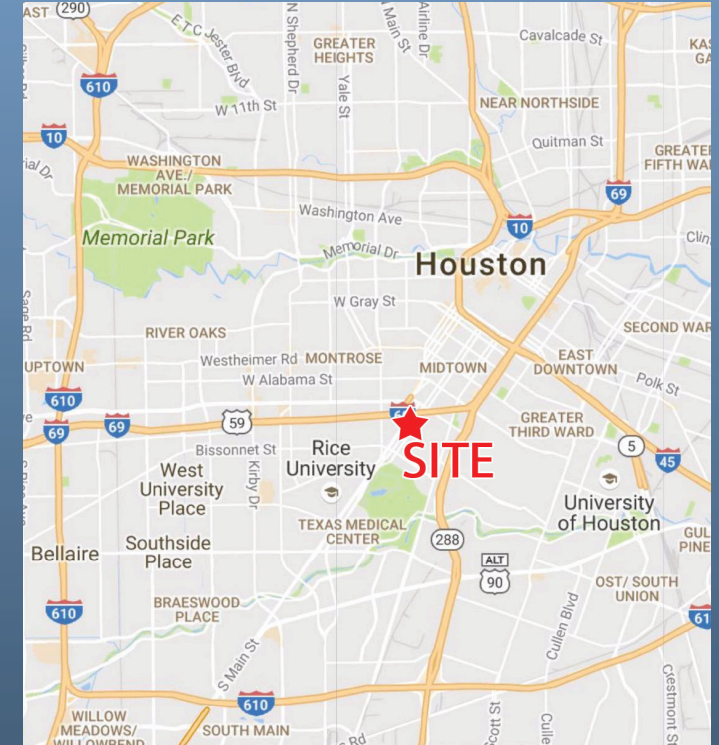


# AVAILABLE

4909 Main St / 4910 Fannin St, Houston, Texas 77002



## PROPERTY DATA

- 5,300 SF single story building, recently remodeled and available for lease or sale
- Entire property is fenced
- 13 offices, large conference room, waiting area and reception area, workroom, two restrooms, fenced patio area
- Partially finished attic with HVAC (not part of square footage)
- 7,500 sf newly paved parking lot with secured access
- Property is one block deep with Main and/or Fannin address

## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2024 Estimate	25,662	213,804	486,822
<b>Avg HH Income</b>			
2024 Estimate	\$157,463	\$162,177	\$157,432
<b>Traffic Counts</b>			
Main St	17,954 cars per day		
Fannin St	15,683 cars per day		

