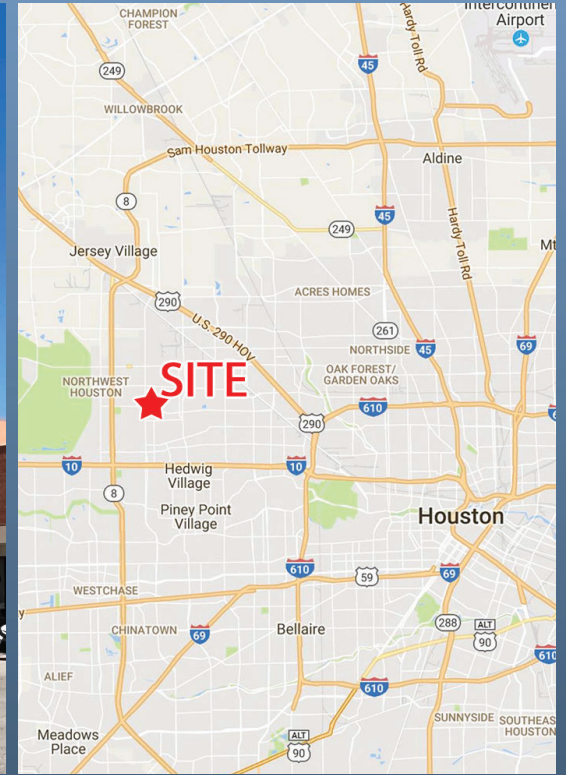


FOR LEASE

2400 Gessner Shopping Center



PROPERTY DATA

- 2400 Gessner Rd, Houston, Texas 77080
- Located at the northeast corner of Gessner Rd and Hammerly Blvd
- Existing tenants include Las Llardas Mexican Restaurant, Smile Sonrisa Dental, and shadow anchored by Kroger, Planet Fitness, and Dollar Tree
- 1,120 SF now available

DEMOGRAPHICS

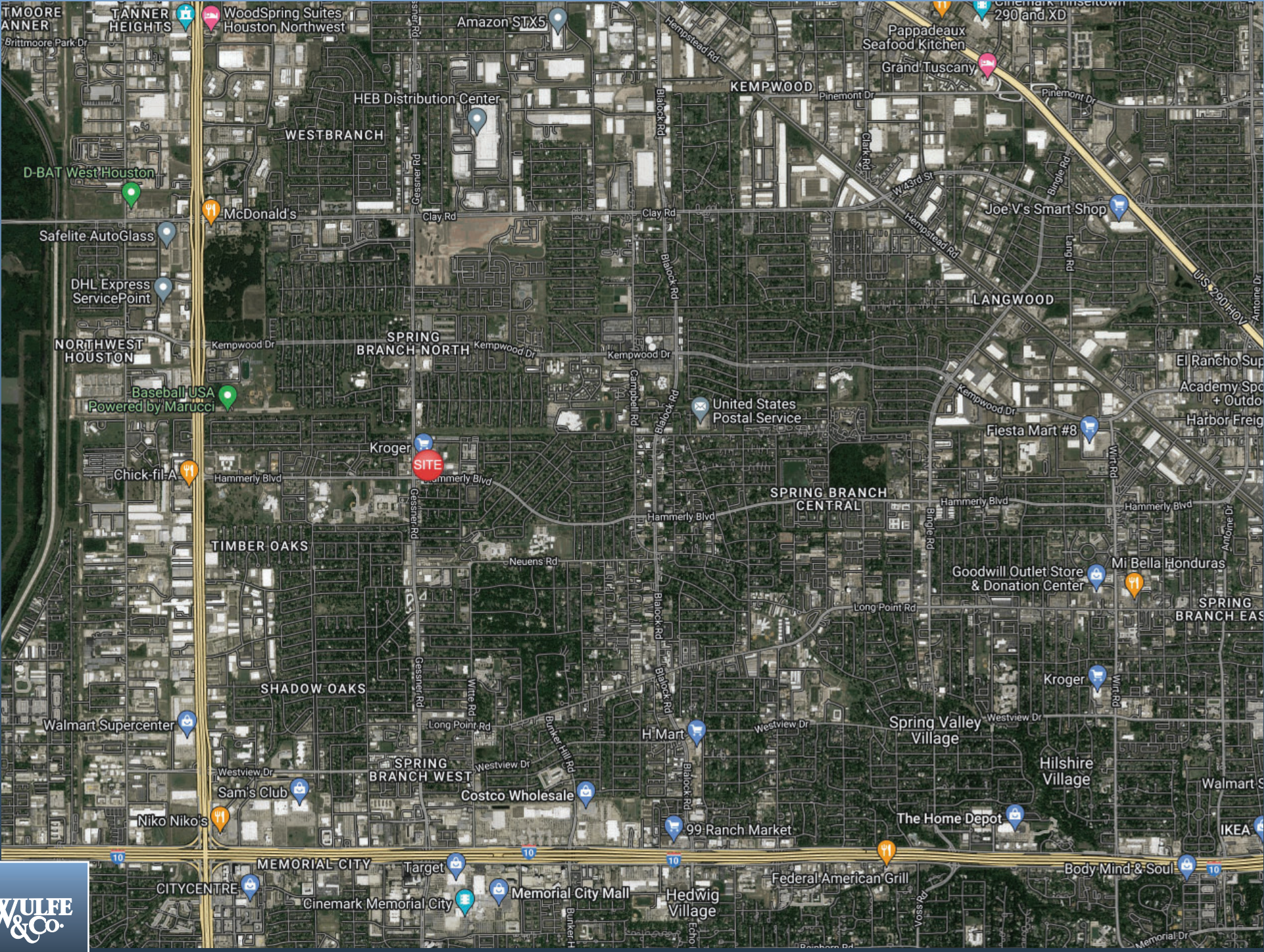
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2023 Estimate	20,722	119,029	281,936
Ave HH Income 2023 Estimate	\$109,341	\$117,708	\$150,324
Traffic Counts Gessner Rd	34,034 cars per day		
Hammerly Blvd	17,768 cars per day		

