

For Lease

# TULLY SHOPPING CENTER

12121-12191 KATY FREEWAY , HOUSTON, TX 77079

SILVESTRI  
— INVESTMENTS —



## OFFERING SUMMARY

Available SF: 8,550 SF

Lease Rate: Call For Rates

Lot Size: 9.56 Acres

Building Size: 127,116 SF

Renovated: 2008

## PROPERTY OVERVIEW

The Tully Shopping Center is located on Katy Freeway between Dairy Ashford and North Kirkwood in the West Memorial/Energy Corridor of Houston Texas. The center has clear visibility from I-10 with direct access from Dairy Ashford.

## PROPERTY HIGHLIGHTS

- I-10 Frontage
- Close Proximity to City Centre & Memorial City.
- Large space available on Pylon
- Approximately 529 Parking Spaces
- National Tenants presence
- Dense Commercial area: Retail, Hotel, Office Buildings

## FOR INFORMATION CALL

P:713.785.6272 or Email  
Frontdesk@silvestriusa.com

Silvestri Investments  
1215 Gessner Road,  
Houston, Texas 77055  
Silvestriusa.com

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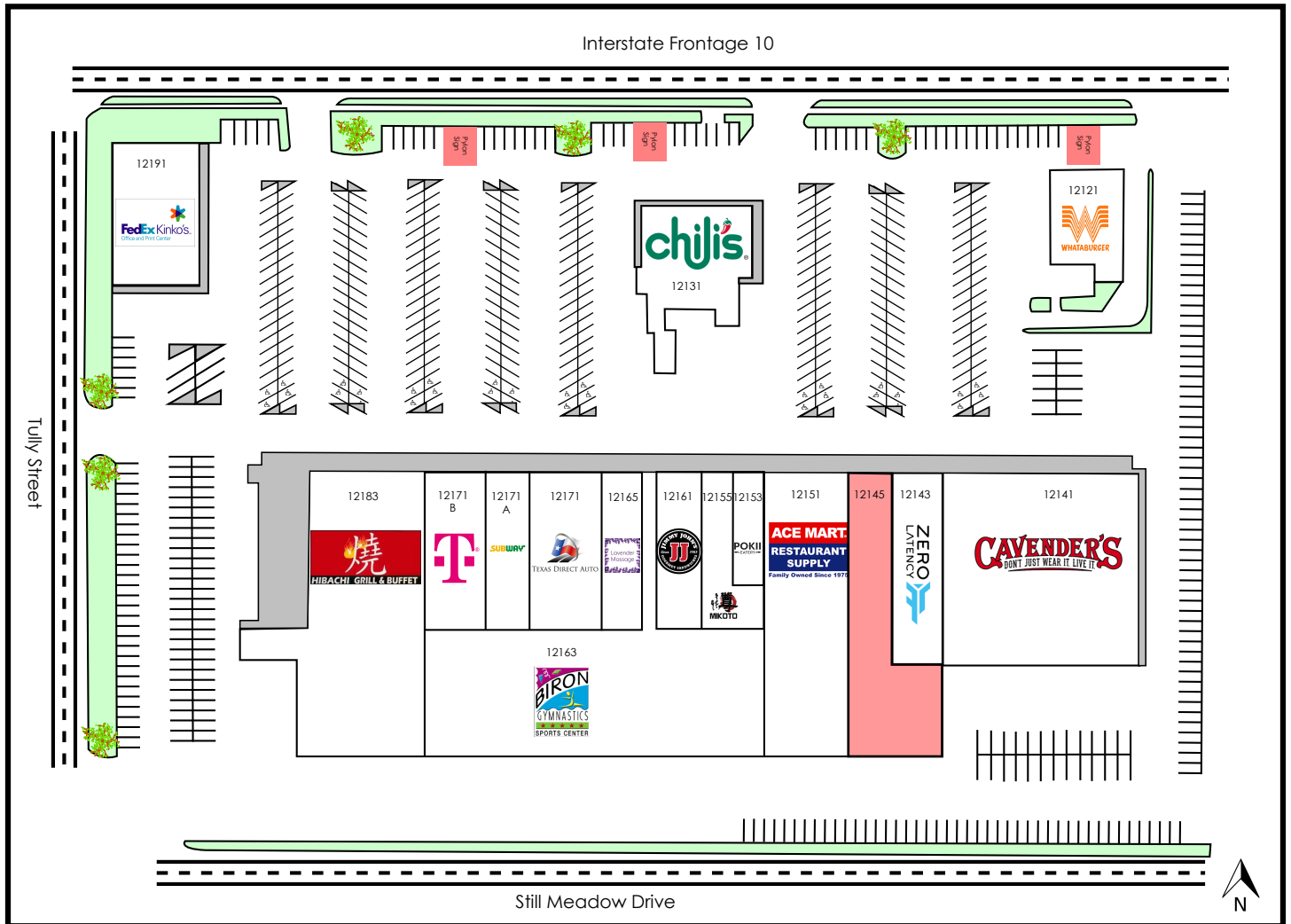
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CURRENT TENANTS

