

MEET THE MOMENT



# A DECADE IN THE MAKING

The prestigious City of Bellaire, tucked into the green heart of Houston's thriving global mecca, is finally giving its affluent residents a dynamic central gathering place to call their own. Transforming the former 30-acre Chevron campus into a first-for-Bellaire, once-in-a-generation destination 10+ years in the making.

One rife with possibilities and thoughtfully curated for the city's elevated tastes and pent-up demand for family fun.

Pairing contemporary style with an urban community park, a central stage, captivating experiences for all and a best-in-class tenant mix of today's tastemakers, Bellaire Place is poised to usher in a new era in open-air walkability, prosperity and a warm spirit of community for Bellaire, greater Houston—and beyond.

A NEW DYNAMIC FOR BELLAIRE LIFE

"BY 2023, HOUSTON WILL BE WIDELY ACKNOWLEDGED AS AMERICA'S NEXT GREAT GLOBAL CITY."

-FORBES



## HELLO HOUSTON

#### THE CAPITAL OF AMERICA'S THIRD COAST"

Houston, Texas is drawing newcomers from the West and East Coasts in droves. They're here for the well-paying jobs, the income tax haven, the sunny weather, the major sports teams, the stellar art mecca, the award-winning food-and-drink scene, the youthful energy and the cultural diversity—a rich mix that often outranks New York City.

Immersed in the Houston-West University-Memorial Area, Bellaire is riding the tide of Houston's rocketed rise, while carving its own coveted niche in the city's swelling metro-scape.







# HOUSTON, TX

**LARGEST CITY IN TEXAS** 

THE STARTUP CAPITAL OF TEXAS

**4TH** LARGEST CITY IN THE US (projected to pass Chicago by 2025)

THE 50 **BEST PLACES TO TRAVEL** IN 2023 *Travel + Leisure Editors* 

**#2** FASTEST-GROWING CITY IN THE US (2010-2020)

**#4** MOST FORTUNE 500 FIRMS IN TOWN

7.3M POPULATION (Houston Metro Area)

**2.4M** POPULATION (City of Houston)

**15.9%** POPULATION GROWTH (2010-2020)

3.6K+ PEOPLE PER SQUARE MILE

**33.3** MEDIAN AGE

**22.3M** ANNUAL VISITORS

**145** LANGUAGES SPOKEN

## HOME TO



650+

**Urban Green Spaces** 



18

**Cultural Powerhouses** 



40+

Colleges & Universities



13

**James Beard Award Chefs** 



24

Fortune 500 Companies



7

Professional Major League Teams

Sprung from a 12-family farm town in 1908, Bellaire's rural roots sparked an oak-studded enclave of grand estates and homes.



# BELLAIRE, TX

## ONE OF HOUSTON'S MOST SOUGHT-AFTER ENCLAVES

Just 12 miles from the center of Houston, but worlds apart in its intimate atmosphere and residential character, Bellaire captures the fresh perspective of its name—meaning "good air" for its gulf breezes. As one of the most affluent small towns in America, alongside its neighbor West University Place, this sought-after address is a magnet for growing families and young professionals.

All drawn to Bellaire's prime location within the I-610 Loop and exceptional quality of life. Where pristine natural beauty, abundant parks, top-rated public and private schools, rising home values and a rare spirit of civic pride are a boon for families from near and far.

# BELLAIRE BY THE NUMBERS THE PROOF IS IN THE PRESTIGE

What Bellaire lacks in size, it makes up for in stature—consistently ranking among the best places to live in Texas for good reason.

Most families own their own homes. Commutes are virtually nonexistent. And earning power is nearly triple the national average, thanks to high standards of education at all levels.

With Bellaire Place rapidly becoming a reality, the city's potential is practically limitless.

Bellaire may be one of Houston's best-kept secrets...but not for long.

#2

RICHEST CITIES IN TEXAS FOR 2023

Home Snacks

18K+
POPULATION

#8

LOCAL PURCHASING POWER IN AMERICA

Numbeo

88%

OWN HOMES

\$829K+

MEDIAN HOME VALUE

(National \$229,800)

\$200K+

MEDIAN HH INCOME

(National \$64,994)

\$2K+

**MEDIAN RENT** 

(National \$1,096)

1K+

**BUSINESS ENTITIES** 







Building F

EAT & DRINK

## SHOP & STROLL



From quick light bites to alfresco date nights, artisan coffee shops to tequila bars, chef-driven outposts to food halls, rollicking pizza joints to pet-friendly pubs, Bellaire Place will be a breath of fresh fare infused with Houston's multicultural cachet.

Savor a fashionable street scene infused with energy and urbanity, where a captivating collection of national, indie and local-minded merchants, designer boutiques, made-in-Houston looks, vintage finds, fine art galleries and plant sanctuaries beckons.

### **PLAYTIME**



Indulge in outdoor pursuits promising all-day fun. Play bocce. Go bowling. Catch a movie. Take your four-legged friend for a stroll. Spark your creative spirit with music or art studios. Or use sidewalk chalk with your budding artist.

## **ENTERTAINMENT**

and de-compress.

Think elevated architecture in low-rise buildings, welcoming

Bellaire natives and newcomers to work and play close to home.

Manicured acres of vibrant parks, green spaces and water

features lined with jewel-box restaurant options. Bringing

Bellaire a highly anticipated scene housed in the heart of

Houston. With plenty of room to park, shop, dine, gather



Explore a nonstop lineup of all-season staged events-from fitness classes, sunrise yoga, live music performances and curated runway shows to holiday family festivities—from the comfort of a grassy park or sun-drenched patio.

