

THE **GULLO** GROUP

5904 DOLORES ST.
HOUSTON, TX 77057

COMMERCIAL OFFICE
2,844 SF



MATTHEW GULLO
713.299.6215
MATTHEW@GULLOGROUP.COM

WWW.GULLOGROUP.COM

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HOUSTON, TX 77057



PROPERTY OVERVIEW :

- BLDG SF: 2,844
- LOT SF: 11,102
- CLOSE PROXIMITY TO WESTHEIMER RD.
- CLOSE PROXIMITY TO RICHMOND AVE.
- CLOSE PROXIMITY TO I-69
- INVESTMENT OPPORTUNITY
- FULLY FENCED
- VIDEO SURVEILLANCE SYSTEM

PROPERTY OVERVIEW :

- 2 RESTROOMS
- 1 KITCHEN
- 1 STORAGE AREA
- 1 FOYER/FLEX SPACE
- 8 OFFICES/ROOMS
- FLOOD ZONE X

FOR LEASE -

\$1.65 P/ SF Full Service

PROPERTY INFORMATION:

LEGAL DESCRIPTION -

LT 10 BLK 1 RICHMOND TERRACE

ID NUMBER - 0780690010010

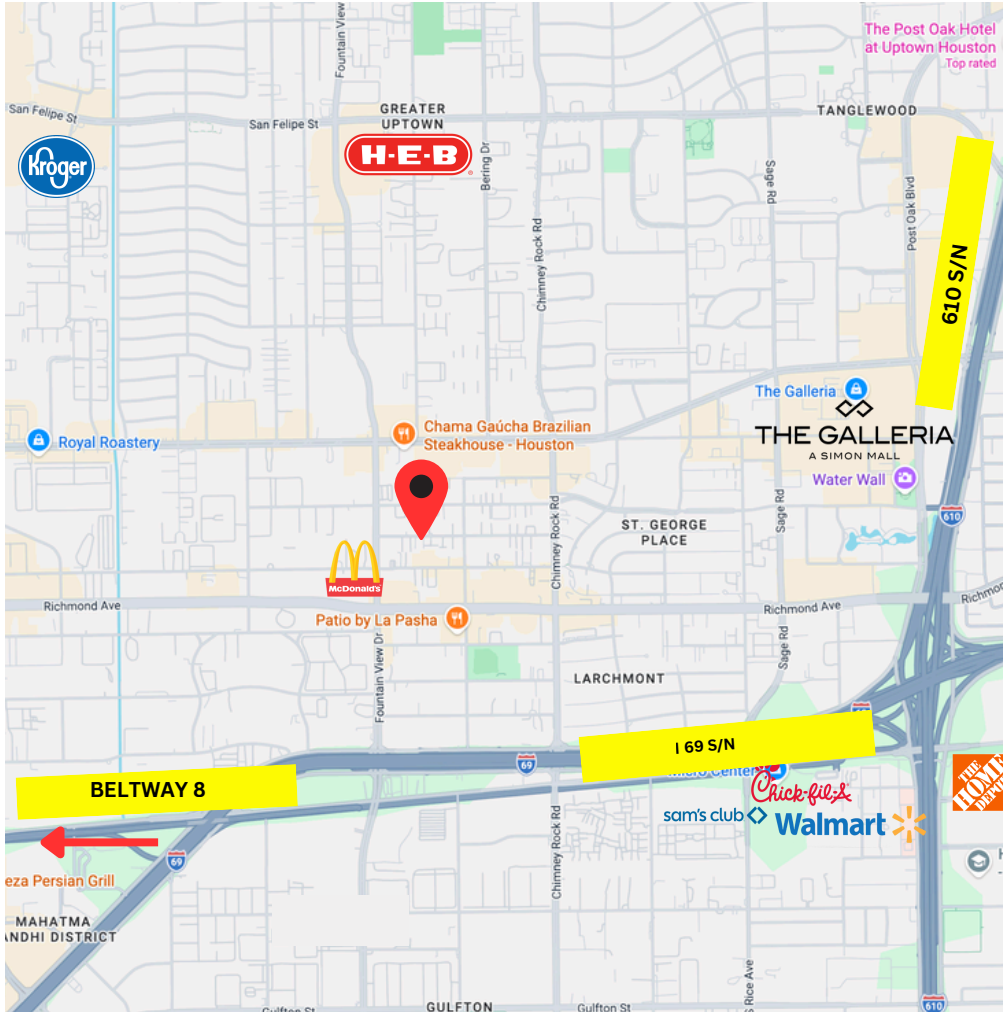
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LOCATION HIGHLIGHTS:



MAJOR BUSINESSES LESS THAN 5 MILES AWAY:

- WALMART - S. RICE
- SAM'S CLUB
- CHICK-FIL-A
- H-E-B
- KROGER
- MCDONALD'S
- THE HOME DEPOT

MAJOR ATTRACTIONS/LANDMARKS:

- THE GALLERIA
- WATER WALL
- MEMORIAL PARK & GOLF COURSE
- HOUSTON ARBORETUM

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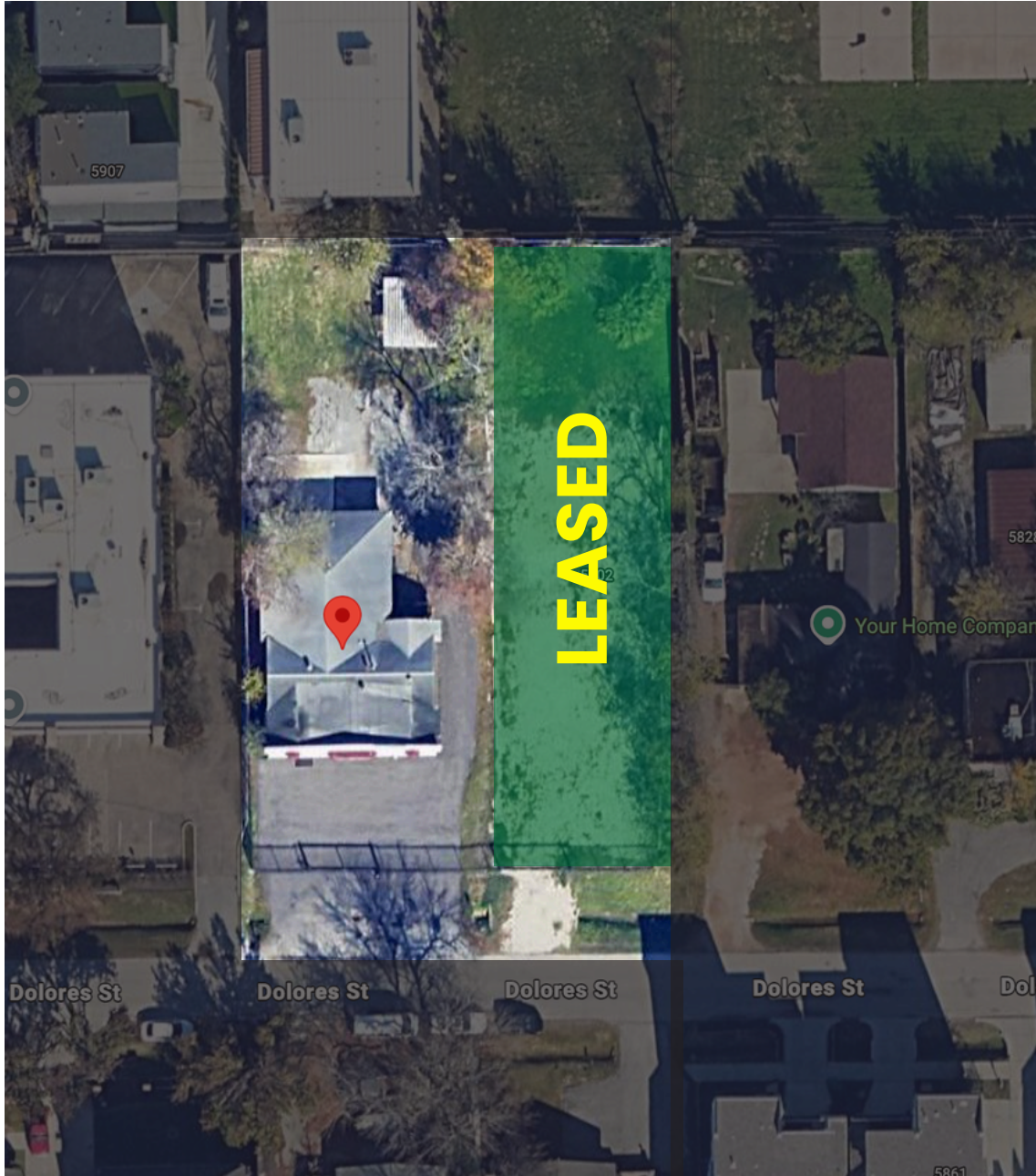
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ADDITIONAL DATA: POPULATION



