

BELLFORT PLAZA

4924-4956 BELLFORT ST., HOUSTON, TEXAS, 77033



HEALTHCARE OPPORTUNITY IN NEW MIXED-USE DEVELOPMENT



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**CUSHMAN &
WAKEFIELD**

A STRATEGIC OPPORTUNITY TO SERVE SOUTHEAST HOUSTON



Located only 20 minutes south of Downtown Houston, less than 5 minutes from the 610 Loop, Belfort Plaza’s planned, 32-acre mixed-use development offers a strategic opportunity for healthcare tenants looking to serve Southeast Houston’s growing population of residents and professionals.

HIGHLIGHTS



11,000 SF available



32-acre development includes 216,500 SF of commercial space



20 min to Downtown Houston



<5 minutes to the 610 Loop



10 minutes to Beltway 8



76 single-family & 17.4k SF multi-family planned nearby



Total Population: 317,979



Population Growth Rate by 2029: 2.7%



Median Age: 33.4



Annual Healthcare Spending: \$680M

*Information based on 2024 data within 5 miles of site address

BELFORT PLAZA SITE PLAN



AREA DEMOGRAPHICS & ECONOMICS



Total Population	317,979	Median Age	33.4
Population Growth Rate (by 2029)	2.7%	Age 0-14	17.6%
Total Households	123,104	Age 15-44	49%
Total Housing Units	140,451	Age 45+	33.5%
Housing Units Growth Rate (by 2029_)	4.3%	Healthcare	\$5,525 \$680M
Average Household Size	2.45	Total Consumer Spending	\$29,000 \$3.6B
Average Household Income	\$83,469		

*Information based on 2024 data within 5 miles of site address

WHERE GROWTH MEETS WELLNESS

Located in a Houston submarket seeing an increased demand for healthcare services with favorable housing and population growth, Bellfort Plaza presents a prime opportunity for new healthcare tenants to serve a community expected to grow by nearly 9,000 residents and 6,000 housing units over the next four years.



2024-2029
Population Growth
Rate by Census Tract

- Up to 1%
- 1% - 2%
- 2% - 3%
- 3% - 4%
- Greater than 4%

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FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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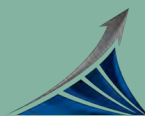
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