Building 1

12121	Whataburger	4,820 SF	12171	Texas Direct Auto	4,000 SF
12131	Chili's	5,785 SF	12171-A	Subway	1,500 SF
12141	Cavender's Boot City	20,000 SF	12171-B	T-Mobile	3,093 SF
12143	Zero Latency	5,100 SF	12183	Hibachi Grill & Buffet	17,890 SF
12145	AVAILABLE	8,550 SF	12191	Fed Ex Kinko's	6,000 SF
12151	Ace Marf	17,695 SF			
12153	Pokii Eatery	1,385 SF			
12155	Mikoto Ramen & Sushi	3,000 SF			
12161	Jimmy Johns	1,688 SF			
12163	Biron Gymnastics	31,552 SF			
12165	Lavender Massage	2,075 SF			

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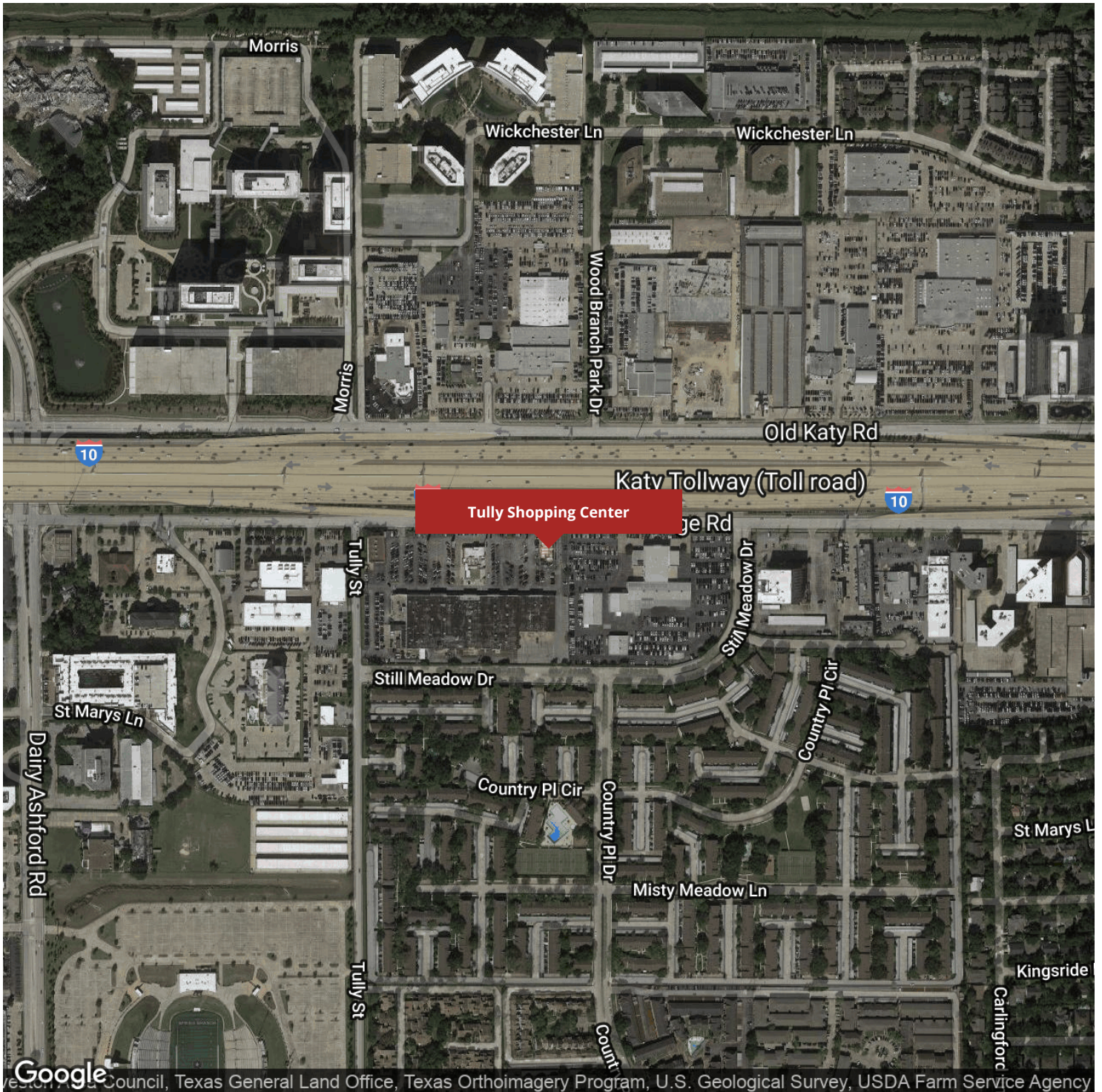