## CONTACT

**Devon Irby**  
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(713) 621-1704

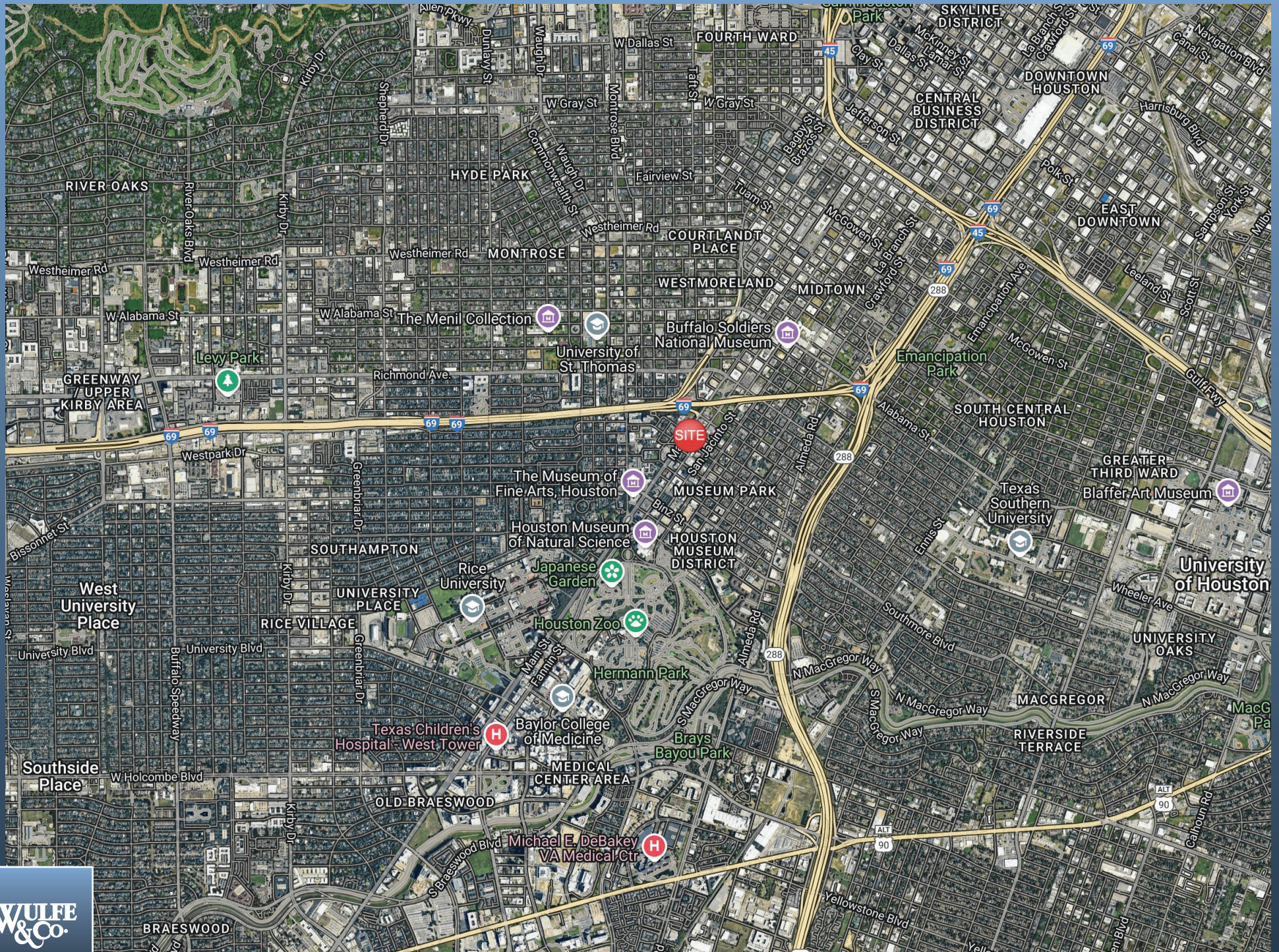