REAR STORAGE SPACE



2020 POPULATION:
 2 MILE - 124,919
 5 MILE - 510,698
 10 MILE - 1,662,686

MEDIAN AGE:
 2 MILE - 36.5
 5 MILE - 37.6
 10 MILE - 36.7

ANNUAL GROWTH 2020-2025:
 2 MILE - 2%
 5 MILE - 2%
 10 MILE - 2%

2025 POPULATION:
 2 MILE - 137,251
 5 MILE - 562,762
 10 MILE - 1,830,855

BACHELOR DEGREES OR HIGHER:
 2 MILE - 46%
 5 MILE - 52%
 10 MILE - 40%

ANNUAL GROWTH 2025-2030:
 2 MILE - 1.5%
 5 MILE - 1.5%
 10 MILE - 1.5%

2030 PROJECTED POPULATION:
 2 MILE - 147,385
 5 MILE - 604,642
 10 MILE - 1,969,254

U.S. ARMED FORCES:
 2 MILE - 14
 5 MILE - 271
 10 MILE - 1,253



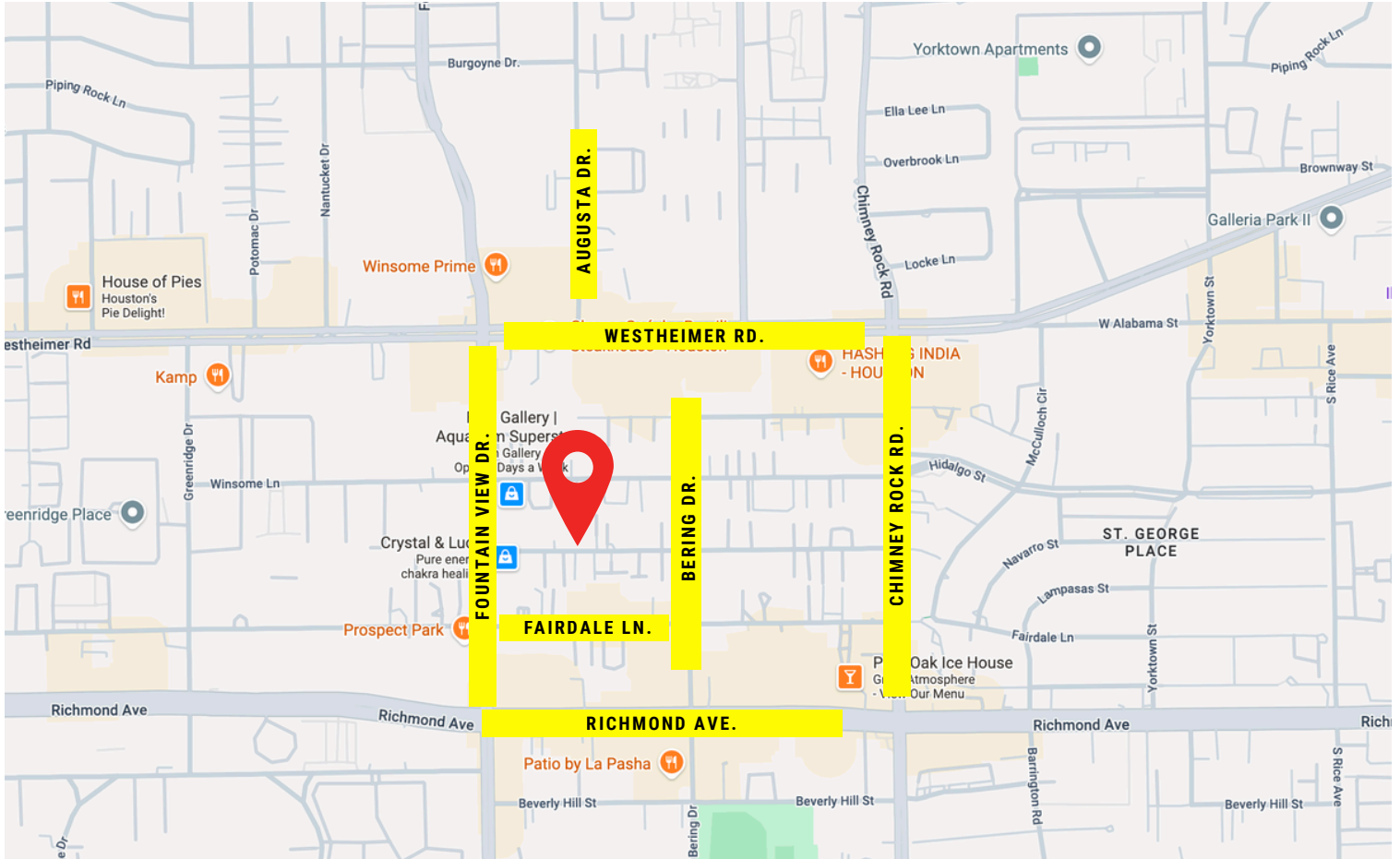
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ADDITIONAL DATA: TRAFFIC COUNTS



