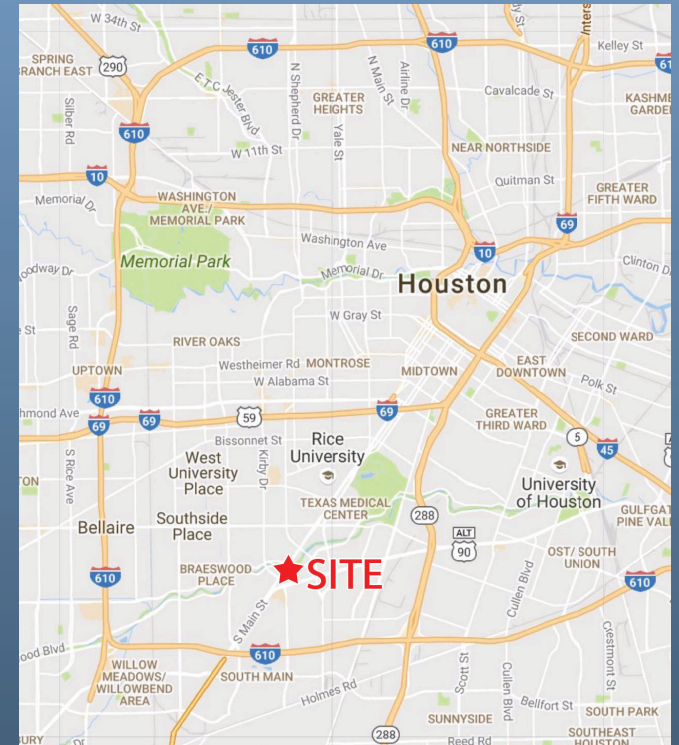


PAD SITES FOR LEASE

7807 S Main St, Houston, Texas 77030



PROPERTY DATA

- Excellent ground lease opportunity
- ±1.4 acre site with excellent ingress/egress from Main St, Braeswood Park Dr, and Kirby Dr
- Site can be divided into two parcels with drive-thru capability and plenty of parking
- Located near NRG Stadium, Texas Medical Center, and West University
- Convenient access to S Loop 610, Hwy 90, and IH-69 (Southwest Frwy)
- Strong daytime population and high traffic counts, plus regular event traffic from NRG Park