**Katherine Wildman**  
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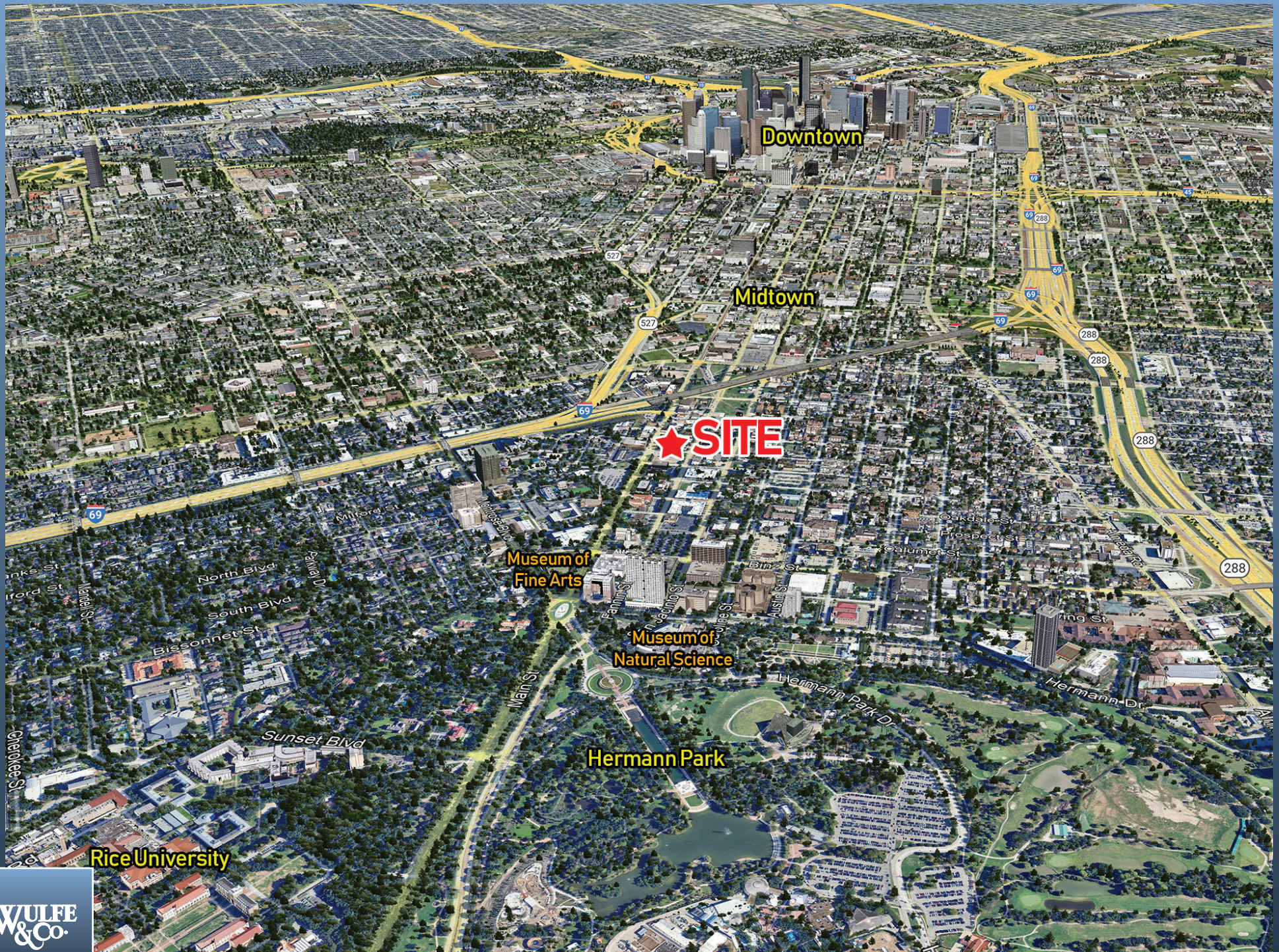




