



SHADOWOOD REALTY PARTNERS

FOR SALE

FOR SALE — 1.62-ACRE CLEARED DEVELOPMENT SITE | BELLFORT AT LEONORA,
HOBBY AREA

7603 BELLFORT

7603 BELLFORT ST | HOUSTON, TX 77061



SHADOWOOD
REALTY PARTNERS

LAND AREA

1.62 acres

BELLFORT FRONTAGE

±296 ft

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SECTION | OFFERING SUMMARY

Offering Summary & Investment Highlights

Shadowood Realty Partners presents 7603 Bellfort St, a 1.62-acre cleared corner site fronting Bellfort Street at Leonora Street, a short block from the Bellfort Street and Telephone Road node in Houston's Hobby submarket. The tract is level, recently surveyed, and served by public water and sewer with electric available at the frontage — a shovel-ready pad in an infill position where cleared corner inventory of this size rarely comes to market. Roughly 296 feet of Bellfort frontage places the site within the pull of an intersection carrying a combined count exceeding 55,000 vehicles per day, with Fiesta and Kroger shadow-anchoring the node and an established national QSR and auto-service ring on the surrounding pads. The offering suits a developer or an owner-user pursuing retail, medical, or professional construction on a compressed timeline.

OFFERING SUMMARY

Land Area	1.62 acres / 70,549 SF
Frontage	±296 ft on Bellfort St
Depth	±194 ft
Configuration	Corner at Bellfort St and Leonora St — cleared, level, recently surveyed
Utilities	Public water and public sewer; electric available
Traffic Counts	19,764 VPD Bellfort St; 35,419 VPD Telephone Rd
Market Area	Hobby Area, Harris County
Est. Annual Taxes	~\$11,400 at the ~2.1% combined Harris County / Houston ISD rate

INVESTMENT HIGHLIGHTS

- Corner site fronting Bellfort St at Leonora St, one block from the Telephone Rd intersection — cleared and ready for immediate vertical construction
- Combined intersection traffic exceeding 55,000 vehicles per day
- Shadow-anchored by Fiesta and Kroger, with Taco Bell, Whataburger, Jiffy Lube, Advance Auto Parts and O'Reilly in the immediate retail ring
- Level, recently surveyed and free of structures — no demolition or clearing carry for the buyer
- Public water and sewer in place with electric available, supporting a shovel-ready delivery
- Approximately two miles from William P. Hobby Airport and its daytime employment base¹
- Houston has no zoning ordinance; development is governed by the Chapter 42 platting and building-line framework, which shortens the path to permit for retail, medical, or professional use²



[1] Source: Rome2Rio, travel distance from Telephone Rd @ Bellfort Ave to Houston Hobby Airport (HOU), retrieved 2026-07-28. URL: <https://www.rome2rio.com/s/Telephone-Rd-Bellfort-Ave/Houston-Hobby-Apt-Airport-HOU>

[2] Source: City of Houston Code of Ordinances, Chapter 42 — Subdivisions, Developments and Platting, Article III, Division 3 (Building Lines), retrieved 2026-07-28. URL: https://library.municode.com/tx/houston/codes/code_of_ordinances/312514?nodeId=COOR_CH42SUDEPL_ARTIIIPLST_DIV3BULI_SDBSPMIBULIRE

SECTION | PROPERTY FACTS

Property Facts

The tract is cleared, level, and recently surveyed, with fencing along the west boundary and a remnant concrete slab on the interior of the site. Houston does not maintain a zoning ordinance; development is governed instead by the Chapter 42 platting, building-line, and thoroughfare-setback framework, which is administered by the Planning and Development Department at the plat and permit stage.¹

SITE	
Address	7603 Belfort St, Houston, TX 77061
Legal Description	RES E5 Glenbrook Valley Sec 12
Subdivision	Glenbrook Valley Sec 12
County	Harris County
Lot Size	70,549 SF / 1.62 acres (survey)
Dimensions	±296 ft x ±194 ft
Lot Description	Corner
Site Condition	Cleared, level, recently surveyed; west boundary fenced
Property Type	Land — commercial development site
MLS #	34007349
Land Use Controls	No zoning; City of Houston Chapter 42 platting, building lines and thoroughfare setbacks apply ¹
Flood Zone	Zone X — area of minimal flood hazard

