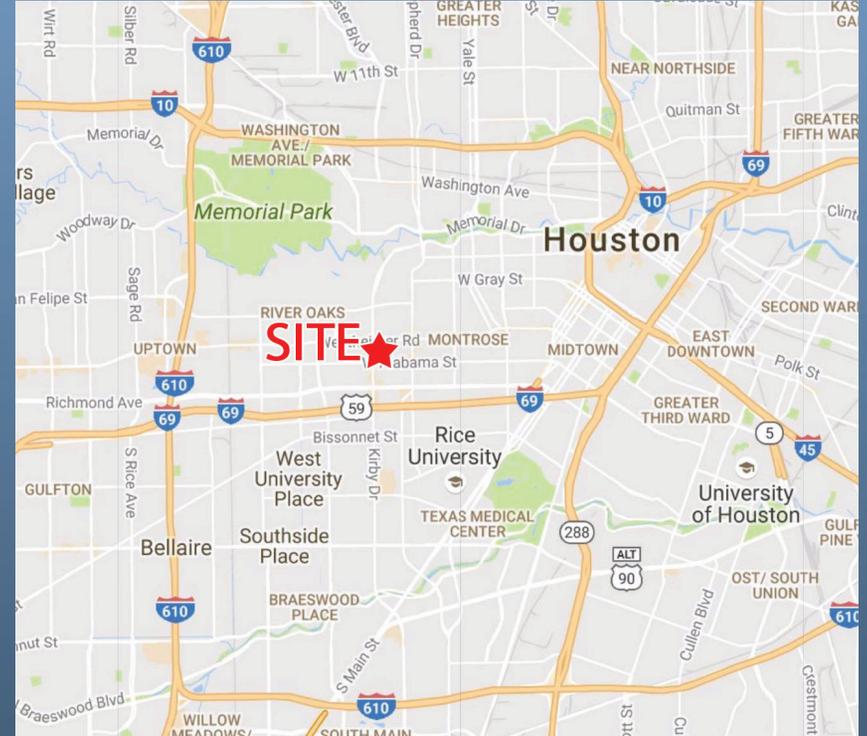




# RETAIL SPACE FOR LEASE

## 2811 Kirby Dr, Houston, Texas 77098



### PROPERTY DATA

- Excellent Upper Kirby location
- 33-story multi-family development
- Up to 6,000 SF of ground floor retail/restaurant space
- Located on the northwest corner of Kirby Drive and Kipling Street
- Available 4th quarter 2028

