
2010 Households	14,937	93,998	172,849
2020 Households	15,771	102,019	191,301
2023 Households	15,784	102,345	195,033
2028 Households	15,873	103,526	200,445
2010-2020 Annual Rate	0.54%	0.82%	1.02%
2020-2023 Annual Rate	0.03%	0.10%	0.60%
2023-2028 Annual Rate	0.11%	0.23%	0.55%
2023 Average Household Size	2.93	2.61	2.56

The household count in this area has changed from 191,301 in 2020 to 195,033 in the current year, a change of 0.60% annually. The five-year projection of households is 200,445, a change of 0.55% annually from the current year total. Average household size is currently 2.56, compared to 2.59 in the year 2020. The number of families in the current year is 118,073 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

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	0 - 5 minute	5 - 10 minute	10 - 15 minute
Mortgage Income			
2023 Percent of Income for Mortgage	23.9%	29.6%	29.3%
Median Household Income			
2023 Median Household Income	\$41,234	\$44,015	\$59,104
2028 Median Household Income	\$45,867	\$49,642	\$66,378
2023-2028 Annual Rate	2.15%	2.44%	2.35%
Average Household Income			
2023 Average Household Income	\$59,411	\$68,980	\$99,087
2028 Average Household Income	\$66,791	\$78,077	\$110,385
2023-2028 Annual Rate	2.37%	2.51%	2.18%
Per Capita Income			
2023 Per Capita Income	\$20,044	\$26,390	\$38,559
2028 Per Capita Income	\$22,803	\$30,144	\$43,347
2023-2028 Annual Rate	2.61%	2.70%	2.37%
GINI Index			
2023 Gini Index	44.5	45.2	44.4

Households by Income

Current median household income is \$59,104 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$66,378 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$99,087 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$110,385 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,559 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,347 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	97	79	77
2010 Total Housing Units	16,789	109,106	193,116
2010 Owner Occupied Housing Units	5,919	31,238	81,017
2010 Renter Occupied Housing Units	9,018	62,778	91,813
2010 Vacant Housing Units	1,852	15,108	20,267
2020 Total Housing Units	17,121	112,997	210,326
2020 Owner Occupied Housing Units	5,650	30,669	78,747
2020 Renter Occupied Housing Units	10,121	71,350	112,554
2020 Vacant Housing Units	1,348	10,825	19,084
2023 Total Housing Units	17,140	113,562	214,753
2023 Owner Occupied Housing Units	5,824	30,964	81,817
2023 Renter Occupied Housing Units	9,960	71,381	113,216
2023 Vacant Housing Units	1,356	11,217	19,720
2028 Total Housing Units	17,311	115,114	220,345
2028 Owner Occupied Housing Units	5,990	31,909	84,631
2028 Renter Occupied Housing Units	9,883	71,617	115,814
2028 Vacant Housing Units	1,438	11,588	19,900

Socioeconomic Status Index

2023 Socioeconomic Status Index	35.0	36.7	43.0
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Currently, 38.1% of the 214,753 housing units in the area are owner occupied; 52.7%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 210,326 housing units in the area and 9.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$287,942, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.02% annually to \$334,086.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

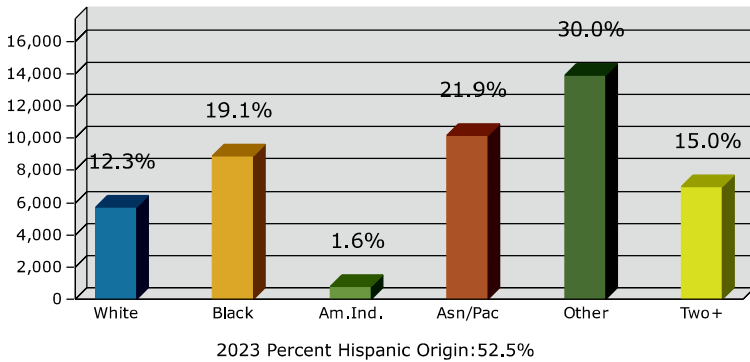


Graphic Profile

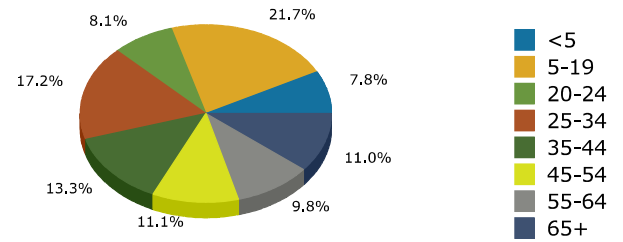
11116 Bellaire Blvd, Houston, Texas, 77072
 Drive time band: 0 - 5 minute radius

