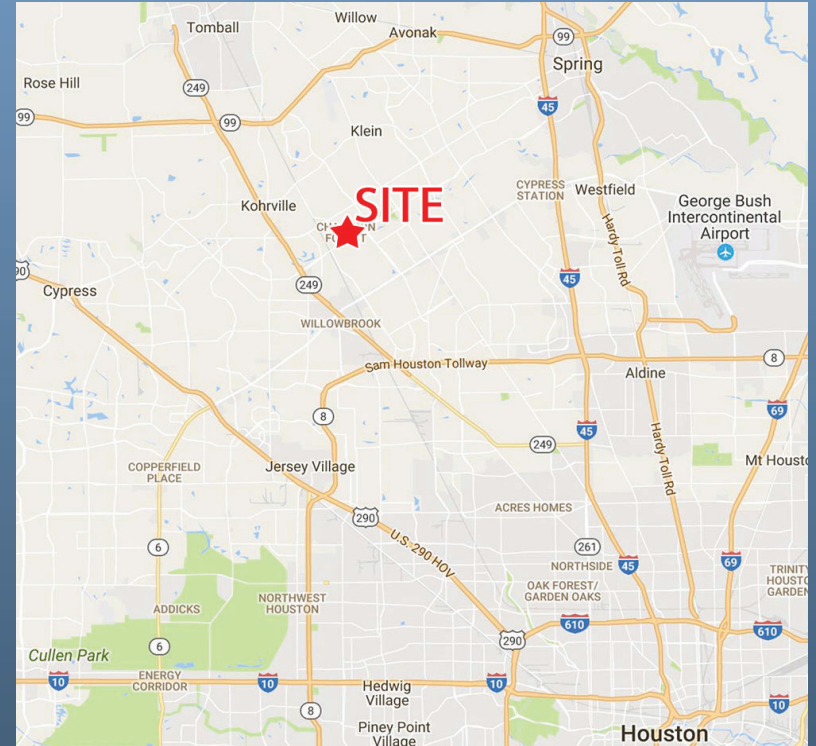


# AVAILABLE

9144 Louetta Rd, Spring, Texas 77379



## PROPERTY DATA

- 9,553 SF freestanding building
- At the intersection of Louetta Rd. and Colony Creek Dr., in close proximity to Highway 249
- Surrounded by well-established neighborhoods.
- Signage available on Louetta Rd.
- Perfect for office, medical use, religious organization