2025 DEMOGRAPHICS

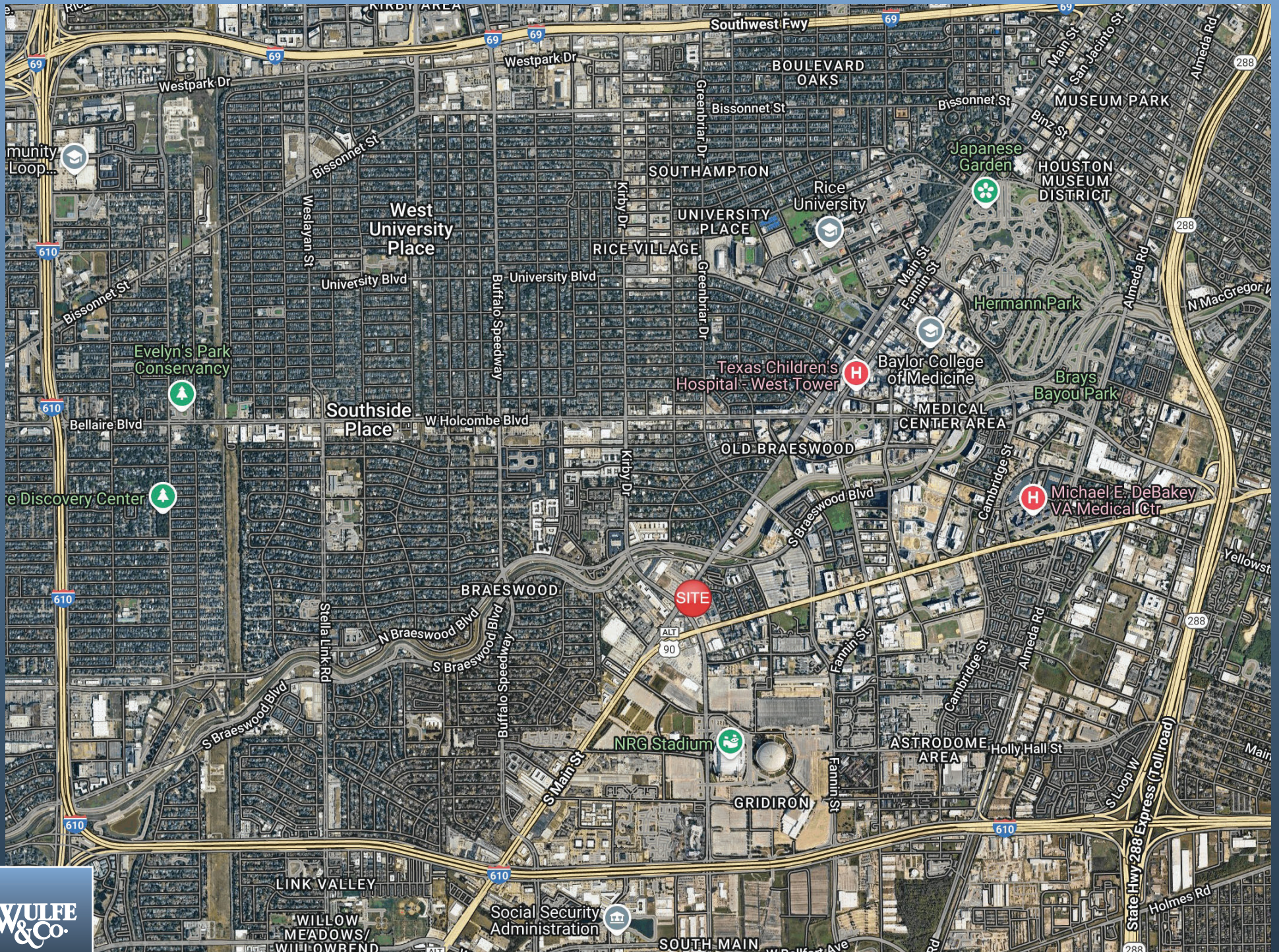
	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Population	24,319	161,686	492,796
Avg HH Income	\$109,248	\$172,118	\$145,563
Daytime Pop.	23,830	189,203	545,437
Traffic Counts			
Main St	34,364 cars per day		
Kirby Dr	23,824 cars per day		

