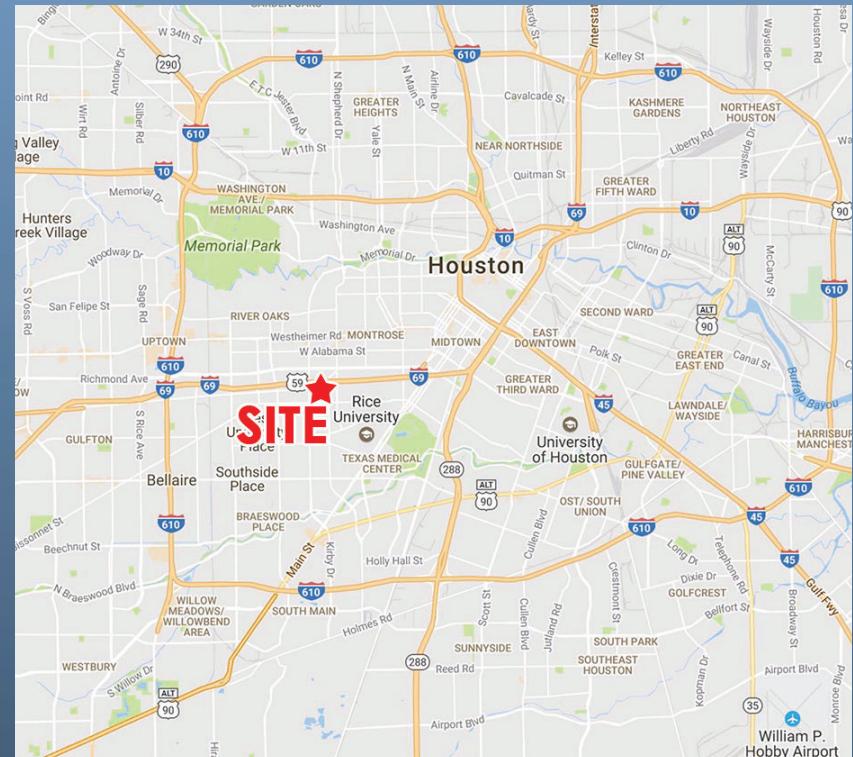


FOR SALE

2327 Southwest Frwy (I-69), Houston, TX 77098



PROPERTY DATA

- 20,115 SF freestanding building on 34,972 SF of land (per HCAD) with 197.72 feet of frontage on I-69
- Located between Greenbriar and Kirby with great I-69 visibility and access to high income trade area
- Potential to add additional parking
- DO NOT DISTURB OCCUPANT

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	28,615	226,688	557,748
Avg HH Income 2025 Estimate	\$221,967	\$190,953	\$164,838
Traffic Counts Southwest Frwy Kirby Dr Greenbriar Dr	241,476 cars per day 48,827 cars per day 22,378 cars per day		