### DEMOGRAPHICS

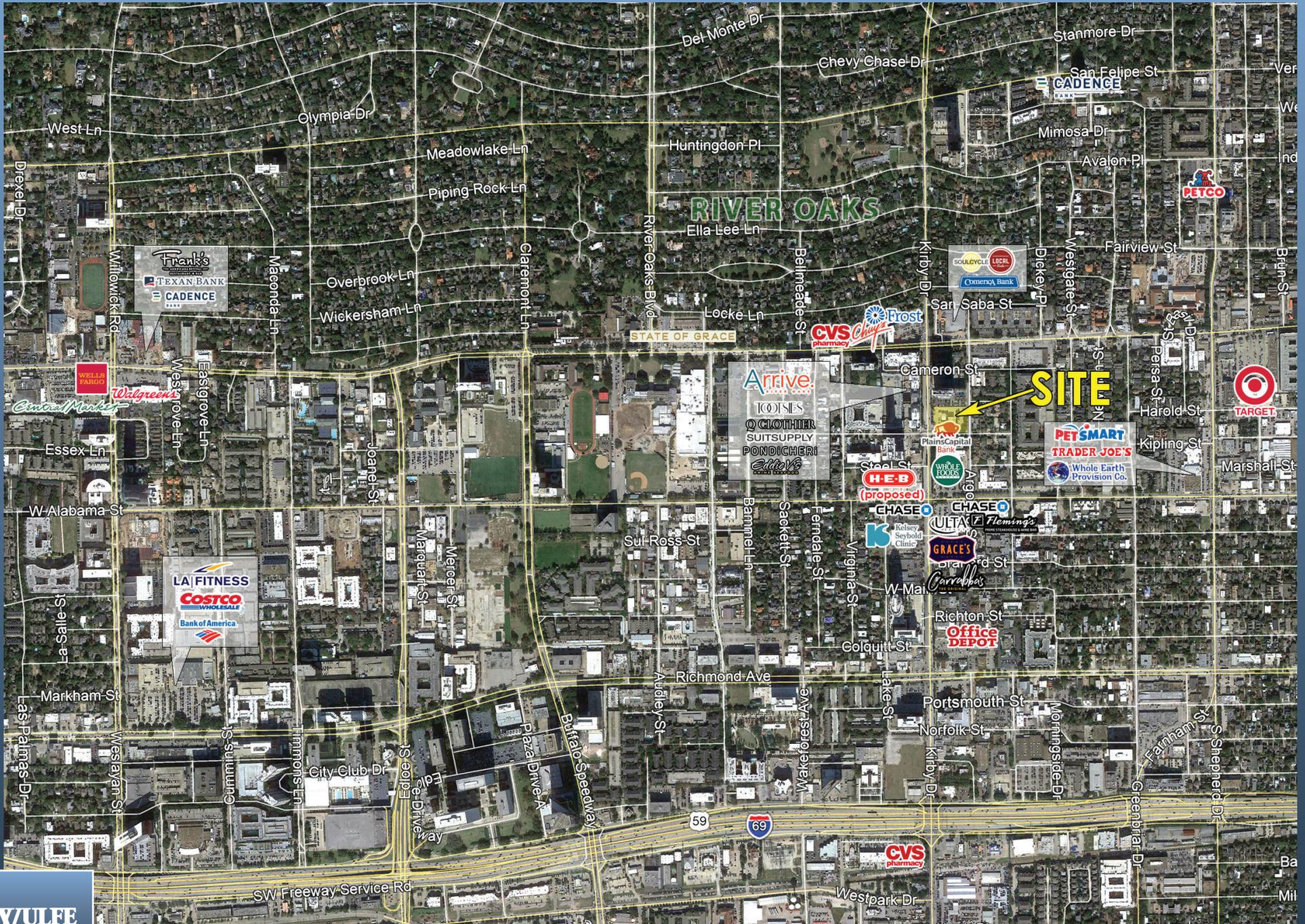
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2025 Estimate	25,439	228,965	584,662
<b>Avg HH Income</b> 2025 Estimate	\$226,916	\$196,857	\$169,006
<b>Med Home Value</b> 2025 Estimate	\$826,659	\$618,823	\$549,525

### CONTACT

**Elise Weatherall**  
eweatherall@wulfe.com  
(713) 621-1714

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







GREENWAY PLAZA

UPTOWN / GALLERIA

LAMAR HIGH SCHOOL

RIVER OAKS

Arrive  
KOLES  
CLOTHING  
SUITSUPPLY  
PONDICHERI  
Suits

GIORGETTI  
HANOVER  
RIVER OAKS

H-E-B  
(proposed)

