FOR LEASE
Winkler/Howard Center

WULFE & Co.

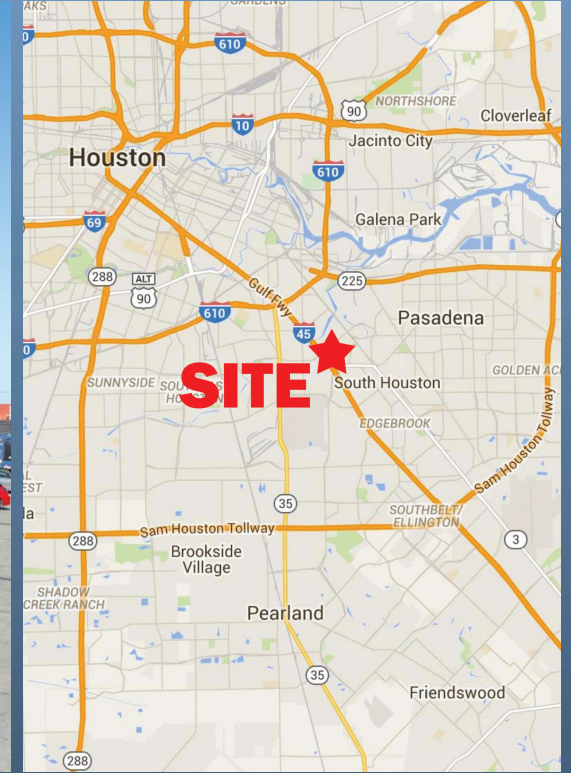## PROPERTY DATA

- 8400 Winkler Dr, Houston, Texas 77017

- 34,362 SF retail center located at the corner of Winkler Dr, Howard Dr, and IH-45 S (Gulf Freeway)