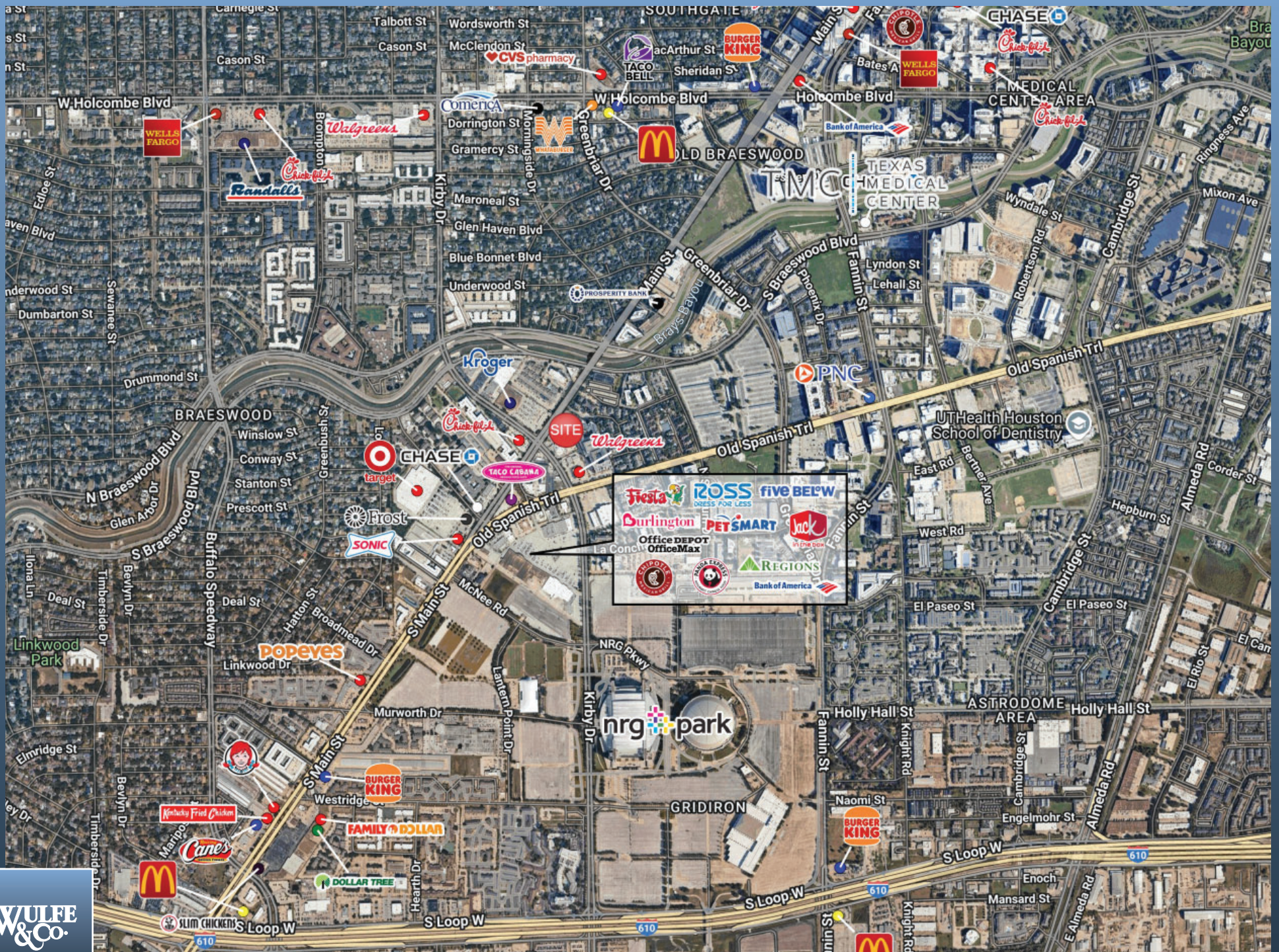
CONTACT

Elise Weatherall
eweatherall@wulfe.com
(713) 621-1700

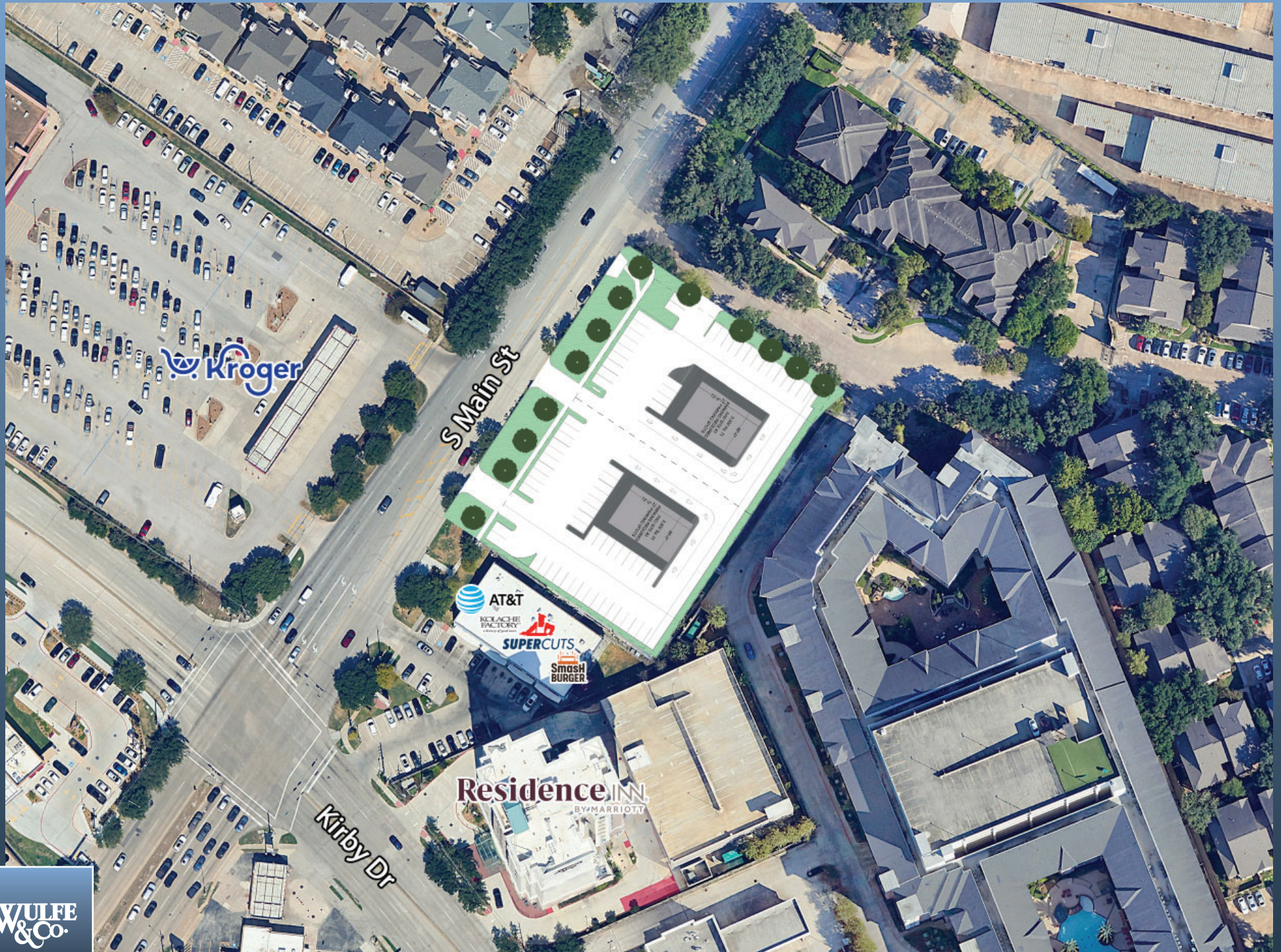
Devon Irby
dirby@wulfe.com
(713) 621-1704