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Dolores St	Avalon Ter E	952	2025	0.02 mi
Fairdale Ln	Fountain View Dr W	1,448	2025	0.11 mi
Fountain View Dr	Richmond Ave S	28,725	2025	0.21 mi
Westheimer Rd	Bering Dr E	72,268	2025	0.26 mi
Richmond Ave	Fountain View Dr E	32,628	2025	0.30 mi
Fountain View Dr	Beverlyhill St N	2,446	2025	0.34 mi
Richmond Ave	Chimney Rock Rd E	38,383	2025	0.34 mi
Fountain View Dr	-	17,785	2025	0.34 mi
Bering Drive	Westheimer Rd S	9,273	2025	0.35 mi
Augusta Dr	Westheimer Rd S	9,070	2025	0.35 mi



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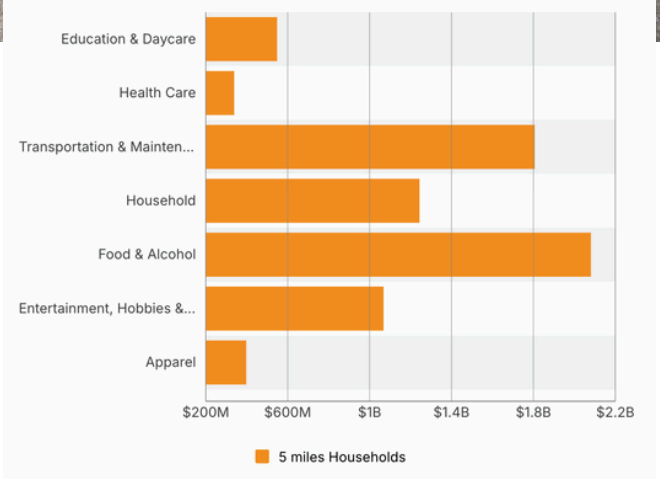
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ADDITIONAL DATA: INCOME



Consumer Spending



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$96,478	\$117,931	\$103,000
Median Household Income	\$65,290	\$77,263	\$69,095
< \$25,000	10,673	34,685	131,830
\$25,000 - 50,000	14,696	46,330	139,584
\$50,000 - 75,000	10,992	39,874	127,040
\$75,000 - 100,000	7,842	27,140	83,918
\$100,000 - 125,000	5,721	19,568	58,720
\$125,000 - 150,000	3,118	13,654	43,285
\$150,000 - 200,000	3,798	17,251	51,030
\$200,000+	7,857	48,189	105,252



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ADDITIONAL DATA: HOUSEHOLDS



FRONT ENTRANCE

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	109,907	12,636	9	349,794	42,886	8	1,028,854	116,682	9
Trade Transportation & Uti...	17,830	1,820	10	56,971	5,827	10	158,570	15,103	10
Information	6,168	314	20	17,053	987	17	32,488	2,359	14
Financial Activities	17,392	2,539	7	46,512	6,966	7	92,922	14,595	6
Professional & Business S...	28,038	2,912	10	75,542	9,361	8	198,611	21,195	9
Education & Health Services	15,191	2,769	5	74,134	12,157	6	318,177	41,537	8
Leisure & Hospitality	17,554	999	18	51,143	3,250	16	123,504	8,673	14
Other Services	6,494	1,211	5	23,560	4,111	6	74,788	12,441	6
Public Administration	1,240	72	17	4,879	227	21	29,794	779	38
Goods-Producing Industries	12,088	1,013	12	36,754	3,386	11	144,600	9,964	15
Natural Resources & Mining	93	30	3	356	109	3	793	225	4
Construction	6,438	669	10	19,966	2,204	9	68,037	6,202	11
Manufacturing	5,557	314	18	16,432	1,073	15	75,770	3,537	21
Total Daytime Employment	121,995	13,649	9	386,548	46,272	8	1,173,454	126,646	9



