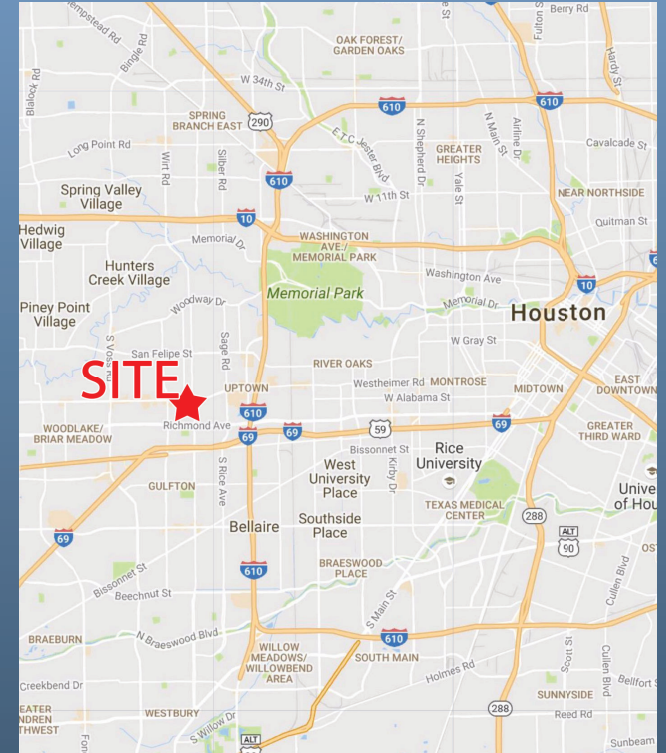


RETAIL SPACE AVAILABLE

Golden Plaza - 5727 Westheimer Rd, Houston, TX 77057



PROPERTY DATA

- Excellent access and visibility to both Westheimer and Chimney Rock
- 1,633 SF end cap space available
- Pylon signage available
- SWC of Westheimer Rd and Chimney Rock Rd

DEMOGRAPHICS

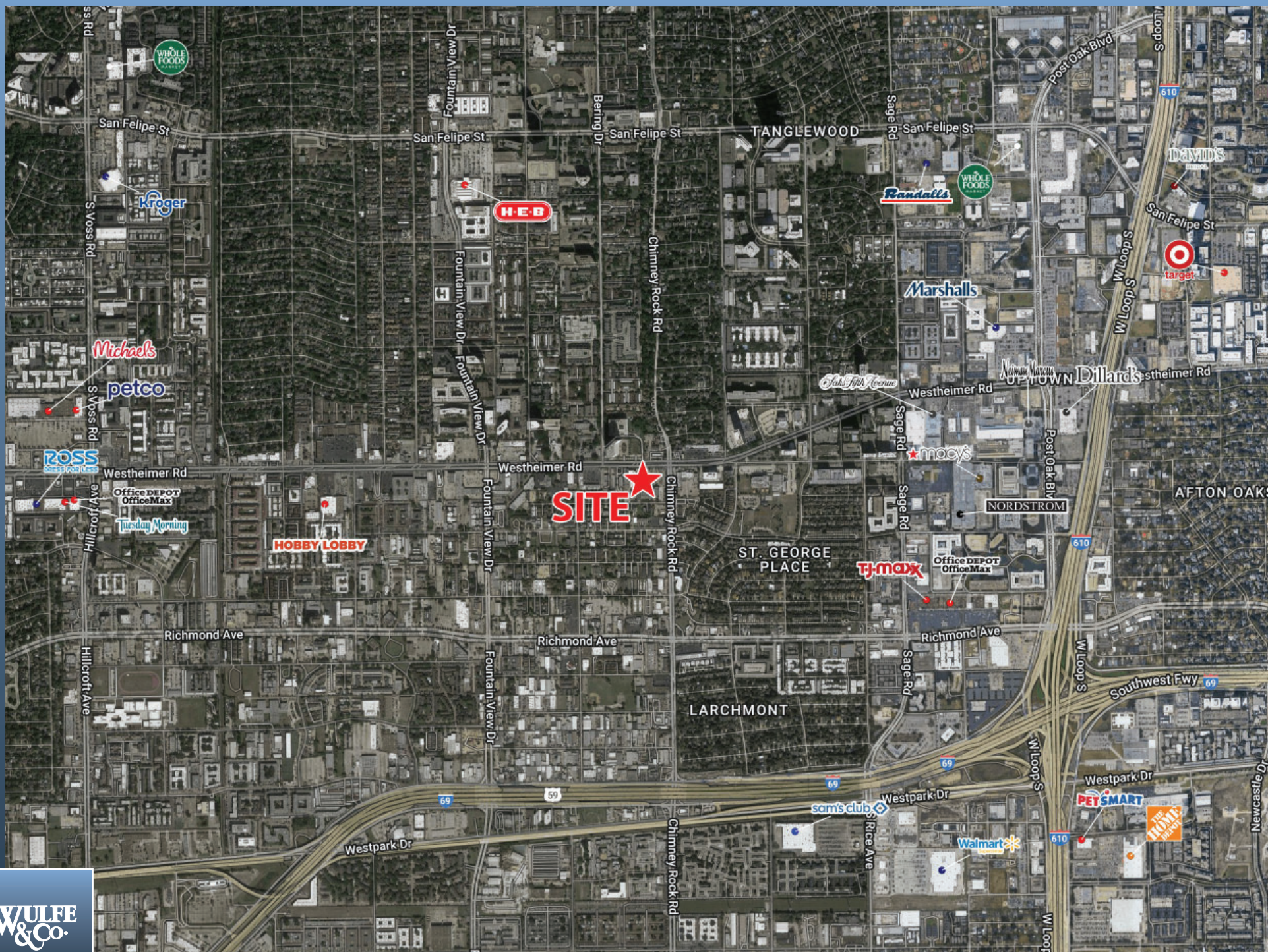
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	33,553	213,095	526,398
Avg HH Income			
2024 Estimate	\$123,407	\$148,880	\$160,674
Traffic Counts			
Westheimer Rd	65,188 cars per day		
Chimney Rock Rd	46,901 cars per day		

