

PRICED TO SELL \$2.4 M  
LARGE VALUE-ADD OPPORTUNITY

14880 Bellaire Blvd, Houston, TX 77083



27,960 RSF Neighborhood Retail on 2.2 Acres

NWC of Bellaire Blvd and Misson Bell Dr





# Aerial (South View):



SUGARLAND

6

PAVILION VILLAGE  
planet fitness  
CITITRENDS  
UPTOWN BEAUTY SUPPLY

O'Reilly  
AUTO PARTS  
X FITNESS  
GARNITION

BUFFET KING

KFC

MISSION LEONA NEIGHBORHOOD  
326 HOMES  
\$326,232 MEDIAN VALUE

57,122 VPDS

MISSION BEND NEIGHBORHOOD  
POPULATION 37,853

WINKLEMAN RD.

6

MISSION BEND SHOPPING CENTER

CHURCH OF GOD FAMILY CHAPEL

MARKAZI IMAM BARGAH AL-MURTAZA

MISSION BEND ANIMAL CLINIC  
Helping You Care For Your Pet

RINCON SALVADOREÑO

EL PAISANO RESTAURANTE HONDUREÑO

SUBJECT PROPERTY  
NEIGHBORHOOD RETAIL  
27,970 RSF | 2.2 AC

REINA'S RESTAURANT

HARBOR FREIGHT

22,246 VPDS

4,626 VPDS

Chick-fil-A

Fiesta  
H-E-B

Tahini Plus  
HALAL KITCHEN

BELLAIRE BOULEVARD

El Bolillo BAKERY

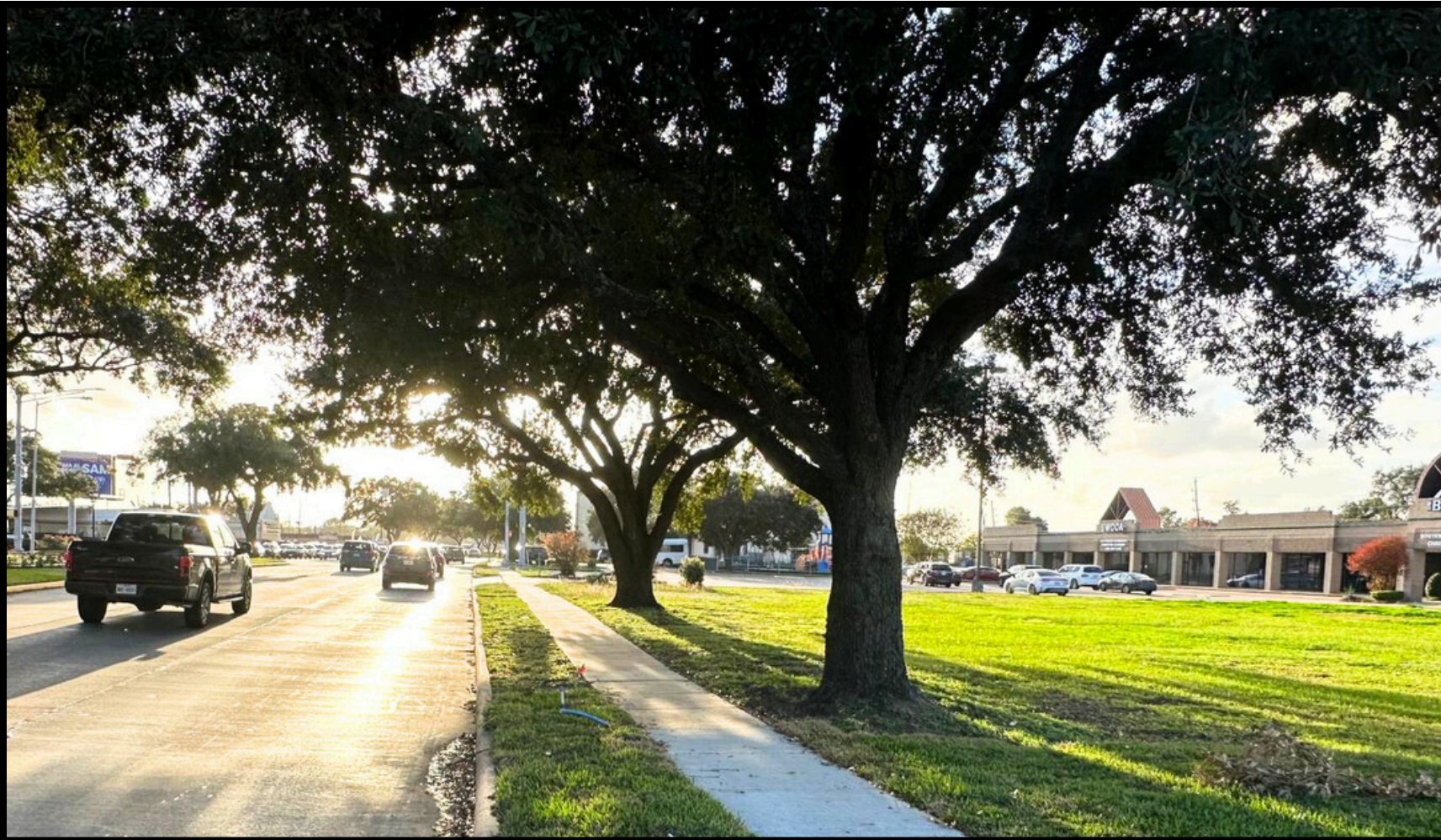
THE COMMONS AT MISSION BEND

KALAHARI NIGHT CLUB AND BAR

Domino's



# Property Details



**LOCATION:** 14880 Bellaire Blvd | Houston, TX 77083

(adjacent to "The Bridge" Church: Southwest Community Christian Center)