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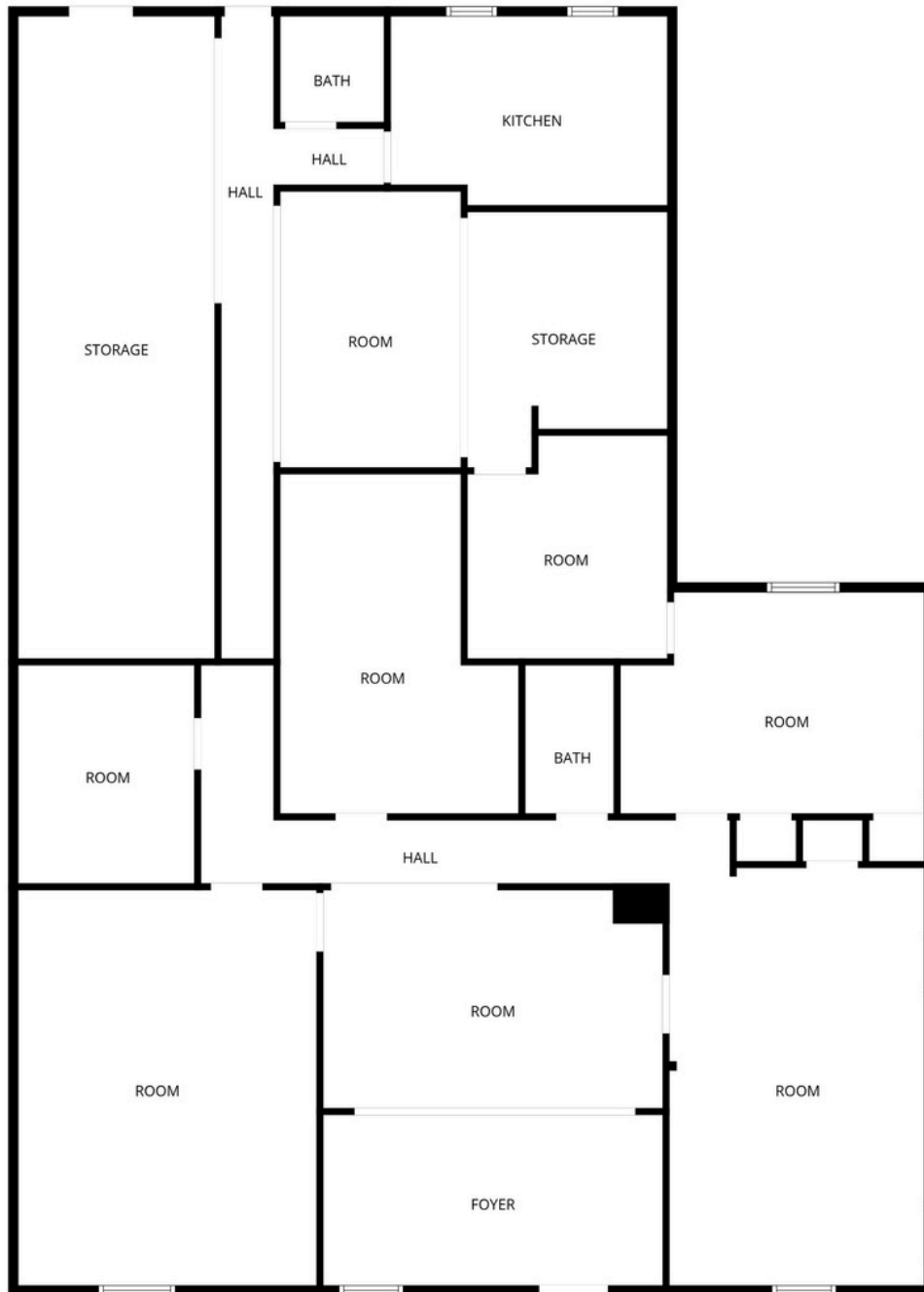
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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