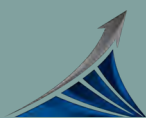


BELLFORT PLAZA

4924-4956 BELLFORT ST, HOUSTON, TEXAS, 77033



GROCERY ANCHOR OPPORTUNITY IN NEW MIXED-USE DEVELOPMENT



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A DESTINATION POSITIONED FOR GROWTH

Located less than 5 minutes south of Houston’s I-610 inner loop, Bellfort Plaza’s planned, 32-acre mixed-use development offers a remarkable grocery anchor opportunity for chains looking to capitalize on the dense housing units, growing population and favorable consumer demographics of this Houston submarket.

HIGHLIGHTS

- 

60,000 SF available
- 

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

<5 minutes to Interstate 10
- 

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%
- 

Total Housing Units: 140,451
- 

Average Income: \$83,469
- 

Annual Consumer Spending: \$3.6 billion

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

BELLFORT PLAZA SITE PLAN



DEMOGRAPHICS & ECONOMIC ACTIVITY



POPULATION DATA

Total Population	317,979
Growth Rate by 2029	2.7%
Daytime Population	493,758
Median Age	33.4
Total Households	123,104
Avg. Household Size	2.45
Average Income	\$83,469
Median Household Income	\$55,510

CONSUMER SPENDING

Apparel & Services	\$1,956	\$240M
Education	\$1,212	\$149M
Entertainment	\$2,937	\$362M
Food (at Home)	\$5,696	\$701M
Food (Away from Home)	\$3,154	\$388M
Healthcare	\$5,525	\$680M
Household Items	\$2,358	\$291M
Vehicle Maintenance	\$1,142	\$141M
Total Consumer Spending	\$29,000	\$3.6B

DEMANDS MEETS OPPORTUNITY

Located in a Houston submarket with strong consumer activity and growing demand, Belfort Plaza presents grocery tenants a prime opportunity to introduce a vital grocery concept and serve a community expected to grow by nearly 9,000 residents in 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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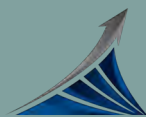
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