Prepared by Esri
 Latitude: 29.70400
 Longitude: -95.57333

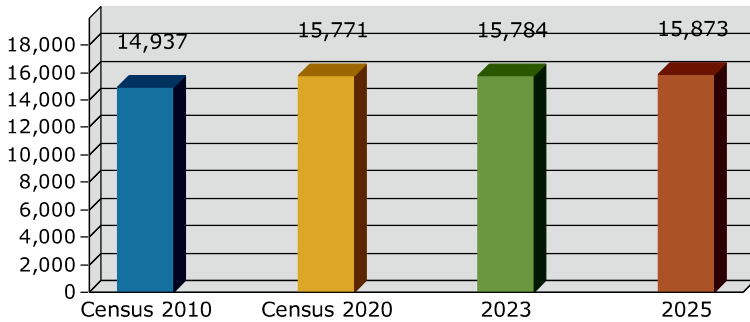
2023 Population by Race



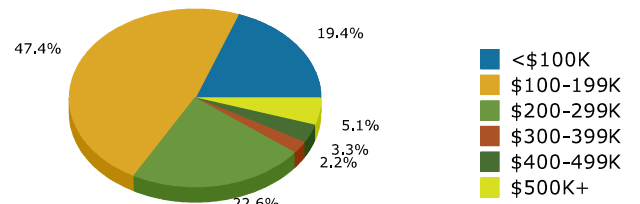
2023 Population by Age



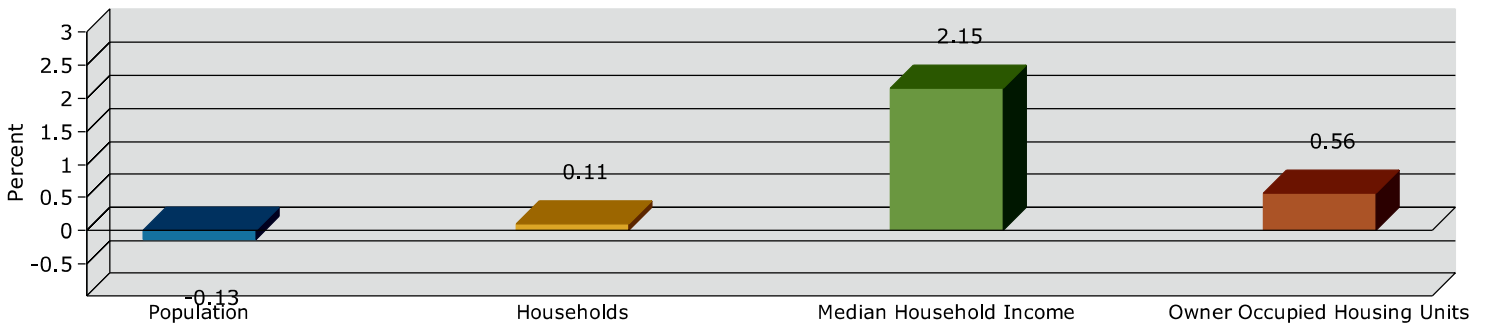
Households



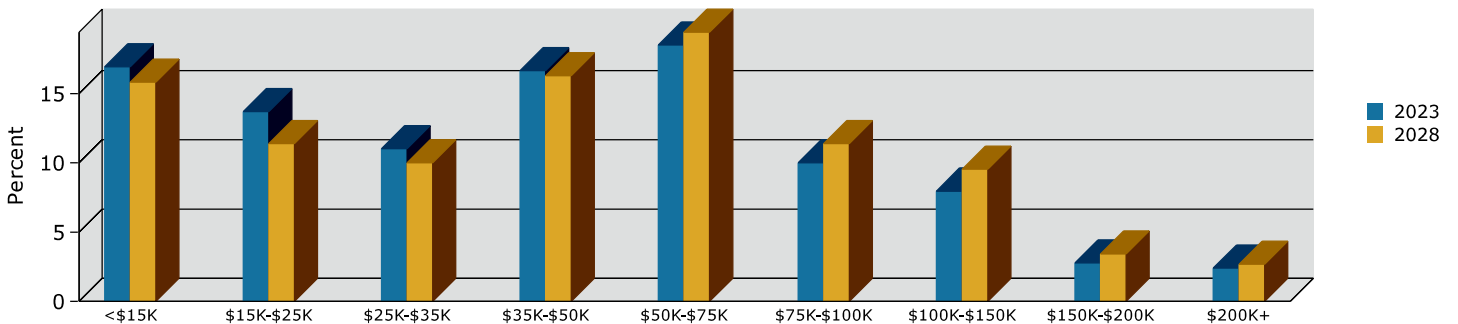
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