CONTACT

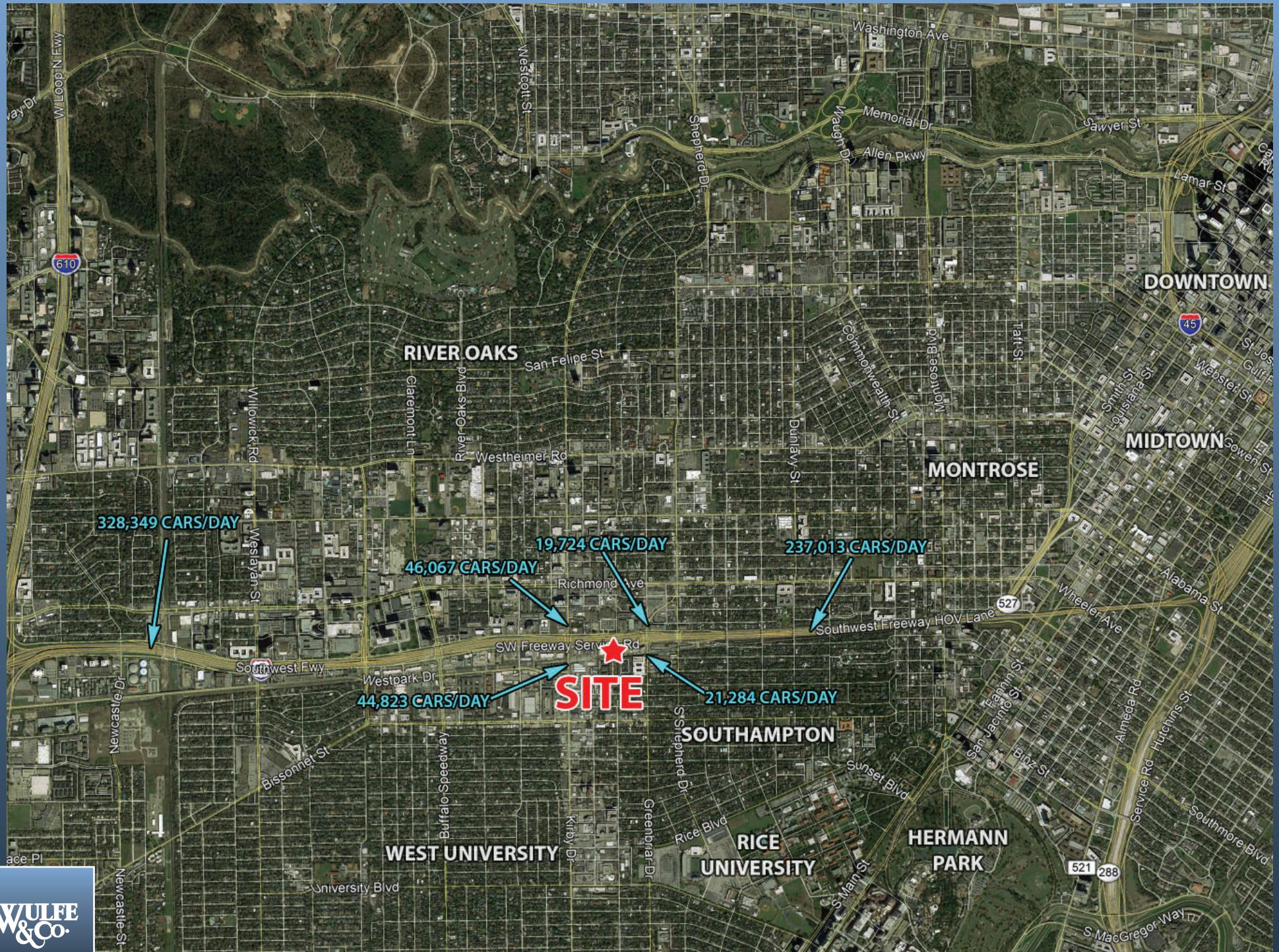
Katherine Wildman
kwildman@wulfe.com
(713) 621-1220 (direct)
(713) 569-8990 (mobile)

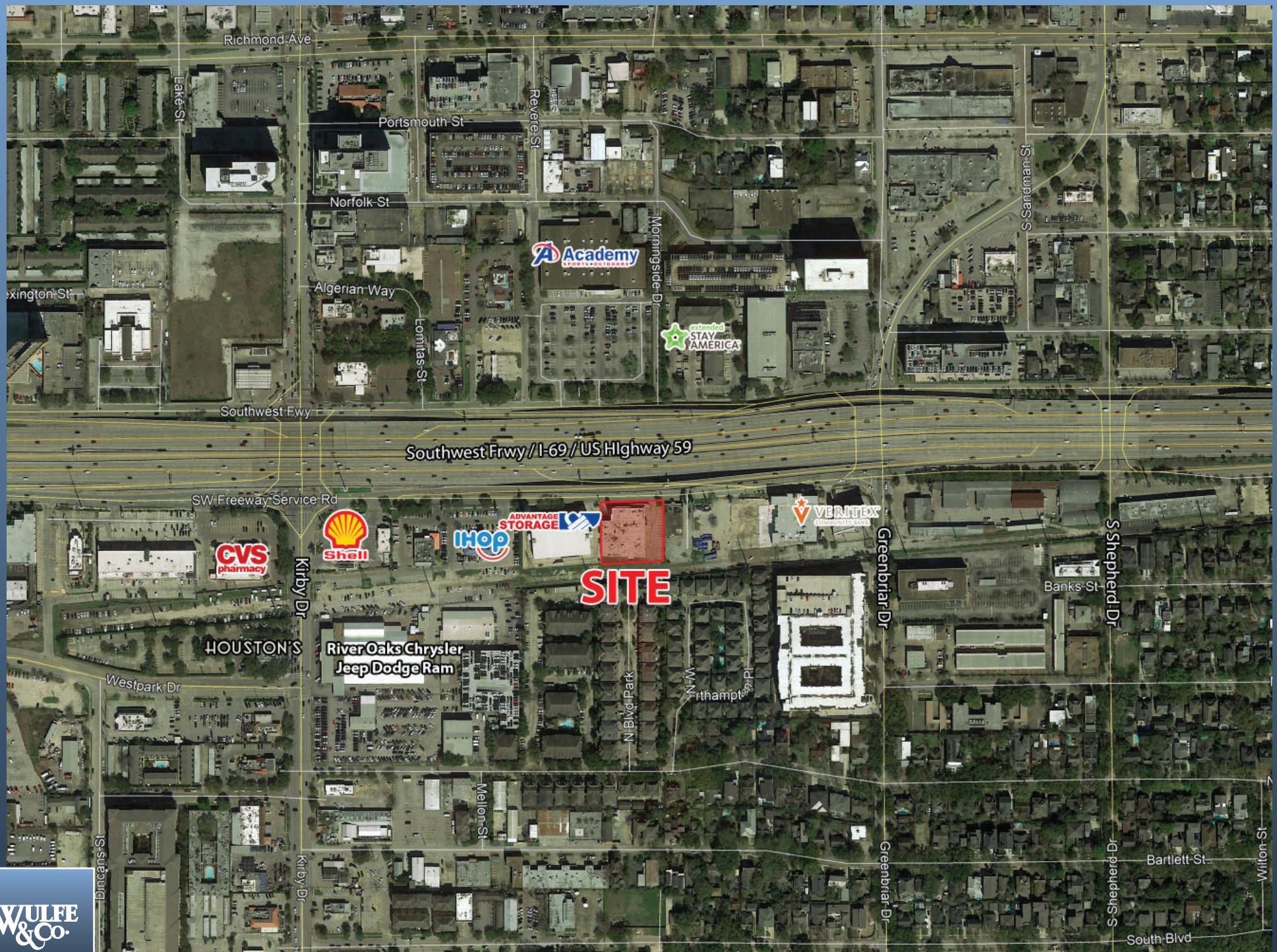
Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700
www.wulfe.com

