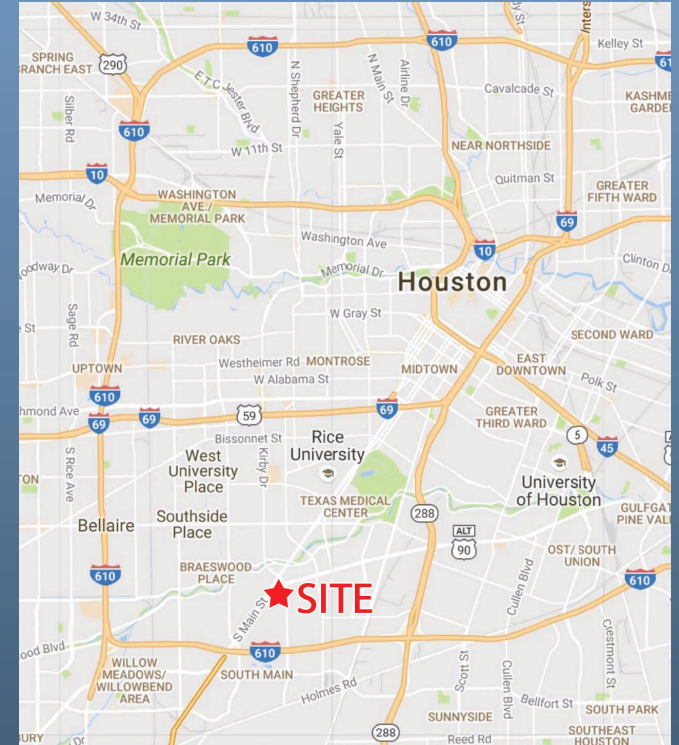


# Shops at Three Corners

8100-8236 Kirby Dr, Houston, Texas 77054



## PROPERTY DATA

- 1,200 SF to 1,547 SF now available
- Highly visible and accessible center across Kirby Drive from NRG Park
- Serves Houston Medical Center, West University, and close-in Houston
- Close to Loop 610 South and at the intersection of three major streets

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2024 Estimate	24,594	140,997	461,757
<b>Avg HH Income</b> 2024 Estimate	\$91,388	\$172,448	\$139,287
<b>Traffic Counts</b>			
Kirby Dr	23,927 cars per day		
Main St	48,238 cars per day		
Old Spanish Trail	20,280 cars per day		