**SUBMARKET:** Far Southwest

**PARCEL # (APN):** 1165970000001

**BUILDING AREA:** 27,960 RSF

**LOT AREA:** 96,777 (2.22 ACRES)

**YEAR BUILT:** 1985

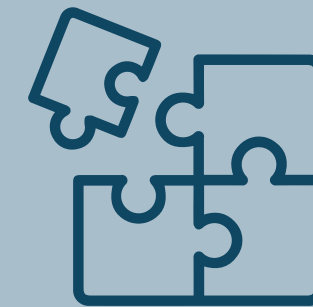
**VPDS:** Highway 6: 57,122 | Bellaire Blvd: 22,246 | Winkleman Rd 4,626

**FRONTAGE:** 464' on Bellaire Blvd | 67' on Mission Bell Dr

**LIST PRICE: \$2.4M, \$85 PSF**



- 2ND GEN SPACE
- BELOW REPLACEMENT COSTS
- HARD CORNER, LIGHTED INTERSECTION
- OVER 500 FEET OF FRONTAGE



- 54% of GLA OCCUPIED BY CHURCH RUN SCHOOL - LEASE NEGOTIABLE
- STABILIZED NOI: \$335K+
- SURROUNDED BY ROOFTOPS



- NEVER FLOODED
- HVAC WORKING
- ROOF: 12-YEARS OLD
- LESS THAN 0.5 MILES FROM MAJOR N/S CORRIDOR HIGHWAY 6

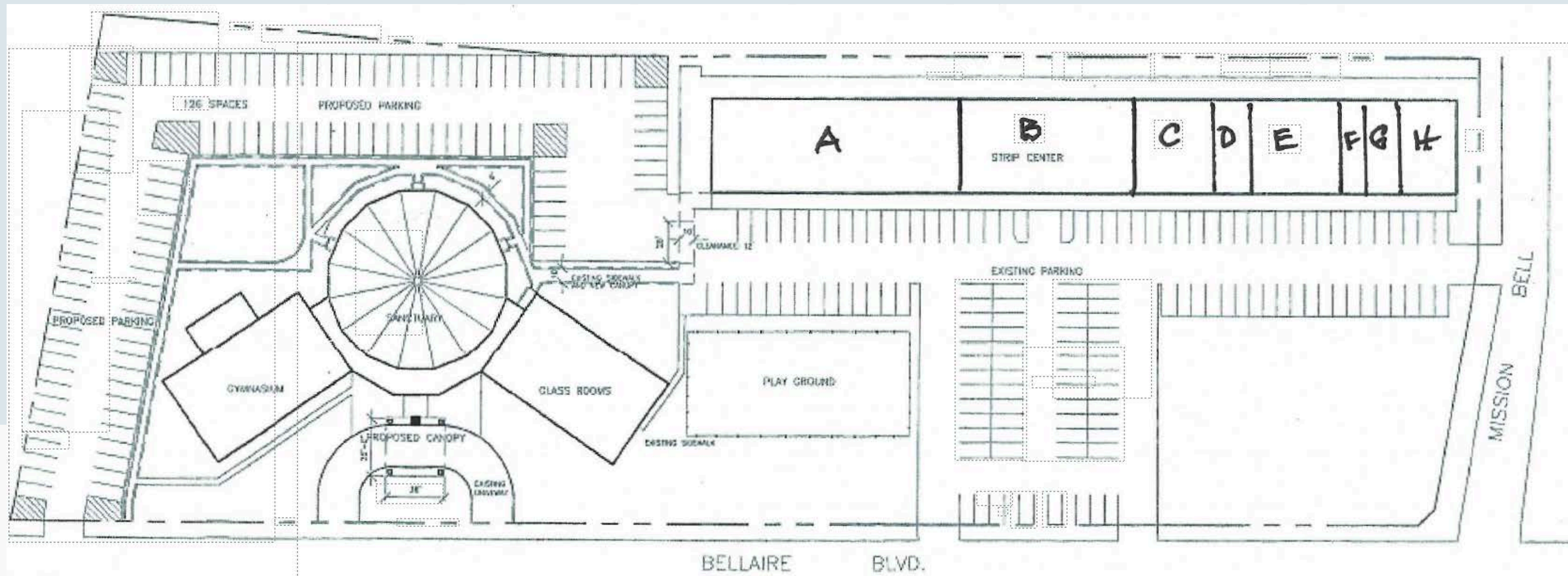
**Priced for cash buyer, quick close Jan 2025!**







*SITE PLAN:*



*BIRD'S EYE VIEW:*

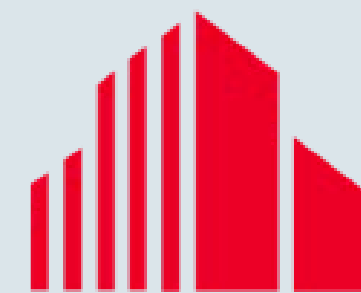


★ *Two pad site opportunities for additional income, currently land/playground area*

- A. School - 172 X 60' - 10,320 RSF**
- B. Chapel - 102 X 60' - 6,120 RSF**
- C. Library - 49 X 60' - 2,940 RSF**
- D. Store - 20 X 60' - 1,200 RSF**
- E. Storage - 41 X 60' - 2,460 RSF**
- F. Recording Studio - 20 X 60' - 1,200 RSF**
- G. Teen Center - 20 X 60' - 1,200 RSF**
- H. Dance/Health - 42 X 60' - 2,520 RSF**







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