Kelsey Seybold  
Clinic  
CHASE

CVS  
Pharmacy

Chops

Frost

2727 KIRBY HOUSTON

Kirby Dr

Westheimer Rd

LOCAL SOULCYCLE  
Comercia Bank

SITE

W Alabama St

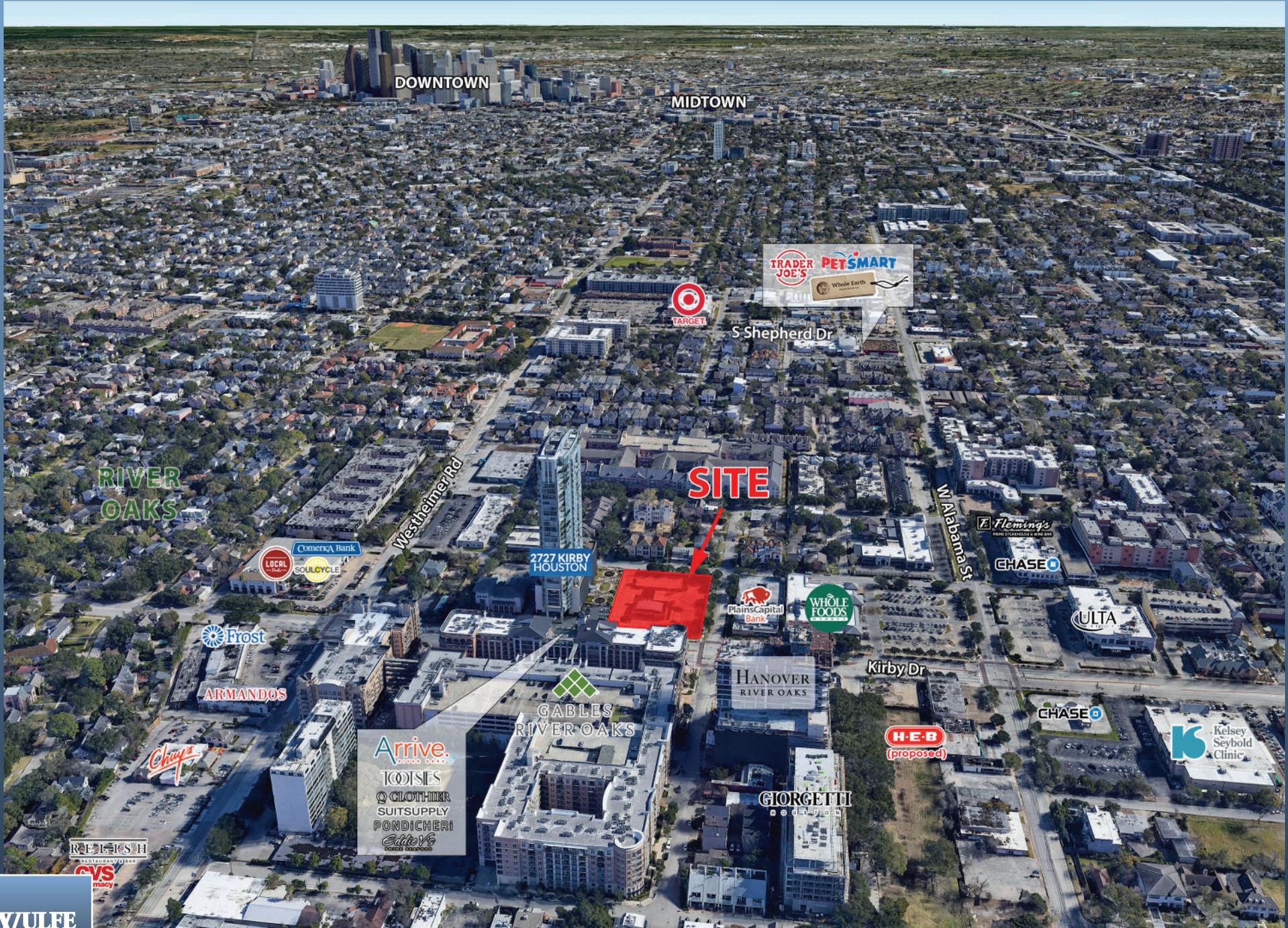
GRACE'S

CHASE

Fleming's

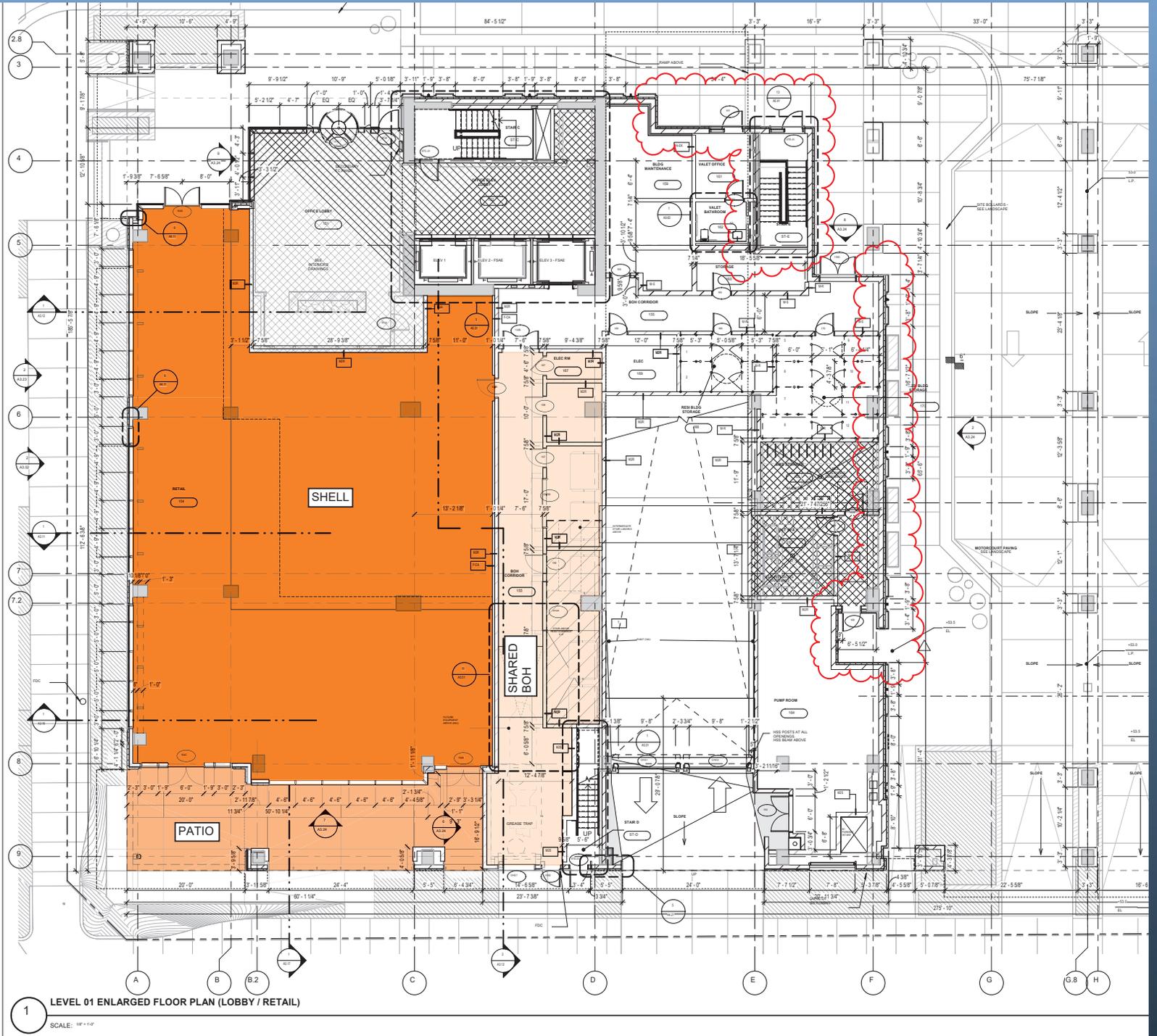
WHOLE FOODS

PlainsCapital Bank









1 LEVEL 01 ENLARGED FLOOR PLAN (LOBBY / RETAIL)  
SCALE: 1/8" = 1'-0"



# Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7405/-95.4182

<b>2811 Kirby Dr</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Houston, TX 77098</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	25,439	228,965	584,662
2030 Projected Population	24,746	231,511	594,383
2020 Census Population	21,775	192,431	509,447
2010 Census Population	19,766	156,830	440,679
Projected Annual Growth 2025 to 2030	-0.5%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	1.9%	3.1%	2.2%
2025 Median Age	40.1	37.0	35.8
<b>Households</b>			
2025 Estimated Households	13,925	118,809	275,612
2030 Projected Households	13,988	124,678	290,658
2020 Census Households	13,235	105,401	243,576
2010 Census Households	11,504	82,757	200,159
Projected Annual Growth 2025 to 2030	-	1.0%	1.1%
Historical Annual Growth 2010 to 2025	1.4%	2.9%	2.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	62.8%	56.7%	47.4%
2025 Estimated Black or African American	7.9%	11.1%	17.3%