## CONTACT

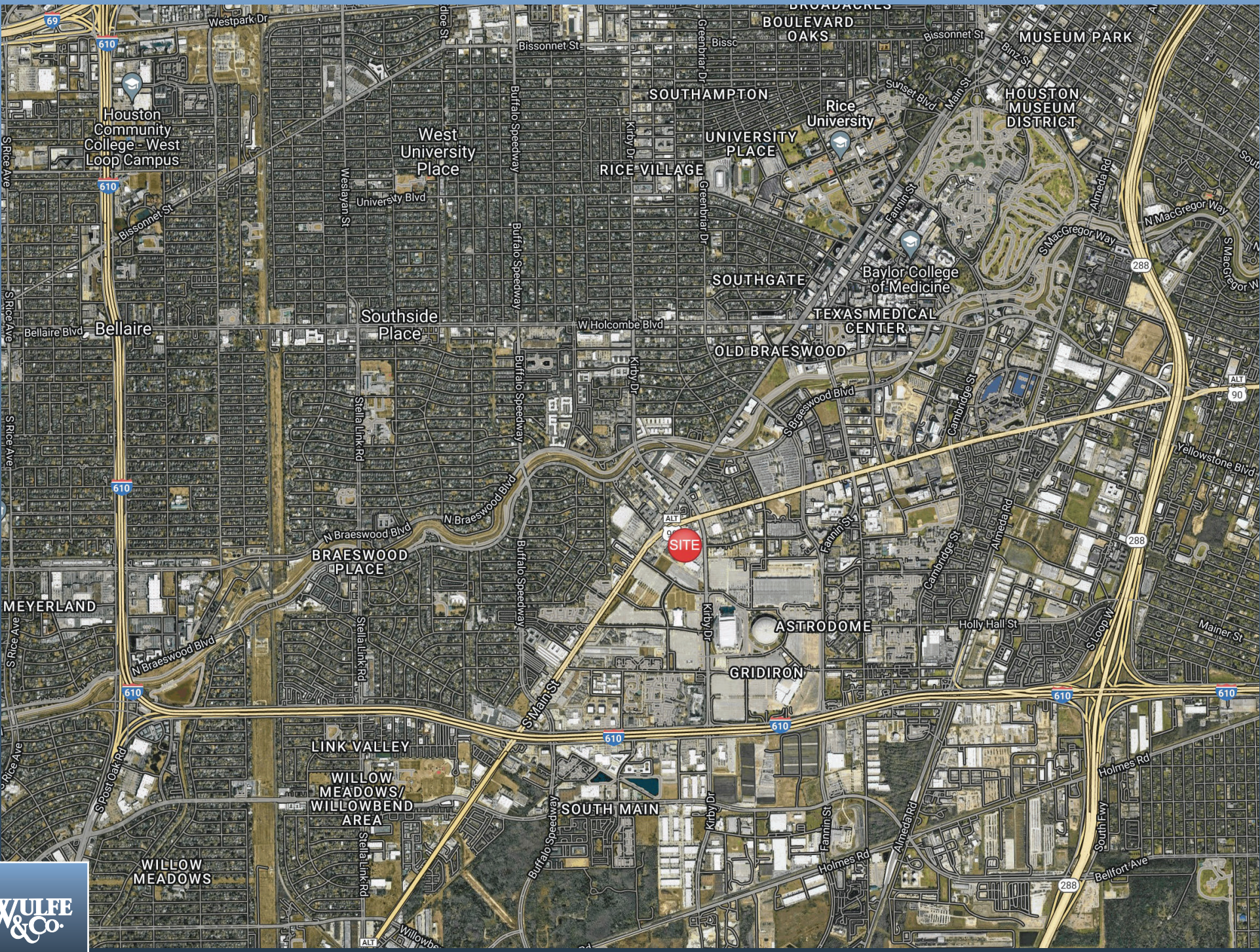
**Katherine Wildman**  
kwildman@wulfe.com  
(713) 621-1220