## DEMOGRAPHICS

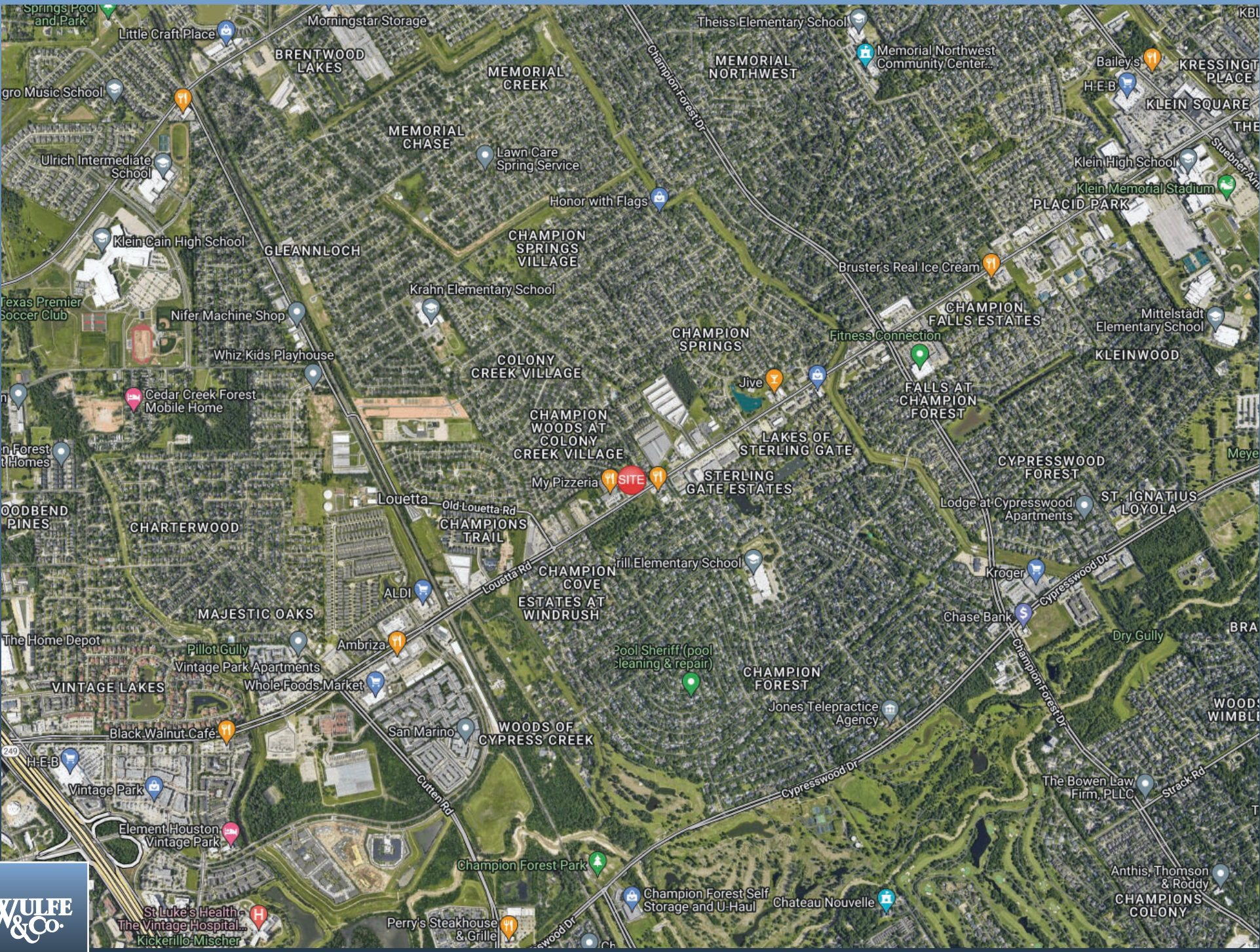
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2023 Estimate	14,373	102,074	280,483
<b>Avg HH Income</b> 2023 Estimate	\$172,203	\$143,642	\$136,714
<b>Traffic Counts</b> Louetta Rd	29,433 cars per day		
Colony Creek Dr	3,555 cars per day		

