



7665 BELLFORT AVENUE
SEC Bellfort Ave & Glen Loch Dr | Houston, TX 77061

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PROPERTY INFORMATION

Address: 7665 Bellfort Ave, Houston, TX 77061

Available: 1,299 SF inline (Suite C)
1,299 SF end cap (Suite B)
Up to 2,598 SF combined

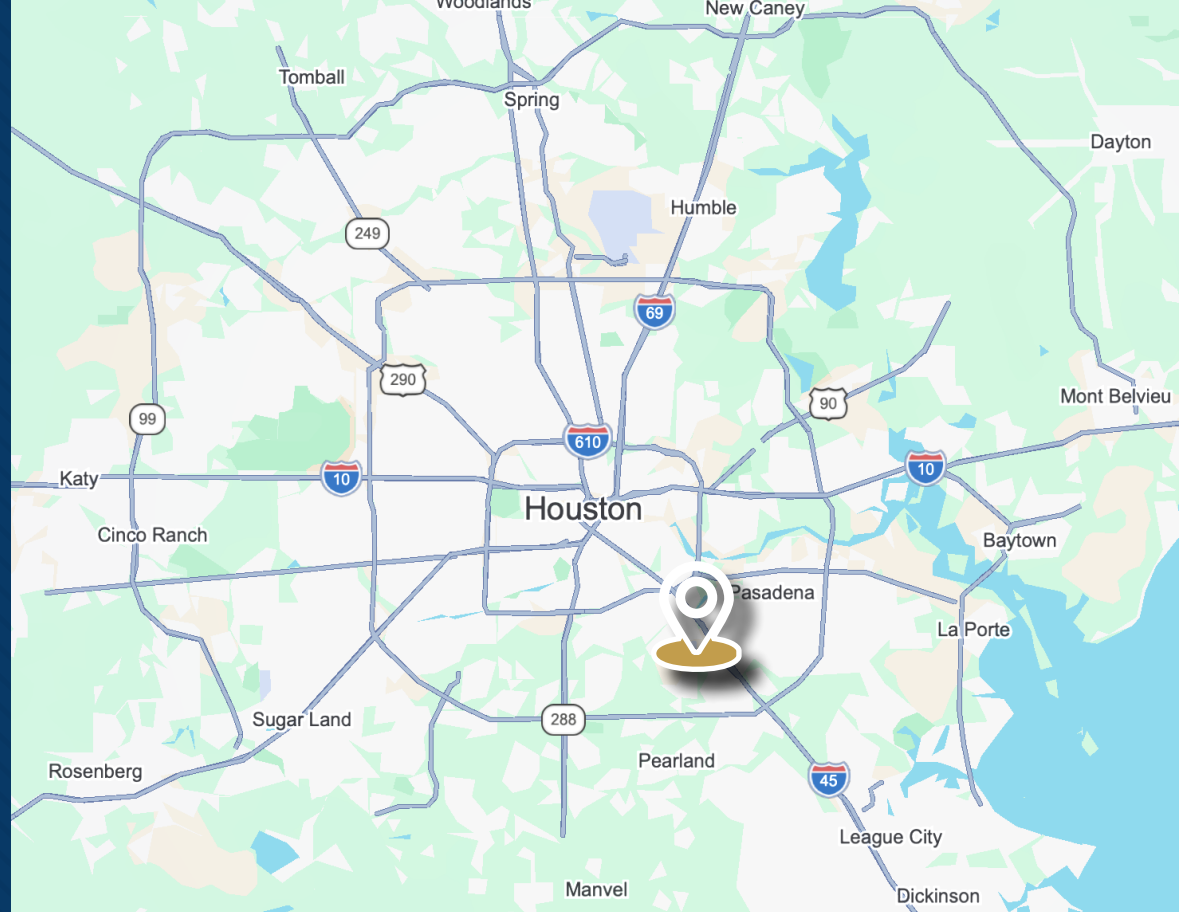
Asking Rate: \$23.00 PSF NNN

Estimated NNN: \$5.09 PSF

Delivery: White box to qualified tenants

HIGHLIGHTS

- White box delivery to qualified tenants
- End cap and inline suites available – can be combined up to 2,598 SF
- Anchored by Homerun C-Store with fuel canopy
- Co-tenanted with barber shop and nail salon
- Signalized corner location at Bellfort Ave & Glen Loch Dr
- 23,496 VPD on Bellfort Ave
- Dense infill location – 25,452 residents within 1 mile
- Strong population and household growth projections through 2030
- Proximate to William P. Hobby Airport (HOU) – 1.5 miles east, 8M+ annual passengers
- Easy access to I-45/Gulf Freeway, Loop 610, and Beltway 8



TRAFFIC COUNTS

Bellfort Ave: 23,436 VPD

2025 DEMOGRAPHICS

	1 MILE	3 MILES
Population	25,452	121,962
Households	8,943	39,964
Median Age	35	35.3
Median HH Income	\$43,656	\$50,715
Daytime Employees	7,083	47,164
Pop. Growth '25-'30	7.32%	6.83%
HH Growth '25-'30	7.69%	7.15%

LOCATION MAP

ARIA AT BELLFORT

AVAILABLE
Suite B | Retail
1,299 SF

AVAILABLE
Suite C | Retail
1,299 SF

GLEN LOCH DR

BELLFORT ST

23,496 VPD



AERIAL MAP

GOLFCREST

MEADOWBROOK/ALLENDALE

GULF OAKS

WILLIAM P HOBBY AIRPORT
4.7 million passengers annually

GLENBROOK VALLEY HISTORIC DISTRICT

23,436 VPD

250,000 VPD

SITE

BELLFORT AVENUE

INTERSTATE 45

PARK PLACE

Le Montreal Apartments

Dover Place Apartments

Tropicana Apartments

CHASE

Kroger

SUBWAY

BANK OF AMERICA

CVS

SONIC

WATABURGER

Fiesta

TACO BELL

BURGER KING

McDonald's

POPEYES LOUISIANA KITCHEN

WING STOP

FAMILY DOLLAR

boost mobile

Pizza Hut

PARK PLACE

GOLFCREST

Le Montreal Apartments

Dover Place Apartments

SITE

**MEADOWBROOK/
ALLENDALE**



250,000 VPD

**Tropicana
Apartments**

23,436 VPD



**GLENBROOK VALLEY
HISTORIC DISTRICT**

GULF OAKS

WILLIAM P HOBBY AIRPORT
4.7 million passengers annually

RETAIL MAP

250,000 VPD

INTERSTATE
45

BELLFORT AVENUE

23,436 VPD

SITE




CHASE















SITE PLAN



BELLFORT ST

23,496 VPD

GLEN LOCH DR



PHOTOS



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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:
 - 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.

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Sales Agent/Associate's Name

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date