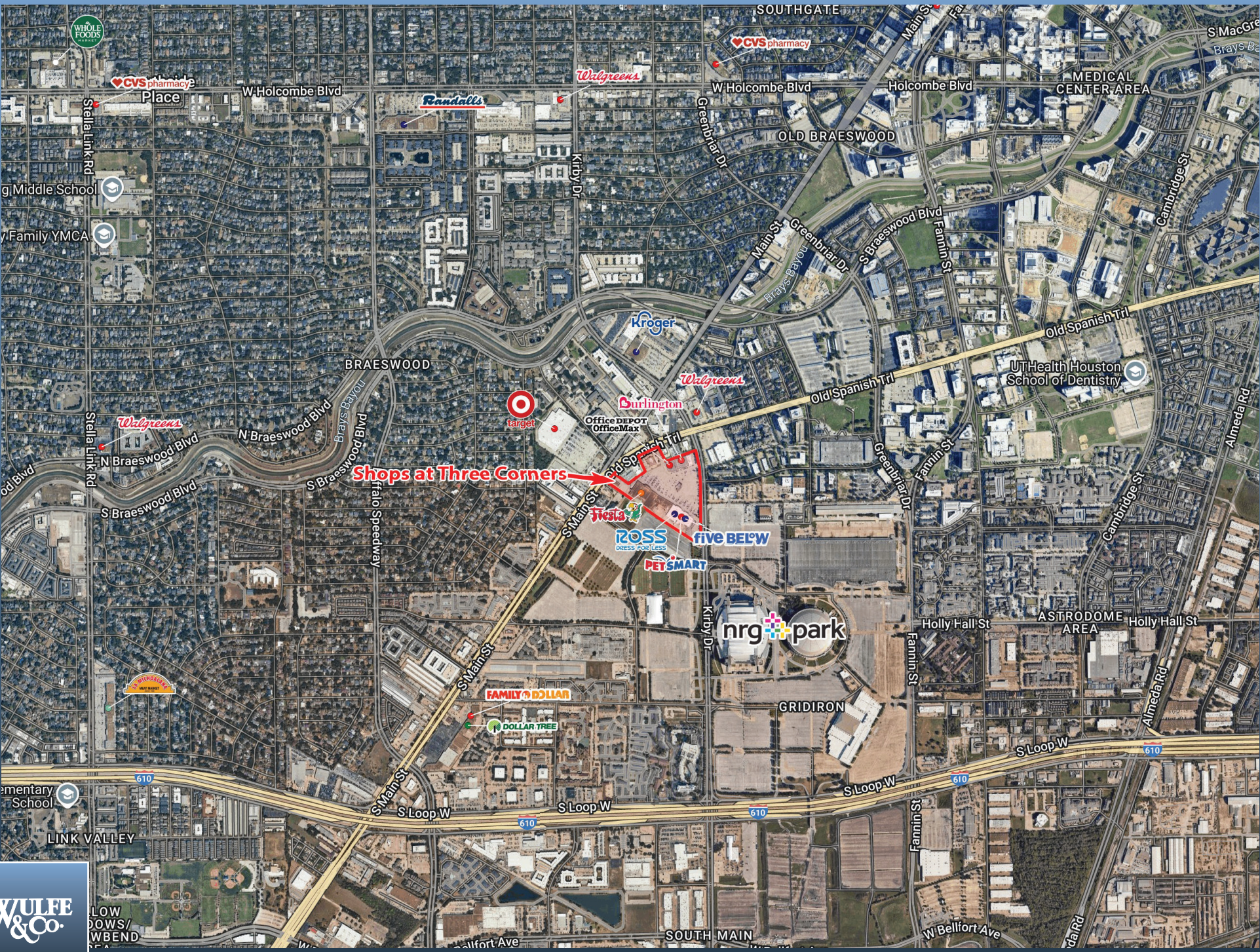
**Bunny McLeod**  
bmcleod@wulfe.com  
(214) 455-3608

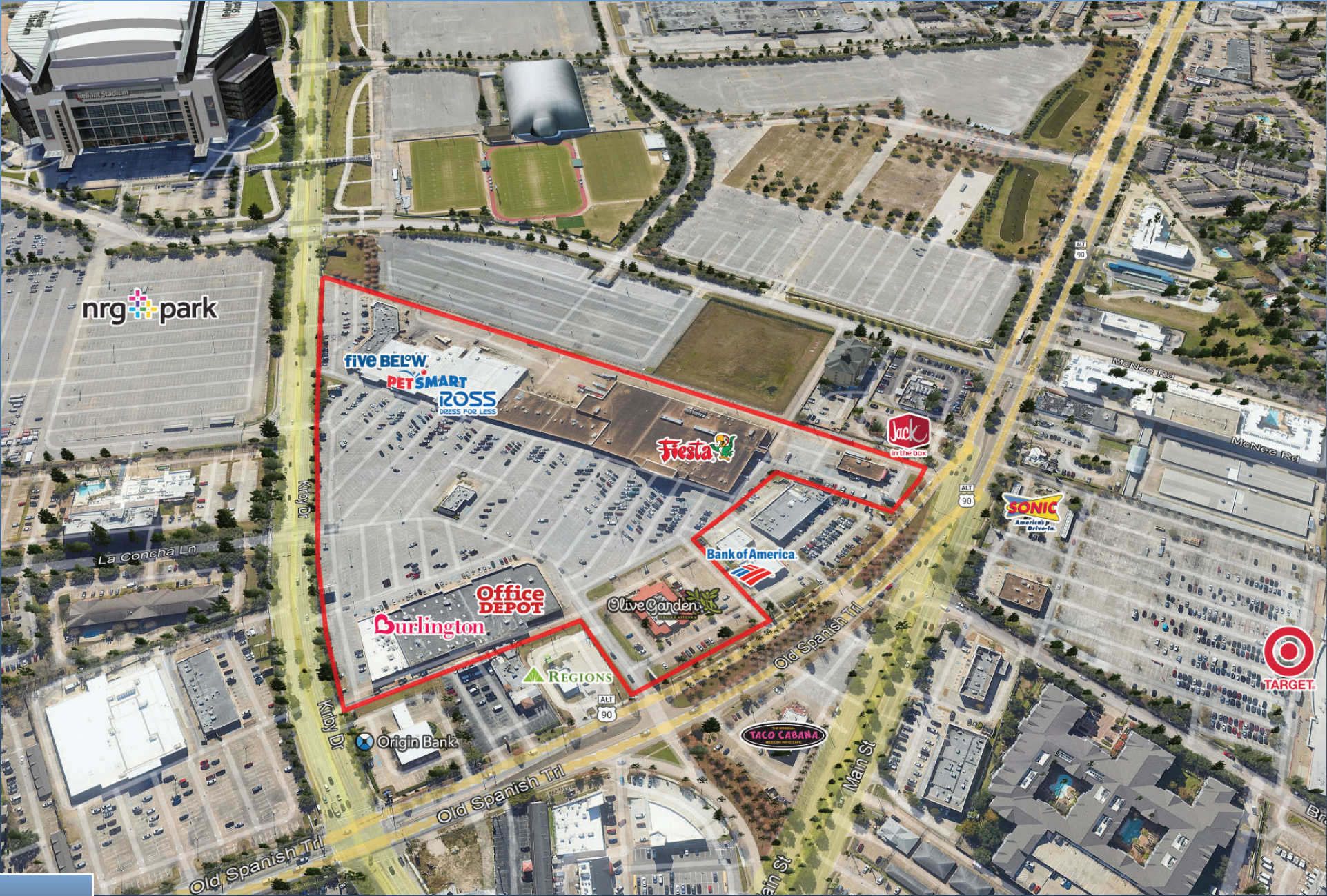
**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700