2025 Estimated Asian or Pacific Islander	12.4%	14.2%	12.3%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.7%
2025 Estimated Other Races	16.4%	17.6%	22.3%
2025 Estimated Hispanic	24.0%	23.8%	29.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$226,916	\$196,857	\$169,006
2025 Estimated Median Household Income	\$137,260	\$130,684	\$112,687
2025 Estimated Per Capita Income	\$124,214	\$102,395	\$79,950
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.6%	5.2%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.0%	2.8%
2025 Estimated High School Graduate	5.4%	7.3%	12.3%
2025 Estimated Some College	8.1%	9.5%	11.8%
2025 Estimated Associates Degree Only	4.8%	4.4%	5.1%
2025 Estimated Bachelors Degree Only	33.4%	35.9%	31.1%
2025 Estimated Graduate Degree	45.5%	40.2%	31.6%
<b>Business</b>			
2025 Estimated Total Businesses	5,647	30,246	61,898
2025 Estimated Total Employees	50,474	291,418	622,413
2025 Estimated Employee Population per Business	8.9	9.6	10.1
2025 Estimated Residential Population per Business	4.5	7.6	9.4

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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.

Wulfe & Co.	478511	info@wulfe.com	713-621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert D. Sellingsloh	291801	bsellingsloh@wulfe.com	713-621-1700
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elise Weatherall	289099	eweatherall@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date