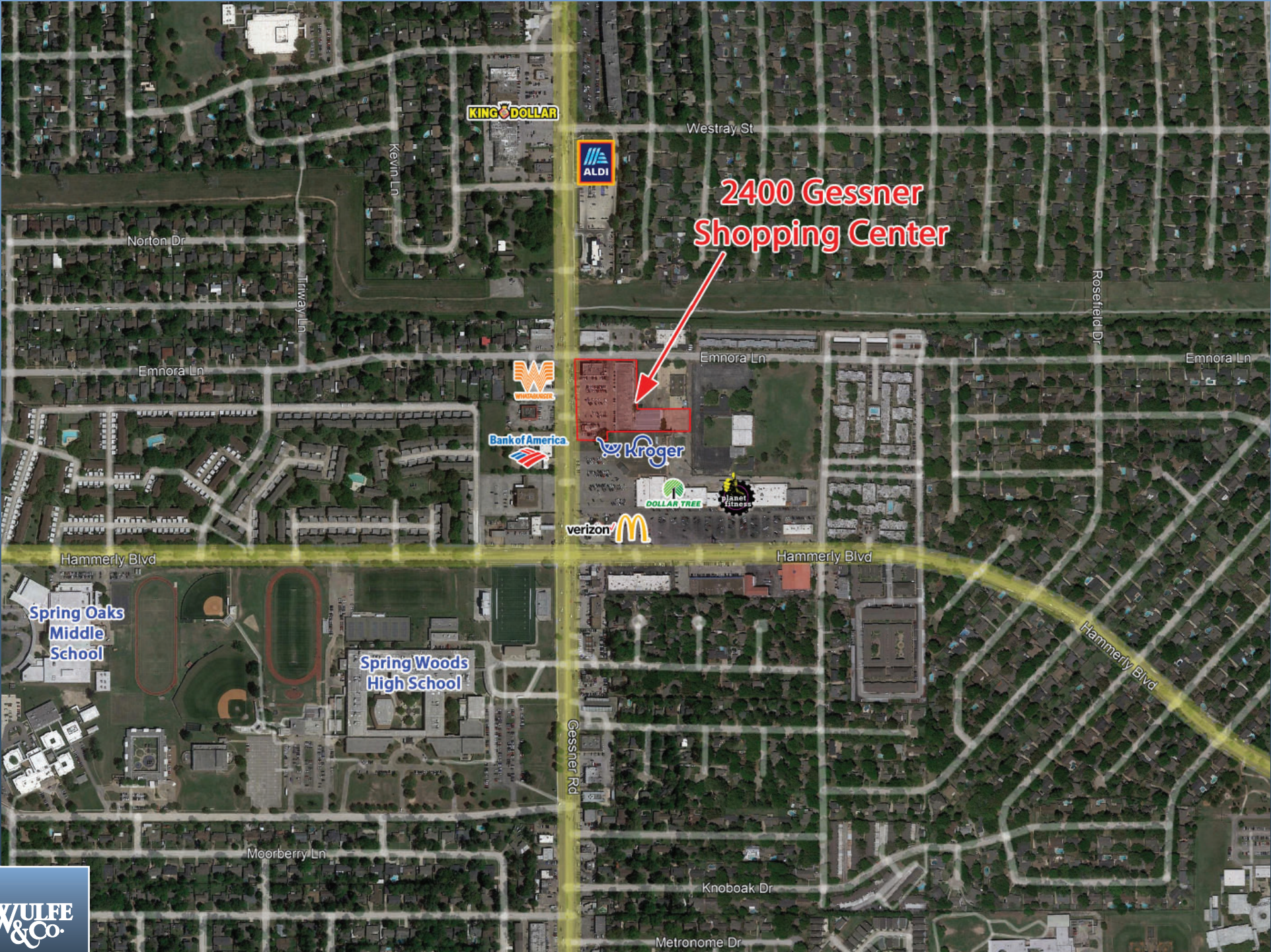
CONTACT