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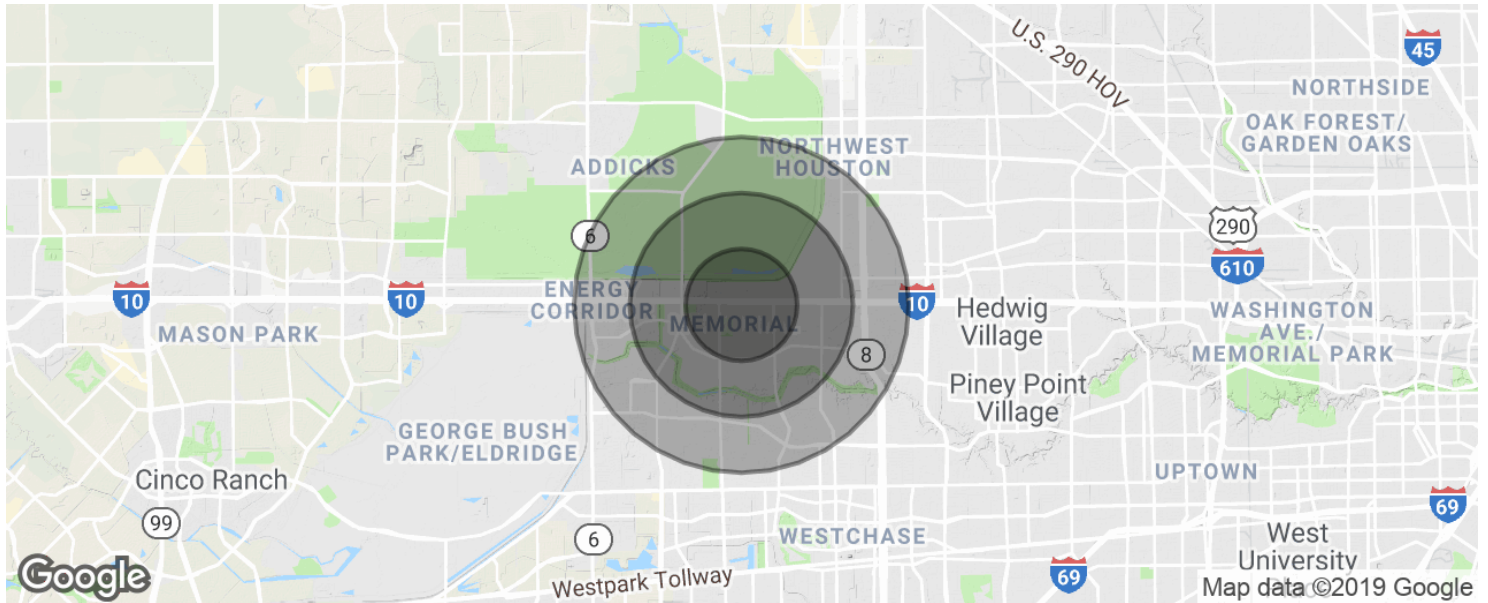


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## POPULATION

	1 MILE	2 MILES	3 MILES
Total population	12,173	36,403	81,387
Median age	35.4	38.3	39.2
Median age (Male)	35.0	38.2	39.4
Median age (Female)	35.4	38.2	39.3