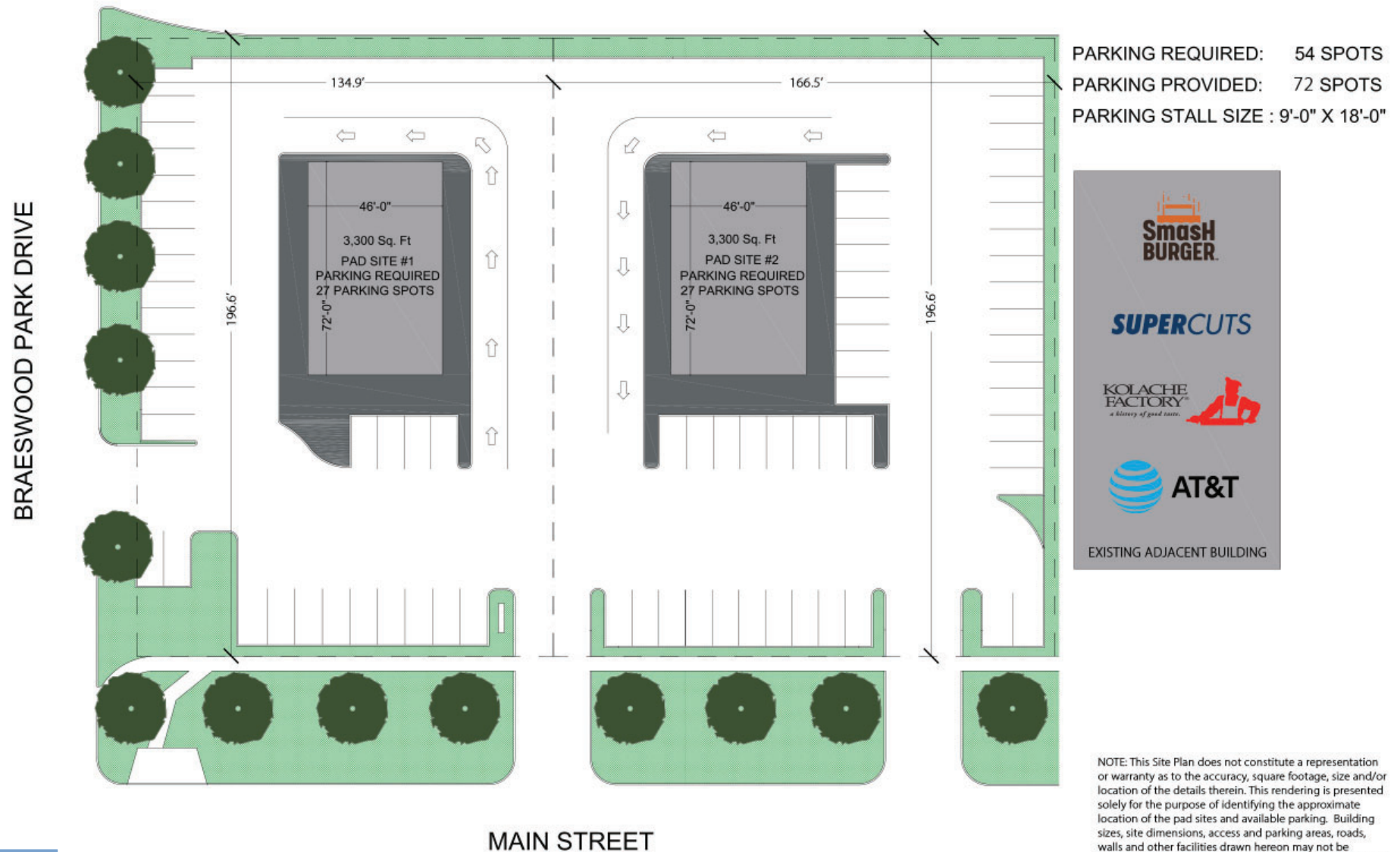
Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700











