

Steeplechase Landing

9606-9642 Jones Rd, Houston, Texas 77065



PROPERTY DATA

- Located at the NEC of Jones Rd and Ranchstone Dr, just north of West Rd
- 1,518 SF restaurant space and a 3,535 SF gym potentially available
- Easy access to Sam Houston Tollway, Highway 290, and FM 1960
- Close proximity to HEB, Kroger, Food Town and Aldi Supermarkets
- Pylon signage available

DEMOGRAPHICS

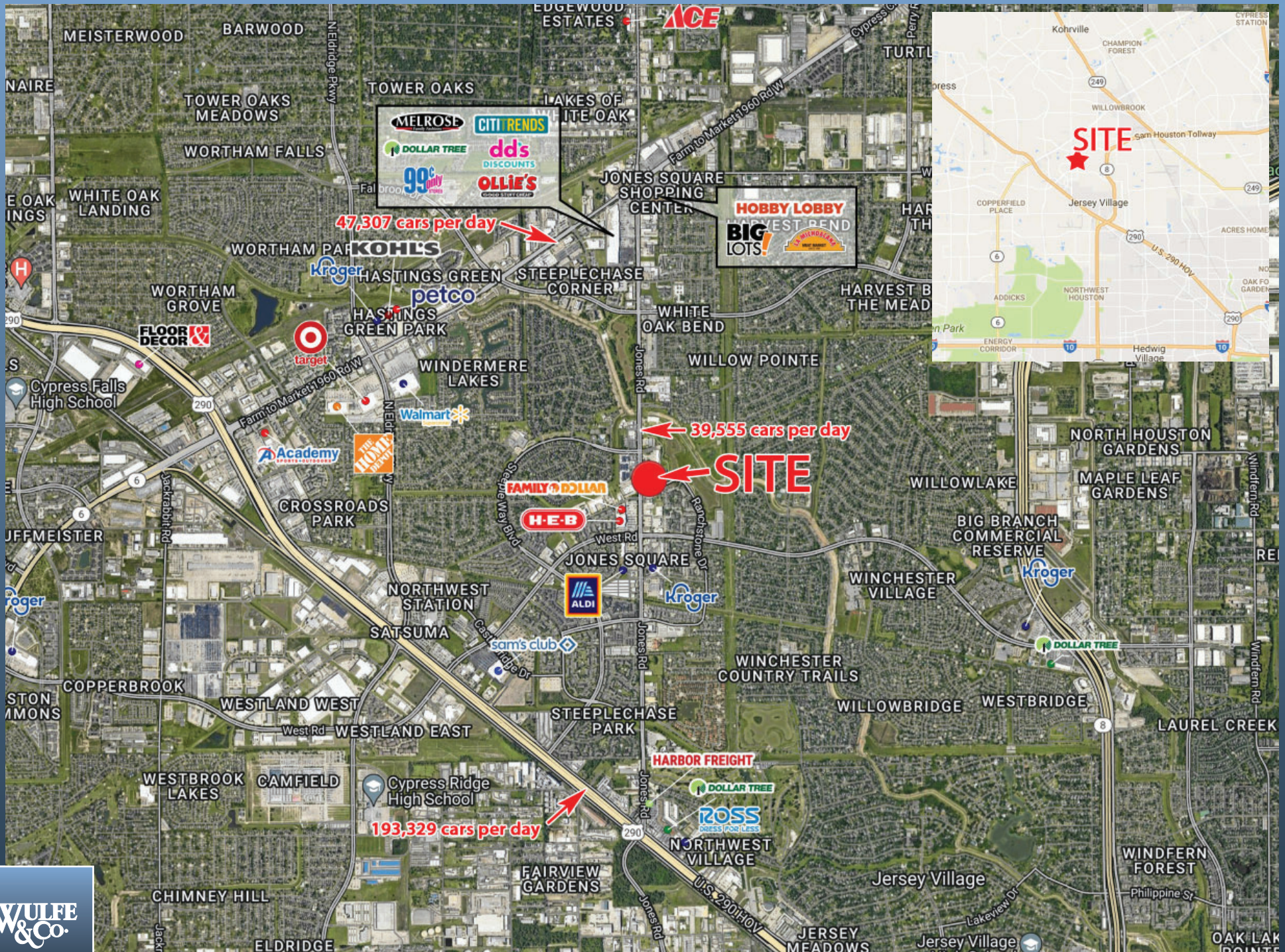
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	21,067	104,959	263,784
Avg HH Income			
2024 Estimate	\$110,276	\$111,732	\$118,909
Traffic Counts			
Jones Rd	39,555 cars per day		
West Rd	20,640 cars per day		

CONTACT

Devon Irby
dirby@wulfe.com
(713) 621-1704

Katherine Wildman
kwildman@wulfe.com
(713) 621-1220

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: 29.9137/-95.5839

9626 Jones Rd	1 mi	3 mi	5 mi
Houston, TX 77065	radius	radius	radius
Population			
2024 Estimated Population	21,067	104,959	263,784
2029 Projected Population	21,352	109,124	277,268
2020 Census Population	21,541	106,882	265,962
2010 Census Population	20,429	100,736	246,140
Projected Annual Growth 2024 to 2029	0.3%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.5%
2024 Median Age	35.9	36.5	36.2
Households			
2024 Estimated Households	8,775	39,929	96,269
2029 Projected Households	8,912	41,607	101,517
2020 Census Households	8,747	39,470	95,528
2010 Census Households	8,226	36,969	87,900
Projected Annual Growth 2024 to 2029	0.3%	0.8%	1.1%
Historical Annual Growth 2010 to 2024	0.5%	0.6%	0.7%
Race and Ethnicity			
2024 Estimated White	39.6%	38.2%	38.6%
2024 Estimated Black or African American	23.1%	19.8%	18.6%
2024 Estimated Asian or Pacific Islander	10.8%	11.8%	11.8%
2024 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2024 Estimated Other Races	25.6%	29.2%	30.1%
2024 Estimated Hispanic	33.9%	37.3%	38.5%
Income			
2024 Estimated Average Household Income	\$110,276	\$111,732	\$118,909
2024 Estimated Median Household Income	\$80,611	\$81,067	\$84,444
2024 Estimated Per Capita Income	\$46,028	\$42,548	\$43,429
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.8%	6.6%	7.6%
2024 Estimated Some High School (Grade Level 9 to 11)	7.4%	7.6%	6.7%
2024 Estimated High School Graduate	22.4%	23.4%	23.5%
2024 Estimated Some College	24.6%	23.1%	21.2%
2024 Estimated Associates Degree Only	10.1%	9.0%	8.2%
2024 Estimated Bachelors Degree Only	22.6%	21.2%	22.8%
2024 Estimated Graduate Degree	9.1%	9.1%	10.0%
Business			
2024 Estimated Total Businesses	807	6,008	15,968
2024 Estimated Total Employees	4,536	60,718	169,037
2024 Estimated Employee Population per Business	5.6	10.1	10.6
2024 Estimated Residential Population per Business	26.1	17.5	16.5



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.

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.

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	
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Devon Irby	478511	dirby@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date