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	4,580	14,460	34,614
# of persons per HH	2.7	2.5	2.4
Average HH income	\$82,377	\$115,718	\$105,455
Average house value	\$179,566	\$309,713	\$289,716

\* Demographic data derived from 2010 US Census

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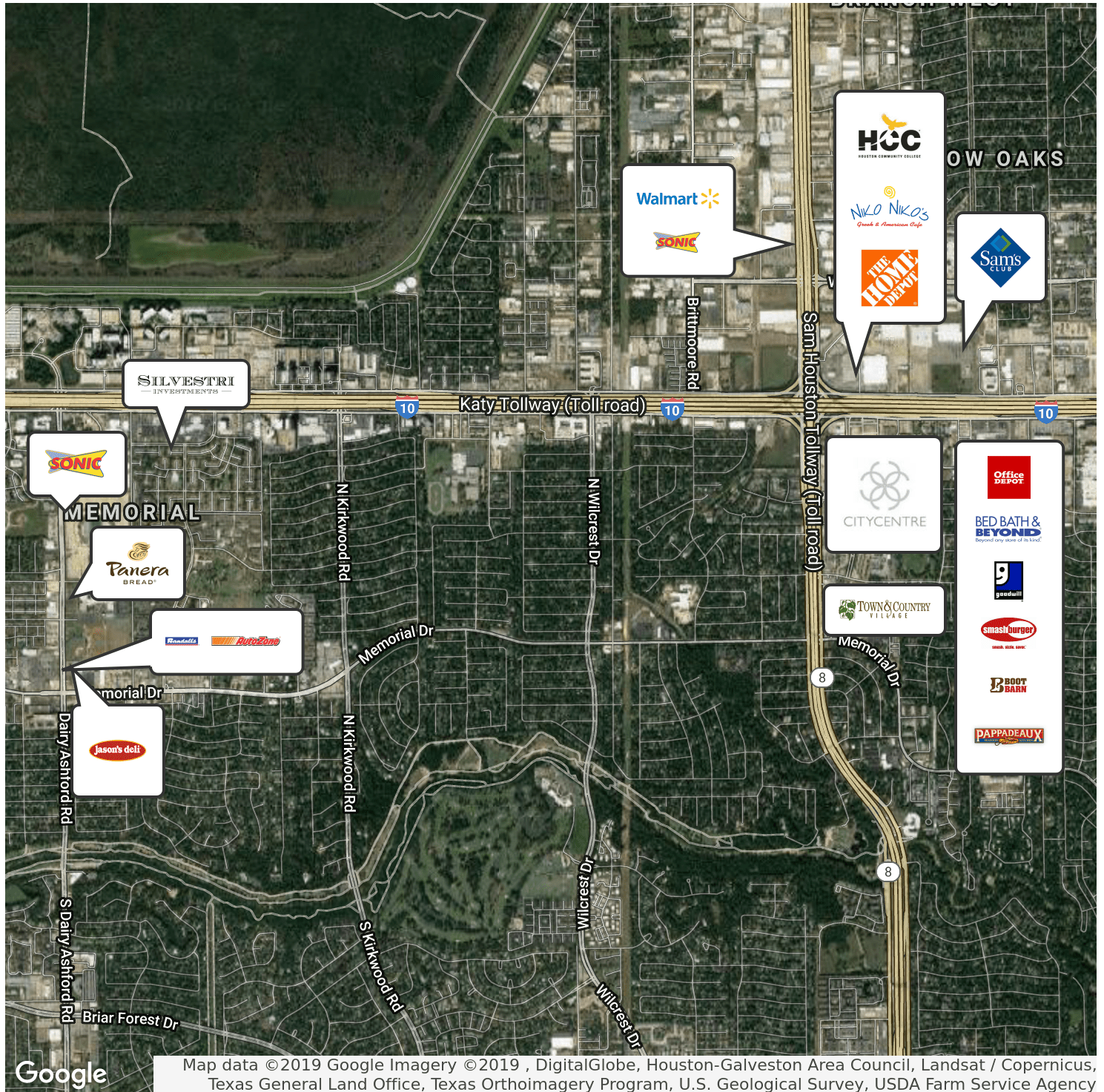
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