- Anchored by Family Dollar and AutoZone
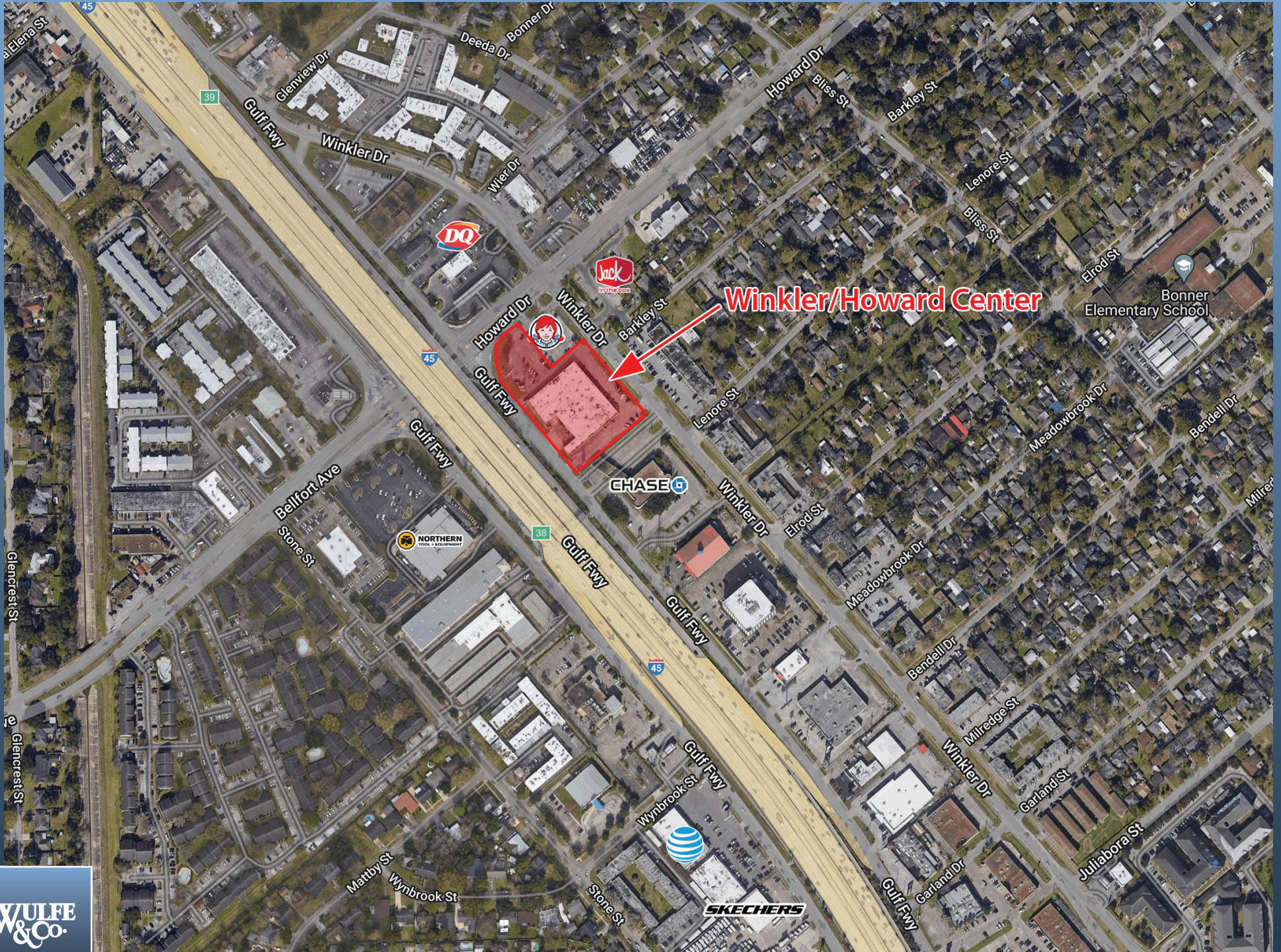
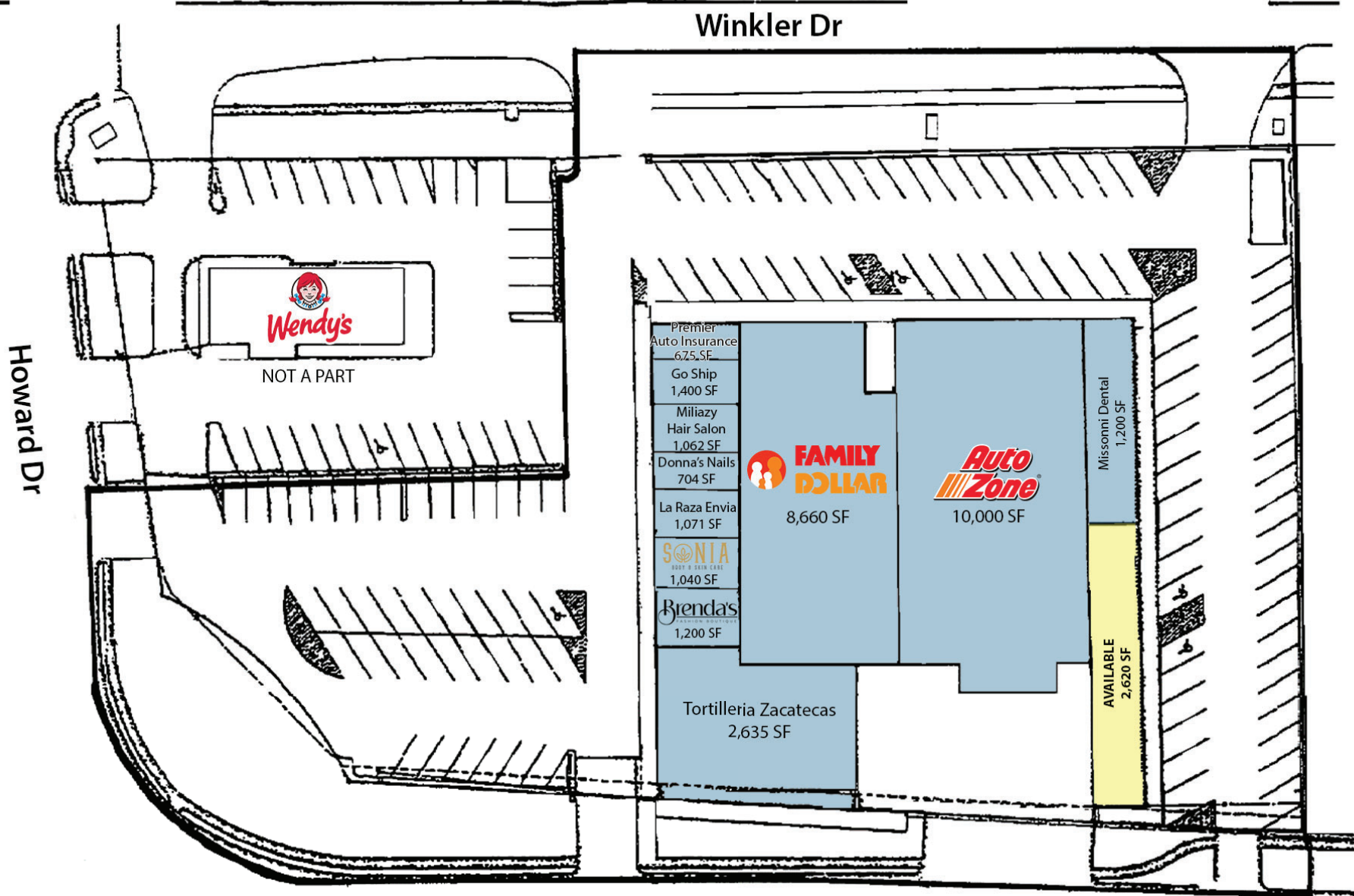- 2,620 SF space available