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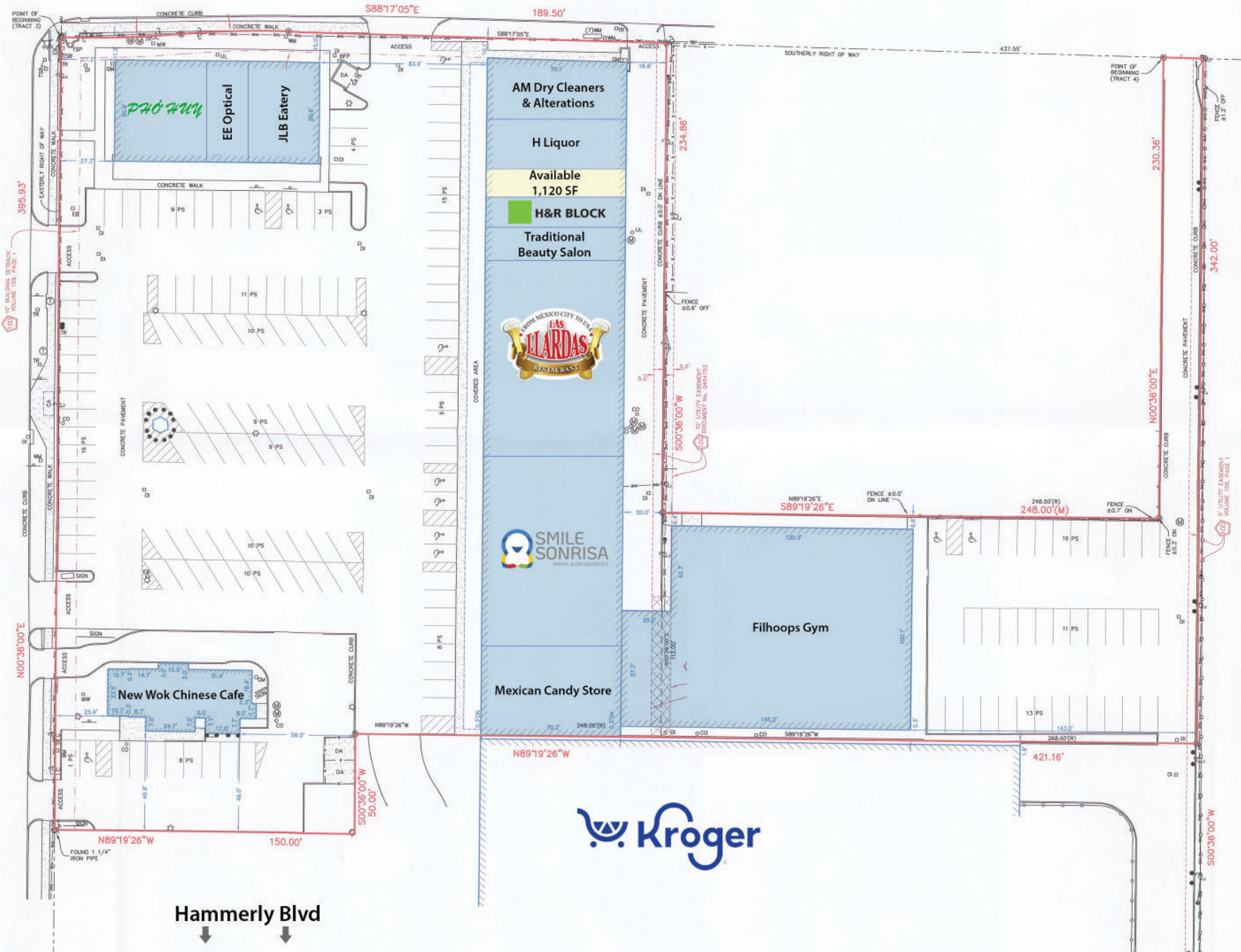