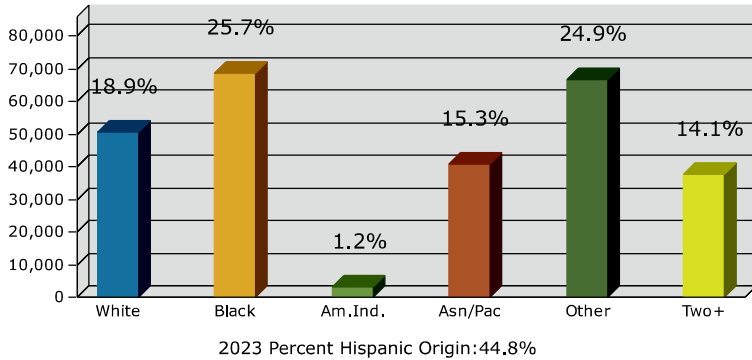


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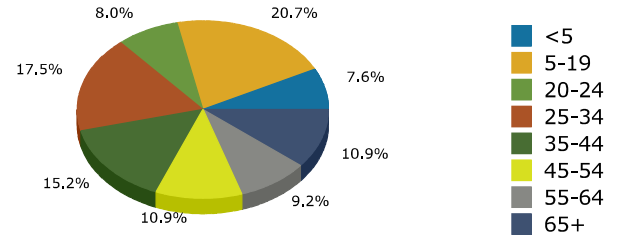
11116 Bellaire Blvd, Houston, Texas, 77072
 Drive time band: 5 - 10 minute radius

Prepared by Esri
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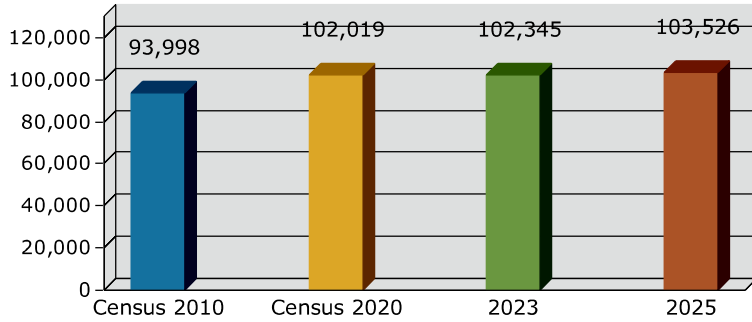
2023 Population by Race