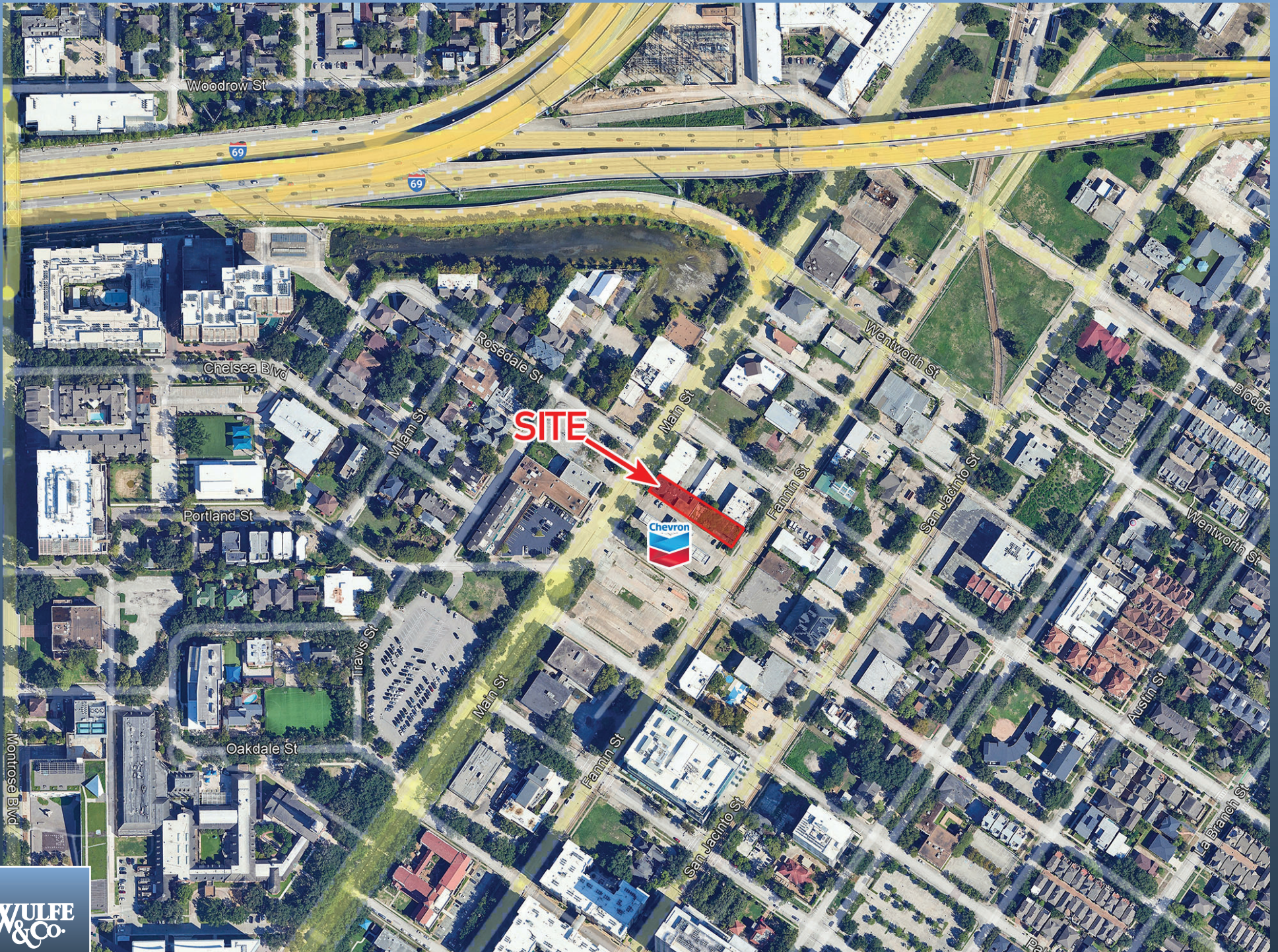






















## Summary Profile

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



Lat/Lon: 29.7298/-95.386

4909 Main St Houston, TX 77002	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	25,662	213,804	486,822
2029 Projected Population	27,466	230,735	524,191
2020 Census Population	21,679	191,361	453,633
2010 Census Population	18,438	158,135	392,814
Projected Annual Growth 2024 to 2029	1.4%	1.6%	1.5%
Historical Annual Growth 2010 to 2024	2.8%	2.5%	1.7%
2024 Median Age	36.7	35.1	35.4
<b>Households</b>			
2024 Estimated Households	14,007	108,877	229,367
2029 Projected Households	15,084	119,537	250,040
2020 Census Households	12,183	97,050	208,577
2010 Census Households	10,224	76,319	170,385
Projected Annual Growth 2024 to 2029	1.5%	2.0%	1.8%
Historical Annual Growth 2010 to 2024	2.6%	3.0%	2.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	53.2%	48.4%	44.5%
2024 Estimated Black or African American	18.6%	20.6%	22.0%
2024 Estimated Asian or Pacific Islander	11.4%	14.1%	10.8%
2024 Estimated American Indian or Native Alaskan	0.7%	0.4%	0.6%
2024 Estimated Other Races	16.1%	16.5%	22.1%
2024 Estimated Hispanic	21.9%	21.7%	29.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$157,463	\$162,177	\$157,432
2024 Estimated Median Household Income	\$102,688	\$108,415	\$106,270
2024 Estimated Per Capita Income	\$86,771	\$83,177	\$74,465
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.0%	5.1%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.0%	4.0%
2024 Estimated High School Graduate	9.2%	10.3%	14.2%
2024 Estimated Some College	11.4%	11.0%	12.2%
2024 Estimated Associates Degree Only	4.1%	5.2%	5.1%
2024 Estimated Bachelors Degree Only	33.3%	32.4%	29.1%
2024 Estimated Graduate Degree	38.8%	37.0%	30.4%
<b>Business</b>			
2024 Estimated Total Businesses	2,686	25,396	47,923
2024 Estimated Total Employees	19,684	303,724	516,080
2024 Estimated Employee Population per Business	7.3	12.0	10.8
2024 Estimated Residential Population per Business	9.6	8.4	10.2





# 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.

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Designated Broker of Firm	License No.	Email	
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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