UTILITIES & ACCESS	
Water	Public water
Sewer	Public sewer
Electric	Electric available
Gas	Unknown — verify
Cable	Unknown — verify
Phone	Unknown — verify
Road Surface	Concrete
Access	Frontage on Belfort St at Leonora St; near the Telephone Rd intersection

MARKET & AREA	
Key Map©	535S
MLS Market Area	Hobby Area
School District	Houston ISD
Elementary School	Cornelius Elementary School
Middle School	Ortiz Middle School
High School	Chavez High School
Neighborhood	Glenbrook Valley — 1,256 single-family properties, median year built 1959
Neighborhood Median Appraised Value	\$224,000



Ground-level view straight across the cleared tract.



West-boundary fencing and the remnant concrete slab.

[1] Source: City of Houston Planning and Development Department, Development Regulations — Chapter 42 subdivision, development and platting ordinance, retrieved 2026-07-28. URL: <https://www.houstontx.gov/planning/DevelopRegs/>



SITE & FRONTAGE AERIAL
SUBJECT PROPERTY — 1.62 AC ON BELLFORT AT LEONORA

7603
BELLFORT
HOUSTON, TEXAS

The subject fronts Bellfort Street at Leonora Street, just off the Bellfort Street and Telephone Road intersection, presenting approximately 296 feet of Bellfort frontage across a 194-foot depth on a cleared, level 1.62-acre pad. Dimensions reflect the recent survey; buyer to confirm against the survey of record.



TRADE AREA AERIAL
BELLFORT ST & TELEPHONE RD NODE

DOWNTOWN
HOUSTON



The site sits inside the Belfort and Telephone retail node, where grocery shadow anchors Fiesta and Kroger draw daily traffic from the surrounding Glenbrook Valley rooftops and a ring of national quick-service and auto-service operators — Taco Bell, Whataburger, Jiffy Lube, Advance Auto Parts and O'Reilly — occupies the adjacent corners. William P. Hobby Airport lies roughly two miles southeast, anchoring a substantial daytime employment base within a five-minute drive of the site.¹ The Gulf Freeway (I-45) and Beltway 8 interchanges are each within a few minutes' drive — approximately two miles west to the I-45 Gulf Freeway interchange and three miles south to Beltway 8, and downtown Houston is approximately nine miles northwest.²

[1] Source: Rome2Rio, travel distance from Telephone Rd @ Belfort Ave to Houston Hobby Airport (HOU), retrieved 2026-07-28. URL: <https://www.rome2rio.com/s/Telephone-Rd-Belfort-Ave/Houston-Hobby-Apt-Airport-HOU>

[2] Source: Wikipedia, William P. Hobby Airport — airport located approximately 11 miles southeast of downtown Houston; subject distance derived from the site's position roughly two miles northwest of the airport, retrieved 2026-07-28. URL: https://en.wikipedia.org/wiki/William_P._Hobby_Airport