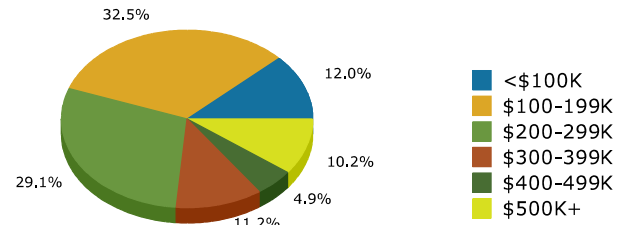
2023 Population by Age



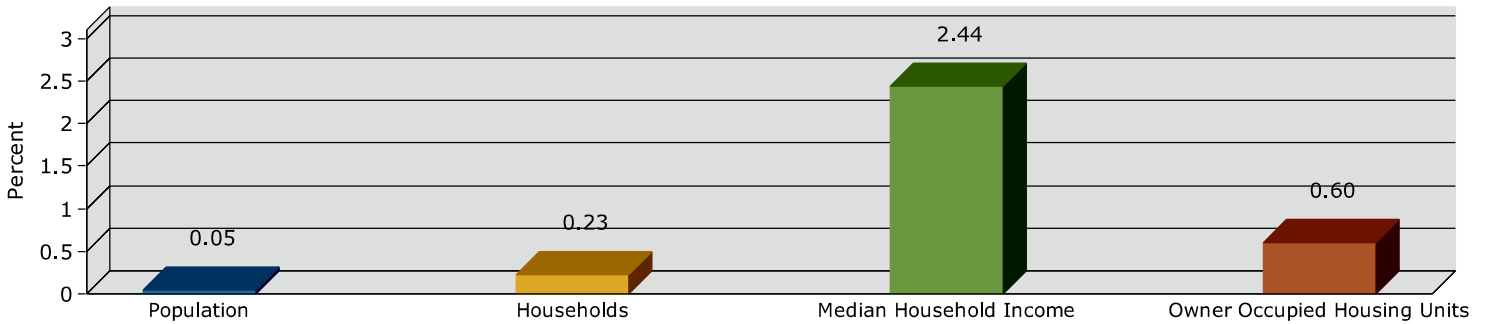
Households



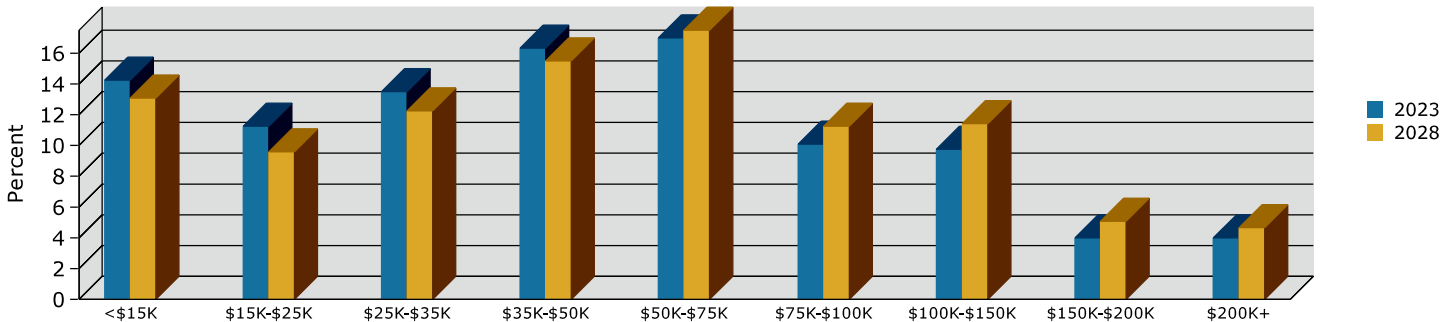
2023 Home Value



2023-2028 Annual Growth Rate

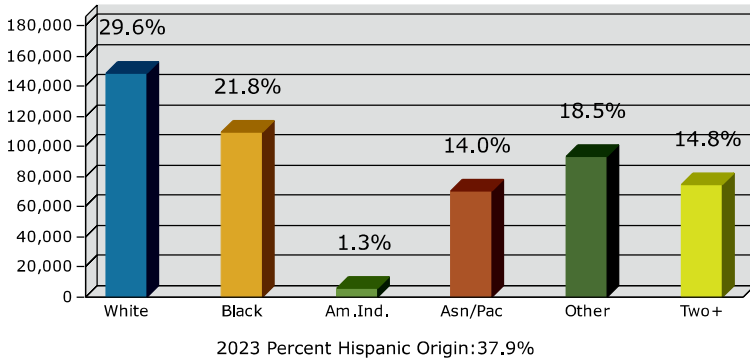