Emnora Ln

N Gessner Rd



Hammerly Blvd



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8146/-95.5443

2400 Gessner Rd	1 mi	3 mi	5 mi
Houston, TX 77080	radius	radius	radius
Population			
2023 Estimated Population	20,722	119,029	281,936
2028 Projected Population	21,404	125,556	297,634
2020 Census Population	20,972	118,141	279,337
2010 Census Population	20,467	106,477	258,037
Projected Annual Growth 2023 to 2028	0.7%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	-	0.9%	0.7%
2023 Median Age	36.6	34.7	36.4
Households			
2023 Estimated Households	7,867	42,216	106,569
2028 Projected Households	8,139	44,531	112,439
2020 Census Households	7,860	41,461	104,392
2010 Census Households	7,423	35,928	93,871
Projected Annual Growth 2023 to 2028	0.7%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.5%	1.3%	1.0%
Race and Ethnicity			
2023 Estimated White	43.7%	39.6%	44.0%
2023 Estimated Black or African American	8.2%	8.2%	11.0%
2023 Estimated Asian or Pacific Islander	6.6%	8.3%	8.6%
2023 Estimated American Indian or Native Alaskan	1.7%	1.9%	1.3%
2023 Estimated Other Races	39.8%	42.1%	35.1%
2023 Estimated Hispanic	53.0%	53.8%	44.2%
Income			
2023 Estimated Average Household Income	\$109,341	\$117,708	\$150,324
2023 Estimated Median Household Income	\$76,956	\$80,252	\$99,144
2023 Estimated Per Capita Income	\$41,557	\$41,781	\$56,850
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	12.3%	16.5%	12.6%
2023 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.8%	5.7%
2023 Estimated High School Graduate	22.3%	20.3%	17.8%
2023 Estimated Some College	14.8%	13.7%	14.7%
2023 Estimated Associates Degree Only	5.6%	5.2%	5.6%
2023 Estimated Bachelors Degree Only	24.9%	23.2%	26.8%
2023 Estimated Graduate Degree	11.0%	13.3%	16.8%
Business			
2023 Estimated Total Businesses	689	9,551	23,408
2023 Estimated Total Employees	4,356	115,299	264,780
2023 Estimated Employee Population per Business	6.3	12.1	11.3
2023 Estimated Residential Population per Business	30.1	12.5	12.0



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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Designated Broker of Firm	License No.	Email	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cameron Free	781950	cfree@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date