SECTION | PROPERTY PHOTOS

Property Photos

1.62 ACRES · CLEARED · LEVEL



Overhead view of the cleared 1.62-acre pad and its full developable footprint



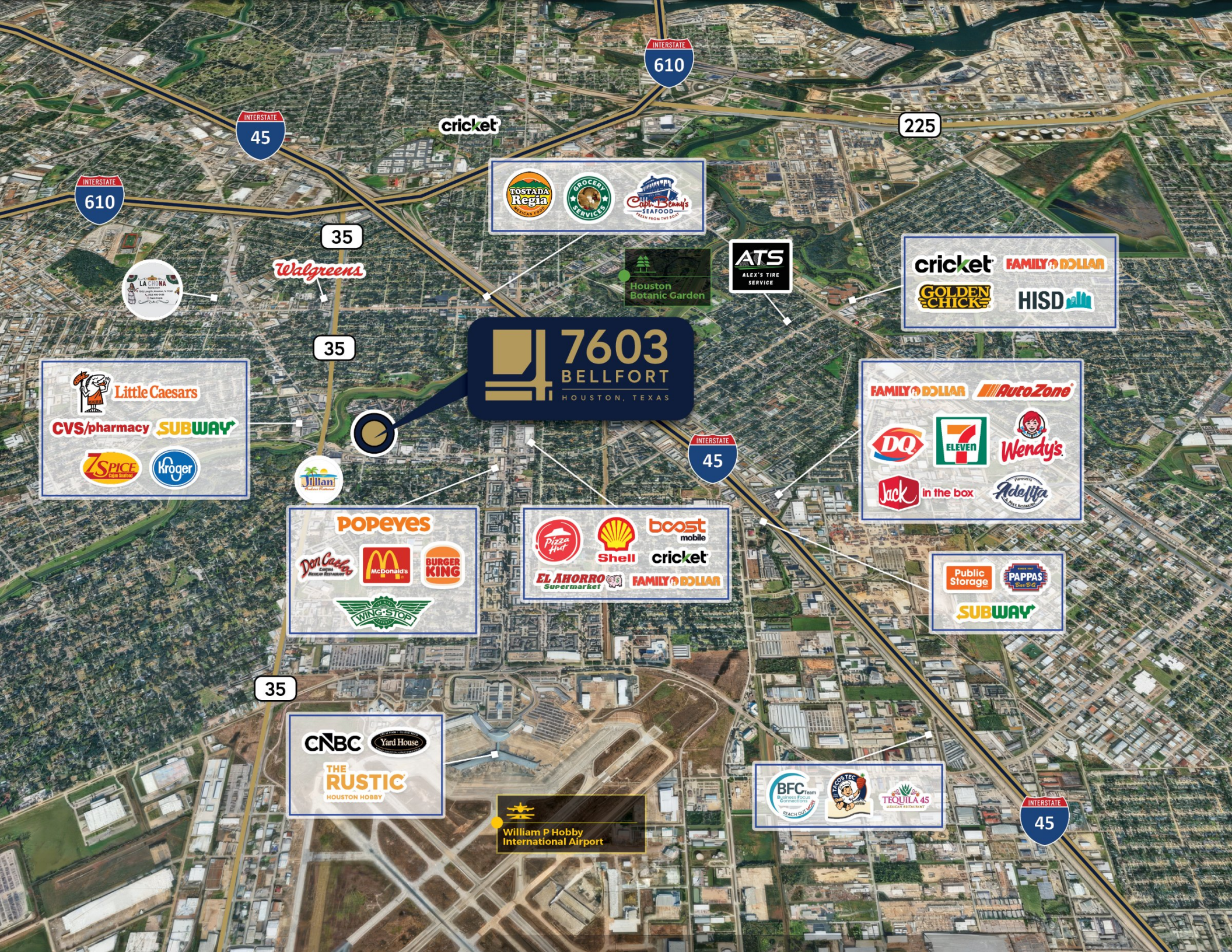
Northwest corner at the tree line, looking across the open tract