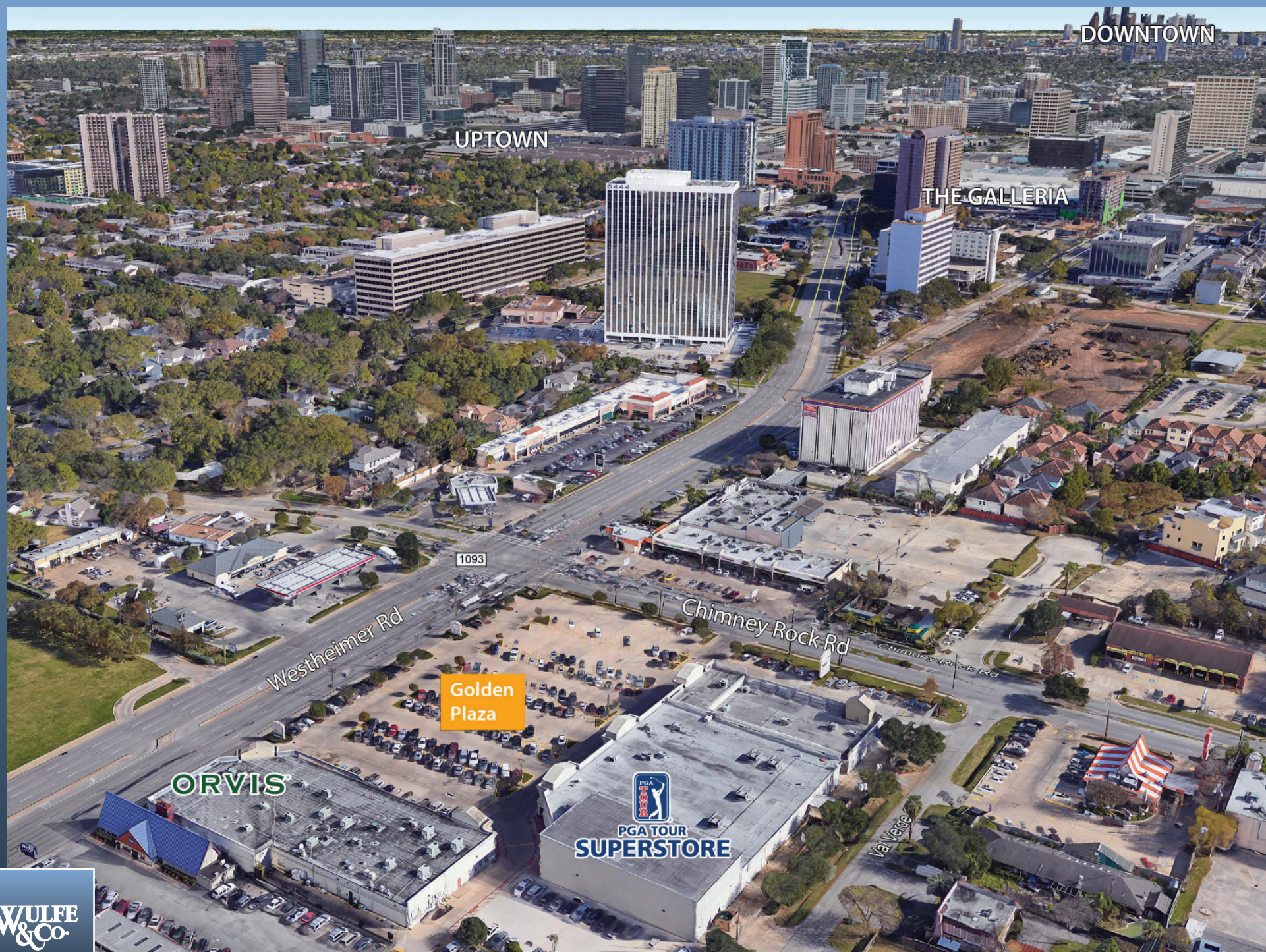
CONTACT

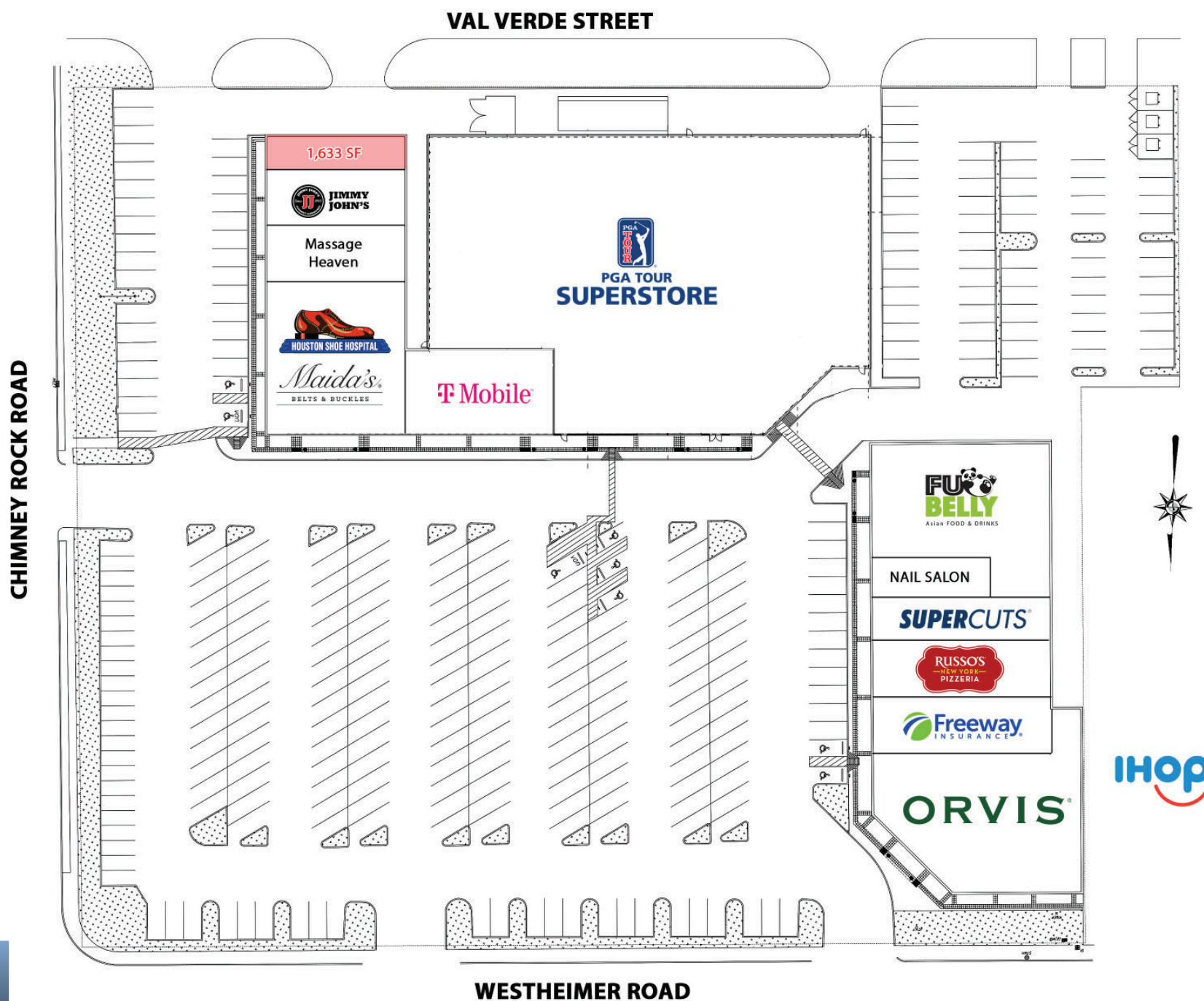
Bunny McLeod
 bmcleod@wulfe.com
 (713) 621-2230 (direct)
 (214) 455-3608 (mobile)