Household Income

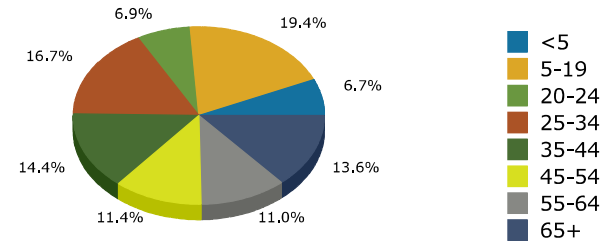


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

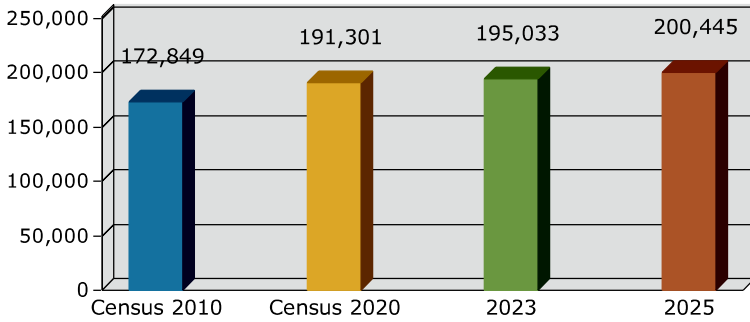
2023 Population by Race



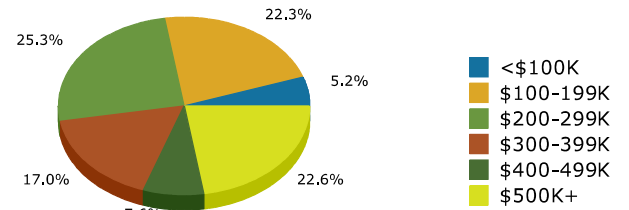
2023 Population by Age