Looking east across the site — level, unobstructed grade



West boundary fencing and the existing concrete slab



cricket

INTERSTATE
610

225

INTERSTATE
45

INTERSTATE
610

35

Walgreens

35

7603
BELLFORT
HOUSTON, TEXAS

INTERSTATE
45

35

INTERSTATE
45

William P Hobby
International Airport



Little Caesars

CVS/pharmacy SUBWAY



POPEYES



boost
mobile

EL AHORRO
Supermarket

FAMILY DOLLAR

cricket

FAMILY DOLLAR

AutoZone



in the box



Public Storage



SUBWAY

CNBC

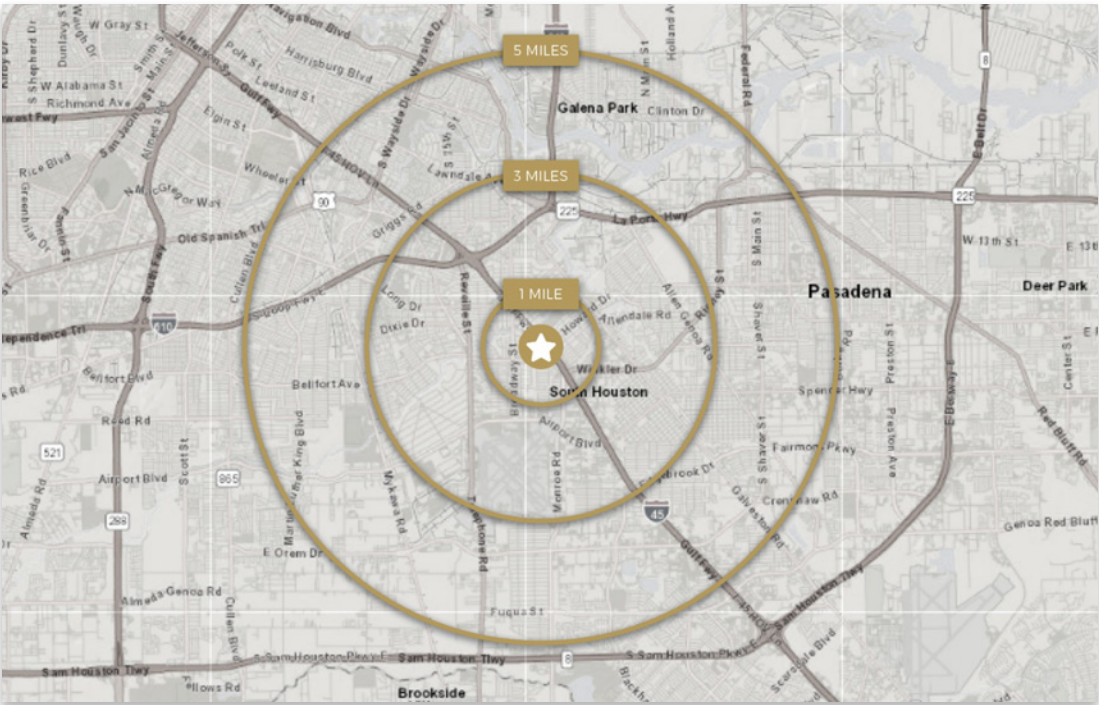


THE
RUSTIC
HOUSTON HOBBY



SECTION | DEMOGRAPHICS

Demographics



1 / 3 / 5-MILE RETAIL RINGS CENTERED ON THE SUBJECT

The site draws from a dense, established residential base. ZIP 77061 alone carries roughly 25,500 residents at a median age of 32.4,¹ average household income inside one mile of the site is \$64,157,² and the immediate Glenbrook Valley neighborhood contributes 1,256 single-family homes with a median appraised value of \$224,000 and a median year built of 1959.¹ That housing stock is stable and owner-occupied rather than transient, which is the profile neighborhood retail, dental, urgent-care and service users underwrite to. Daytime population is materially reinforced by the William P. Hobby Airport employment base two miles southeast, so the site holds trade both morning and evening. Ring figures below are the delivered ring report: American Community Survey 5-year 2020–2024 estimates aggregated by block group within 1, 3 and 5 miles of the subject.²

[1] Source: IncomeByZipCode, ZIP 77061 population and age statistics derived from Census Bureau American Community Survey 2023 5-Year Estimates, retrieved 2026-07-28. Neighborhood figures from the listing broker's property record. URL: <https://www.incomebyzipcode.com/texas/77061>

[2] Source: delivered ring report (Trade Area Rings table, this page) — Census Bureau American Community Survey 5-Year Estimates, 2020–2024 vintage, aggregated at block-group geography for the 1, 3 and 5-mile rings centered on 7603 Bellfort St.