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2022 Estimate	20,590	131,417	336,189
Ave HH Income 2022 Estimate	$59,959	$62,040	$61,144

Traffic Counts

IH-45 S (Gulf Frwy)	205,994 cars per day
Howard Dr	16,951 cars per day
Winkler Dr	8,716 cars per day

CONTACT

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Winkler/Howard Center

DQ

Jack in the box

CHASE

NORTHERN TOOL + EQUIPMENT

SKECHERS

Bonner Elementary School

Gulf Fwy

Howard Dr

Winkler Dr

Bellfort Ave

Glencrest St

Stone St

Mattby St

Wynbrook St

Wier Dr

Barkley St

Lenore St

Elrod St

Meadowbrook Dr

Bendell Dr

Miredge St

Garland St

Juliabora St

Bliss St

Barkley St

Lenore St

Deeda Dr

Bonner Dr

Glenview Dr

alElena St

Wynbrook St

WULFE & Co.

Winkler Dr

Howard Dr

Wendy's
NOT A PART

Premier
Auto Insurance
675 SF

Go Ship
1,400 SF

Miliazy
Hair Salon
1,062 SF

Donna's Nails
704 SF

La Raza Envia
1,071 SF

SONIA
BODY & SKIN CARE
1,040 SF

Brenda's
FASHION BOUTIQUE
1,200 SF

FAMILY DOLLAR
8,660 SF

AutoZone
10,000 SF

Missonni Dental
1,200 SF

AVAILABLE
2,620 SF

Tortilleria Zacatecas
2,635 SF

IH-45 (Gulf Freeway)

Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

WULFE & Co.

Lat/Lon: 29.6754/-95.2668

8400 Winkler Dr Houston, TX 77017	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	20,590	131,417	336,189
2027 Projected Population	20,726	133,495	343,988
2020 Census Population	20,774	130,699	335,291
2010 Census Population	20,168	128,922	327,967
Projected Annual Growth 2022 to 2027	0.1%	0.3%	0.5%
Historical Annual Growth 2010 to 2022	0.2%	0.2%	0.2%
2022 Median Age	31.1	30.8	30.9
Households			
2022 Estimated Households	6,793	40,765	106,105
2027 Projected Households	6,846	41,520	108,946
2020 Census Households	6,851	40,481	105,720
2010 Census Households	6,447	38,525	99,708
Projected Annual Growth 2022 to 2027	0.2%	0.4%	0.5%
Historical Annual Growth 2010 to 2022	0.4%	0.5%	0.5%
Race and Ethnicity			
2022 Estimated White	24.1%	25.8%	27.0%
2022 Estimated Black or African American	15.5%	11.4%	15.2%
2022 Estimated Asian or Pacific Islander	7.5%	3.2%	3.1%
2022 Estimated American Indian or Native Alaskan	1.6%	1.3%	1.4%
2022 Estimated Other Races	51.2%	58.3%	53.3%
2022 Estimated Hispanic	68.2%	76.5%	71.8%
Income			
2022 Estimated Average Household Income	$59,959	$62,040	$61,144
2022 Estimated Median Household Income	$41,085	$50,430	$50,092
2022 Estimated Per Capita Income	$19,818	$19,284	$19,326
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	23.1%	20.4%	19.4%
2022 Estimated Some High School (Grade Level 9 to 11)	16.3%	15.1%	15.1%
2022 Estimated High School Graduate	29.8%	31.9%	31.8%
2022 Estimated Some College	14.7%	16.0%	17.4%
2022 Estimated Associates Degree Only	2.8%	5.3%	5.0%
2022 Estimated Bachelors Degree Only	10.0%	8.1%	8.1%
2022 Estimated Graduate Degree	3.3%	3.2%	3.3%
Business			
2022 Estimated Total Businesses	655	4,680	10,934
2022 Estimated Total Employees	5,551	51,361	108,283
2022 Estimated Employee Population per Business	8.5	11.0	9.9
2022 Estimated Residential Population per Business	31.5	28.1	30.7

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:
  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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

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