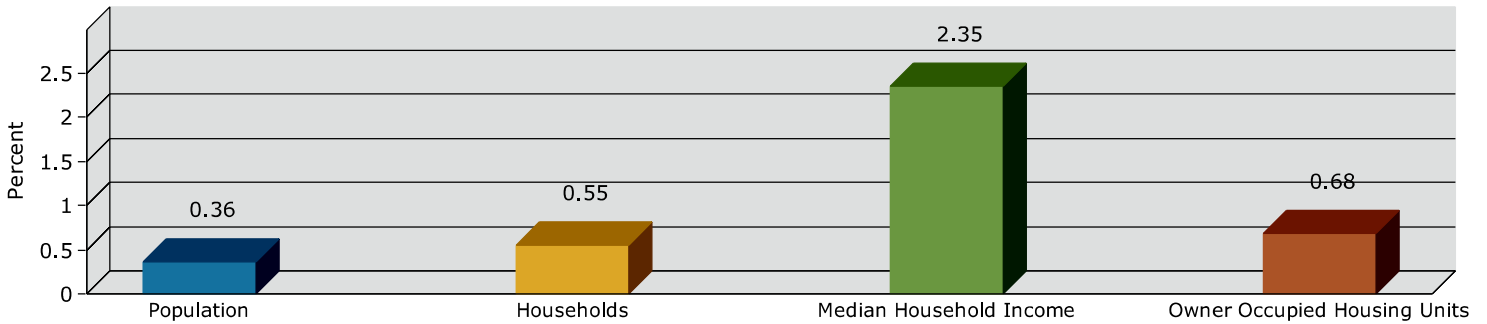
Households



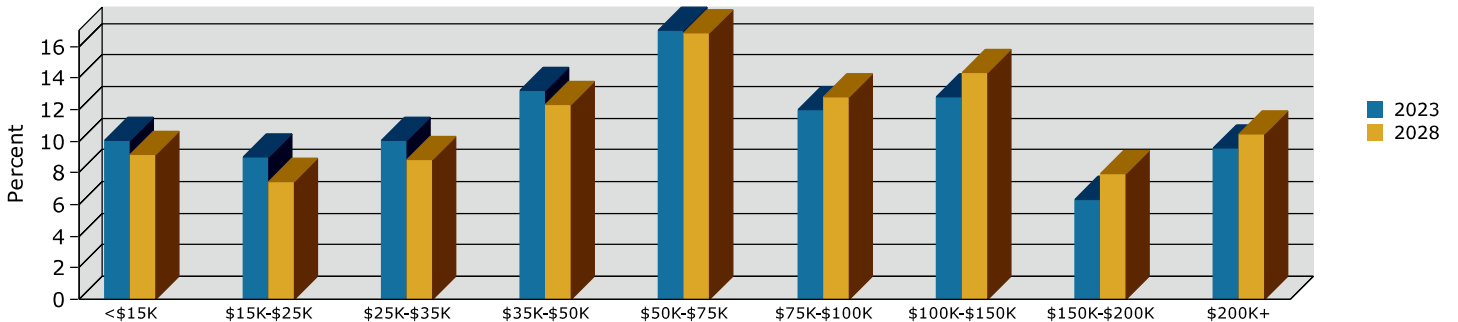
2023 Home Value



2023-2028 Annual Growth Rate



Household Income

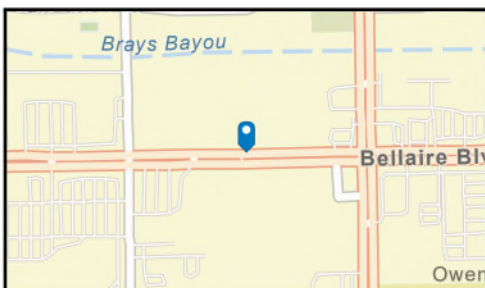
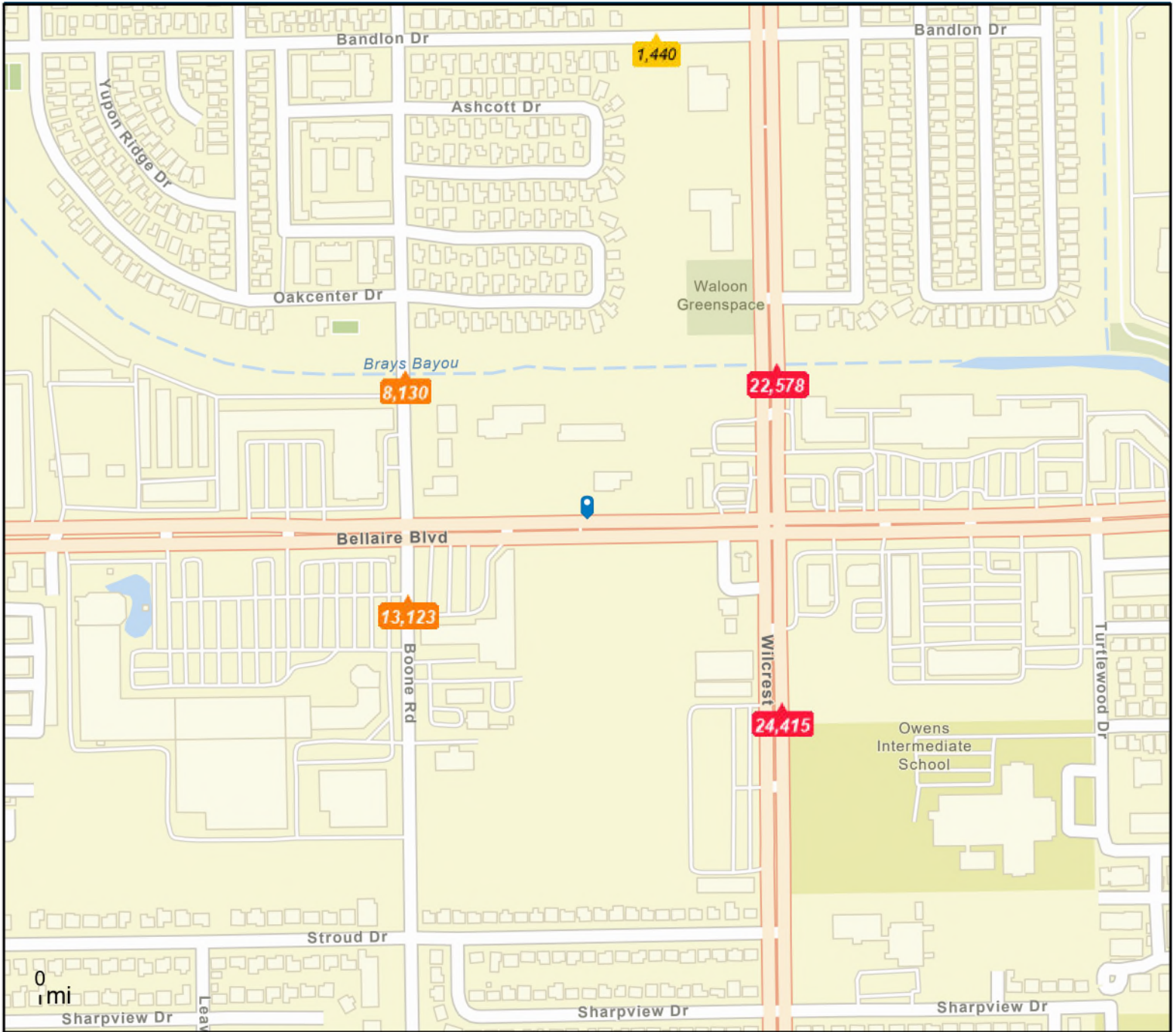