NOTE: This Site Plan does not constitute a representation or warranty as to the accuracy, square footage, size and/or location of the details therein. This rendering is presented solely for the purpose of identifying the approximate location of the pad sites and available parking. Building sizes, site dimensions, access and parking areas, roads, walls and other facilities drawn hereon may not be accurate and are subject to change or modification at the Landlord's discretion.

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6948/-95.4133

7807 Main St Houston, TX 77054	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	24,319	161,686	492,796
2030 Projected Population	23,529	158,611	492,997
2020 Census Population	22,426	147,201	441,275
2010 Census Population	19,941	130,997	387,747
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-
Historical Annual Growth 2010 to 2025	1.5%	1.6%	1.8%
2025 Median Age	33.3	36.7	35.4
Households			
2025 Estimated Households	12,914	74,974	220,025
2030 Projected Households	12,900	75,802	226,733
2020 Census Households	12,584	70,730	200,358
2010 Census Households	10,617	60,477	169,351
Projected Annual Growth 2025 to 2030	-	0.2%	0.6%
Historical Annual Growth 2010 to 2025	1.4%	1.6%	2.0%
Race and Ethnicity			
2025 Estimated White	41.4%	45.8%	40.0%
2025 Estimated Black or African American	18.7%	21.8%	25.6%
2025 Estimated Asian or Pacific Islander	25.9%	16.8%	11.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.7%
2025 Estimated Other Races	13.6%	15.2%	21.8%
2025 Estimated Hispanic	19.5%	20.3%	28.0%
Income			
2025 Estimated Average Household Income	\$109,248	\$172,118	\$145,563
2025 Estimated Median Household Income	\$79,046	\$112,459	\$97,623
2025 Estimated Per Capita Income	\$58,115	\$80,083	\$65,294
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.3%	6.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.0%	3.8%
2025 Estimated High School Graduate	7.0%	9.5%	14.6%
2025 Estimated Some College	9.6%	10.3%	13.1%
2025 Estimated Associates Degree Only	4.7%	5.4%	5.3%
2025 Estimated Bachelors Degree Only	32.3%	29.6%	26.9%
2025 Estimated Graduate Degree	43.9%	40.9%	29.8%
Business			
2025 Estimated Total Businesses	1,363	15,619	42,909
2025 Estimated Total Employees	17,656	146,137	413,031
2025 Estimated Employee Population per Business	13.0	9.4	9.6
2025 Estimated Residential Population per Business	17.8	10.4	11.5

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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	Phone
Elise Weatherall	289099	eweatherall@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