PROPERTY OVERVIEW

- 20,115 SF freestanding building on 34,972 SF of land (per HCAD) with 197.72 feet of frontage on I-69
- Strategically located between Greenbriar and Kirby with great I-69 visibility and access to high income trade area
- Approximately 17,558 SF of showroom/sales area plus stock room
- Dock high delivery
- Approximately 34 parking spaces with potential to add additional parking
- DO NOT DISTURB OCCUPANT







2327 Southwest Frwy (I-69), Houston, TX 77098



**WULFE
& Co.**

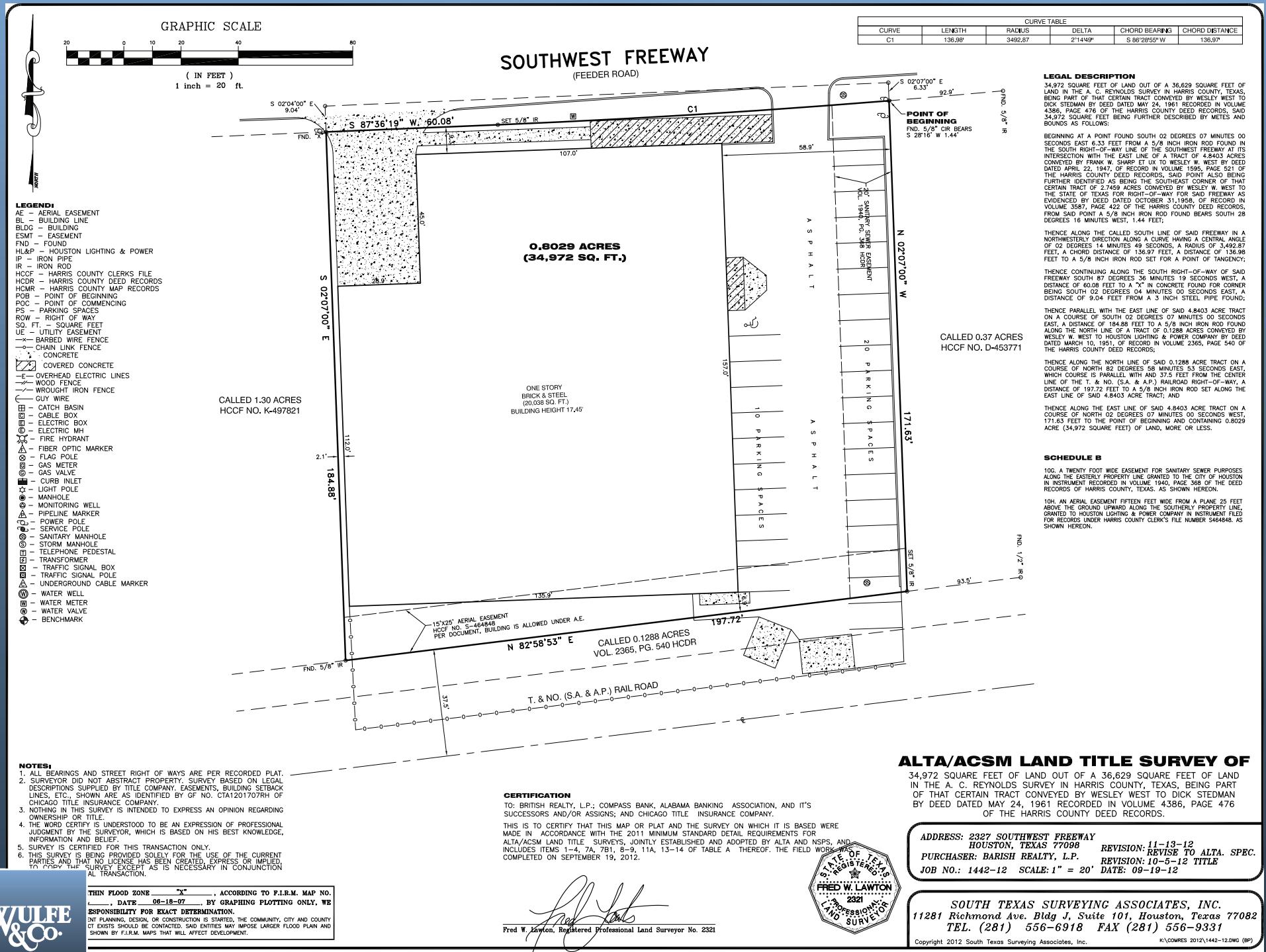
WULFE & CO. 1800 POST OAK BLVD., 6 BLVD PLACE, SUITE 400 HOUSTON, TEXAS 77056 (713) 621-1700