## CONTACT

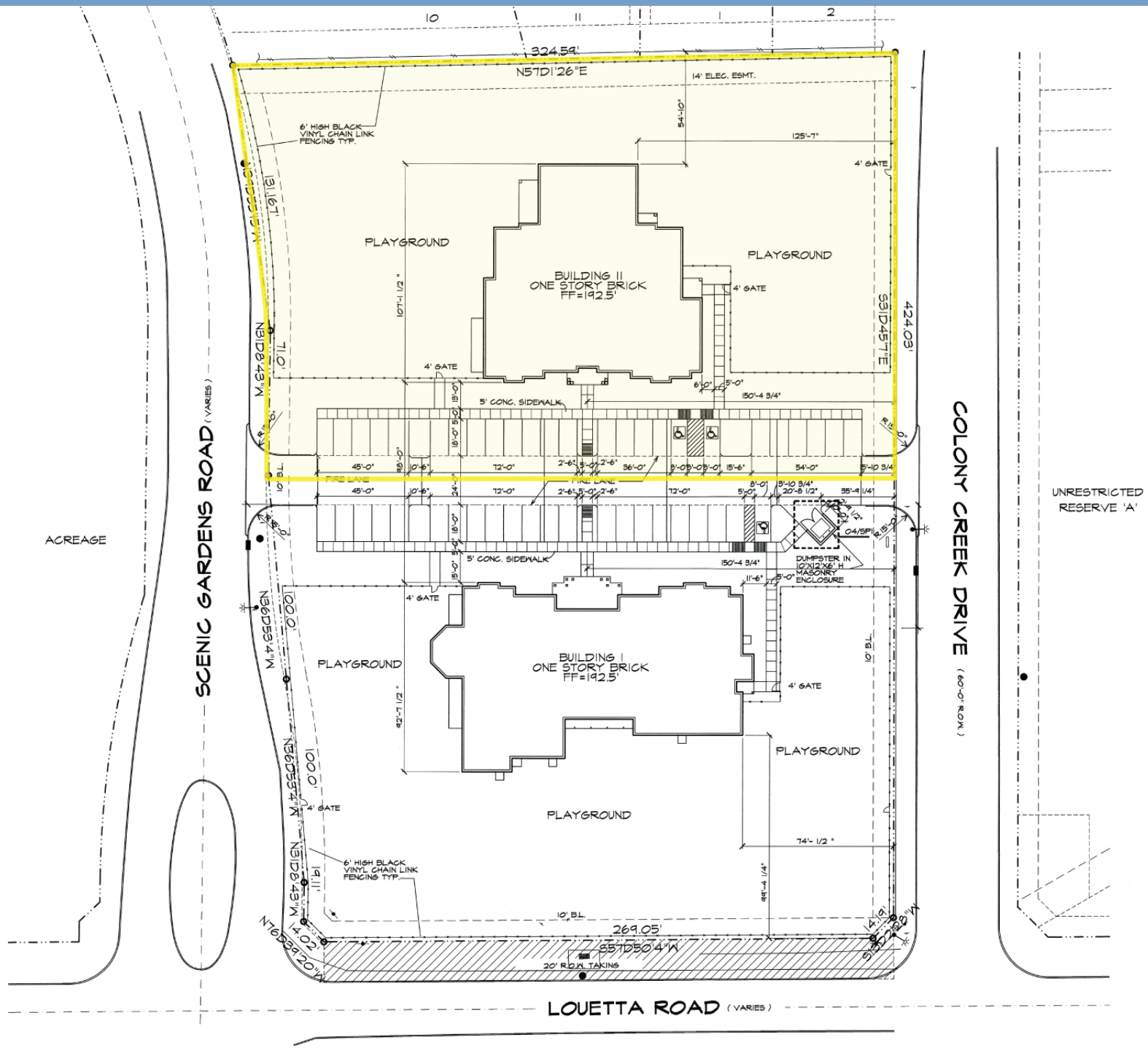
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# Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0071/-95.5502

<b>9144 Louetta Rd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Spring, TX 77379</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	14,373	102,074	280,483
2028 Projected Population	15,147	109,421	305,612
2020 Census Population	15,032	100,339	277,897
2010 Census Population	14,113	87,153	237,688
Projected Annual Growth 2023 to 2028	1.1%	1.4%	1.8%
Historical Annual Growth 2010 to 2023	0.1%	1.3%	1.4%
2023 Median Age	39.9	38.4	36.3
<b>Households</b>			
2023 Estimated Households	5,074	40,093	102,019
2028 Projected Households	5,401	43,131	111,129
2020 Census Households	5,360	39,325	100,730
2010 Census Households	4,974	34,111	86,084
Projected Annual Growth 2023 to 2028	1.3%	1.5%	1.8%
Historical Annual Growth 2010 to 2023	0.2%	1.3%	1.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	57.5%	53.4%	48.6%
2023 Estimated Black or African American	10.6%	13.8%	15.9%
2023 Estimated Asian or Pacific Islander	10.6%	11.2%	11.1%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2023 Estimated Other Races	20.6%	21.0%	23.5%
2023 Estimated Hispanic	24.7%	25.1%	29.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$172,203	\$143,642	\$136,714
2023 Estimated Median Household Income	\$115,956	\$96,850	\$97,870
2023 Estimated Per Capita Income	\$60,792	\$56,457	\$49,756
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.9%	5.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.4%	4.6%
2023 Estimated High School Graduate	16.6%	19.5%	20.7%
2023 Estimated Some College	17.6%	19.9%	19.1%
2023 Estimated Associates Degree Only	10.8%	8.3%	8.2%
2023 Estimated Bachelors Degree Only	31.6%	28.9%	28.6%
2023 Estimated Graduate Degree	16.9%	16.2%	13.5%
<b>Business</b>			
2023 Estimated Total Businesses	697	5,915	15,920
2023 Estimated Total Employees	3,610	46,117	106,491
2023 Estimated Employee Population per Business	5.2	7.8	6.7
2023 Estimated Residential Population per Business	20.6	17.3	17.6



# 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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Devon Irby	478511	dirby@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date