# 30 ACRES REIMAGINED

- 30 ACRES
  LIFESTYLE CAMPUS
- 1M+ SF MIXED-USE SPACE
- 116K SF RETAIL & RESTAURANT SPACE
- 40K SF ENTERTAINMENT SPACE
- 375K SF
  BOUTIQUE OFFICE SPACE

- 450K SF OF EXISTING MEDICAL OFFICE SPACE
- 2+ ACRES
  PARKS & OPEN SPACES
- 1,703 EXISTING GARAGE PARKS
- AMPLE SURFACE PARKING

#### WE'RE SERVING OUR COMMUNITY BY BEING WHOLE-HEARTEDLY BELLAIRE—AFFLUENT, FAMILY-CENTRIC, WALKABLE, WONDER-FILLED

#### INNOVATE & COLLABORATE

Open working spaces, a state-of-the-art fitness center, a full-service cafeteria, an auditorium and numerous conference rooms that spark collaboration and working wellness.

#### GATHER & CHILL

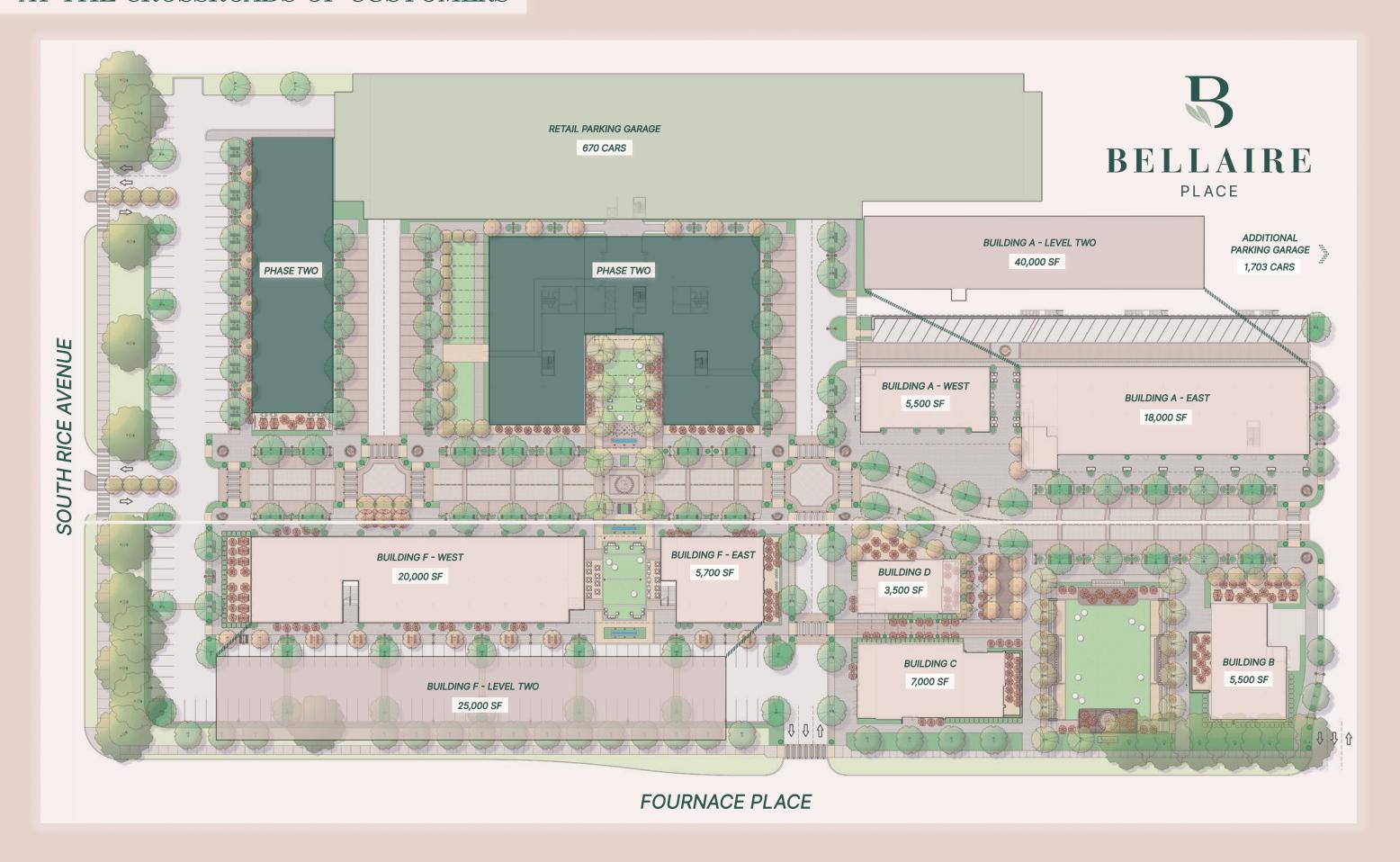
Outdoors, think lush locales and open-air living rooms, shade trees and breezy greenways, fire pits and cozy seating niches, where you can kick back, catch up with friends, host brainstorming sessions or share a spontaneous picnic.

#### AT YOUR SERVICE

A must-have amalgam of banks, credit unions, medical offices and professional services will add much-needed amenities and big-city services that cater to Bellaire's family frame of mind.



## AT THE CROSSROADS OF CUSTOMERS





# BE PART OF A DYNAMIC HOUSTON DESTINATION FOR GENERATIONS

Years ago, **SLS Properties** began the long process of developing a new experience for the City of Bellaire's residents. After years of navigating Bellaire's meticulous development approvals, our victory is your opportunity to harness the city's untapped potential at Bellaire Place.



#### FOR LEASING:

LAURA HARNESS

713.463.4642

lharness@pky.com

LACEE JACOBS

832.504.9289

ljacobs@pky.com

APRIL DARNER

832.263.7832

april.darner@pky.com

www.bellaireplace.com

A DEVELOPMENT BY