2327 Southwest Frwy (I-69), Houston, TX 77098



WULFE
& Co.

WULFE & CO. 1800 POST OAK BLVD., 6 BLVD PLACE, SUITE 400 HOUSTON, TEXAS 77056 (713) 621-1700



Summary Profile

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



Lat/Lon: 29.73/-95.4154

2327 Southwest Fwy Houston, TX 77098	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	28,615	226,822	557,748
2030 Projected Population	27,879	226,688	561,963
2020 Census Population	24,716	195,881	491,921
2010 Census Population	21,194	166,563	426,143
Projected Annual Growth 2025 to 2030	-0.5%	-	0.2%
Historical Annual Growth 2010 to 2025	2.3%	2.4%	2.1%
2025 Median Age	39.2	37.0	35.8
Households			
2025 Estimated Households	14,932	116,008	261,667
2030 Projected Households	15,042	120,198	273,782
2020 Census Households	14,077	106,331	233,551
2010 Census Households	11,697	86,375	192,199
Projected Annual Growth 2025 to 2030	0.1%	0.7%	0.9%
Historical Annual Growth 2010 to 2025	1.8%	2.3%	2.4%
Race and Ethnicity			
2025 Estimated White	63.9%	55.2%	45.9%
2025 Estimated Black or African American	7.2%	12.1%	19.0%
2025 Estimated Asian or Pacific Islander	13.0%	15.7%	12.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.7%
2025 Estimated Other Races	15.6%	16.6%	22.0%
2025 Estimated Hispanic	22.5%	22.7%	29.0%
Income			
2025 Estimated Average Household Income	\$221,967	\$190,953	\$164,838
2025 Estimated Median Household Income	\$146,768	\$125,182	\$110,899
2025 Estimated Per Capita Income	\$115,830	\$97,940	\$77,627
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.7%	5.4%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.0%	2.9%
2025 Estimated High School Graduate	5.6%	7.3%	12.7%
2025 Estimated Some College	6.1%	9.7%	11.9%
2025 Estimated Associates Degree Only	4.1%	4.5%	5.1%
2025 Estimated Bachelors Degree Only	32.2%	34.6%	30.4%
2025 Estimated Graduate Degree	49.1%	41.3%	31.5%
Business			
2025 Estimated Total Businesses	5,854	27,855	59,012
2025 Estimated Total Employees	46,224	265,481	599,134
2025 Estimated Employee Population per Business	7.9	9.5	10.2
2025 Estimated Residential Population per Business	4.9	8.1	9.5

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.

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
Katherine Wildman	326662	kwildman@wulfe.com	713-621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date