Wulfe & Co.
 1800 Post Oak Blvd., Suite 400
 Houston, Texas 77056
 (713) 621-1700









Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7369/-95.4772

5727 Westheimer Rd Houston, TX 77057	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	33,553	213,095	526,398
2029 Projected Population	33,505	216,798	541,940
2020 Census Population	32,526	206,664	504,190
2010 Census Population	28,766	187,738	461,939
Projected Annual Growth 2024 to 2029	-	0.3%	0.6%
Historical Annual Growth 2010 to 2024	1.2%	1.0%	1.0%
2024 Median Age	35.5	36.7	36.9
Households			
2024 Estimated Households	17,838	99,256	235,769
2029 Projected Households	17,806	101,540	244,324
2020 Census Households	17,725	96,159	227,735
2010 Census Households	15,053	83,997	200,792
Projected Annual Growth 2024 to 2029	-	0.5%	0.7%
Historical Annual Growth 2010 to 2024	1.3%	1.3%	1.2%
Race and Ethnicity			
2024 Estimated White	45.7%	43.9%	46.5%
2024 Estimated Black or African American	15.6%	14.1%	12.9%
2024 Estimated Asian or Pacific Islander	13.5%	11.8%	12.4%
2024 Estimated American Indian or Native Alaskan	0.8%	1.1%	0.9%
2024 Estimated Other Races	24.3%	29.1%	27.3%
2024 Estimated Hispanic	30.8%	37.4%	35.3%
Income			
2024 Estimated Average Household Income	\$123,407	\$148,880	\$160,674
2024 Estimated Median Household Income	\$85,884	\$94,076	\$105,545
2024 Estimated Per Capita Income	\$65,615	\$69,397	\$72,058
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	11.4%	9.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.6%	3.6%
2024 Estimated High School Graduate	10.9%	13.4%	12.9%
2024 Estimated Some College	14.4%	12.7%	12.1%
2024 Estimated Associates Degree Only	6.6%	5.5%	5.4%
2024 Estimated Bachelors Degree Only	33.8%	28.2%	28.9%
2024 Estimated Graduate Degree	27.4%	25.2%	27.3%
Business			
2024 Estimated Total Businesses	5,768	30,096	58,217
2024 Estimated Total Employees	63,825	265,046	508,533
2024 Estimated Employee Population per Business	11.1	8.8	8.7
2024 Estimated Residential Population per Business	5.8	7.1	9.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

2-10-2025



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

<u>Wulfe & Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>713-621-1700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Bunny McLeod</u>	<u>195960</u>	<u>bmcleod@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date