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

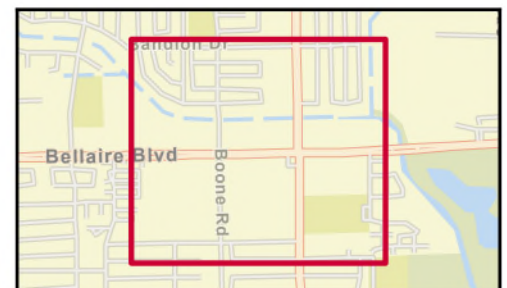
Traffic Count Map - Close Up

11116 Bellaire Blvd, Houston, Texas, 77072
 Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
 Latitude: 29.70400
 Longitude: -95.57333



- 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: ©2023 Kalibrate Technologies (Q3 2023).



Traffic Count Profile

11116 Bellaire Blvd, Houston, Texas, 77072
Drive time bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 29.70400
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	Boone Road	Bellaire Blvd (0.12 miles N)	2019	13,123
0.16	Boone Rd	Oakcenter Dr (0.05 miles N)	2006	8,130
0.17	Wilcrest Dr	Briar Glade Dr (0.05 miles N)	2014	22,578
0.19	Wilcrest Dr	Bellaire Blvd (0.12 miles N)	2014	24,415
0.33	Bandlon Dr	Wilcrest Dr (0.08 miles E)	2011	1,440
0.45	Bellaire Blvd	Turtlewood Dr (0.1 miles W)	2013	42,434
0.49	Wilcrest Dr	Carvel Ln (0.02 miles S)	2014	21,125
0.50	Wilcrest Dr	High Star Dr (0.05 miles N)	2014	22,223
0.54	High Star Dr	Wilcrest Dr (0.06 miles E)	2014	3,553
0.55	Wilcrest Dr	Carvel Ln (0.04 miles N)	2015	22,908
0.56	High Star Dr	Briar Glade Dr (0.02 miles E)	2014	3,186
0.57	Wilcrest Drive	Carvel Ln (0.04 miles N)	2019	19,361
0.58	Wilcrest Dr	High Star Dr (0.03 miles S)	2014	21,510
0.58	Boone Rd	Carvel Ln (0.07 miles N)	2011	12,420
0.59	Belle Park Dr	Bellaire Blvd (0.02 miles N)	2011	1,920
0.65	Belle Park Dr	Moonmist Dr (0.03 miles S)	2006	2,990
0.76	Boone Rd	Harwin Dr (0.02 miles N)	2010	5,503
0.78	Wilcrest Dr	Harwin Dr (0.03 miles N)	2011	17,880
0.78	Carnelian Dr	High Star Dr (0.01 miles S)	2011	3,530
0.80	Harwin Drive	Wilcrest Dr (0.03 miles E)	2019	22,965
0.81	Bellaire Blvd	Belle Glen Dr (0.03 miles E)	2013	47,637
0.81	Harwin Dr	Wilcrest Dr (0.02 miles W)	2014	30,345
0.82	Bellaire Blvd	Sam Houston Pkwy (0.11 miles E)	2009	49,021
0.84	Wilcrest Drive	Harwin Dr (0.07 miles S)	2019	22,019
0.87	S Kirkwood Rd	Bellaire Blvd (0.05 miles S)	2001	11,170
0.87	South Kirkwood Road	Bellaire Blvd (0.09 miles N)	2019	17,082
0.87	Wilcrest Dr	Village Bend Ln (0.05 miles S)	2001	19,190
0.87	Wilcrest Dr	Harwin Dr (0.07 miles S)	2011	22,490
0.89	South Kirkwood Road	Dashwood Dr (0.04 miles S)	2019	15,399
0.90	Bellaire Boulevard	Aqua Ln (0.01 miles W)	2019	40,117

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 2022 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: ©2023 Kalibrate Technologies (Q3 2023).