TRADE AREA RINGS			
Metric	1 Mile	3 Miles	5 Miles
Population	20,491	115,750	312,458
Households	7,590	39,874	104,479
Median Household Income	\$52,452	\$57,851	\$58,014
Average Household Income	\$64,157	\$66,739	\$67,462
Population Under 18	4,769	29,914	86,663
Population 18–64	13,181	71,957	190,082
Population 65+	2,541	13,879	35,713
Bachelor's Degree or Higher	15.5%	12.2%	12.0%
Mean Commute	29.9 min	30.4 min	30.0 min

NEIGHBORHOOD PROFILE — GLENBROOK VALLEY	
Single-Family Properties	1,256
Median Sqft.	1,985
Median Lot Sqft.	8,471
Median Year Built	1959
Median Appraised Value	\$224,000
Neighborhood Value Range	\$170K – \$337K
Median Price / Sqft.	\$128.72

POPULATION — 3 MILES

115,750

AVG HH INCOME — 3 MILES

\$66,739

SECTION | DEVELOPMENT OPPORTUNITY

Development Opportunity & Permitted Uses

The tract arrives cleared, level, and recently surveyed, with public water and sewer in place and electric available at the frontage — the site work most infill buyers absorb before a shovel moves has already been carried by the seller. Houston maintains no zoning ordinance, so use is not restricted by district classification; development is instead governed by the Chapter 42 platting framework and its building-line and thoroughfare-setback requirements, administered at the plat and permit stage.¹ That combination — a shovel-ready corner site with Bellfort frontage, utilities on site, and no use-based entitlement gate — compresses the timeline from closing to vertical construction considerably relative to comparable Houston infill sites. The nearby intersection's 55,000-plus vehicles per day and the node's grocery-anchored co-tenancy support small-format retail, a drive-thru pad, or a professional or medical building at the scale the 1.62 acres permits. Buyer should confirm setbacks, parking ratios, and replat requirements with the City of Houston Planning and Development Department during feasibility.

POTENTIAL USES

RETAIL — INLINE OR MULTI-TENANT

MEDICAL / DENTAL

PROFESSIONAL OFFICE

QUICK-SERVICE RESTAURANT PAD

CHILDCARE

SERVICE RETAIL



The cleared pad in full block context — the real parcel footprint behind the four scenarios.

[1] Source: City of Houston Code of Ordinances, Chapter 42 — Subdivisions, Developments and Platting, Article III, Division 3 (Building Lines), including building-line requirements along major thoroughfares, retrieved 2026-07-28. URL: https://library.municode.com/tx/houston/codes/code_of_ordinances/312514?nodeId=COOR_CH42SUDEPL_ARTIIIPLST_DIV3BULI_SDBSPMIBULIRE

CONCEPTUAL BUILD-OUT SCENARIOS



Concept A — Multi-Tenant Retail Strip. Single-story ±10,000–12,000 SF inline retail set back along the Bellfort frontage with 5–6 bays and front-loaded parking. Conceptual rendering — for illustrative purposes only.



Concept B — Medical / Dental Office Building. Two-story ±15,000 SF medical office with a glazed corner entry and covered patient drop-off. Conceptual rendering — for illustrative purposes only.



Concept C — QSR Pad Plus Inline Retail. Freestanding ±2,800 SF drive-thru restaurant at the Bellfort/Leonora corner with a ±6,000 SF inline building on the rear portion. Conceptual rendering — for illustrative purposes only.



Concept D — Professional Office / Service Flex. Single-story ±12,000 SF L-shaped building with covered walkway, individual tenant entries, and screened service area at the rear. Conceptual rendering — for illustrative purposes only.

Conceptual scenarios are illustrative studies of what the site can accommodate. They are not approved plans and do not represent existing improvements.



SECTION | INVESTMENT SALES TEAM

Investment Sales Team

Shadowood Realty Partners is a Houston-based brokerage representing owners, developers, and investors across land, retail, and small-format commercial assets. The firm's practice centers on infill sites and owner-user transactions in the southeast Houston and Hobby-area corridors.



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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.



11-3-25

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission	
		Information available at www.trec.texas.gov	
		IABS 1-2	