# Summary Profile

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



Lat/Lon: 29.6906/-95.4137

8110 Kirby Dr Houston, TX 77054	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	24,594	140,997	461,757
2029 Projected Population	25,927	147,920	491,232
2020 Census Population	22,754	134,054	430,411
2010 Census Population	19,879	119,609	381,007
Projected Annual Growth 2024 to 2029	1.1%	1.0%	1.3%
Historical Annual Growth 2010 to 2024	1.7%	1.3%	1.5%
2024 Median Age	30.8	34.2	33.4
<b>Households</b>			
2024 Estimated Households	13,625	65,427	205,661
2029 Projected Households	14,367	68,787	220,457
2020 Census Households	12,834	62,800	192,500
2010 Census Households	10,676	53,850	164,224
Projected Annual Growth 2024 to 2029	1.1%	1.0%	1.4%
Historical Annual Growth 2010 to 2024	2.0%	1.5%	1.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	48.5%	45.7%	40.8%
2024 Estimated Black or African American	12.8%	16.1%	18.4%
2024 Estimated Asian or Pacific Islander	5.9%	5.8%	6.8%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	1.0%
2024 Estimated Other Races	31.8%	31.7%	33.0%
2024 Estimated Hispanic	47.7%	47.6%	47.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$91,388	\$172,448	\$139,287
2024 Estimated Median Household Income	\$67,187	\$104,977	\$91,145
2024 Estimated Per Capita Income	\$50,650	\$80,282	\$62,322
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.3%	7.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.4%	4.2%
2024 Estimated High School Graduate	10.6%	11.4%	16.7%
2024 Estimated Some College	12.0%	11.3%	14.2%
2024 Estimated Associates Degree Only	5.4%	5.1%	4.7%
2024 Estimated Bachelors Degree Only	31.1%	29.5%	26.0%
2024 Estimated Graduate Degree	35.7%	36.9%	26.5%
<b>Business</b>			
2024 Estimated Total Businesses	1,426	11,622	39,021
2024 Estimated Total Employees	18,306	112,471	362,027
2024 Estimated Employee Population per Business	12.8	9.7	9.3
2024 Estimated Residential Population per Business	17.2	12.1	11.8

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## 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.

**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:
  - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date